

**Park Ward**  
Neighbourhood Forum



Shaping Places Together



**2019**

**PARK WARD  
NEIGHBOURHOOD PLAN**

**PARK WARD NEIGHBOURHOOD PLAN  
2019 - 2032**

**November 2019**

**Prepared in accordance with Regulation 16  
of the Neighbourhood Planning (General) Regulations 2012**

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**NEIGHBOURHOOD PLAN POLICIES MAP - SEPARATE ACCOMPANYING DOCUMENT**

## WELCOME

We are delighted to introduce this Neighbourhood Development Plan for the Park Ward area of Halifax.

Park is a special community – a vibrant, multi-cultural area on the western fringe of Halifax Town Centre, home to 17,000 people and around 250 businesses of all types. A mix of traditional 19<sup>th</sup> century terraced housing and more modern developments, interspersed with business operations large and small, and two main shopping areas. Park has many fine heritage buildings and the stunning People’s Park, reflecting the area’s historic development, and the major educational institution of Calderdale College.

It is also true that Park faces a number of challenges – there are areas of poor environmental quality and dereliction, a range of housing needs and limited access to open space in some parts. The area suffers from a negative image which can be off-putting to potential developers, investors and visitors alike.

However we are convinced that the area’s strengths and potential far outweigh any drawbacks, and this Neighbourhood Plan sets out a vision for the future of Park and how we hope this can be achieved over the coming years.

This plan has been drawn up based upon the contributions of the members of the Park Ward Neighbourhood Development Plan Steering Group and the wider Park Ward community and does not necessarily express the views of any single member of the Park Ward community.

We look forward to working with local residents, businesses, Calderdale Council and all other agencies and organisations with an interest in the area to help realise our Vision.

**Dr. Fiaz Farooq**  
Chair

**Cllr Jenny Lynn**  
Vice Chair

**Park Ward Neighbourhood Forum**

[www.parkwardndp.org.uk](http://www.parkwardndp.org.uk)

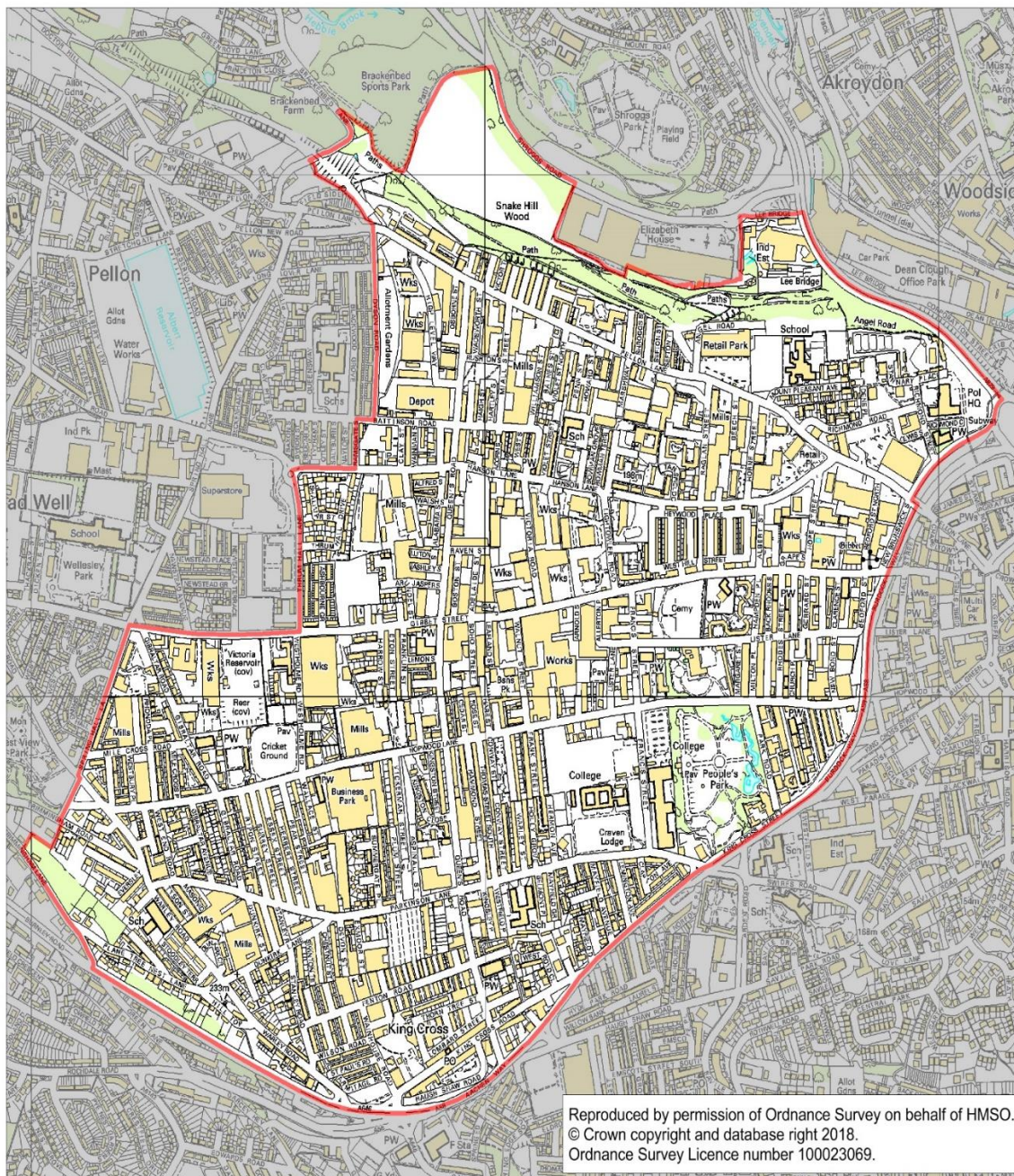


## 1 INTRODUCTION AND BACKGROUND

- 1.1 The Localism Act 2011 introduced new powers for communities and individuals to get more involved in planning for their areas. These included the preparation of Neighbourhood Development Plans which enable communities to shape and influence future development in their area. *[For the purposes of this document, the full name Neighbourhood Development Plan (NDP) is shortened to Neighbourhood Plan (NP)]*
- 1.2 Park Ward is a very special area, unique in many respects compared to other parts of Calderdale. Many of the issues and opportunities in Park relate to matters of planning and land-use, and the area is considered to merit and require a neighbourhood planning approach, built on full community engagement and partnership working.
- 1.3 Neighbourhood plans bring the following benefits:
- They are based on the issues and priorities important to local people, identified through wide local community consultation
  - They give local people the final say on the content of the plan through a local Referendum
  - Once approved, the plan becomes part of the statutory planning framework, and must be taken into account by the local Planning Authority when planning decisions are taken
  - They give local people more say in how their area will develop and improve in the future
  - They can bring financial benefits to the local area. Calderdale Council has introduced the Community Infrastructure Levy, a charge on most future development proposals. Areas without a neighbourhood plan receive 15% of the levy raised, but with an approved neighbourhood plan the locality receives an increased amount of 25%
- 1.4 During preparation of the Plan, consultation with local residents and businesses raised several “non-planning” matters – such as speeding traffic, litter, and anti-social behaviour. Whilst these cannot be addressed directly through a neighbourhood plan, they are important areas for action using other approaches. Many of these issues are currently being addressed through on-going programmes such as neighbourhood management and community safety initiatives, and the neighbourhood plan provides an opportunity to build on these programmes and co-ordinate future improvements.
- 1.5 Many bodies have been involved in preparation of the neighbourhood plan to date, and this support is gratefully acknowledged. Particular assistance has been received from Calderdale Council, and from Locality, the national body responsible for supporting neighbourhood planning, who have provided specific financial and technical assistance.

**The neighbourhood plan is being published for consultation as required by the relevant legislation, and comments are now requested.**

PARK WARD NEIGHBOURHOOD PLAN – DESIGNATED AREA



**1. HOW TO COMMENT ON THE PLAN**

- 2.1 Neighbourhood planning regulations stipulate that there must be at least two stages of formal consultation, each for a period of at least 6 weeks. These are:
- 2.2 Regulation 14 Pre-Submission Draft Plan– when the group has prepared its proposed plan and seeks formal comments from residents, businesses and external bodies
- 2.3 Regulation 16 Submission Draft Plan– the draft plan (amended as appropriate following comments at the previous stage) is submitted to the local Planning Authority, who carry out a further period of consultation locally and with a range of organisations and authorities.

The Park Ward NP has completed Regulation 14 pre-submission consultation stage.

### 3. SUMMARY OF NEIGHBOURHOOD PLAN POLICIES

3.1 The draft Plan contains policies aimed at addressing the key issues identified through local consultation and research. These are summarised below; the full policy wording, along with background information, is contained in Section 9 of the document.

#### **Tackling Dereliction**

Policy D1 Supporting sustainable development on key derelict sites

#### **New and Improved Housing**

Policy H1/H2 Supporting new housing on mixed-use sites allocated in the Calderdale Local Plan

Policy H3 Supporting new housing on appropriate unallocated sites

#### **Design of New Development**

Policy HD1 Design attributes for new housing

Policy HD2 Design attributes for dormer and other extensions

Policy ED1 Design attributes for industrial/manufacturing development

#### **Open Space**

Policy GS1 Designating areas of Local Space

Policy OS1 Improving existing open space

#### **Revitalising Retail Centres**

Policy RR1 Extending the Queens Road District Centre

Policy RR2 Supporting new retail and commercial uses in defined centres

Policy RR3 Supporting residential use of vacant upper floors in retail premises

#### **Protecting Heritage**

Policy CH1 Preserving or enhancing the character of People's Park Conservation Area

Policy CH2 Preserving the character of non-designated heritage assets

#### **Getting Around**

Policy GA1 Supporting enhancement of main pedestrian routes to town centre

#### 4. PARK WARD - OVERVIEW

- 4.1 Park Ward is an urban ward in Halifax, the principal town in Calderdale Metropolitan Borough in the county of West Yorkshire.

