



**PARK WARD  
NEIGHBOURHOOD PLAN  
2021 – 2036**

# **SUBMISSION PLAN**

**2021**

## **PARK WARD NEIGHBOURHOOD PLAN**

**This Plan is submitted to Calderdale MBC, accompanied by a Basic Conditions Statement and a Consultation Statement, in accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012**

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## **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 some 16,000 people and around 250 businesses of all types. The Ward contains 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, which reflect 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 is proposing to introduce a 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 ongoing 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 A number of other opportunities for consideration as future projects in the neighbourhood area are set out in Section 7 **Supporting Actions**.

1.6 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.

## 2. PARK WARD – OVERVIEW

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

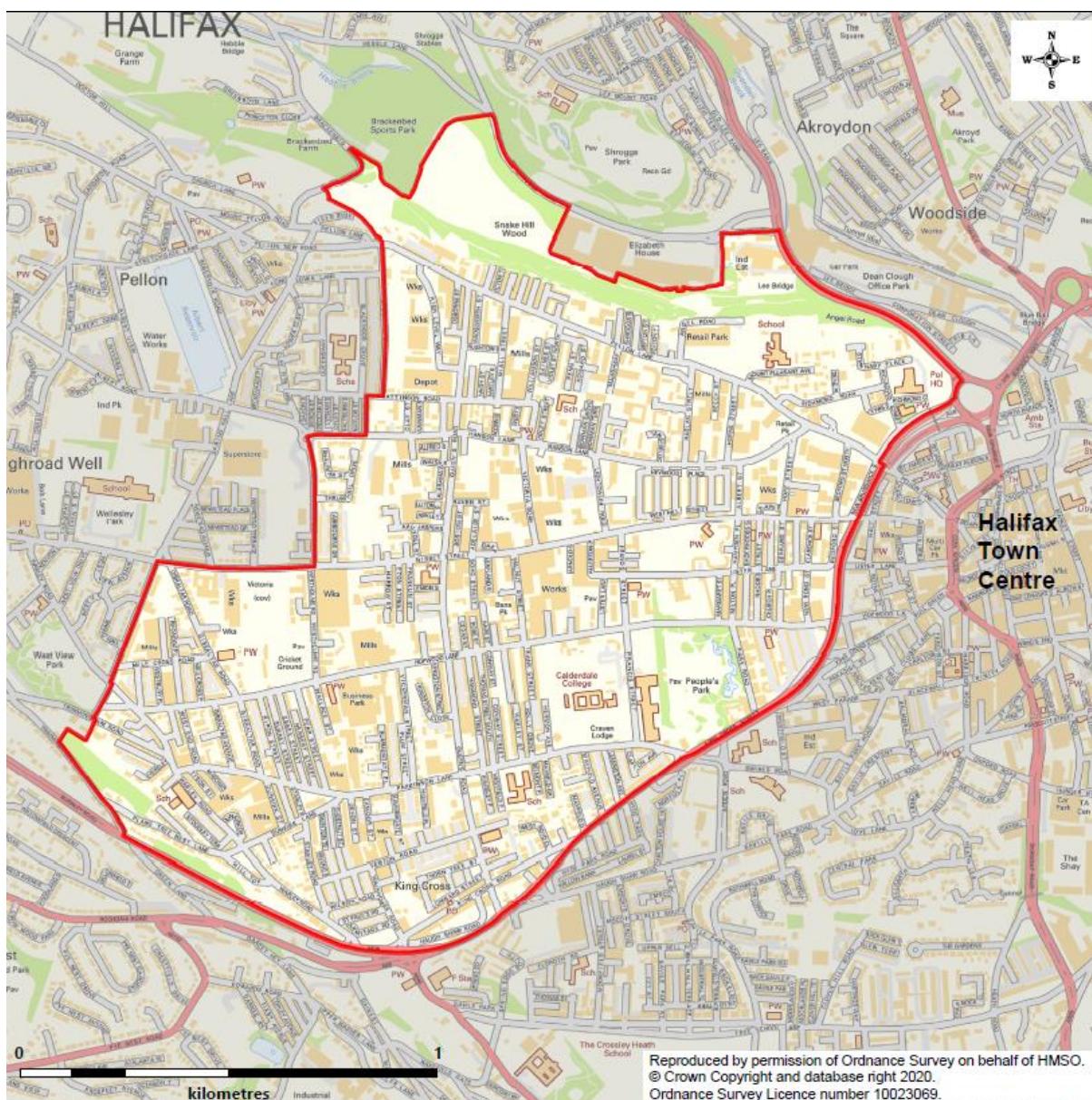
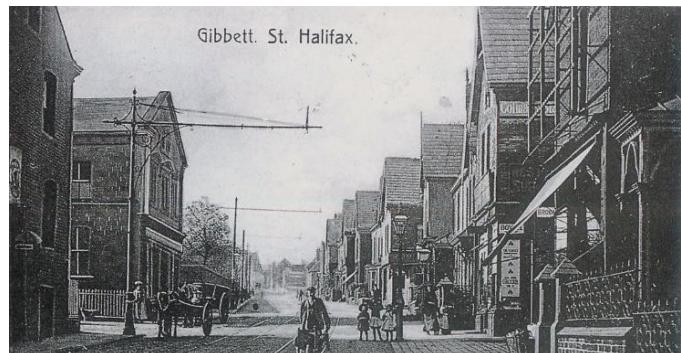


Figure 1 Park Ward Neighbourhood Plan Designated Area

## Historical Development

2.2 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.

2.3 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.



2.4 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.



2.5 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.

- 2.6 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.
- 2.7 In the early years of the 21<sup>st</sup> century Park Ward saw communities from Eastern Europe begin to settle in the area adding to the diversity of the ward. 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**

- 2.8 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 and the A58. The Ward is a bustling, multicultural area with a rich mix of housing, industrial and commercial uses, and facilities for education, community use, worship, and informal recreation.
- 2.9 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

2.10 Park is the smallest of the 17 wards in Calderdale, covering less than one square mile in area. The Office for National Statistics (ONS) 2018 mid-year population estimates show that Park Ward had a resident population of 16,293, 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.

2.11 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

2.12 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.

2.13 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.

2.14 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 View 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

2.15 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.

2.16 Overall, Park Ward has many attractions and strengths as a place to live, work and visit, but also displays 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**



