



ARCHITECTURE
URBANISM
PLANNING
DESIGN REVIEW
REGENERATION



RIBA 
Chartered Practice



www.integreatplus.com

ABOUT US



CIQ AGENCY

(Trading as Integreat Plus)

A Not For Profit social enterprise. Our offer supports communities, local authorities & built environment professionals to deliver their ambitions for places, including their feasibility, design and business planning work to help them achieve their aspirations and realise their full potential.

We have a strong track record in effective delivery bringing expertise and knowledge in urbanism, architecture & neighbourhood planning to projects. We run the Yorkshire Design Review Service, dedicated to raising the quality of design outcomes throughout the planning process. The result is better outcomes, understanding and collaboration between communities, professionals & local authorities to create sustainable places.

VISION

Our vision is to support the public, private and third sectors in directly delivering their ambitions for places.

MISSION

We are an accessible, experienced, and professional team with expertise in Architecture, Neighbourhood Planning and skills for economic development. As a social enterprise we support all of Yorkshire's communities, local authorities, City Regions and LEPs.

Our agency provides technical and design support to local communities. Our social business ethos and focus is to deliver the best in quality placemaking, social and economic outcomes, for these communities and groups.

Integreat Plus takes a collaborative approach to design; working alongside clients, end users and statutory bodies to create better places.

OUR WORK

RECENTLY WORKED ON:

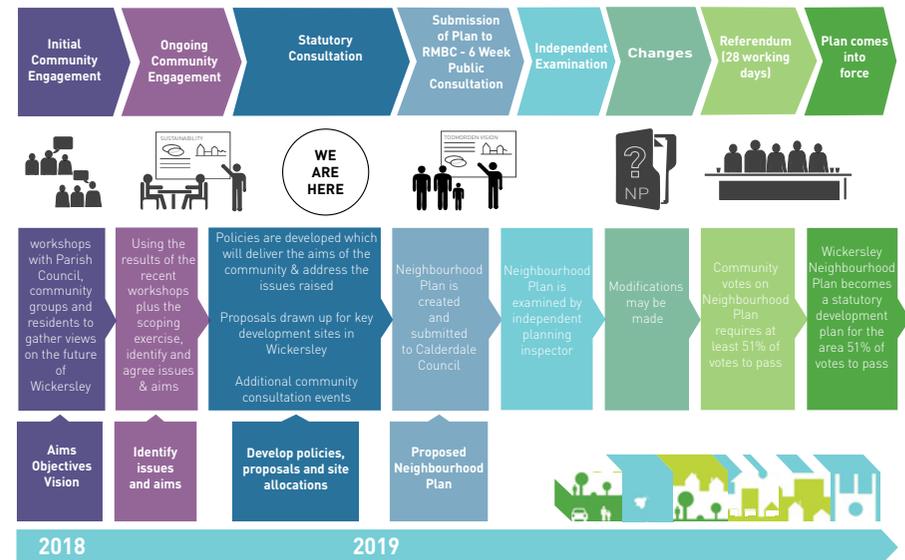
- 7 NEIGHBOURHOOD PLANS
- 3 NEIGHBOURHOOD DESIGN GUIDES
- 1 URBAN DESIGN FRAMEWORK
- 1 RESIDENTIAL DESIGN GUIDE
- 40+ SOCIAL BUSINESSES SUPPORTED IN THE SHEFFIELD CITY REGION