##### Historical Development

- 4.2 Park Ward has a very mixed heritage. Until the early 19<sup>th</sup> century, the area consisted mostly of fields - hardly a single building existed apart from a few scattered houses such as Gibraltar Farm, Esps Farm and Blackwood Farm. Large mills were later erected, many of which were associated with the textile trade, and by the middle of the 19<sup>th</sup> century terraced houses were being built to line the streets leading to the west.

- 4.3 In 1857 the People's Park was opened on King Cross Street. This was the first public park in Halifax and the result of an endowment by local philanthropist Francis Crossley. Crossley's brother John was also an important figure in the area, contributing to the West Hill Park model village between Gibbet Street and Hanson Lane. By this time affordable terraced housing had developed on Pellon Lane and accommodated those who worked in local mills. The mile-long Queens Road was opened in 1861. This major new thoroughfare connected Pellon Lane and King Cross Road and before long it was lined by more houses, mills and businesses.



- 4.4 New places of worship sprung up in the area as the population grew. The first was St Paul's Church in 1845, and the first Catholic church in Halifax since the Reformation was opened on Gibbet Street in 1839. There were also a wide variety of new chapels for independent denominations. In the late 19<sup>th</sup>



century a new cattle market and fairground were established at Victoria Road. For leisure and sport, the borough swimming baths were erected on Park Road in 1859 and the Rugby Ground at Thrum Hall was opened in 1886 with a cricket ground nearby.

- 4.5 Throughout this time more housing was being developed in the district. In the early 20th century new businesses continued to develop throughout west central Halifax,

including machine-tool manufacturing, wire mills and biscuit factories. After the Second World War, this part of Halifax became home to people of many different nationalities drawn here by the prospect of work in the vibrant manufacturing industry that existed within the area. People from Ukraine, Italy, Ireland and Poland were among the first to settle in the 1950s.

- 4.6 From the early 1960s, in common with many other towns and cities in the North of England there was major migration into Halifax from South Asia (particularly Pakistan and Bangladesh). Settlement of these new communities became concentrated in Park Ward which saw the establishment of several mosques to serve the needs of the largely Muslim community.
- 4.7 In the early years of this century Park Ward saw communities from Eastern Europe begin to settle in the area adding to the diversity of the ward. At the same time, from 2000 onwards the government policy of dispersing asylum seekers and refugees fleeing conflict in places like Afghanistan, Iran, Iraq, Syria and Africa saw hundreds being housed in the community, many of whom are now settled here.

### Park Ward Today

- 4.8 Park Ward covers the densely built-up area located to the west of Halifax Town Centre, to the north of the major A646 Halifax to Burnley Road. The Ward is a bustling, diverse multi-cultural area with a rich mix of housing, industrial and commercial uses, and facilities for education, community use, worship and informal recreation.
- 4.9 There are several industrial estates and large factories, and many manufacturing and service operations located throughout the Ward. Local retail and commercial facilities are concentrated at King Cross and along Queen's Road, with a wide range of small convenience and independent shops, many catering for the culturally-diverse population. Larger modern stores are located in retail park locations off the major route of Pellon Lane in the north of the area and on the edge of Halifax town centre. Many individual corner shops are scattered throughout the Ward.



View of King Cross Road & Park Ward from Wainhouse Tower



Row of shops on King Cross Road

4.10 Park is the smallest of the 17 Wards in Calderdale, covering less than one square mile in area. The Office for National Statistics (ONS) 2016 mid-year population estimates show that Park Ward had a resident population of 16,232 making it the most densely populated Ward in Calderdale. It has by far the highest Black and Minority Ethnic (BAME) population in the District, with some more recent immigration from Eastern Europe. The age profile of the population is very young compared to the rest of Calderdale.

4.11 Housing in Park Ward is characterised by streets of smaller terraced houses, with some larger Victorian homes, inter and post-war semi-detached properties and more recent development on infill sites following clearance. The Ward has a much higher proportion of privately rented housing than Calderdale as a whole, with 21.4% of the housing stock privately rented; much housing is small and of relatively poor quality. Low income households account for 55% of the housing stock, with 28% of these homes in fuel poverty, 11% in a state of disrepair and 6% of residents living in excessively cold homes. At the same time, the area around People’s Park Conservation Area contains many fine Victorian villas and some of the most attractive streets in the whole of Calderdale.



Typical terraced houses on Queen's Road



Grand properties on Park Road

4.12 Employment sites tend to be intermingled with residential areas, as is often the case in inner-city areas developed in the 19<sup>th</sup> century. There are numerous small manufacturing, engineering and motor trade businesses, with a few large manufacturing factory operations employing relatively high numbers. Some large former mill buildings have been re-used for employment, and more recently housing, but a number have fallen into disuse and dereliction. Unemployment in Park is around double the Calderdale rate, and a very high proportion (43%) of the population is economically inactive.

4.13 Much of the street pattern in Park is a rectilinear grid of streets, mostly narrow, often congested with parked cars. A major traffic distributor (Burdock Way A646/A58) forms a significant physical barrier between Park and Halifax town centre.

- 4.14 For such a densely populated area, with a higher number of young children than the Calderdale average, there is an under-supply of useful open green space (highlighted by residents at consultation events). People’s Park (towards the south of the Ward) and West End Park (just outside to the west) are significant facilities, but there is no large-scale park provision serving the central and northern parts of the area.



Small play area - New Bond Street



Hanson Lane Memorial Garden

- 4.15 Park Ward has a rich heritage and contains several places of more than local significance such as People’s Park, Lister Lane Cemetery, Madni Masjid mosque and the site of the former Halifax Gibbet; these attract people from outside the area as well as serving local needs. More modern facilities bringing people into the area include Calderdale College, Elsie Whiteley Innovation Centre and retail parks.
- 4.16 Overall, Park Ward has many attractions and strengths as a place to live, work and visit, but also display physical characteristics and signs of deprivation and decline which are detrimental to the quality of life of many residents, and also present a somewhat negative image to visitors and potential investors in the area.



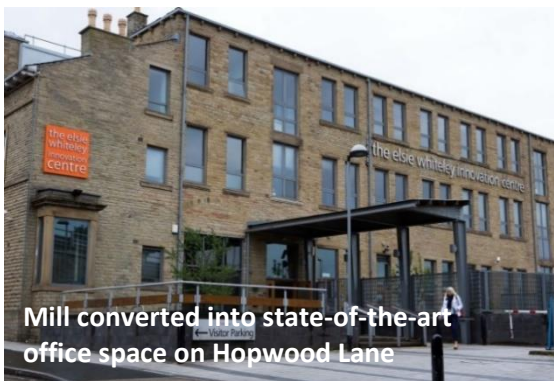
Lister Lane Cemetery with a view of Madni Mosque



The Gibbet



People's Park



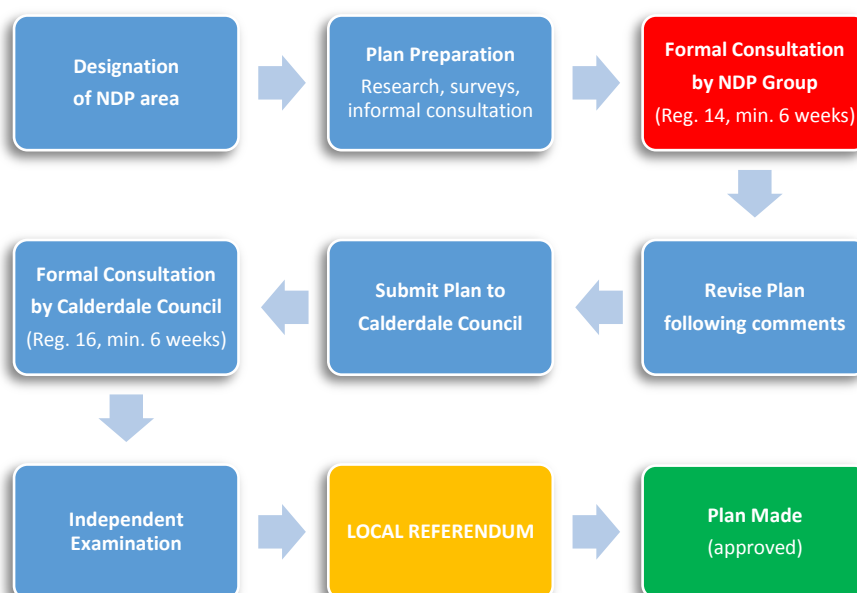
Mill converted into state-of-the-art office space on Hopwood Lane

## 5. HOW OUR NEIGHBOURHOOD PLAN WAS PREPARED

- 5.1 Neighbourhood Plans must be prepared in accordance with procedures set out in Government regulations and guidance. An underlying principle is that the local community must be fully engaged to ensure that the Plan reflects local issues and priorities.
- 5.2 This draft Plan is the result of extensive research, local survey work and community consultation and involvement co-ordinated by a Steering Group of a formally constituted Neighbourhood Forum. It has been prepared in accordance with all relevant legislation and guidance, in particular the Town and Country Planning Act 1990, Neighbourhood Planning (General) Regulations 2012 and 2014 and the National Planning Policy Framework 2018.

### The Neighbourhood Plan Process

The following diagram illustrates the process for preparing the Neighbourhood Plan.