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

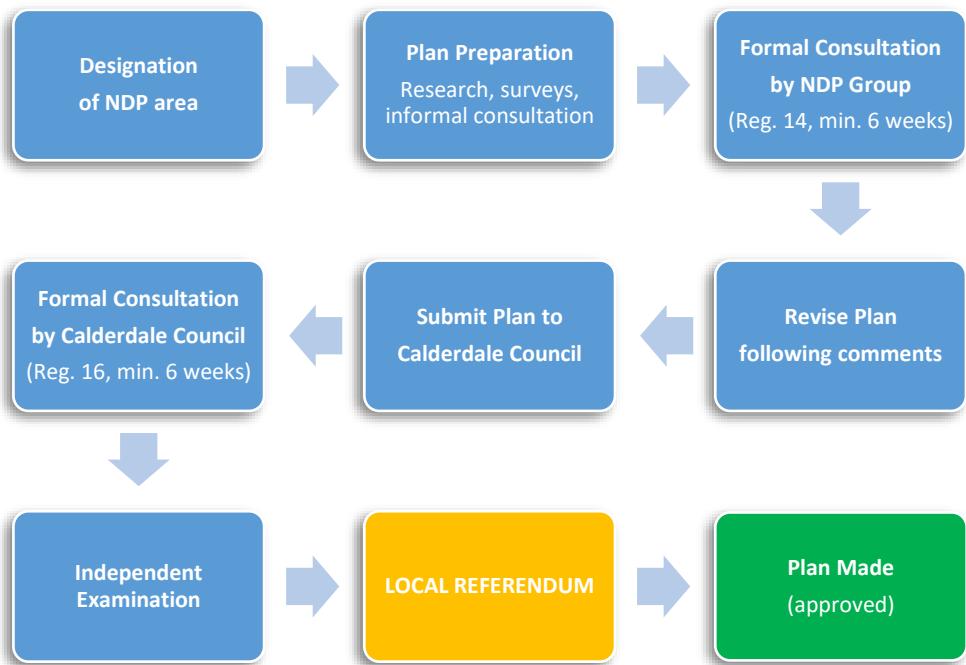


### 3. HOW OUR NEIGHBOURHOOD PLAN WAS PREPARED

- 3.1 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.
- 3.2 This Plan is the result of extensive research, local survey work and community consultation and involvement coordinated 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, the Neighbourhood Planning (General) Regulations 2012 as amended, Planning Practice Guidance and the National Planning Policy Framework.
- 3.3 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Neighbourhood Plans must conform to national guidance such as the NPPF. The Park Ward Neighbourhood Plan was largely prepared when the first NPPF (2012) and then the 2018 revision were in force; the NPPF was updated with some further revisions in January 2019. Paragraph 214 and footnote 69 of the NPPF 2019 stated that the updated NPPF applied to neighbourhood plans submitted (to the Local Authority) after 24 January 2019. A further revision to the NPPF was published in July 2021, and as the Park Ward Neighbourhood Plan is being submitted to the Local Authority after that date, it must comply with the 2021 revision. The Neighbourhood Plan has therefore been checked to ensure conformity with the 2021 NPPF, with references to current NPPF policies and paragraph numbers as appropriate.

#### **The Neighbourhood Plan Process**

- 3.4 The following diagram illustrates the process of preparing the Neighbourhood Plan.



**Figure 2 Neighbourhood Plan Process**

3.5 The following section sets out full details of how the Park Ward Neighbourhood Plan was initiated, managed, and developed.

### **Park Ward Neighbourhood Forum**

3.6 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.

3.7 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.

3.8 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.

3.9 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 at Figure 1.

3.10 A founding Steering Group of 21 members of the Forum, all local residents or businesspeople, 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.

3.11 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

3.12 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.

3.13 A full Consultation Statement has been prepared detailing the range of engagement and consultation activity undertaken over the course of preparing the plan. Throughout the process there has been wide consultation with residents, businesses and community groups in the area, to ensure that local issues and priorities are reflected in the plan. 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.

The results of all this work and community input were brought together to produce a draft Neighbourhood Plan.



Neighbourhood Forum AGM and planning meeting



Park Heritage Festival, Gibbet Walk

In accordance with Regulation 14 of the neighbourhood planning regulations, the Steering Group carried out a formal 6 week period of consultation on the draft Plan; this ran from 26 March to 7 May 2019 and included a public exhibition of the plan set up in the Queens Road Neighbourhood Centre in the heart of the Ward, copies of the plan placed in various community venues, and an online comments/response form on the neighbourhood plan website. All comments received were considered by the Steering Group and changes and revisions made where considered appropriate. The Consultation Statement which accompanies the Neighbourhood Plan sets out full details of comments received and the Steering Group's responses.

Over the following months, along with revisions to the draft plan, the necessary accompanying documents (Basic Conditions Statement and Consultation Statement) were prepared and various supporting technical and other reports were collated in readiness for submission of the plan to Calderdale Council as the next step in the neighbourhood plan process.

3.16 However, further progress was interrupted by the emerging Covid 19 pandemic and resultant lockdowns from early 2020, and the Examination in Public into the Calderdale Local Plan which is still ongoing. These factors prevented the neighbourhood plan progressing to the next stage in the process, the Regulation 16 consultation to be undertaken by Calderdale Council, as intended. As a result, progress was delayed until the Spring/Summer of 2021.

3.17 The revised plan and supporting documentation are now submitted to Calderdale Council to undertake the Regulation 16 consultation, which will run for a minimum 6 week period.

3.18 The Plan will then be subject to examination by an independent Examiner to be appointed by Calderdale Council. All responses made during the consultation period will be collated and forwarded by the Council to the Examiner.

3.19 If the Plan passes the examination, it will be put to a local **Referendum** in which all eligible residents of Park Ward will be able to vote. If the Plan is supported by over 50% of eligible voters, the Plan will be formally approved ("made") by Calderdale Council, and will become part of the statutory development plan for the District.

## 4 KEY ISSUES, VISION AND OBJECTIVES

### KEY ISSUES

4.1 The key issues for the plan have been identified through wide local consultation, surveys and research. These include master planning 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; these are available to view on the Park Ward Neighbourhood Forum website ([www.parkwardndp.org.uk](http://www.parkwardndp.org.uk))

#### Dereliction and Image

4.2 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.

4.3 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.

4.4 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**

4.5 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

4.6 A study undertaken for the Steering Group by AECOM in 2015 estimated a need for around 360 new homes in the Ward to meet local housing needs. The housing requirement for the neighbourhood area has subsequently been updated and refined through work on the Calderdale Local Plan in order to comply with guidance in the NPPF to demonstrate how the neighbourhood area will comply with and contribute to the overall housing requirement for the Borough. The revised figure is a requirement for 350 new homes over the plan period; further information on this is set out in Section 6 and in a detailed Technical Note which is one of the supporting documents for the neighbourhood plan.

4.7 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.

4.8 Some residents said they had experienced difficulty in obtaining planning permission to extend their homes by adding dormers and kitchen extensions.

4.9 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**

4.10 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.

4.11 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.



4.12 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**

4.13 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.

4.14 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.

4.15 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.

4.16 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.

4.17 The Forum wishes 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**

4.18 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 Peoples Park Conservation Area.

4.19 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**

4.20 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.

4.21 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.

4.22 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

4.23 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

4.24 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 protect and enhance woodland areas, as well as individual and groups of trees
- 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

**Table summarising how the Neighbourhood Plan objectives will be delivered by the Neighbourhood Plan Policies**

<b>Neighbourhood Plan Objective</b>	<b>Neighbourhood Plan Policies</b>
To reduce the amount of derelict buildings and sites in order to improve the area's environment, appearance and image and encourage sustainable development	<b>Policy PW1 Key Derelict Sites</b>
To help meet local housing needs by supporting appropriate new housing development and extensions to existing properties to assist household growth	<b>Policy PW2 Minimum Housing Density</b> <b>Policy PW3 Design of New Housing</b> <b>Policy PW4 Design of Dormers and Extensions</b> <b>Policy PW10 Residential Use above Retail and Commercial Premises</b>
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	<b>Policy PW6 Designation of Local Green Space</b> <b>Policy PW7 Enhancement of Queens Road Neighbourhood Centre</b>
Seek to protect and enhance woodland areas, as well as individual and groups of trees	<b>Policy PW6 Designation of Local Green Space</b>
To improve the appearance and amenity of the area by encouraging good standards of design of new buildings, spaces and the public realm	<b>Policy PW3 Design of New Housing</b> <b>Policy PW4 Design of Dormers and Extensions</b> <b>Policy PW5 Design of New Industrial Development</b> <b>Policy PW9 Supporting Development in Retail Centres</b>

To support and revitalise the main shopping centres in the neighbourhood area	<b>Policy PW8</b> <b>Designation of New Local Centre</b> <b>Policy PW9</b> <b>Supporting Development in Retail Centres</b> <b>Policy PW 10</b> <b>Residential Use above Retail and Commercial Premises</b>
To preserve or enhance the area's heritage assets, recognising their contribution to local amenity and interest and as an important visitor attraction	<b>Policy PW11</b> <b>Protecting Local Heritage Assets</b>
To ensure the area remains an important location for business and employment, whilst reducing vehicle-pedestrian conflicts wherever possible	<b>Policy PW5</b> <b>Design of New Industrial Development</b> <b>Policy PW8</b> <b>Designation of New Local Centre</b> <b>Policy PW9</b> <b>Supporting Development in Retail Centres</b> <b>Policy PW12</b> <b>Improving the Environment of Key Pedestrian Routes</b>
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	<b>Policy PW12</b> <b>Improving the Environment of Key Pedestrian Routes</b>

4.25 In addition to the objectives and policies outlined above, Section 7 of this plan sets out a range of **Supporting Actions** which the community would like to progress to help to achieve our vision for Park Ward. These were identified as issues and opportunities during consultation, in some cases building on ongoing initiatives in the area.