STAGE 1

Consultation Strategy

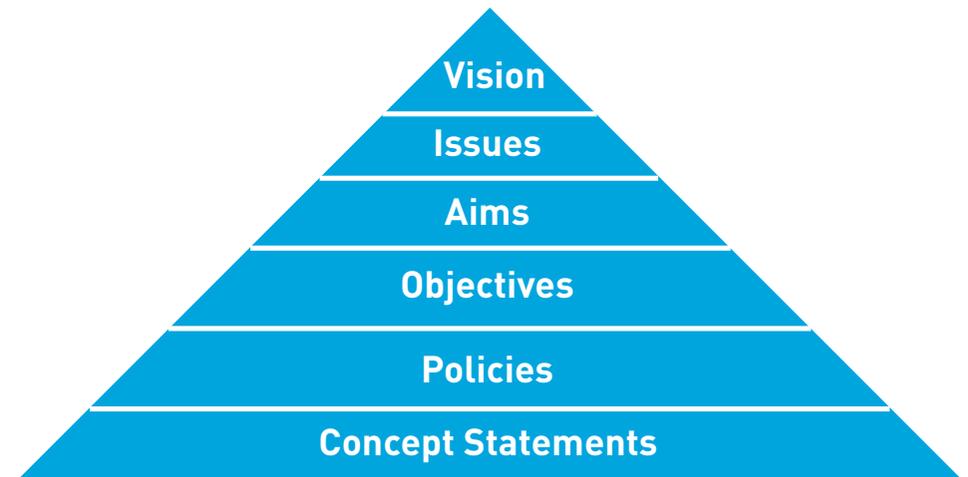
- Different groups, stakeholders and demographics
- Multiple methods including digital, events and participatory workshops
- Qualitative and quantitative outcomes
- Build on previous engagement and utilise existing networks



STAGE 1

Engagement, Aims, Objectives & Vision

- **Variety of activities to engage a diverse cross-section of community**
- **Understand key priorities, issues and aspirations of local stakeholders**
- **Develop vision, aims and objectives for the Plan**



STAGE 1

Analysis of the consultation

- Part of the evidence base
- Presented back to community
- Helps inform scope and content of the Plan and to justify policies
- Demonstrates that the Plan addresses local needs and is a response to local issues



People engaged so far

To date there have been around **150** people engaged via the 4 workshops held in March and April.



93 have people completed the online survey giving a sum total of **243** representations so far.



150



93



Survey Responses

What development does Tod need?

82% of people would like more public open spaces in town



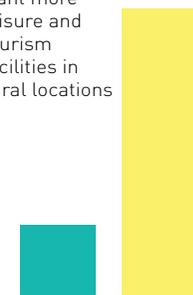
44% Need urgently
38% Desirable

72% of people would like more leisure and tourism facilities in town



26% Need urgently
46% Desirable

56% of people want more leisure and tourism facilities in rural locations



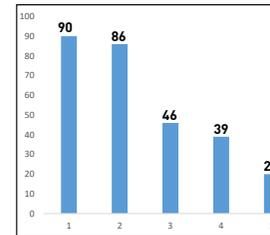
11% Need urgently
45% Desirable

STAGE 2

Evidence gathering

- Source data
- Liaise with CBMDC
- Qualitative and quantitative
- Forms part of evidence base
- Justify content and policies
- Population, employment, housing

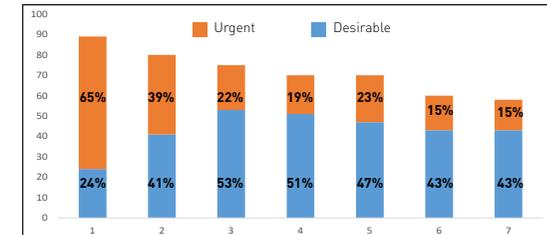
What do you value the most about Todmorden? (up to 3 answers)



151 people responded to this question. The top 5 responses in descending order were:

1. Natural Environment / Countryside [90]
2. Community Spirit / People [86]
3. Indoor & Outdoor Markets [46]
4. Local Independent Businesses [39]
5. Transport links and infrastructure [20]

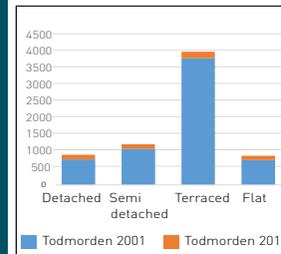
What new development does Todmorden need?