- 5.3 Our plan is at Regulation 14 consultation stage (red box above). At the end of the 6 week consultation period, all comments received will be assessed by the Neighbourhood Forum, and changes made to the plan as appropriate. The plan and supporting documents will then be submitted to Calderdale Council who will carry out a further period of consultation for a minimum 6 weeks.
- 5.4 Following this, the plan will be subject to an independent **Examination**; if it passes this stage, there will then be a local **Referendum**. If more than 50% of those eligible to vote in the NDP area support the plan, it will be formally approved (“made”) and become part of the statutory development plan system. It is hoped that the Referendum can be held towards the end of 2019.

## Park Ward Neighbourhood Forum

- 5.5 Park Ward is a well-defined, densely-populated area with a range of social and physical characteristics which make it different from other parts of Calderdale. Recognising that the area needed intervention and action in order to improve conditions for residents and businesses, a number of local people met in 2012 to consider ideas and priorities with a view to preparing a Neighbourhood Plan.
- 5.6 Throughout 2013, a series of open community meetings were held on topics such as Housing, Open Space, Education and Employment/Economy, along with focus groups and local surveys of derelict sites and development opportunities. These resident meetings were supported by a range of services including Housing Associations, Neighbourhood Policing and relevant Calderdale Council departments. The work helped to shape the priorities and confirmed residents' appetite to develop a plan for the area.
- 5.7 At a public meeting in February 2014 (the Park Ward Summit) community members decided to form the Park Ward Neighbourhood Forum and proceed with preparing a Plan. The summit was attended by over 40 people including residents and elected members. The proposed area was the whole of Park Ward, which has recognisable boundaries and which the local community identifies with. A detailed Constitution was drawn up for the proposed Forum.
- 5.8 In May 2014, the proposed Forum applied to Calderdale Council under Section 61 of The Town and Country Planning Act 1990 Neighbourhood Planning (General) Regulations 2012 to be designated as a "qualifying body" for the purposes of preparing a neighbourhood plan and for Park Ward to be designated as the neighbourhood plan area. These applications were formally approved in October 2014. A map of the designated Neighbourhood Development Plan area is shown on page 5.
- 5.9 A founding Steering Group of 21 members of the Forum, all local residents or business people, was set up to guide the detailed work of preparing the Neighbourhood Plan and engaging the community. With the support of Calderdale Council and other organisations, a wide range of survey and community consultation work has been undertaken to identify issues, priorities, opportunities and ideas which are most important to the community for inclusion in the Plan.
- 5.10 The Steering Group established 5 Working Groups to examine issues in detail:
- Sites and Buildings
  - Shroggs Valley – Open Space
  - Housing - Dormers and Extensions
  - Heritage
  - Business

5.11 These groups comprised local residents, Steering Group members and where relevant, officers from Calderdale Council departments. The groups have met on numerous occasions to gather information and formulate ideas and possible policies for inclusion in the Plan. The Steering Group has met on a monthly basis to guide overall progress. Discussions and site visits were held with external organisations such as Groundwork, Woodland Trust and others to explore issues and opportunities on topics including open space, environmental improvements and heritage.

5.12 Throughout the process there has been wide consultation with residents, businesses and community groups in the area, to ensure that local issues and priorities would be reflected in the plan. A full Consultation Statement will be prepared when the plan is formally submitted to Calderdale Council, but the key consultation and engagement activities undertaken are listed below:

- Focus Groups (4)
- Housing Needs Survey
- Business Survey
- Retail Survey
- Neighbourhood Forum AGM and Open Consultation Meetings
- Heritage Walks\*
- Working Parties (Shroggs Valley)\*

\* Heritage Walks and Working Parties involved local residents and presented opportunities to discuss issues and priorities for inclusion in the neighbourhood plan.



Neighbourhood Forum AGM and planning meeting



Park Heritage Festival, Gibbet Walk

The results of all this work and community input are now brought together in this draft Plan.

## 6. KEY ISSUES, VISION AND OBJECTIVES

### KEY ISSUES

6.1 The key issues for the plan have been identified through wide local consultation, surveys and research. These include masterplanning and site studies, face-to-face Housing Survey, Focus Groups, Business Survey, Steering Group and Working Group discussions, along with extensive community consultation in a range of settings over the period of plan preparation. Further details are contained in documents forming the evidence base for the neighbourhood plan.

### Dereliction and Image

6.2 Over time, Park Ward has been affected by sites and buildings, often large former industrial buildings, falling into disuse and dereliction. A number have lain derelict for considerable periods of 15 years or more. This seriously affects the amenity and appearance of the area, impacts on residents' quality of life and portrays a negative image to potential investors and visitors to the area.

6.3 At the same time, there has been a general shortage of housing, particularly family housing, in the area, and these sites represent wasted development opportunities.

6.4 Key issues and suggested actions raised by residents included:

- Regeneration of existing buildings for business or housing - draw up a list of sites and actively promote
- Improve the environment – poor image
- Poor appearance of buildings and some streets, litter/rubbish
- Poor design quality in Queens Road shopping area, including unattractive security shutters



Long-term dereliction in the heart of the area

## Housing

- 6.5 The main housing issues identified include:
- Young and fast-growing population
  - Shortage of affordable family housing
  - Poor quality of the 19<sup>th</sup> century terraced housing stock
  - Limited outdoor space around dwellings – high level of resident dissatisfaction
  - Relatively high levels of overcrowding – around 3 times the District average
  - Vacant residential properties – wasted resource and adding to poor appearance of the area
  - Some expressed difficulties of obtaining permission for house extensions including dormers
- 6.6 A study undertaken for the Steering Group by AECOM in 2015 estimated a need for around 300 new homes in the Ward to meet local housing needs.
- 6.7 Much of the existing housing within Park Ward dates from the nineteenth century and consists of terraced properties, some of them back to back. The small size of these dwellings taken together with the prevalence of larger families produces overcrowding in many of these properties. Considerable numbers of vacant residential properties exist in the area.
- 6.8 Some residents said they had experienced difficulty in obtaining planning permission to extend their homes by adding dormers and kitchen extensions.
- 6.9 Related housing issues included high energy costs due to difficulties in insulating older terraced properties, and relatively high numbers of properties without central heating. This reinforces the need for ongoing targeted work by the Council to look at tackling affordable warmth issues, although this is not a direct neighbourhood plan issue.

## Open Space

- 6.10 Park Ward gets its name from the historic People's Park situated in the southern part of the ward. The Park is an extremely popular open space well used by local residents, as well as visitors to the area. There are some small playgrounds in the area, however local residents feel that there is a general deficiency of useable open space in such a densely populated area with a higher than average proportion of children and young people.

6.11 In the northern part of the ward, the lack of useable open space is particularly acute; through consultation with local residents, the Forum identified the potential for bringing the former Shroggs Tip (situated on the northern edge of the ward) into use as a “country park” type area that would provide residents of Park Ward with opportunities for outdoor recreation and leisure.



An added benefit would be that the open space opportunities would also be available to residents of Ovenden situated on the other side of the valley, with Shroggs forming a “bridge” between the two communities.

6.12 The limited outdoor space attached to many terraced houses in the area reinforces the need for areas of accessible, safe outdoor open/play space particularly for children. Residents also expressed a need for more outdoor sports facilities such as cricket. Comments were also made that areas of open green space were important to improve the environment and appearance of the dense built-up area.

- Shroggs Valley site is major opportunity for recreation, close to housing in north of area
- Need better developed, attractive green space throughout the area
- Need for more greenery and places to sit
- More traditional play equipment
- Build links between different communities through use of open/recreation space
- Open space important for health and well-being by encouraging exercise and movement
- Outdoor space surrounding Queens Road Neighbourhood Centre could be improved to provide attractive informal leisure facilities for residents

### Local Economy

6.13 Park Ward is a mixed-use area with housing inter-mingled with a wide range of employment uses. There are around 250 businesses in the area, including major manufacturing and fabrication operations, smaller engineering works, vehicle repair businesses along with retail parks and numerous small shops serving a variety of shopping needs. All of these provide valuable local employment opportunities.

6.14 Residents are committed to retaining the wide range of business/employment use within the area; however there is some pedestrian-vehicle conflict and traffic generated by businesses does in some cases affect the quality of life of local residents.

6.15 Other issues concern problems with provision for business waste storage and operational parking, especially in relation to the numerous car repair and related businesses, which affect general appearance and local amenity.

6.16 Design quality in parts of the retail centres, particularly on Queens Road, is relatively poor, with some unattractive shopfronts and poorly designed security shutters presenting a cluttered or bleak appearance.



6.17 The Forum wish to support and revitalise the shopping areas in the Ward, and would like to see an improvement in the general appearance and quality of design of local retail premises.

- Industrial and manufacturing businesses vital to the area, but need to minimise conflicts with residential areas and effects on amenity
- Improve access to local businesses to improve operational efficiency
- Parking problems especially relating to garage/vehicle repair businesses
- Revitalise main shopping areas by general environmental improvements and other measures
- Improve design quality and appearance of shops and shopping areas

### Heritage

6.18 The neighbourhood area played an extremely important role in the development of Halifax, as evidenced by its heritage assets including People’s Park and surrounding development included in the Conservation Area.

6.19 This rich history contributes greatly to the amenity of the area and to residents’ quality of life. It is also a significant attraction to visitors and helps to support the local economy. Key issues include:

- Need to protect the area’s heritage assets and the character of the Conservation Area
- Ensure good quality design in new developments
- Promote the area’s heritage for the benefit of both residents and visitors

### Getting Around

6.20 Whilst local shops in the area serve a wide range of needs, especially for the culturally-diverse local population, many residents also frequently shop in Halifax town centre which abuts the eastern end of the Ward. The town centre is within

reasonable walking distance from much of the Ward, but the routes are relatively unattractive with a hard urban environment, little greenery, and few places to rest.