4.26 Whilst important, they are not planning policies, instead they are potential projects and actions for the community and relevant organisations to consider for future implementation.

## 5 STRATEGIC PLANNING CONTEXT

5.1 The strategic planning policy for the Plan area focuses on achieving sustainable development including the re-use of previously developed “brownfield” sites to manage and encourage housing growth to meet local requirements whilst also raising the standards of design and quality of the built environment. The viability and vitality of retail and service centres should be supported; open spaces should be protected and increased; and the area’s special heritage of historic buildings and assets should be conserved and enhanced.

5.2 Neighbourhood planning regulations and the NPPF require that neighbourhood plans should be in general conformity with the strategic policies contained in the approved development plan that covers their area. This is one of the Basic Conditions which neighbourhood plans must meet. The 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.

5.3 The current approved development plan for Calderdale is the **Replacement Calderdale Unitary Development Plan (RCUDP)**, adopted in 2006 and amended in 2009. The RCUDP contains a number of strategic 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 promotes sustainable development in the Ward, subject to proposals being appropriate to the site and well-designed. The plan’s derelict sites and housing policies support development 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 plan includes a policy to support appropriate re-use of identified key derelict sites

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

The NP includes an estimated housing requirement figure and contains a minimum housing density policy for residential development in the area; it also supports residential uses above shops. Both measures aim to contribute to 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, and designating a new small local centre

**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

5.4 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**

5.5 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. At the time of writing the Neighbourhood Plan, the Local Plan was at an advanced stage of its Public Examination. The draft Local Plan looks over the period to 2032, and with the Neighbourhood Plan also covering this period and beyond, it was important to ensure that it would be compatible with the direction of policy in the draft Local Plan.

5.6 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
- HW3 Well Being
- HW4 Safeguarding Community Services and Facilities
- RT1 Retail Hierarchy and Town Centre Uses
- BT1 High quality, inclusive design
- BT4 The Design and Layout of Highways and Accesses
- HE1 Historic environment
- GN6 Protection and provision of open space, sport and recreation facilities
- GN8 Protection of local green spaces

5.7 Again, there was close working with Council planning officers to ensure the compatibility between neighbourhood plan and Local Plan policies.

Neighbourhood plan policies reinforce and give a local emphasis to Local Plan policies and allocations.

## 6 NEIGHBOURHOOD PLAN POLICIES

- 6.1 This section sets out the policies which are intended to help the forum 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.
- 6.2 Summary background information and justification for each policy is provided below the policy wording.
- 6.3 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. Individual plans for proposed Local Green Space sites are contained in Appendix 3.

### Note on Plan Policies

- 6.4 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 Almshouses
  - 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
- 6.5 The neighbourhood plan contains references to both the People's Park Conservation Area and King Cross District Centre, and includes policies relating to the latter. **For clarification, references and plan policies apply only to the parts of these two defined areas which lie within the designated neighbourhood area.**

## TACKLING DERELCTION

### Policy PW 1 Key Derelict Sites

**Development proposals on the key derelict sites listed below and shown on the Policies Map will be encouraged and supported where they:**

- a) would contribute to overcoming the negative image of long-term dereliction in the area;**
- b) would deliver sustainable development;**
- c) would contribute to enhancement of the local urban environment;**
- d) in the case of sites fronting main transport routes or in other prominent locations, are particularly well-designed and present an active and attractive frontage;**
- e) would not have a significant adverse effect on the amenity or operation of neighbouring uses; and**
- f) comply with all other relevant policies in the Neighbourhood Plan and Calderdale Local Plan**
  - PW1.1      Queens Road/Parkinson Lane – former garage site
  - PW1.2      Parkinson Lane/Warley Road junction – cleared site
  - PW1.3      Boston Street/Gibbet Street junction – derelict building
  - PW1.4      Williamson Street – vacant industrial building
  - PW1.5      164 King Cross Road – derelict house
  - PW1.6      Leafland Street – derelict building
  - PW1.7      Rear of Ryburn Terrace – vacant industrial buildings
  - PW1.8      Pellon Lane above Queens Road junction – derelict building

### Background/Justification

6.6 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.

6.7 Derelict sites also represent wasted potential development opportunities which could assist in meeting local needs including for housing. Reusing these previously developed sites and buildings, which are in accessible locations, in accordance with the policy criteria, 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.

6.8 Policy PW1 aims to provide a focus on these key sites and encourage development interest leading to their re-use as early as possible. The sites listed are the most prominent, damaging and/or long-term derelict sites where development would have the greatest impact in the area. Site 1.1 (former garage site) was identified in the AECOM site appraisal study (2015) as having potential for mixed use development including housing and is allocated in the emerging Calderdale Local Plan as a mixed-use site with a range of appropriate uses including residential, retail, commercial, industrial and leisure. The site was awarded planning permission in October 2021 (application 20/00462/FUL) for a mixed-use development which has commenced but not yet been completed.

6.9 Several of the other identified sites have also lain vacant and unused for many years, leading to long-term blight. The Neighbourhood Plan is not prescriptive about the type of uses considered appropriate for these sites, to give the widest encouragement to proposals for their re-use. Whilst in broad terms any development on the identified key sites could be seen to be preferable to continued dereliction, Policy PW1 aims to stimulate development whilst at the same time ensuring proposals would not adversely affect neighbouring uses, would contribute positively to enhancing general environmental amenity, and comply with other relevant policies.

## NEW AND IMPROVED HOUSING

### **Policy PW2 Minimum Housing Density**

**Proposals for new housing development, including proposals on mixed-use sites, should achieve a minimum net density of 45 dwellings per hectare. Lower densities may be appropriate in line with part 2 of policy HS2 of the draft Calderdale Local Plan**

### **Background/Justification**

6.10 As set out in the Key Issues section of the neighbourhood plan, local consultation identified a requirement for new housing in the area to meet a number of needs – a young and growing population, many large households, and relatively high levels of overcrowding. There are strong community ties to the area and new housing in the locality will allow people to remain in the area and maintain social and family links and access to local employment, services, and education.