1. 89% of people feel Todmorden needs more flood defences (135 responses)
2. 80% of people would like to see more open spaces in the town centre (132 responses)
3. 75% of respondents think Todmorden needs more space for economic activity such as workshops and light industrial space (116 responses)
4. 70% of people think there needs to be more office space in Todmorden town centre (108 responses)
5. 70% of people would like to see more leisure facilities in the town centre (133 responses)
6. 58% of people think Todmorden needs more shops (121 responses)
7. 58% of people feel there should be more leisure facilities in rural locations (115 responses)

HOUSING

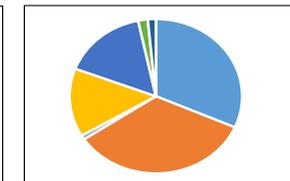
HOUSEBUILDING FROM 2001-2011



From 2001 to 2011 Todmorden saw an increase of 612 houses. The highest percentage increase was:

- Detached homes (139 homes =18%)
- Flats (132 flats =17.5%)
- Semi-detached (134 homes =12.2%)
- Terraces (194 homes =5%).

HOUSEHOLD TENURE 2011



Owned outright	31.6%
Owned with mortgage	34%
Shared ownership	0.9%
Social rent	14.3%
Private rent from landlord	15.9%
Private rent other	1.8%
Rent free	1.5%

The data above shows that in 2011 the majority of residents in Todmorden were homeowners (65.6%).

Private renters accounted for 15.9% of residents and 14.3% of residents lived in social rented accommodation.

CHANGE IN HOUSEHOLD TENURE 2001-2011

Owned outright	85
Owned with mortgage	-20
Shared ownership	38
Social rent	1
Private rent from landlord	433
Other	-15

The data above shows the number of change in household tenure in Todmorden between 2001 and 2011.

The greatest increase is people renting from private landlords (433 more than in 2001). There was a slight increase in homeowners who owned their house outright (85) and a slight reduction of homeowners with a mortgage (-20).

This trend is similar regionally and nationally as people are less able to save for a deposit or qualify for a mortgage.

STAGE 2

Develop draft planning policies

- Informed by workshops and engagement with community
- Achieves aims, objectives and vision previously set out
- In accordance with CBMDC Local Plan and NPPF
- Complies with EU directives

GENERAL POLICIES

GP1 LOCAL PLAN SITES (COMPLIANCE WITH CONCEPT STATEMENTS)

“Sites allocated in the East Riding of Yorkshire Council Local Plan should be developed in accordance with the principles set out in the Concept Statements and other policies contained within the Neighbourhood Plan”

Policy 1: Aims and Justification (and implementation)

This policy draws upon the following strategic policies in the East Riding Local Plan (ERLP): S1, S2, S3, S5, H1, H2, H4, EC3, ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, C1, C2, C3, and A1.

It seeks to ensure that the community aspirations embodied in the Concept Statements and accompanying policies contained within the Neighbourhood Plan are taken into consideration when detailed proposals for allocated sites are drawn up and when views are expressed and decisions are made on planning applications relating to them.

The policy will be implemented by those seeking planning permission to develop the allocated sites (either as a whole or in parts); by persons and organisations commenting upon planning applications; and by those responsible for determining planning applications and appeals.

The policy is necessary to ensure that the requirements of the Concept Statements are linked to the allocated sites in the East Riding Local Plan through a formal policy requirement in the development plan.

HOUSING

POLICIES

H.1 INFILL HOUSING

“Development proposals for small infill sites, of five or less dwellings, whose siting and design demonstrably reflects and adds to the coherence and integrity of the immediate town/villagescape or rural setting, whilst also responding to the need to add to local provision will be supported.”

Infill development can contribute to the overall number of houses built but in a more sensitive and discreet way with less visual impact than on large sites or on greenfield sites.