- 6.21 Some parts of these routes, as well as other streets in the area, are also affected by vehicle-pedestrian conflict with industrial traffic and parking.
- 6.22 The Forum recognised resident concerns and the need to improve and green the walking routes into the town centre and along the main streets within the ward, to encourage more exercise as well as improve the quality of the local environment.
- Improve walking routes throughout the area, particularly links to Halifax town centre
  - Provide seating to allow pedestrians to rest during walks, especially to/from the town centre
  - Reduce pedestrian-vehicle conflict

## VISION

- 6.23 The Steering Group developed the following vision for Park Ward, which the neighbourhood plan is designed to achieve over the plan period:

### OUR VISION

Park Ward will be known as an outgoing community based on strong cultural traditions but welcoming and engaging with everyone. It will be recognised as a vital part of Halifax, offering excellent shopping and leisure facilities, employment and training for residents and visitors alike. It will have an environment to be proud of, both business-friendly and family-friendly.

## OBJECTIVES

- 6.24 In order to achieve this vision, the Steering Group identified a set of objectives linked to the identified key issues, to guide the formulation of policies and proposals to be included in the neighbourhood plan.
- To reduce the amount of derelict buildings and sites in order to improve the area's environment, appearance and image and encourage sustainable development
  - To help meet local housing needs, particularly for affordable housing, by supporting appropriate new housing development and extensions to existing properties to assist household growth

- To address a shortage of open space for informal recreation in the north of the area, and safeguard and improve open space sites throughout the densely developed neighbourhood area
- Seek to retain valued open spaces and protect and enhance existing and new woodland, trees and hedgerows
- To improve the appearance and amenity of the area by encouraging good standards of design of new buildings, spaces and the public realm
- To support and revitalise the main shopping centres in the neighbourhood area
- To preserve or enhance the area's heritage assets, recognising their contribution to local amenity and interest and as an important visitor attraction
- To ensure the area remains an important location for business and employment, whilst reducing vehicle-pedestrian conflicts wherever possible
- To improve the main pedestrian routes between the neighbourhood area and Halifax town centre to encourage walking and make it a safer and more pleasant experience

## 7. STRATEGIC PLANNING CONTEXT

- 7.1 Neighbourhood planning regulations and the NPPF require that neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area. This is one of the Basic Conditions which neighbourhood plans must meet. NPPF also states that neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.
- 7.2 The current approved development plan for Calderdale is the **Replacement Calderdale Unitary Development Plan (RCUDP)**, adopted in 2006 and amended in 2009.
- 7.3 The RCUDP contains a number of Strategic and Core Part One Policies applicable across the District. The relevant strategic policies in the development plan are listed below (bold type), along with a brief indication of how the Park Ward neighbourhood plan (NP) contributes to and complies with these.

### **GP1 Encouraging Sustainable Development**

The NP supports sustainable development in the Ward, subject to proposals being appropriate to the site and well-designed. Supported development sites are in sustainable locations, close to residential communities, local employment and services, and public transport routes

### **GP2 Location of Development (including priority for brownfield sites)**

The NP specifically encourages development on a number of brownfield (previously developed) sites, further contributing to sustainability and efficient use of land

### **GE4 Reclamation and Restoration of Derelict Land and Buildings**

A core objective of the NP is to reduce the amount of dereliction in the area, and the NP includes a policy to support appropriate re-use of identified key derelict sites

### **GH2 Provision of Additional Dwellings**

The NP supports housing on allocated mixed-use and other sites, thereby contributing to meeting the overall housing requirement for the District

### **GS1 Retail Strategy, including retail hierarchy**

Policies are included in the NP aimed at improving the viability, vitality and attractiveness of the two identified retail centres in the Ward

### **GBE1 Design of the Built Environment**

A key objective in the NP is to raise the general standard of design of development in the area; policy and design criteria/attributes are included

### **GNE2 Protection of the Environment, including historic environment**

The NP includes policies to protect the environment of the Ward, particularly areas of valued green open space and its historic environment and character

- 7.4 In developing the neighbourhood plan policies, account was taken of the approved strategic planning context, and it is considered that they are all in clear conformity. This process was greatly assisted by close working with, and advice from Calderdale Council planning officers.

#### Calderdale Local Plan

- 7.5 The RCUDP is now some 12 years old and is being replaced by the Calderdale Local Plan. The Local Plan Publication Draft was published in August 2018 and the Local Plan was submitted to the Secretary of State in January 2019. The Local Plan looks over the period to 2032, and with the neighbourhood plan also covering this period, it was important to ensure that it would be compatible with the direction of policy in the Local Plan.
- 7.6 Key Local Plan policies of relevance include:
- SD1 Presumption in favour of sustainable development
  - SD2 Sustainable Development
  - SD3 Housing requirement
  - SD6 Allocated mixed use sites
  - RT1 Retail Hierarchy and Town Centre Uses
  - BT1 High quality, inclusive design
  - HE1 Historic environment
  - GN6 Protection and provision of open space, sport and recreation facilities
  - GN8 Protection of local green spaces
- 7.7 Again, there was close working with Council planning officers to ensure the compatibility between neighbourhood plan and Local Plan policies. In many cases, neighbourhood plan policies reinforce and give a local emphasis to Local Plan policies and allocations.
- 7.8 One key issue identified in consultation with local residents was the importance of open space in such a densely developed area as Park. A number of open space sites are to be protected under the Local Plan, and are therefore not the subject of neighbourhood plan policies. The neighbourhood plan does however propose designation of new areas of valued green space.

## 8. NEIGHBOURHOOD PLAN POLICIES

- 8.1 This section sets out the policies which are intended to help us achieve our Vision for Park Ward over the coming years. The policies are designed to meet the Objectives set out earlier; in many cases, individual policies will contribute to more than one of the objectives – for example a policy aimed at encouraging the re-use of vacant residential properties will help to meet housing needs in the area as well as contributing towards an improvement in general environmental amenity.
- 8.2 Summary background information and justification for each policy is provided below the policy wording.
- 8.3 Sites and areas covered by neighbourhood plan policies are illustrated on the **Policies Map** which accompanies this plan document. Where individual sites are listed in a policy the relevant reference number is shown on the map.

### Note on Plan Policies

- 8.4 Along with meeting a number of Basic Conditions set out in Government regulations, neighbourhood plans must also comply with other provisions including s.32A and s.32B of the Planning and Compulsory Purchase Act 2004 (as amended). These state (amongst other things) that the plan must be the only neighbourhood plan for the area and that it **does not relate to land outside the designated neighbourhood area**. In the case of Park Ward:
- the majority of the People’s Park Conservation Area lies within the designated neighbourhood area/Ward boundary; however the Conservation Area boundary extends across the A646 outside the Ward boundary to include the Joseph Crossley Alms-houses
  - King Cross is one of two shopping areas in Park Ward identified in the Calderdale Local Plan retail hierarchy as District Centres; a small part of the defined Centre (occupied by a large supermarket) lies outside the designated neighbourhood area/Ward boundary
- 8.5 The draft neighbourhood plan contains policies relating to both the People’s Park Conservation Area and King Cross District Centre. **For clarification, the plan policies apply only to the parts of these two defined areas which lie within the designated neighbourhood area.**

## TACKLING DERELICTION

**DRAFT POLICY D1 - Proposals for sustainable development on the key derelict sites listed below and shown on the Policies Map will be encouraged and supported where they enhance the amenity of the locality:**

- DS1 Former garage site, Queens Road/Parkinson Lane
- DS2 Cleared site - junction of Parkinson Lane/Warley Road
- DS3 Derelict building – junction of Boston Street/Gibbet Street
- DS4 Williamson Street
- DS5 Derelict house – 164 King Cross Road
- DS6 Derelict building – Leafland Street
- DS7 Units behind Ryburn Terrace
- DS8 Derelict building – Pellon Lane above Queens Road junction

### Background/Justification

- 8.6 The extent and impact of derelict sites and buildings in the area was a key issue identified during consultation. These adversely affect general amenity, including residential amenity for adjoining residents, and also present a seriously negative image to potential investors/developers and visitors.
- 8.7 Derelict sites also represent wasted potential development opportunities which could assist in meeting local needs, particularly for housing. Reusing these previously developed sites and buildings for appropriate uses, in accessible locations, would be in line with the fundamental requirements and objectives of the NPPF and Calderdale Local Plan relating to the achievement of sustainable development. Along with other plan policies aimed at encouraging high-quality design in Park Ward, appropriate development on these key derelict sites would significantly improve the appearance and amenity of the area and over time change perceptions of the Ward as run-down and neglected.
- 8.8 The draft policy aims to encourage and focus development interest on these key sites; the sites listed are considered to be the most prominent, damaging and/or long-term derelict sites where development would have the greatest impact in the area.