6.11 In 2015 the Steering Group commissioned a study by AECOM to identify the level of local housing need, which estimated a requirement for around 300 dwellings. Neighbourhood plan guidance requires evidence and studies underpinning plan

policies to be more up to date. In addition, the NPPF requires local authorities to set out, within the overall dwelling requirement for their District, a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations (NPPF para 65)

- 6.12 Calderdale Council has prepared a detailed study of housing requirements, delivery and sources of supply in the Park neighbourhood area in order to identify a figure that will address local needs and contribute to the District requirement. **The Council considers a housing requirement figure of 350 units to be appropriate for the Neighbourhood Area.** Whilst this is lower than the full assessed need for the area, it is considered that as the Local Plan demonstrates that Calderdale's housing need can be met in full across the borough, the level of need which cannot be met within the Neighbourhood Area will be met elsewhere in the borough. It is therefore considered that the housing requirement for Park supports the delivery of the Local Plan.
- 6.13 The full Technical Note covering the neighbourhood area's housing requirement is one of the supporting documents accompanying the neighbourhood plan. The note includes reference to a further requirement in the NPPF that neighbourhood plan housing figures conform to the approved development plan for the area.
- 6.14 Initially the draft neighbourhood plan included policies supporting a number of Local Plan housing site allocations subject to the number of dwellings being maximised. Due to various factors, including recent development on allocated sites, it is considered that a more effective policy aimed at supporting and delivering new housing in the area over the plan period and contributing to the identified housing requirement is to set a minimum density for new housing proposals. The Housing Technical Note concludes that a minimum net density of 45 dwellings per hectare is appropriate for the area; this provides a baseline, with the opportunity for schemes to deliver higher numbers of houses where possible and appropriate, thereby contributing towards the overall housing requirement for the locality.
- 6.15 A further key issue is the need for housing to be affordable to local households. As a relatively disadvantaged area with a level of economic deprivation, affordable housing was highlighted during consultation as a key requirement if the needs of local people are to be met. The neighbourhood plan does not include a specific policy on affordable housing, as this is adequately covered by the Local Plan. This recognises that Park is an area where requiring an element of affordable housing might present viability challenges for new housing proposals. However, the Local Plan policy requires that new housing sites of 15 or more dwellings in Park should have 20% affordable dwellings. This will serve as a starting point for negotiation and enable the Council to respond to changing demands and trends.

The Neighbourhood Plan Forum supports this policy and expects it to be rigorously applied to future housing development proposals in the area.

## DESIGN OF NEW DEVELOPMENT

### Policy PW 3 Design of New Housing

**All proposals for new housing, including housing in mixed-use developments, should meet the following requirements:**

- a) be well-designed and make a positive contribution to the amenity and appearance of the surrounding area;
- b) 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;
- c) pay particular attention to hard and soft landscaping and boundary treatment to enhance general amenity;
- d) 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;
- e) include private garden areas and/or private communal spaces wherever possible;
- f) where located in the People's Park Conservation Area, preserve or enhance the special character of the area; and
- g) incorporate sustainable construction and energy efficiency measures.

#### **PW 4 Design of Dormers and Extensions**

**Development proposals for dormer or other house extensions will be supported where they:**

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

#### **Policy PW 5 Design of New Industrial Development**

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

- a) be of good quality design and enhance the appearance of the locality;
- b) minimise any adverse environmental effects on the amenity of adjoining uses;
- c) 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;
- d) where proposals involve provision for the parking of vehicles under repair, or unroadworthy vehicles, this should be made internally or suitably screened within the curtilage of the business; and
- e) include provision for waste storage within the curtilage of the business.

#### **Background/Justification**

- 6.16 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.
- 6.17 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 are included in the approved development plan (RCUDP) and 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 borough, particularly policy BT1. The Neighbourhood Plan requirements are additional to these and add a local dimension in response to issues identified through local consultation and survey work.

- 6.18 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.
- 6.19 Policy PW 3 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.
- 6.20 Policy PW 4 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.
- 6.21 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 7 - Supporting Actions**.
- 6.22 Policy PW 5 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

### Policy PW 6 Designation of Local Green Space

**The sites listed below and identified on the Policies Map are designated as Local Green Space. These sites will be protected in accordance with the provisions of the National Planning Policy Framework and development will not be permitted other than in very special circumstances.**

- PW6.1 Shroggs Valley
- PW6.2 St Augustine's Centre Garden
- PW6.3 New Bond Street Community Garden
- PW6.4 Warley Road Green Triangle
- PW6.5 Conway Street
- PW6.6 Vickerman Street Green Space

### Policy PW 7 Enhancement of Queens Road Neighbourhood Centre

**Proposals for the enhancement of the Queens Road Neighbourhood Centre and Community Garden will be supported where:**

- a) the open space is protected and improved to provide facilities for informal recreation/leisure use by the community;
- b) facilities for the delivery of community services are enhanced;
- c) measures to improve accessibility to the site for all users are included; and
- d) the proposals are designed to preserve or enhance the character and setting of the Listed Building

### Background/Justification

- 6.23 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.
- 6.24 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.

6.25 Resident consultation indicated the importance of open space areas spread throughout the Ward, which is largely a densely developed urban environment. A number of sites across the neighbourhood area have been identified as making a particularly important contribution to the environment and enjoyment 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. It was felt important that these sites are protected from potential loss through development or in other ways.

6.26 A number of the important open green space sites in the area are included in the adopted development plan (Replacement Calderdale Unitary Development Plan) as “Open space urban” and afforded a level of protection. In the emerging Calderdale Local Plan, which will replace the RCUDP, many of the sites are proposed for designation as Open Space; under Local Plan Policy GN6 (Protection and Provision of Open Space, Sport and Recreation Facilities) these sites would be safeguarded from development to maintain local character and amenity of settlements and their communities and/or recreational function. Development would only be permitted where the site is clearly surplus to requirements, or its loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location, or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

6.27 However, there are other sites of open space value to the local community which are not covered by the proposed Local Plan policy. Of particular importance is the Shroggs Valley site, allocated in the RCUDP for employment use but unallocated in the emerging Local Plan; this is a relatively large area of woodland and open green space on the northern boundary of the neighbourhood area, and which has particular historical significance in the area. 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, and 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. There was a clear desire to protect this open area for the benefit of the community, and to encourage further appropriate improvements for recreation/leisure use and to the site’s accessibility.

6.28 Five other sites were also identified as having particular value to local residents; a garden area at the St Augustine’s Centre on Hanson Lane; a community garden space at New Bond Street; and open, grassed areas on Warley Road, Vickerman Street and Conway Street. 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; 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.

6.29 The areas listed in Policy PW 6 are considered to meet the NPPF criteria. Whilst the Shroggs Valley site is relatively large, 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. The other sites proposed for designation are mainly small pocket-park type spaces and other publicly accessible open green areas. More detailed descriptions of the sites, including site plans, and the justification for their protection are contained in Appendix 3. Once designated, these areas would be protected from inappropriate development in accordance with the NPPF, i.e. development will not be permitted other than in very special circumstances, in line with policies for managing development in Green Belts (para 101). Designation of these areas as Local Green Space would complement the Open Space proposals in the emerging Local Plan, ensuring strong protection for valued open/green sites across the neighbourhood area.

6.30 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 key asset for the community, providing a range of essential and well-used community services along with an important area of external open space, currently partially used for car parking. The large former Victorian school building, Listed Grade II, has particular historical significance in the area, and 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.

6.31 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.

6.32 Initial and positive discussions have been held with the building’s owner, Calderdale Council, and Policy PW 8 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 7 - Supporting Actions**.

## REVITALISING RETAIL CENTRES

### Policy PW 8 Designation of New Local Centre

**The area defined by the boundary shown on the Policies Map and identified as Queens Road South, containing local retail and service uses, is designated as a Local Centre, as defined in the Retail Hierarchy of the Calderdale Local Plan**

### Policy PW 9 Supporting Development in Retail Centres

**Development proposals for new retail or commercial uses, or alterations to existing retail or commercial premises, in the defined District Centres of King Cross (within the designated neighbourhood area) and Queens Road; and the Queens Road South Local Centre, by new building, conversion or change of use, will be supported where:**

- a) their design makes a positive contribution to the appearance of the area;
- b) any existing features such as traditional shopfronts are retained or enhanced wherever possible;
- c) 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;
- d) proposed signage complements the shopfront design and avoids clutter; and
- e) the proposal is appropriate to the role and function of the centre as set out in Local Plan Policy RT1 and complies with other relevant Local Plan policy requirements for retail centres.

