



Approach

Of the six town centres identified by the adopted Replacement Calderdale UDP, only four have primary and secondary shopping frontages defined by the UDP Proposals Map, these being Halifax, Brighouse, Hebden Bridge and Todmorden. In addition, tertiary shopping frontages are identified on the Proposals Map in Halifax and Brighouse.

The centres of Elland and Sowerby Bridge offer a more limited shopping offer which is also less concentrated around a central core. Accordingly, it was not considered necessary at the time of production of the UDP to define protected retail frontages in these two centres.

All six centres were visited in order to review the suitability of the current defined retail frontages and to assess the part of the town centre which should reasonably be designated as the centres' primary shopping area.

The commentary on each of the centres which follows should be considered in the context of the definitions of primary shopping area, primary frontage and secondary frontage provided by PPS6, which are reproduced below.

Primary Shopping Area: Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are contiguous and closely related to the primary shopping frontage). The extent of the primary shopping area should be defined on the Proposals Map. Smaller centres may not have areas of predominantly leisure, business and other main town centre uses adjacent to the primary shopping area, therefore the town centre may not extend beyond the primary shopping area.

Primary Frontage: Primary frontages are likely to include a high proportion of retail uses.

Secondary Frontage: Secondary frontages provide greater opportunities for a diversity of uses.

PPS6 does not make provision for the identification of tertiary frontages and, as a consequence, this designation is not considered in the analysis which follows. Instead, areas which were previously defined as such are now generally recommended to be identified as secondary frontages.

After visiting the centres, it is again considered that both Elland and Sowerby Bridge fail to provide a sufficient concentration of retail premises to merit the designation of primary and secondary frontages.

In each instance, the primary frontage is denoted in red and the secondary frontage in green. For all four of the centres, the recommended secondary shopping frontage is contiguous to the recommended primary frontage and, accordingly, the primary shopping area should be taken to comprise both of these frontages.

Halifax

There has been little significant new retail development in Halifax Town Centre over the past decade and the centre is considered to still trade in a manner similar to that identified by the adopted UDP Proposals Map. Although there are limited pockets within the primary frontage that have been given over to uses

Primary Shopping Areas



other than Class A1 retail (most notably at Russell Street), in order to maintain a series of consistent, rational and unbroken primary frontages, it is recommended that the designation of these frontages remains identical to those identified on the adopted UDP Proposals Map.

The recommended revisions to the retail designations set out of the adopted UDP Proposals Map in Halifax Town Centre are limited and can be summarised as follows:

- properties at the corner of Horton Street and Thomas Street have been demolished and should no longer be defined as a secondary frontage;
- properties on the northern side of the section of Horton Street which lies between Thomas Street and Square Road are dominated by non-retail uses and should no longer be defined as a secondary frontage;
- the ground floor of Halifax Library Market at Market Street is occupied by a crèche and should no longer be defined as a secondary frontage;
- numbers 10 to 18 Union Street and number 21 Westgate are defined as secondary frontages, rather than primary frontages; and
- all frontages previously designated as tertiary should now be defined as secondary frontages.

Brighouse

It is not considered that the retail offer of Brighouse has significantly changed since the production of the adopted UDP. Commercial Street and King Street are the clear focus for national multiples located in the town and, accordingly, it is considered that this linear stretch remains the town centre's primary frontage.

Although premises at West Park Street are currently vacant – and have been so for some time – they are centrally located in the town and could be occupied for retail use. Accordingly, it is recommended that these premises remain a secondary frontage.

The recommended revisions to the retail designations set out by the adopted UDP Proposals Map in Brighouse Town Centre comprise:

- the removal of the 'back of house' of Wilkinson at Oowler Ings Road from the secondary frontage; and
- the removal of the Black Bull public house and public toilets at Thornton Square from the secondary frontage.

Hebden Bridge

Hebden Bridge is a predominantly linear centre, with a focus around the pedestrianised Bridge Gate, which is predominantly in Class A1 retail use. Accordingly, it is considered that this part of the town centre remains the primary frontage.

The function and character of the centre is largely the same as that set out by the adopted UDP Proposals Map, although there is a further row of shops west of Hangingroyd Road on Market Street which are not currently identified as a protected frontage. This row comprises numbers 46 to 58 Market Street and is generally utilised for the sale of specialist comparison goods and food and drink uses. It is therefore recommended that these premises are defined as a secondary frontage.