**NEW AND IMPROVED HOUSING**

**DRAFT POLICY H1 - Proposals for the sites listed below, allocated in the Calderdale Local Plan for mixed-use development including residential, will be supported where they include the highest proportion of new housing compatible with any other proposed uses on the site**

- HS1 Former garage site, Queens Road/Parkinson Lane
- HS2 Mile Cross Road

**DRAFT POLICY H2 - Proposals for residential development on the Armitage Road site, allocated in the Calderdale Local Plan for mixed business/commercial use, will be supported where:**

- the design and layout of the scheme clearly demonstrate that the effects of noise and traffic on residential amenity can be adequately mitigated, and
- residential use will be compatible with any other uses proposed for the site

**DRAFT POLICY H3 - Proposals for housing development on sites unallocated in the Calderdale Local Plan and unidentified “windfall sites” will be supported where they are suitable for residential use and comply with all relevant policies in the Neighbourhood Plan and Calderdale Local Plan**

**Background/Justification**

- 8.9 A fundamental objective of national planning policy is to meet the objectively assessed housing needs of an area (along with making provision for employment and a range of other uses). The Calderdale Local Plan sets out the housing requirements for the District over the period of the next 15 years, amounting to 12,600 dwellings, with sites allocated across the various settlements in the District.
- 8.10 Local Plan policy SD7 allocates housing sites in Halifax, including a number in Park Ward. At an early stage in preparation of the neighbourhood plan, a detailed site assessment study was undertaken to identify sites which could be put forward for appropriate development for housing (and other uses), consulted upon locally and put forward for consideration in the Local Plan. However with various sites now allocated in the Local Plan, work and consultation on the neighbourhood plan has concentrated on supporting appropriate allocations and in some cases indicating particular types of use, especially in proposed mixed-use developments in the area.
- 8.11 Draft policy H1 supports two allocated mixed-use sites subject to including a high proportion of residential compatible with other uses. Draft policy H2 supports housing on a site at Armitage Road; this was previously considered unsuitable for housing due to adverse environmental factors, and is currently allocated in the Local Plan for employment use. This is considered to be an excellent housing site subject to suitable mitigation of potential adverse environmental effects.
- 8.12 Housing on these sites will make a contribution to meeting the estimated local housing need for Park Ward (some 300 dwellings – AECOM study) as well as contributing to the overall District housing requirement, in line with NPPF.
- 8.13 The Calderdale Local Plan has a minimum size threshold for allocating housing sites; smaller sites may also be suitable for residential use, and one-off “windfall” opportunities do arise from time to time for example through conversion of shop premises. Although usually small-scale, these do contribute to meeting local housing needs, and draft policy HD3 aims to support appropriate sites in the Ward subject to meeting relevant requirements.
- 8.14 The Ward also contains a number of vacant residential properties; these represent potential opportunities for re-use as housing, helping to meet local needs as well as bringing environmental improvements to the locality. The Council’s Housing service is actively pursuing initiatives to bring vacant properties back into residential use, and draft policy H4 aims to support these actions in Park Ward wherever appropriate.

**DESIGN OF NEW DEVELOPMENT****DRAFT POLICY HD1 - All proposals for new housing, including housing in mixed-use developments, should meet the following requirements:**

- be well-designed and make a positive contribution to the amenity and appearance of the surrounding area
- comprise scheme design and materials sympathetic to the predominant style of existing residential development in the locality, or alternatively demonstrate outstanding or innovative design and use of materials
- pay particular attention to hard and soft landscaping and boundary treatment to enhance general amenity
- 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
- include private garden areas and/or private communal spaces wherever possible
- incorporate sustainable construction and energy efficiency measures, and
- where located in the People's Park Conservation Area, preserve or enhance the special character of the area

**DRAFT POLICY HD2 - Applications for dormer or other house extensions will be supported where they:**

- are well-designed and respect the scale and design of the original property
- use materials sympathetic to the original property, and where appropriate, any adjoining property
- if located in the People's Park Conservation Area, preserve or enhance the special character of the area
- provide accommodation which meets current appropriate living space standards
- do not adversely affect the amenity of adjoining properties
- where appropriate, retain an adequate amount of external private garden/yard space, and
- In all other respects, comply with Calderdale Local Plan policies relating to high quality design and to privacy, daylighting and amenity space

**DRAFT POLICY ED1 - Proposals for new industrial and manufacturing operations, including vehicle repair/servicing, should meet the following requirements:**

- be of good quality design and enhance the appearance of the locality
- minimise any adverse environmental effects on the amenity of adjoining uses
- include adequate provision for operational and visitor vehicle parking within the curtilage of the business, or if clearly demonstrated that this is not feasible, include sufficient off-site provision
- provision for the parking of vehicles under repair, or unroadworthy vehicles, should be made internally or suitably screened within the curtilage of the business
- include provision for waste storage within the curtilage of the business

**Background/Justification**

- 8.15 The importance of good quality design of buildings and spaces in towns and cities is well recognised; as well as contributing to general amenity, well-designed environments have positive effects on people’s general quality of life, health and well-being.
- 8.16 The NPPF states that the creation of high-quality buildings and spaces is fundamental to what the planning and development process should achieve, and that good design is a key aspect of sustainable development (para 124). Planning Practice Guidance reinforces this, stressing the importance of planning positively for the achievement of high quality and inclusive design for all development. These objectives also underpin the Calderdale Local Plan which includes a range of policies and design criteria to be met by all future development proposals in the District
- 8.17 Much development in Park Ward is traditional 19<sup>th</sup> century stone terraced housing intermixed with large industrial former mill buildings, as well as some fine historic buildings particularly in the People’s Park Conservation Area and more modern housing developments. Much of the Ward has a traditional feel and character, but some parts exhibit poor design and a generally low quality environment.
- 8.18 Draft policy HD1 reinforces the Local Plan’s design objectives and sets out a number of criteria for new housing development proposals in the area. These include respecting the character of surrounding often traditional design, materials and character, but also allowing for outstanding or innovative designs, in line with NPPF para 131.

- 8.19 Draft policy HD2 aims to encourage good design of house extensions, including dormers, where planning permission is required. The Ward's growing population coupled with the small size of many terraced houses puts pressure on family accommodation, resulting in relatively high levels of overcrowding and poor residential amenity. Extensions allow growing families to remain in the area, retaining social networks and links to schools and employment. However some extensions, particularly dormers, have been poorly designed and can adversely affecting the appearance of the neighbourhood.
- 8.20 The policy could usefully be supported by production of a design guide for dormers and other extensions, offering detailed guidance and examples of good practice for residents. This is a potential additional project which the NP forum could consider and is covered in Section 9 Supporting Actions.
- 8.21 Draft policy ED1 relates to particular issues identified during consultation regarding vehicle parking and waste storage at vehicle repair and other industrial operations. Current arrangements often detract from general amenity, creating a poor run-down look to the locality and make movement around parts of the area difficult. The policy aims to ensure that new development proposals deal effectively with these matters. Problems at existing premises would need to be addressed by other actions, using environmental or enforcement powers as appropriate.

## PROTECTING AND IMPROVING OPEN SPACE

**DRAFT POLICY GS1 - The sites listed below and identified on the Policies Map are designated as Local Green Space. These sites will be protected from inappropriate development in accordance with the provisions of the National Planning Policy Framework**

- GS1.1 Shroggs Valley
- GS1.2 Queens Road Community Garden
- GS1.3 Raven Street Sports Field
- GS1.4 St Augustine's Centre Garden
- GS1.5 The Outback
- GS1.6 Hanson Lane Bomb Site
- GS1.7 The Gibbet
- GS1.8 New Bond Street Community Garden
- GS1.9 Warley Road Green Triangle
- GS1.10 Conway Street Play Area
- GS1.11 Vickerman Street Green Space
- GS1.12 St Pauls old Churchyard

**Draft Policy OS1 - Queens Road Neighbourhood Centre is a key asset in the heart of the area, providing essential community services along with an important area of external open space; proposals for enhancement of the site will be supported and encouraged where:**

- the open space is protected and improved to provide facilities for informal recreation/leisure use by the community
- existing community services are continued or enhanced
- measures to improve accessibility to the site for all users are included, and
- the proposals are designed to preserve the character and setting of this key Listed Building

### **Background/Justification**

- 8.22 Areas of open space in dense urban localities such as Park Ward provide welcome visual relief in the street-scene, an escape from heavy traffic and fumes and opportunities for rest and socialisation. They often also provide important play and exercise opportunities for children and young people.
- 8.23 The benefits of open space of all types are well recognised. NPPF (para 96) states that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. National focus on improving general health and combatting obesity reaffirms the need for more people to become physically active, and a local initiative, 'Active Calderdale', aims to make the District the most active borough in the north of England by 2024.
- 8.24 Consultation with residents indicated a particular shortage of open park-type space close to communities in the north of the area. Given the major potential of the Shroggs Valley site to meet this need, the Steering Group set up a specific Working Group to investigate the opportunities in detail. A number of small-scale improvements and clean-ups to the site were also carried out by resident volunteers and interested organisations, underlining its important potential. Accordingly the neighbourhood plan proposes to protect this open area for the benefit of the community, and to encourage further appropriate improvements.

Resident consultation also indicated the importance of open space areas spread throughout the Ward, which is largely a densely developed urban environment. A number of sites have been identified as making a particularly important contribution to the environment of the locality. Most of these are green areas which provide valued visual relief in the street-scene and space for casual recreation; some also provide important play facilities for young children, and two sites (Shroggs Valley and Queens Road Neighbourhood Centre) have particular historical significance in the area. It was felt that these sites should be protected from potential loss through development or in other ways.