### Policy PW 10 Residential Use above Retail and Commercial Premises

**Development proposals for residential use above ground floor retail and commercial premises in the defined District Centres and the Queens Road South Local Centre, will be supported in order to enhance the viability of the business and the vitality and amenity of the centre, subject to the proposals providing adequate standards of residential amenity and access and not adversely affecting the operational requirements of the business.**

## Background/Justification

6.33 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 of the neighbourhood area. 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.

6.34 The NPPF states that planning policies should support the role that town centres play at the heart of local communities, and the emerging Calderdale Local Plan seeks to maintain and enhance the vitality and viability of the Borough's Town Centres by defining a network and hierarchy of centres that is the focus for retailing and other town centre activity in appropriate locations (Local Plan Policy RT1). Under this hierarchy, King Cross and Queens Road are categorised as District Centres (Local Plan Policy RT1). These centres are described as providing appropriate convenience (food and grocery) facilities to enable a weekly shop, supported by a range of other shops, services, leisure and cultural facilities serving their local communities or rural catchments.

6.35 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 local facilities (including supermarket, clothes shop, beauty parlour, take-away, car sales). This group is detached from the main part of the Queens Road District Centre and surrounded by high-density terraced housing. The group provides useful facilities for everyday needs (with the exception of car sales) on a very localised basis for nearby residents and is considered to merit designation and support through neighbourhood plan policies. The boundary of this centre is shown on the Policies Map. NPPF Annex 2 requires the boundaries of most defined centres to be shown on the local authority's policies map and modifications are proposed to the relevant retail policy in the emerging Calderdale Local Plan to include the boundary of the Queens Road South local centre. Policy PW8 aims to recognise the role of this area; relevant policies in the neighbourhood plan and Local Plan aim to support and encourage improvements to the viability, vitality and amenity of such areas.

6.36 Policy PW9 supports appropriate new, and alterations to existing, retail and commercial uses in the defined District Centres and the Queens Road South Local Centre, subject to criteria aimed at improving the quality of design. The policy responds to issues raised by residents during consultation relating to unattractive shopfronts, security shutters presenting a bleak appearance, and a desire to see improvements in the general appearance and design quality of shopping areas.

6.37 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 accommodation and improving the external appearance. Whilst not an extensive issue, appropriate opportunities should be

taken where possible and Policy PW10 aims to encourage this, subject to ensuring that proposals provide adequate residential standards without prejudicing the operation of the ground-floor business. Proposals should also take into account other requirements as set out in the emerging Local Plan Policy RT7.

6.38 Overall, the neighbourhood plan's retail policies aim to support and enhance local shopping areas, leading to greater vitality and improved business viability along with improvements to general amenity and appearance. Proposals should also be encouraged to take account of other guidance, including Secured By Design ([www.securedbydesign.com](http://www.securedbydesign.com)), a police initiative aimed at improving the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit.

## PROTECTING THE AREA'S HERITAGE

### Policy PW 11 Protecting Local Heritage Assets

**The local heritage value of the buildings, sites and features listed below should be recognised and development proposals requiring consent should demonstrate an awareness of their historic significance and be sensitively designed. Proposals will be assessed in accordance with the relevant provisions of the NPPF requiring the effect of the proposal on the significance of the asset to be taken into account.**

- PW11.1 Perseverance Works pediment, Gibbet Street
- PW11.2 Queen's Road Mill
- PW11.3 Mackintosh Chocolate Works frontage, Queen's Road
- PW11.4 Former Summergate Farm, Parkinson Lane
- PW11.5 Former Gibraltar Farm, Gibraltar Rd/Parkinson Lane
- PW11.6 Hill Top houses

## Background/Justification

6.39 The NPPF defines a Heritage Asset as “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)”. Heritage assets should 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.

6.40 Park Ward contains many important designated heritage assets (see Appendix 2) reflecting the rich historical development of the Ward. These include Listed

Buildings, Historic Parks/Gardens, Scheduled Ancient Monument and the Peoples Park Conservation Area (the majority of which lies inside the neighbourhood area boundary). These contribute significantly to the area's character, interest and attractiveness for both residents and visitors.

- 6.41 Designated heritage assets have strong protection through various pieces of specific legislation and the NPPF, and policies in the adopted development plan (RCUDP) and the emerging Local Plan contain detailed requirements relating to development proposals affecting such assets. The neighbourhood plan's objective of preserving or enhancing the area's heritage assets will be met largely through these designations and policies, in particular as applied to Listed Buildings and to development in or affecting the Peoples Park Conservation Area which is of major local if not regional significance.
- 6.42 Park Ward also contains other historic buildings and features which are not formally designated but do have local heritage interest or significance. Along with their intrinsic heritage interest, they also contribute to the general attractiveness and amenity of the area.
- 6.43 The neighbourhood planning process provided the opportunity to identify locally important buildings and features where their heritage value was felt worthy of consideration. Survey work by Steering Group members including relevant professional expertise identified the buildings or features listed in Policy PW11 as important non-designated heritage assets, based on criteria including age, historical association or other characteristics. Further details on these and their local heritage value are set out in Appendix 2.
- 6.44 Policy PW 11 lists these sites and aims to ensure any development proposals are considered in conformity with NPPF para 197 which states "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset". The policy is also in accordance with policy HE1 in the emerging Local Plan which states that "applications for development which are likely to affect the significance of a heritage asset (whether designated or not) will be required to include an appropriate understanding of the significance of the assets affected"
- 6.45 A number of buildings in the neighbourhood area are included on the Heritage Environment Record (HER) held by the West Yorkshire Archaeology Advisory Service. as non-designated heritage assets. The HER should be consulted as appropriate when development proposals are being prepared.
- 6.46 The identified assets could be considered for inclusion on a formal Local List at a future date, and others may be identified in the course of consideration of planning applications or through local plan work may also be considered.

## GETTING AROUND

### Policy PW 12 Improving the Environment of Key Pedestrian Routes

**Development on sites adjoining the key access routes to the Town Centre identified on the Policies Map should be designed to enhance the environment of the route, particularly for pedestrians, by ensuring that:**

- a) their design contributes positively to the amenity of these areas, particularly the pedestrian environment;
- b) they retain or enhance the desire line or normal pedestrian route;
- c) they retain or provide an attractive and active frontage to the route;
- d) any parking provision is located to the rear of the site, or alternatively is suitably screened;
- e) any provision for external storage, including waste storage, is located to the rear of the site, or alternatively is suitably screened;
- f) they incorporate attractive boundary treatment fronting the route, including structural low-maintenance planting where possible;
- g) they incorporate opportunities for public access through the development site where appropriate and feasible; and
- h) they comply with all other relevant design requirements set out in Policies PW 4, PW5 and PW6 as appropriate

### Background/Justification

6.47 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.

6.48 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 of much of the neighbourhood area and Hopwood Lane, Gibbet Street, Lister Lane and Parkinson Lane/King Cross Street are commonly used walking routes.

6.49 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, 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.

6.50 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 a recognition that such routes should be attractive and user-friendly to encourage maximum use.