Todmorden

The retail offer of Todmorden is spread over a comparatively wide geographical area, with a particular focus around the Market Hall and Market Place, and along Halifax Road.

It is considered that certain parts of the existing primary frontage defined by the adopted UDP Proposals Map provide only limited potential for use as 'shopfronts' and it is therefore recommended that these areas are not retained as protected frontage.

In addition, there are premises at Rochdale Road, Halifax Road and Burnley Road in retail use which are not currently defined frontages and it is recommended that this is addressed.

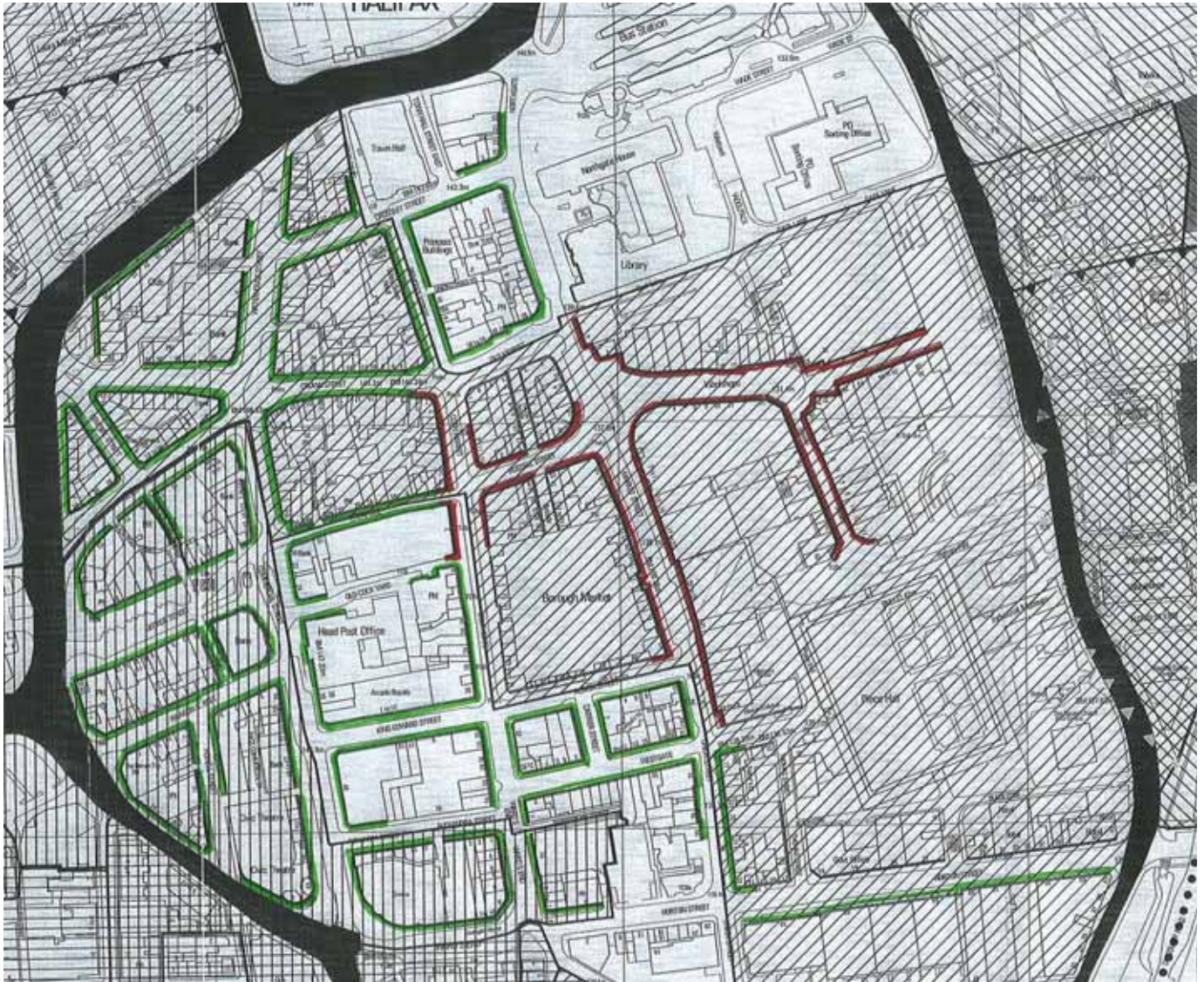
Accordingly, the recommended revisions to the retail designations set out by the adopted UDP Proposals Map in Todmorden Town Centre comprise:

- the addition of numbers 27 to 35 Rochdale Road to the secondary frontage;
- the addition of numbers 16 to 26 Water Street to the secondary frontage;
- the removal of properties at both the northern and southern sides of Calder Street from the primary frontage;
- the removal of properties at Butterworth Street from the primary frontage; and
- the removal of the Market Hall from the primary frontage.

Primary Shopping Areas

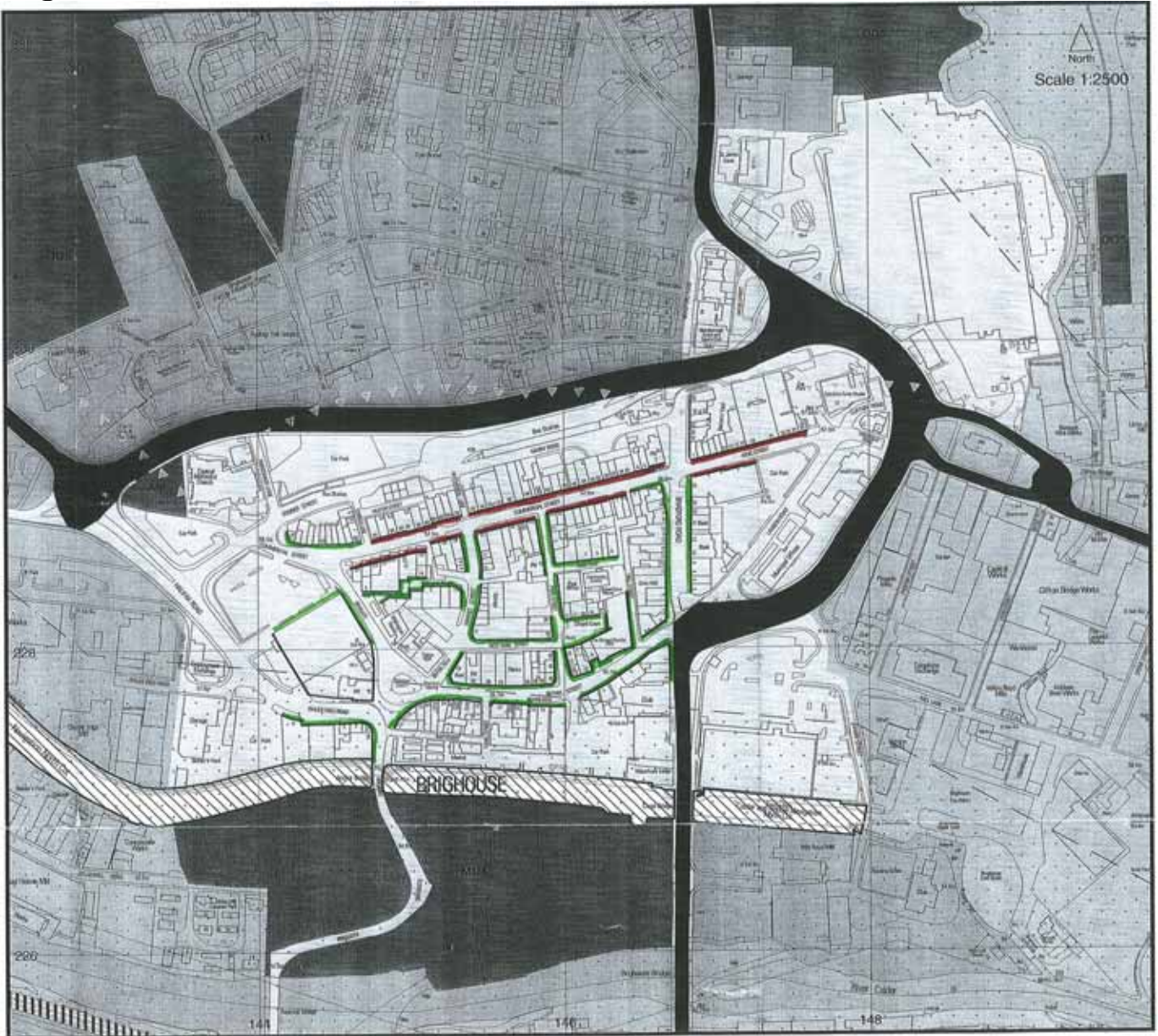


Halifax





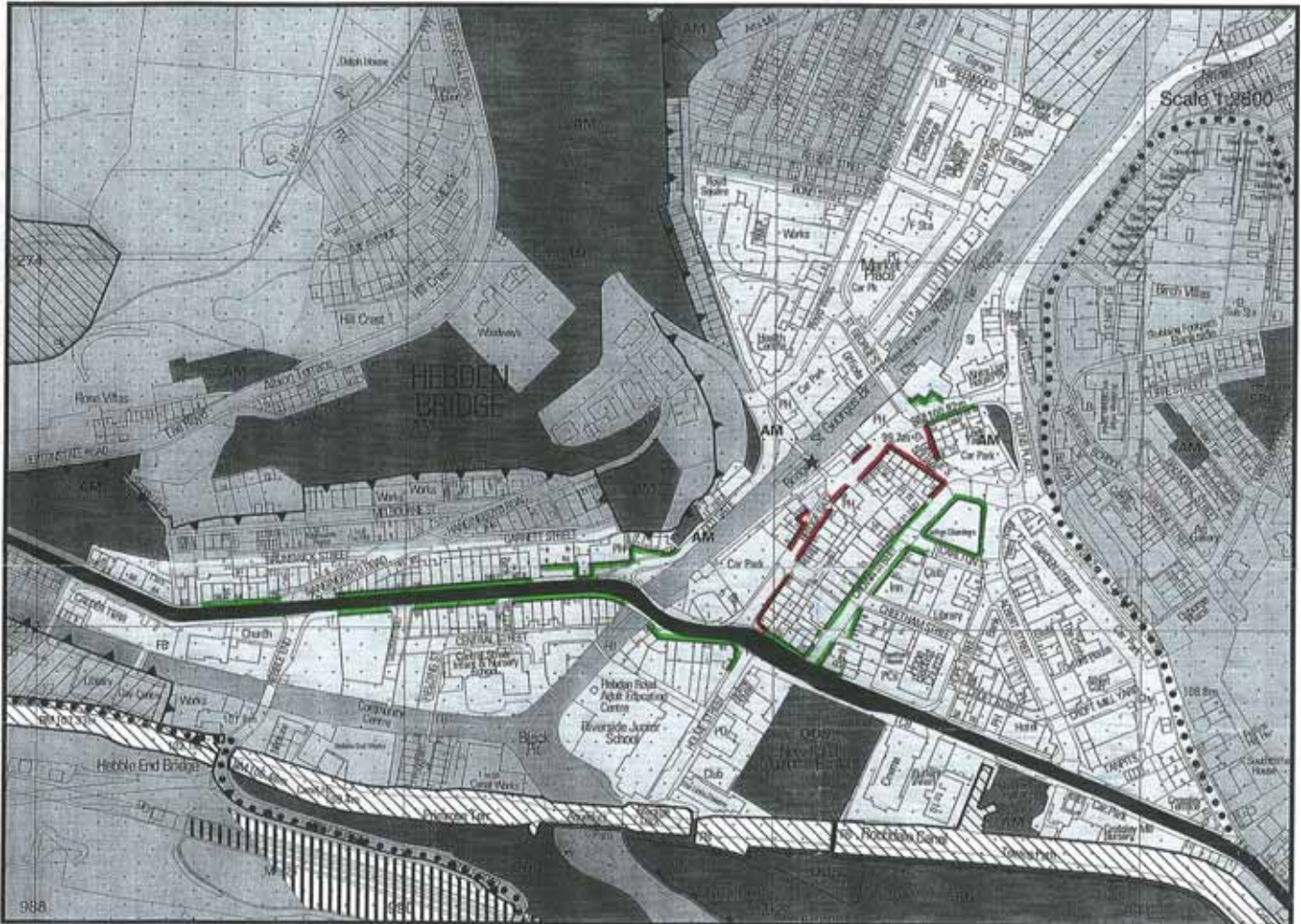
Brighouse



Primary Shopping Areas



Hebden Bridge





Todmorden