- 8.25 The NPPF (para 99) allows communities to identify and protect green areas of particular importance to them, by designating them as Local Green Space. This designation should only be used where the green space is reasonably close to the community it serves; demonstrably special to the community and holds a particular local significance (because of its beauty, historic significance, recreational value, tranquillity or richness of wildlife); and is local in character and not an extensive tract of land, in line with recommendation from the Woodlands Trust ‘There should be no harm to or loss of irreplaceable habitats such as ancient trees and veteran trees’
- 8.25 The areas listed in draft policy GS1 are all considered to meet these criteria. Most are small “pocket park” type green areas distributed throughout the Ward. Whilst the Shroggs Valley site is considerably larger, it is not an extensive tract of land in the same sense as large open fields in the green belt or on the edge of a settlement. The site is directly adjacent to residential communities in the north of the Ward with available access routes, and presents a major leisure and recreational opportunity. More detailed descriptions of the sites and the justification for their protection are set out at Appendix 3. Once designated, these areas would be protected from inappropriate development as set out in NPPF para 101.
- 8.26 Whilst open space often consists of grassed areas or small parks, other types can be equally important visually and functionally in a locality. One area of particular importance is the external open space around the Queens Road Neighbourhood Centre, located in the heart of the neighbourhood area on Queens Road. The Centre is a large former Victorian school building, Listed Grade II, and provides a range of important and well-used community services. The building is a prominent landmark in the area, set back from the road with the surrounding open space providing a valuable break in the street-scene.
- 8.27 It is felt that the open nature of the space around the building should be retained and where possible enhanced, with due attention being given to the character and setting of the Listed Building. Resident consultation showed strong support for measures which would make the space even more attractive and useful to the community, such as the provision of seating areas, limited “soft” play equipment for young children and appropriate planting. Along with continuation and development of community services run at the Centre, these improvements would further enhance a valuable community resource accessible to all.
- 8.28 Initial and positive discussions have been held with the building’s owner, Calderdale Council, and draft policy OS1 aims to highlight the importance of this site and encourage appropriate future enhancement proposals. A sketch scheme illustrating potential improvements for the Queens Road Neighbourhood Centre site is contained in section 9 Supporting Actions.

## REVITALISING RETAIL CENTRES

**DRAFT POLICY RR1 - The boundary of the Queens Road District Centre as defined in the Calderdale Local Plan shall be extended to include an additional area between Hopwood Lane and Parkinson Lane identified as Queens Road South on the Policies Map.**

**DRAFT POLICY RR2 - Applications for new retail or commercial uses, or alterations to existing premises in the defined District Centres of King Cross (within the designated neighbourhood area) and Queens Road including the Queens Road South extension, either by new building, conversion or change of use of existing buildings, will be supported where:**

- their design makes a positive contribution to the appearance of the area
- any existing features such as traditional shopfronts are retained or enhanced wherever possible
- any proposed security shutters do not detract from the visual appearance of the premises and surrounding area, with a presumption in favour of internal security grilles or external colour-coated perforated shutters
- proposed signage complements the shopfront design and avoids clutter
- they comply with other policy requirements for District Centres in the Calderdale Local Plan

### Background/Justification

- 8.29 The two main shopping centres of King Cross and Queens Road provide a wide variety of goods and services, many geared towards the culturally-diverse population. Consultation showed that residents shop locally and regularly for most of their convenience needs. The two centres are relatively vibrant, although parts of Queens Road present a poor shopping environment and image, due to building disrepair, some vacant properties, unattractive shopfronts, obtrusive security shutters, traffic and parking problems.
- 8.30 NPPF states that planning policies should support the role that town centres play at the heart of local communities, and the Calderdale Local Plan sets out a hierarchy for retail centres across the District where new retail and other uses will be directed according to their function. King Cross and Queens Road are categorised as District Centres (Local Plan Policy RT1).
- 8.31 On Queens Road there is a group of shops between Hopwood Lane and Parkinson Lane which lies outside the defined District Centre; these offer a useful range of services (including supermarket, clothes shop, beauty parlour, takeaway, car sales) and are considered to be effectively part of the main centre, albeit slightly detached.

Draft policy RR1 therefore adds this area to the defined centre categorised as Queens Road South.

- 8.32 Draft policy RR2 supports appropriate new retail and commercial uses in the two defined centres, including the Queens Road South extension, subject to criteria aimed at improving the quality of design. This is intended to improve the attractiveness of the shopping areas in general and support viability.

**DRAFT POLICY RR3 - Applications for residential use above ground floor retail and commercial premises in the defined District Centres within the designated neighbourhood area, including the Queens Road South extension, will be supported in order to enhance the viability of the business, subject to the proposals providing adequate standards of residential amenity and access and not adversely affecting the operational requirements of the business**

#### **Background/Justification**

- 8.33 Local convenience retail and service businesses are typically located on the ground floor of two storey buildings often with living accommodation above. Sometimes upper storeys are used for storage, or lie unused. Conversion of such space to residential can assist the viability of the business, as well as providing useful if small-scale new housing and improving the external appearance. Whilst not an extensive issue, appropriate opportunities should be taken where possible and draft policy RR3 aims to encourage this.

## PROTECTING THE AREA'S HERITAGE

**DRAFT POLICY CH1 – People's Park Conservation Area is a highly-significant designated heritage asset and all proposals in, or affecting the setting of, the Conservation Area (within the boundary of the designated neighbourhood area) should be sensitively designed to take full account of its special character and, when implemented, serve to preserve or enhance its character.**

**DRAFT POLICY CH2 - Non-designated heritage assets listed below and identified on the Policies Map, along with any others that may be formally identified during the plan period, should be conserved. Development proposals with a potential impact on the appearance or setting of such an asset will only be supported where they are sensitively designed and have due regard to the contribution these assets make to the amenity and historical interest of the locality. Development proposals which would result in the loss of, or substantial harm to a non-designated heritage asset will only be supported where the applicant can demonstrate a clear over-riding public benefit. Development Proposals should where appropriate be encouraged to consult the Historic Environmental Records (HER) held by West Yorkshire Archaeology Advisory Service (WYAAS)**

- CH2.1 Hanson Lane World War 2 Bomb Site
- CH2.2 Perseverance Works pediment, Gibbet Street
- CH2.3 Queen's Road Mill
- CH2.4 Mackintosh Chocolate Works frontage, Queen's Road
- CH2.5 Ukrainian Social Club, Queen's Road
- CH2.6 Victorian houses, Francis Street
- CH2.7 Former Summergate Farm, Parkinson Lane
- CH2.8 Former Gibraltar Farm, Gibraltar Rd/Parkinson Lane
- CH2.9 Hill Top houses

### Background/Justification

- 8.34 Park Ward contains significant designated heritage assets (see Appendix 1) reflecting the rich historical development of the Ward; these contribute to the area's character and attractiveness for both residents and visitors, as highlighted by Historic England.
- 8.35 Neighbourhood plans must give special consideration to the protection of heritage assets in their area, and national planning policy requires them to be conserved in a manner appropriate to their significance so they can be enjoyed for their contribution to quality of life of this and future generations.

- 8.36 National planning legislation affords strong protection to listed buildings and Conservation Areas, and draft policy CH1 highlights and reinforces the requirements, also set out in the Calderdale Local Plan, in relation to the People's Park Conservation Area as an asset of District-wide if not regional significance.
- 8.37 The Ward also contains a number of heritage assets which are not formally designated but do have local interest or significance. Survey work by Steering Group members including relevant professional expertise identified the assets listed in draft policy CH2 as important non-designated heritage assets, based on criteria including age, character, design, association or other characteristics.
- 8.38 These assets are covered by the policy in order to ensure any development proposals recognise and respect their importance; they may be put forward for inclusion on a formal Local List at a future date. Other assets identified in the course of consideration of planning applications or through local plan work will also be considered for inclusion on a future Local List. The draft policy aims to protect existing and future identified assets.

## GETTING AROUND

### **DRAFT POLICY GA1 - Proposals for sustainable development or improvements on sites adjoining the key access routes to the Town Centre identified on the Policies Map will be supported where:**

- their design contributes positively to the amenity of these areas, particularly the pedestrian environment
- they retain or enhance the desire line or normal pedestrian route
- they retain or provide an attractive and active frontage to the route
- any parking provision is located to the rear of the site, or alternatively is suitably screened
- any provision for external storage, including waste storage, is located to the rear of the site, or alternatively is suitably screened
- they incorporate attractive boundary treatment fronting the route, including structural low-maintenance planting where possible
- they allow for public access through the development site where appropriate and feasible

### **Background/Justification**

- 8.39 Although quite large, Park Ward is a relatively compact and sustainable locality with a range of services and facilities available within or close to the residential neighbourhoods they serve. Many facilities are accessible within easy walking distances, reducing the need to rely on vehicle use in many cases.

- 8.40 Residents also frequently visit Halifax town centre which adjoins the eastern end of the Ward, for shopping, leisure and other facilities. The town centre is within reasonable walking distance and Hopwood lane, Gibbet Street, Lister Lane and Parkinson Lane/King Cross Street are commonly-used walking routes.
- 8.41 However the pedestrian environment along parts of the routes is often unattractive with a range of problems including some vacant sites, poor quality development, obstructive parking, and impact of industrial operations, difficult access and little greenery or open space. Resident feedback also identified a need for seating on these routes to allow for short periods of rest when walking to and from the town centre.
- 8.42 National and local planning policy recognise the need to promote walking (and cycling) as sustainable means of travel, reducing dependence on car use and also encouraging physical activity and exercise. There is also recognition that such routes should be attractive and user-friendly to encourage maximum use.
- 8.43 Draft policy GA1 aims to encourage higher standards of design in any new development along or affecting these key routes which takes account of the role of these routes and introduce improvements and measures which will result in a more attractive and accessible environment for pedestrians. A current Council programme of major highway developments and improvements in and around the town centre, including on the edge of Park Ward, provides opportunities to integrate with improvements resulting through implementation of the draft neighbourhood plan policy.

## 9. SUPPORTING ACTIONS

- 9.1 The neighbourhood plan must focus on land-use and planning matters. However consultation with residents and businesses in Park Ward has identified a range of other issues that, whilst not appropriate for neighbourhood plan policies, are still important matters to address.
- 9.2 Actions on these issues can add value to the plan's policies and help to achieve the vision for the area. Some are already under way, including neighbourhood management and community safety initiatives. The activities and funding programmes of various national, regional and local organisations present further opportunities to bring improvements to the area over the plan period.
- 9.3 Some potential future projects are listed below. **These are not firm proposals, and some will require significant funding.** Others can progress with the input of time and expertise from volunteer residents and other interested parties. The examples below indicate how comprehensive improvements might be achieved in Park Ward over time, building on the policies in the neighbourhood plan.
- 9.4 The NP Forum (or successor body) would aim to work in partnership with local residents, businesses and a wide range of other organisations, stakeholders and funding agencies to agree priorities, identify funding and other resources, and carry out appropriate projects.