6.51 Policy PW 12 aims to encourage development proposals for sites along or affecting these key routes to take account of the role of the routes and to ensure the environment, particularly for pedestrians, is enhanced. The policy addresses locally specific matters and sets out attributes and requirements which will meet these and result in a more attractive, accessible and user-friendly environment, in particular for local residents and visitors walking to and from the town centre. In conjunction with the general development design requirements set out in other Neighbourhood Plan policies, these particular matters are anticipated to produce significant enhancements to the routes over time.

6.52 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 Neighbourhood Plan policy.

## 7 SUPPORTING ACTIONS

7.1 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.

7.2 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.

7.3 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.

7.4 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

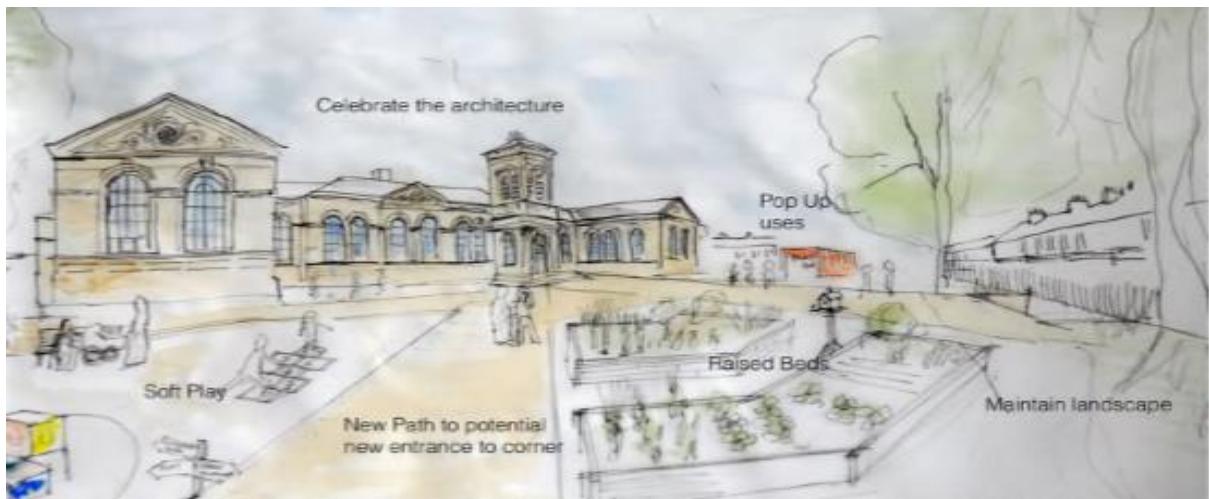
Calderdale Council have recently approved a Tree and Woodlands Policy that is keen to encourage and increase provision of planter boxes within areas such as Park Ward.

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.

## 8 MONITORING AND REVIEW

- 8.1 The Park Neighbourhood Plan will cover a period of some 15 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.
- 8.2 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.
- 8.3 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      Historical Development of Park Ward**

**Appendix 2      Heritage Assets**

- **Designated Heritage Assets**
  - Listed Buildings and Historic Parks and Gardens
  - Map of Heritage Designations
- **Local Heritage Assets (Policy PW11)**
  - Site Descriptions and Significance
  - Photographs

**Appendix 3      Local Green Space Assessment (Policy PW6)**

- Site Descriptions and Value
- Site Maps

**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, Esp's 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 19th 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 Alms-houses. 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 an 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.

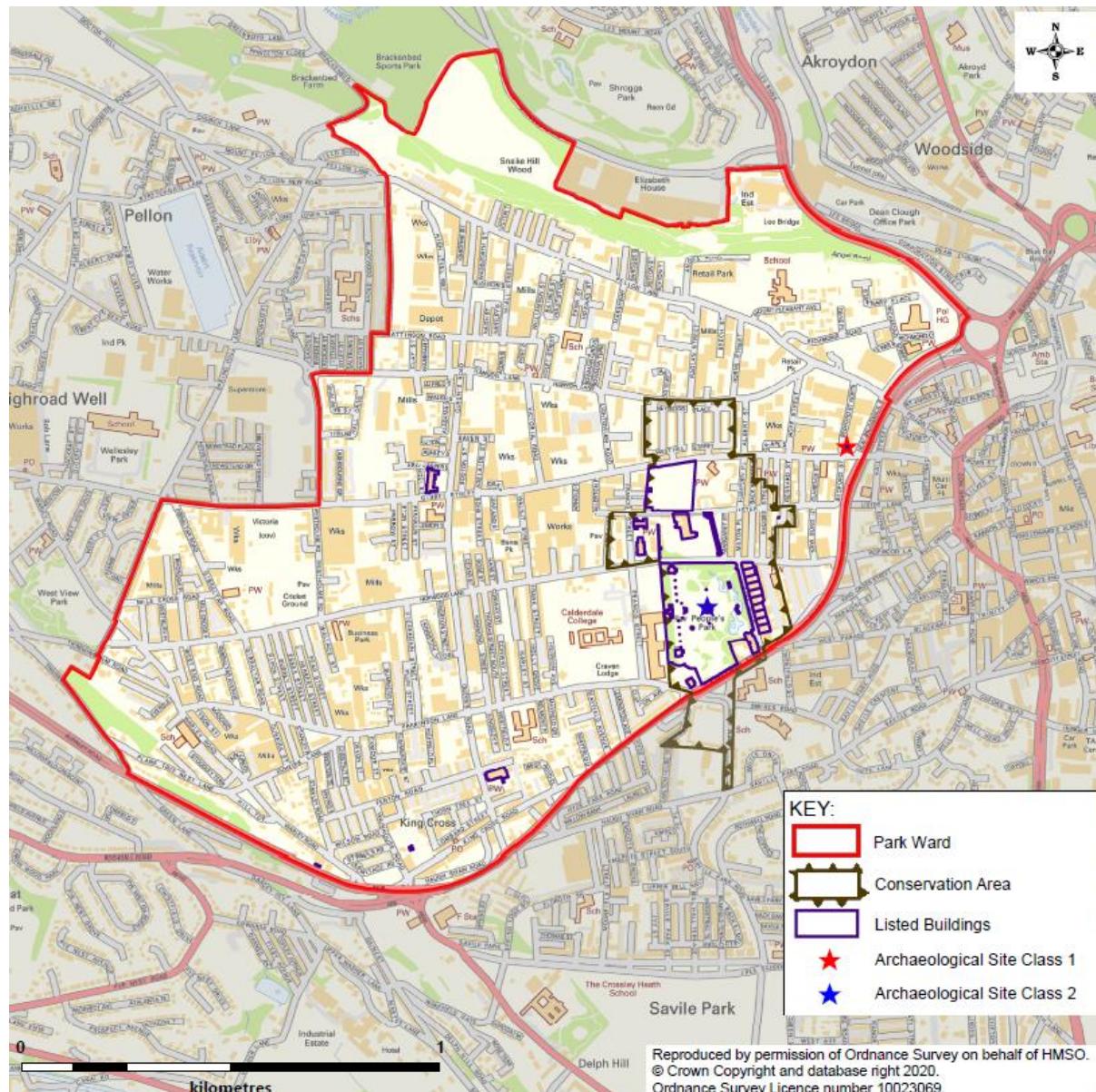
The only bomb during World War II which caused fatalities in Halifax, fell on Hanson Lane near the junction of Crossley Terrace in November 1940, also causing extensive damage to many houses.

## Appendix 2

### HERITAGE DESIGNATIONS - Listed Buildings and Historic Parks and Gardens

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 platform at the original site of the Halifax Gibbet, which as well as a Listed Building, is a scheduled monument of national archaeological importance and of wide interest locally and for visitors to the area.

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
<b>Lister Lane Cemetery Lister Lane</b>	<b>Grade II Registered Park/Garden</b>
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
<b>People's Park</b>	<b>Grade II Star Registered Park/Garden</b>
The (former) Park Congregational Church	Grade II Listed Building
Crossley House Hopwood Lane	Grade II* Listed Building
Sir Francis Crossley Alms-houses Margaret Street	Grade II Listed Building
Remains of Gibbet Street	Grade II Listed Building
Screen Wall and Tower Hopwood Lane	Grade II Listed Building



**Figure 3 Designated Heritage Assets**

## LOCAL HERITAGE ASSETS

The Park Ward Neighbourhood Forum established a Heritage Working Group in 2016. The group identified the sites in the table below as being significant elements of the local heritage which are not currently formally designated. Since then, the Group has organised several well attended heritage walks around the ward, as part of the Annual Calderdale Heritage Festival.

This work was led by David Glover, Chair of Halifax Civic Society and a member of the Park Ward Neighbourhood Plan Forum. In identifying sites of local heritage interest, reference was made to Historic England's Good Practice Guide for Local Heritage Listing, which contains a list of criteria. These are:

**\*Age \* Rarity \*Aesthetic Interest \*Archaeological Interest \*Archival Interest**

**\*Historical Association \* Designed Landscape Interest \* Landmark Status**

**\* Social and Community Value**

These criteria are equally relevant factors when identifying features of local heritage value and interest through the Neighbourhood Plan process.

Site locations are shown on the Neighbourhood Plan Policies Map; photographs of the buildings or features are included after the table.

<b>PW11.1</b> <b>Perseverance Works</b> – pediment at the roofline of the former Perseverance Works on Gibbet Street, opposite the junction with Victoria Road	Erected for Maud and Turner, this machine tool business was in existence by 1865 and the structure may date from around that time. The building is still in use today as a manufacturing business, and remains a prominent building on Gibbet Street. The pediment is an attractive and prominent feature contributing to the local historical interest of the building	<ul style="list-style-type: none"><li>• Age</li><li>• Aesthetic Interest</li></ul>
<b>PW11.2</b> <b>Queen's Road Mill</b> - at the junction of Queen's Road and Gibbet Street	Erected in 1865 for worsted weaver and manufacturer, Richard Hoyle. By 1871 the company was employing 371 men, women and children. A key landmark building in the very centre of the ward	<ul style="list-style-type: none"><li>• Age</li><li>• Aesthetic Interest</li><li>• Historical Association</li><li>• Landmark Status</li></ul>

<b>PW11.3</b> <b>Mackintosh Chocolate Works frontage, Queen's Road</b>	<p>Originally known as the Kingston Confectionery Works, the factory was built in 1898 to house the firm of John Mackintosh Limited, which had grown out of the confectioners shop set up in King Cross Lane by Violet and John Mackintosh in 1890. The factory was damaged by fire in 1909 but rebuilt and continued in operation until 1969, when Mackintosh's merged with the Rowntree company</p>	<ul style="list-style-type: none"> <li>• Age</li> <li>• Aesthetic Interest</li> <li>• Historical Association</li> </ul>
<b>PW11.4</b> <b>Former Summerngate Farm, 107-109 Parkinson Lane</b>	<p>This former farmhouse dates from the middle of the 17<sup>th</sup> century, when it was known as Parkinson House, one of the few properties lying in farmland to the West of the town of Halifax. It was rechristened "Summerngate" in the 19<sup>th</sup> century</p>	<ul style="list-style-type: none"> <li>• Age</li> <li>• Rarity</li> </ul>
<b>PW11.5 Former Gibraltar Farm</b> , at the junction of Gibraltar Road and Parkinson Lane	<p>The farm was built in 1704 and is thought to have been named after the taking of the Rock of Gibraltar by Sir George Rooke.</p>	<ul style="list-style-type: none"> <li>• Age</li> <li>• Historical Association</li> </ul>
<b>PW11.6</b> <b>Hill Top Houses</b> , off Warley Road	<p>Row of six cottages, the oldest dating from 1796</p>	<ul style="list-style-type: none"> <li>• Age</li> <li>• Group Value</li> </ul>



### Local Green Space Assessments

Policy PW6 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).

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

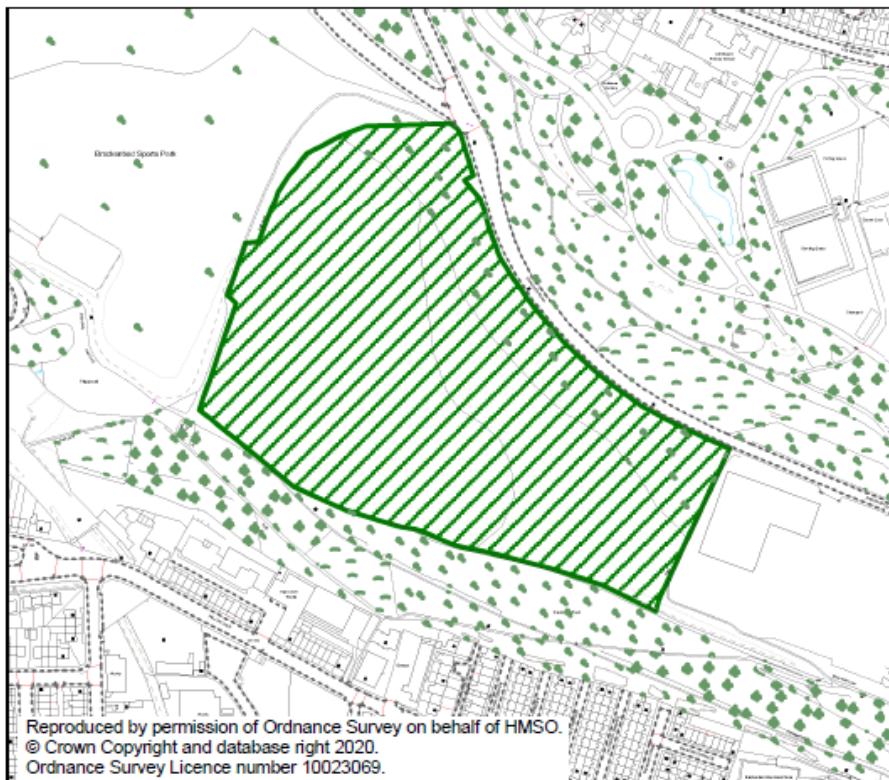
The proposed sites are listed in the following table; site boundaries are shown on the accompanying individual site plans. The sites and their value have been identified through detailed local survey work by the Neighbourhood Plan Steering Group and feedback from residents during consultation. In a number 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 also shown on the Neighbourhood Plan Policies Map which accompanies this document.