### Possible Projects

#### Open Space

Build on the NP Forum's recent work with Groundwork, the Woodland Trust and local resident volunteers to make the Shroggs Valley site a major open space for informal recreation and leisure, accessible to residents of Park Ward and also linking with adjoining communities in north Halifax. Access improvements, clearing vegetation, footpaths, seating, pathways, equipment and signage.

#### Public Realm Improvements

General and targeted improvements to the appearance, quality and maintenance of the public realm – highways, footpaths, traffic barriers, road surfaces, street furniture, planting. Potential to focus on a major scheme to improve **Queens Road shopping centre**. An example of the potential is shown here.



Illustration courtesy of AECOM

Calderdale Council have recently approved a Tree and Woodlands Policy that is keen to encourage and increase provision of planter boxes within areas such as Park Ward.

Making shopping areas more accessible and easier to use for both pedestrians and drivers in a highly densely populated ward.

### Queens Road Neighbourhood Centre

Major opportunity for enhanced open space and community facility in the heart of the area – comprehensive improvement programme including outdoor play space, seating, access improvements, sensitive improvements to the Listed building and curtilage, parking, along with potential “pedestrian priority” highway measures around the site. The sketches below show potential design/improvements for the site.



Illustrations courtesy of The UrbanGlow design consultancy

### Housing – Extensions

Opportunities to produce a design guide with Calderdale Metropolitan Borough Council for dormer and other house extensions – to assist residents and raise quality of design both within and outside the conservation Area.

### **Traffic**

Review access for industrial premises to improve business efficiency and minimise vehicle-pedestrian conflict.

Review of traffic calming measures throughout the Ward, Joint working with Calderdale Council and West Yorkshire police to look at promoting Road Safety throughout the ward, working with the local schools and community groups through the Calderdale Safer Road Groups identifying hotspot areas.

### **Heritage**

Investigate potential for undertaking an appraisal of People's Park Conservation Area – major heritage asset of wide significance – to identify general condition/character, problems/opportunities, non-designated heritage assets

Develop and promote the ward's heritage attractions – information, interpretation, leaflets, heritage trails, signage, building links with Heritage sites within the Town Centre including the Piece Hall, Borough Market and others.

### **Getting Around**

Work with the Active Calderdale initiative and others to encourage walking, cycling and exercise in general, but in particular encourage movement along routes between Park and town centre - signage, surfacing, provide seating, lighting, appropriate planting.

Making the ward a safe place to get around, enhancing safety for pedestrians and looking at enforcement work around obstructive pavements through work with enforcement agencies including West Yorkshire Police and Parking Services.

**10. MONITORING AND REVIEW**

- 10.1 The Park Neighbourhood Plan will cover a period of some 12 years, and it is essential that it is monitored to ensure it continues to meet its objectives and has the intended impact at local level. The Neighbourhood Forum (or appropriate successor body) will therefore keep the plan under regular review to assess the impact of the plan's policies in the area.
- 10.2 As part of this process, the Forum or successor body may wish to submit comments on planning applications in the Ward, or request investigations for planning enforcement action where significant local problems or breaches are identified.
- 10.3 Over the plan period it is possible that there may be changes in legislation, planning or other policies at national or local authority level, which could have implications for the neighbourhood plan. The plan will therefore also be regularly assessed to determine whether any revisions are required to ensure that it remains relevant and takes account of any new requirements or opportunities.

## **APPENDICES**

**Appendix 1      Detailed History of Park Ward**

**Appendix 2      Heritage Designations in Park Ward**

- Listed Buildings and Historic Parks and Gardens
- Map of Heritage Designations

**Appendix 3      Local Green Space Assessment**

## Appendix 1

The following full description of the historical development of Park Ward has been prepared by David Glover, local resident, member of Halifax Civic Society and member of the Park Ward Neighbourhood Plan Steering Group. This contribution is gratefully acknowledged. The information in section 4 of the draft plan is a summary of this information.

### PARK WARD – HISTORICAL DEVELOPMENT

Park Ward, the area immediately to the west of Halifax town centre, has a very mixed heritage. One of its oldest structures is the base of the ancient Halifax Gibbet, a decapitating machine in use from medieval times down to 1650; this contraption was unique in England. It stood alongside the major route from Halifax to the west, before there was a major road via King Cross.

However, until the early 19<sup>th</sup> Century, this area consisted mostly of fields; hardly a single building existed, apart from a few scattered ancient houses such as Gibraltar Farm, Esps Farm and Blackwood Farm. We do know that certain fields near town were used to exercise the horses of the Yeomanry Cavalry, as informal football and sports grounds; and even for Chartist rallies.

Ribbon development of the area began along the narrow lanes leading to the west. By the middle of the 19<sup>th</sup> Century, rows and rows of terraces were being erected to line the streets leading out of these lanes. Yet large mills were also erected, interspersed with the housing developments, many now gone. Many of these mills had some connection with the textile trade.

Major additions occurred further away from town, where a large new Union Workhouse was opened in Gibbet Street in 1839. Two years later, Halifax's first Independent Cemetery was established alongside Lister Lane; and the early 1840s also saw the building a new Debtors' Prison in Hanson Lane.

The interest of the carpet manufacturing Crossley family of Dean Clough Mills in the area began in 1855, with the erection of the Margaret Street Almshouses. In 1857 a major development nearby came with the opening of People's Park, alongside King Cross Street; this, the first public park in the town, was a benefaction by Sir Francis Crossley, with a fine new street of large semi-detached houses alongside in Park Road. At the same time, Crossley was developing his own mansion, *Belle Vue*, across Hopwood Lane, where he lived till his death in 1872. The latter building later became a museum and public library.

Crossley's brother John was instrumental in helping establish a fine new Model Village, West Hill Park, between Gibbet Street and Hanson Lane during the early 1860s; help with purchasing these houses for artisans was available through the young Halifax Permanent Building Society.

Meanwhile cheap terraced back to back housing had grown up near lower Pellon Lane, the residents of which worked in the mills in that area, which included the massive Union Mills,

Hanson lane Mills, and others. There was in important cotton and worsted trade in this area, where terraced housing, mills and workshops closely intermingled

Opened in 1861, the mile-long Queens Road, a major new thoroughfare connecting Pellon Lane and King Cross Road, was built following compulsory purchase of land by the Council; before long, this was lined by more houses, mills and businesses. Following the Education Act of 1870, Queens Road Board School was opened at the junction of Gibbet Street and Queens Road in 1874, and Pellon Lane Board School followed in 1878. New places of worship sprung up in the area as the population grew. The first of these was St Paul's Church, King Cross, opened in 1845; but the first Catholic Church in Halifax since the Reformation was opened in Gibbet Street in 1839. However, there were also a wide variety of new chapels for the independent denominations.

Another later 19th Century development saw a new cattle market and fairground established at Victoria Road. For leisure and sport, the borough Swimming Baths were erected in Park Road in 1859; and the Rugby Ground at Thrum Hall was opened in 1886, with a cricket ground nearby.

The late 1880s saw an extraordinary engineering undertaking bringing a high-level branch railway in to the area west of Queen Road, in order to supply coal to the many mills in the area, and also carry their products out to major rail routes.

Halifax first Technical College was opened at the corner of Hopwood Lane and Francis Street in 1896. The closing years of the 19<sup>th</sup> Century also saw the development of new Club buildings in the King Cross area, and a new Borough Fire Station in Gibbet Street.

More and more housing was being developed in the district throughout this time.

New businesses were still being developed throughout west central Halifax in the early 20th Century, these included machine-tool manufacturing, wire mills, and biscuits factories. Even at this stage new places of worship were still being opened to the west of Queens Road.