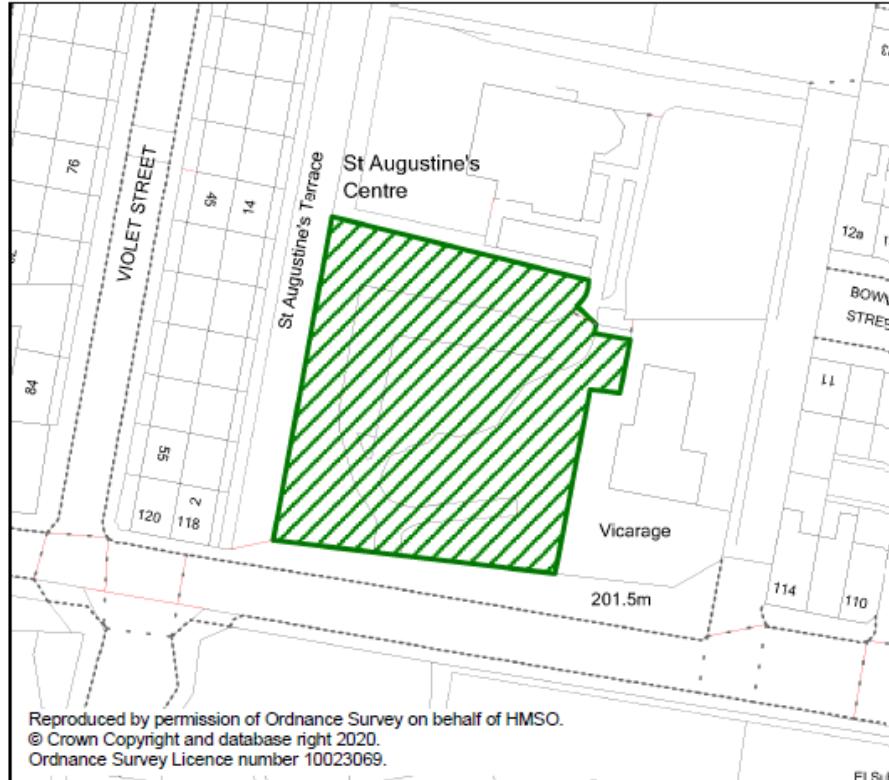
Site	Site Area (hectares)	Special Role					Description/Justification
		Beauty	Historic Importance	Recreational Value	Tranquillity	Richness of Wildlife	
<b>Shroggs Valley</b> Ref PW6.1	6.6	Y	Y	Y	Y	Y	Wide valley lying at the Northern end of the ward, previous occupied by a rubbish tip capped over thirty 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>St. Augustine's Centre Garden,</b> off Hanson Lane Ref PW6.2	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>New Bond Street Community Garden,</b> bounded by Hopwood	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

Lane/New Bond Street Ref PW6.3							
<b>Warley Road Green Triangle,</b> bounded by Warley Road, Tower View and Hill Top Ref PW6.4	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</b> Ref PW6.5	0.226	N	N	Y	N	N	An open site comprising several grassed areas and a number of large mature trees surrounding a central area used for informal parking, located in a densely developed area of terraced housing. Adjacent to the south is a small play children's play area designated as open space in the Calderdale Local Plan. The value of the site as a whole lies in its openness and greenery, providing significant visual relief in the hard urban environment, which is dominated by dense housing development, in part of the neighbourhood area where there is a general shortage of open space. The relatively wide grassed areas also provide opportunities for casual recreation (albeit small scale and informal) in an area where the all the surrounding terraced properties are without gardens and have only small yards. Notwithstanding the element of parking, the site, grassed areas, and large

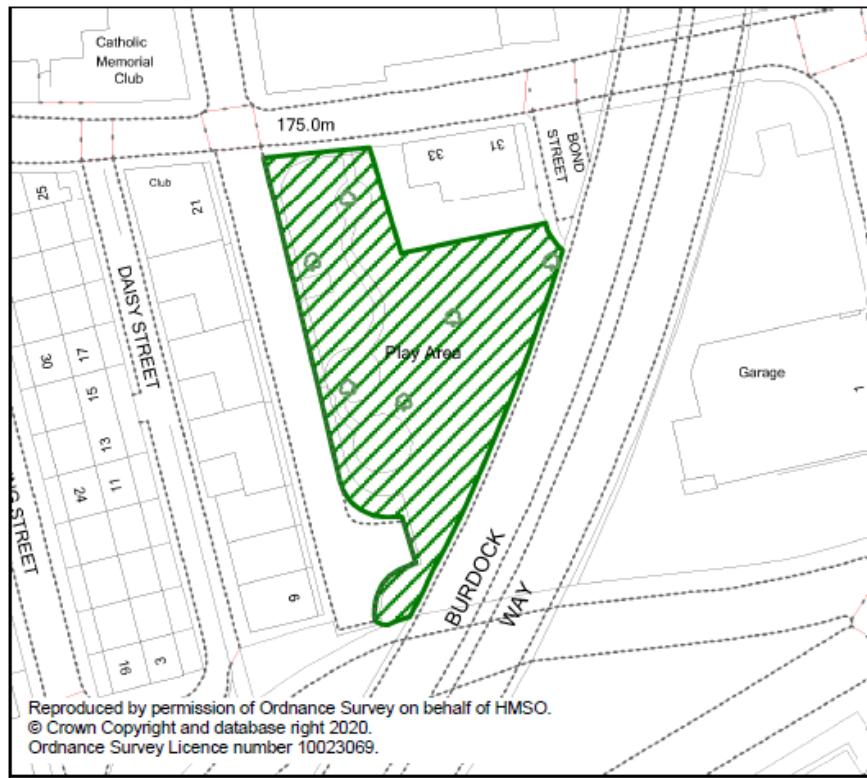
							attractive trees offer an element of tranquillity, while the trees provide wildlife habitats in an urban setting. Resident consultation stressed the importance of accessible open space and greenery in high density housing areas; loss of this open area and greenery would seriously affect the amenity of this part of the locality.
<b>Vickerman Street Green Space Ref PW6.6</b>	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



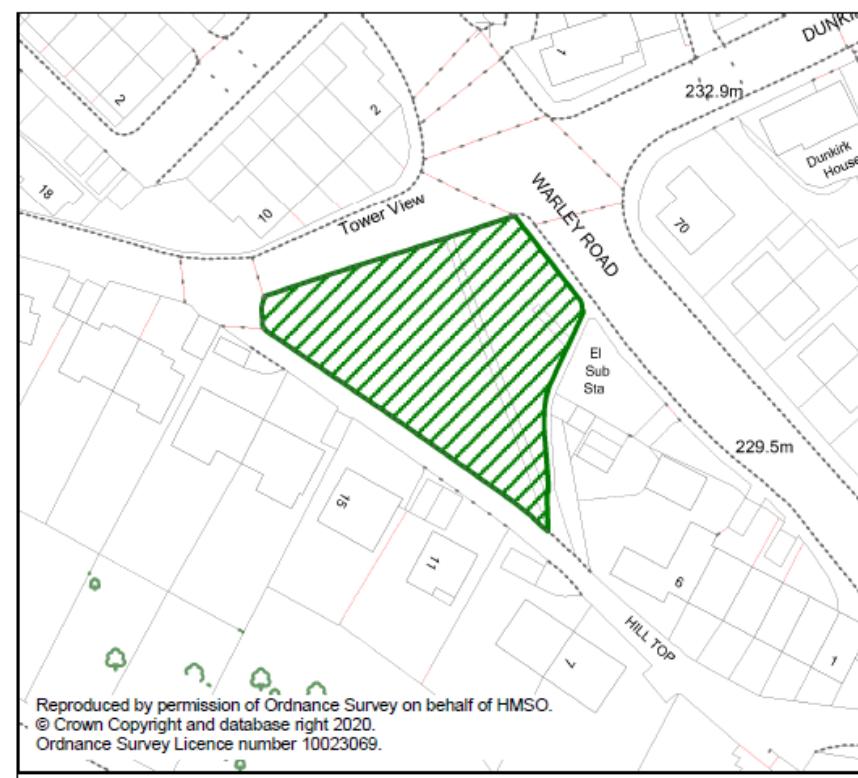
**Local Green Space**  
PW 6.1 Shroggs Valley



**Local Green Space**  
PW 6.2 St. Augustine's Centre garden



**Local Green Space**  
PW 6.3 New Bond Street Community Garden



**Local Green Space**  
PW 6.4 Warley Road Green Triangle