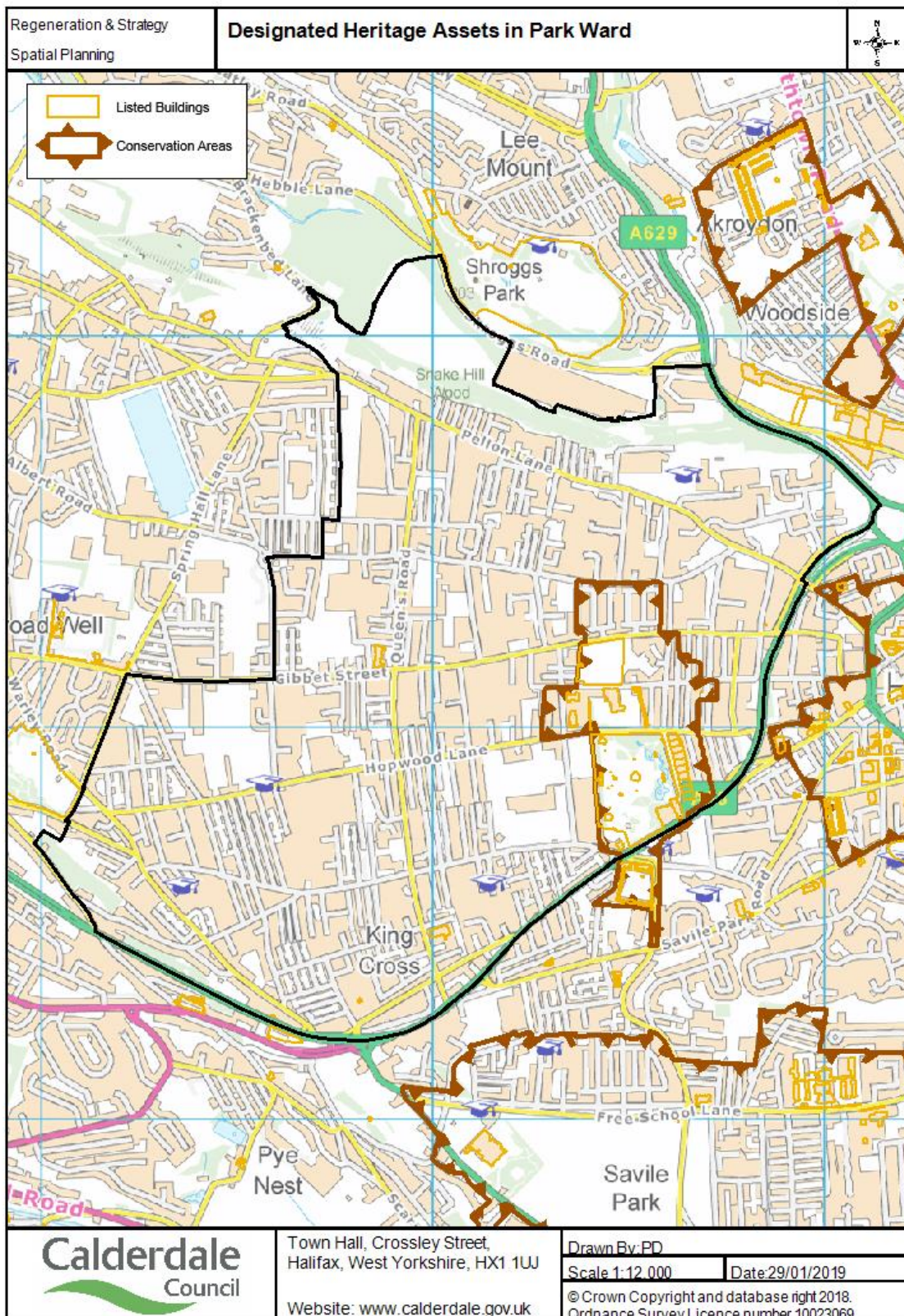
In the early 20<sup>th</sup> Century, several prominent Suffragettes lived in the area, then known as West Ward; and, at a by-election in November that year, Dinah Connolly, who had been in the forefront of that movement ten years earlier, became the first woman in Calderdale to vote. The Polling Station was at Pellon Lane Board School.

The only bomb during World War II which caused fatalities in Halifax, fell on Hanson Lane near the junction of Crossley Terrace in November 1940, also causing extensive damage to many houses.

## HERITAGE DESIGNATIONS

Park Ward has a total of 29 entries on the list of designated Listed Buildings, comprising 9 Grade II\* and 20 Grade II. 14 Listed Buildings are located in People's Park (highlighted pink) including most of the Grade II\* entries. The Park itself is a major heritage asset of regional importance, designated as a Historic Park/Garden Grade II\* Lister Lane Cemetery is another Registered Park/Garden, Grade II. People's Park was central to the development of the Ward; the Park and surrounding streets form the Ward's only designated Conservation Area (People's Park Conservation Area, designated in 1981). The Ward also contains one Scheduled Ancient Monument, the original site of the Halifax Gibbet, another heritage asset of wide interest.

ADDRESS	GRADE
Queens Road Youth Centre Queens Road King Cross	Grade II Listed Building
St Pauls Church Queens Road	Grade II* Listed Building
St Pauls Church Steeple King Cross Road	Grade II Listed Building
Lister Lane Cemetery Lister Lane	Grade II Registered Park/Garden
Lister Lane Mortuary Chapel Lister Lane	Grade II Listed Building
Park Church Sunday School Francis Street	Grade II Listed Building
The Allen Fold Burnley Road	Grade II Listed Building
West House 98 King Cross Street	Grade II Listed Building
Platform S End People's Park	Grade II* Listed Building
Bandstand People's Park	Grade II Listed Building
Crossley Pavilion People's Park	Grade II* Listed Building
Eight Statues on People's Park Terrace	Grade II* Listed Building
Platform N End People's Park	Grade II* Listed Building
Sundial 1254012 People's Park	Grade II Listed Building
Fountain And Basin People's Park	Grade II* Listed Building
Sundial 1261519 People's Park	Grade II Listed Building
Northern Bridge People's Park	Grade II* Listed Building
Southern Bridge People's Park	Grade II* Listed Building
Park Road Baths Park Road	Grade II Listed Building
Park Road	Grade II Listed Building
Pair Piers N Ent People's Park	Grade II Listed Building
Piers South West Entrance People's Park	Grade II Listed Building
Pair Piers South East Entrance People's Park	Grade II Listed Building
Drink Fountain People's Park	Grade II Listed Building
People's Park	Grade II Star Registered Park/Garden
The (former) Park Congregational Church	Grade II Listed Building
Crossley House Hopwood Lane	Grade II* Listed Building
Sir Francis Crossley Almshouses Margaret Street	Grade II Listed Building
Remains Of Gibbet Gibbet Street	Grade II Listed Building
Screen Wall And Tower Hopwood Lane	Grade II Listed Building



## Local Green Space Assessment

Policy GS1 in the neighbourhood plan relates to the designation of a number of areas of open space throughout Park Ward as Local Green Space, as defined in the National Planning Policy Framework (NPPF) 2018.

The NPPF states (para 100) that Local Green Space designation should only be used where the site is in reasonably close proximity to the community it serves; is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and is local in character and not an extensive tract of land.

The proposed sites are listed in the following table. The sites and their value have been identified through detailed local survey work by the Neighbourhood Plan Steering Group and feedback from residents during consultation. In a number of cases, on-site improvement works have been carried out by resident volunteers and discussions held regarding future development and funding opportunities, demonstrating the importance of the sites and their particular value to the local community.

The sites and site reference numbers are shown on the Neighbourhood Plan Policies Map which accompanies this document.

Site	Site Area (hectares)	Special Role					Description/Justification
		Beauty	Historic Importance	Recreational Value	Tranquillity	Richness of Wildlife	
<b>Shroggs Valley</b> Ref GS1.1	6.6	Y	Y	Y	Y	Y	Wide valley lying at the Northern end of the ward, previous occupied by a rubbish tip capped over thirty years ago. Substantial woodland/tree cover and areas of open space. Potential country park for residents of Park Ward with added benefits of links to communities in North Halifax. Early work on improving access, footpaths and creating picnic area initiated by Park Ward Neighbourhood Forum with involvement of local schools and resident volunteers. Designation would address deficiency of open space in northern part of Ward identified during consultation, protecting the area and enabling future improvements for recreation and leisure.
<b>Queen's Road Community Garden,</b> bounded by Queens Road and Rushton Street Ref GS1.2	0.4	Y	N	Y	N	N	Well used green space, extremely popular with local children. Includes small garden and seating area next to Queen's Road, created in 1997 by Queen's Road Neighbourhood Association. Important green site in dense built up area.
<b>Raven Street Sports Field,</b> bounded by Alexander Terrace,	0.7	N	N	Y	N	N	Land asset transferred by Calderdale Council to local youth charity, Himmat; being upgraded as a community sports facility with

Hanson Lane, the rear of business units off Victoria Road, and rear of Raven Street Community Centre Ref GS1.3							support from Sport England. Currently serves as open area surrounded by largely industrial/commercial uses; proposed major recreational site in heart of the Ward with associated environmental improvements benefiting general amenity.
<b>St. Augustine's Centre garden</b> , off Hanson Lane Ref GS1.4	0.13	Y	Y	Y	Y	N	Well used garden area on-site of former church, with seats and vegetable patch gardened by asylum seeker volunteer group. Important area of green space with added benefit of providing small scale "grow your own food" leisure activity for local residents
<b>The Outback</b> , off Lightowler Road Ref GS1.5	0.4	Y	N	Y	Y	N	Community Garden and Orchard, created by Jubilee Children's Centre, very well used by local families. Provides valuable open space and tranquil environment in central location, as well as a range of activities
<b>Hanson Lane Bomb Site</b> , between Hanson Lane and Grosvenor Terrace Ref GS1.6	0.02	N	Y	Y	N	N	Small play area with wall-mounted display board commemorating the site of a Second World War bomb blast which killed 16 local people. Of considerable historic interest as well as providing valuable small-scale open play space for local children.
<b>The Gibbet</b> , junction of Gibbet Street and Bedford Street Ref GS1.7	0.07	N	Y	Y	Y	N	Garden area surrounding the replica Gibbet, the Gibbet platform is a scheduled monument of national archaeological importance, with a new commemoration board recently installed by Park Ward Neighbourhood Forum. Of significant historic interest to both local residents and

							visitors to the Ward, and an important part of organised local heritage walks.
<b>New Bond Street Community Garden</b> , bounded by Hopwood Lane/New Bond St. Ref GS1.8	0.15	Y	N	Y	Y	N	Community Garden created by New Bond Street Residents Association; includes outdoor gym area providing valuable opportunities for activity and exercise and adding to local amenity in built-up area
<b>Warley Road Green Triangle</b> , bounded by Warley Road, Tower View and Hill Top Ref GS1.9	0.1	Y	N	Y	Y	N	Small green triangle with a seat giving wonderful views South across the valley; very popular with local dog walkers
<b>Conway Street Play Area</b> Ref GS1.10	0.35	N	N	Y	N	N	Well used playground in densely populated area of terraced housing, with off street parking area attached. Provides valuable relief from surrounding development along with important play opportunities for local children.
<b>Vickerman Street Green Space</b> Ref GS1.11	0.23	Y	N	Y	N	N	Two small adjacent rectangular green spaces with group of trees, established as part of Upper Parkinson Lane housing development. Important to visual amenity of locality with surrounding high density housing