This policy draws on the strategic policies of the Calderdale Council Local Plan: SD1, SD2, SD3, CC1, CC2, CC5, HW1, HW3, HW5, IM5, IM6, HS1, BT1, BT2, BT3, BT4, BT5, BT6, GN5

H.2 HOUSING MIX

“All new housing developments comprising more than 10 units will be expected to deliver a minimum of:

- 15% One bed units
- 25% Two bed units
- 25% Three bed units

Only if it can be clearly demonstrated through robust, up-to-date market evidence, will an alternative mix be permitted.”

The Neighbourhood Plan has identified a clear demand and preference for 1, 2 and 3 bed properties to support individuals, young families and people wishing to downsize.

This policy draws on the strategic policies of the Calderdale Council Local Plan: HS3, SD1, SD2, SD3, SD7

H.3 BALANCED & DIVERSE COMMUNITIES

“Affordable housing provision will be in line with the Calderdale Local Plan requirement that sites of more than 15 dwellings will be required to provide affordable housing provision of 25%.

All non-market sale housing should be designed and incorporated into schemes so that they are indistinguishable from other tenures.

Affordable housing provision is subject to viability constraints.”

This policy draws on the strategic policies of the Calderdale Council Local Plan: HS6

STAGE 3

Consultation on draft NP

- Advising on best practice and methods of consultation
- Consultation events
- Local community & statutory bodies
- Analysis and response to comments



STAGE 3

Amendments to draft NP and production of submission document

- Amendments may be made in response to comments on draft
- Production of submission document

Meetings with CBMDC as required

STAGE 4

Submit to CBMDC



Local Resident Referendum Vote 15th Feb 2017: **92.5% voted YES** to adopting the plan

This now means the document becomes 'made' and forms local planning policy

'[The Cottingham Neighbourhood Plan is] a high quality and comprehensive NP containing an impressive amount of professional input, including a design guide, development principles and it is clear that a significant effort has been expended in consulting with and ensuring participation by local people.'

'This process has resulted in an outstanding example of Neighbourhood Planning in which the content can be shown to have derived from local needs and aspirations. It should be regarded as a level to which other Neighbourhood Plans should aspire.'

- Royal Town Planning Institute Planning Excellence Judges



PREVIOUS FOOD BASED PROJECTS



Todmorden. The home of...

Incredible Homes

Design guidance insists that all new housing developments include generous gardens, shared allotments, greenhouse facilities, window boxes and roof gardens. New housing must also include generous outdoor storage.

Incredible Knowledge

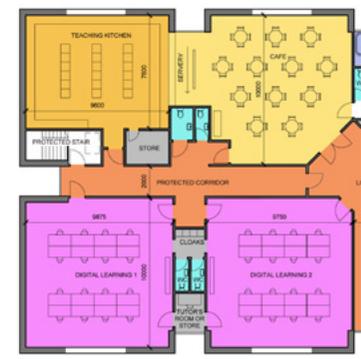
Everyone has an opportunity to volunteer their support to a public area – in time, skills, experience, money, equipment or ability. All local schools know the history of the town and what it stands for, but more importantly they enjoy living/studying in the town and being part of its activity. They understand how to plant, grow, harvest, store and

Incredible Ambassadors

The 'Green Route Ambassador' works within the council. The role ensures new proposals are balanced in terms of the interests of the town generally. The Green Route Ambassador also ensures standards of maintenance are upheld and any deficit recorded. The town team meets regularly to maintain impetus. The Green Route Ambassador acts as their liaison with Calderdale Council.

Incredible Businesses

A new business developer must show evidence their business will benefit the town. Either directly or indirectly and with an overall coherence to the towns ambition's. This must be debated with the town team, and the council. Developments should promote the use of local suppliers where possible.



PARALLEL PLAN & PROJECTS

- Feasibility studies
- Design solutions
- Business planning
- We would be happy to help instigate and deliver any projects that may arise from the Neighbourhood Plan or Parallel Plan process that help address the identified issues



PARALLEL PROJECTS

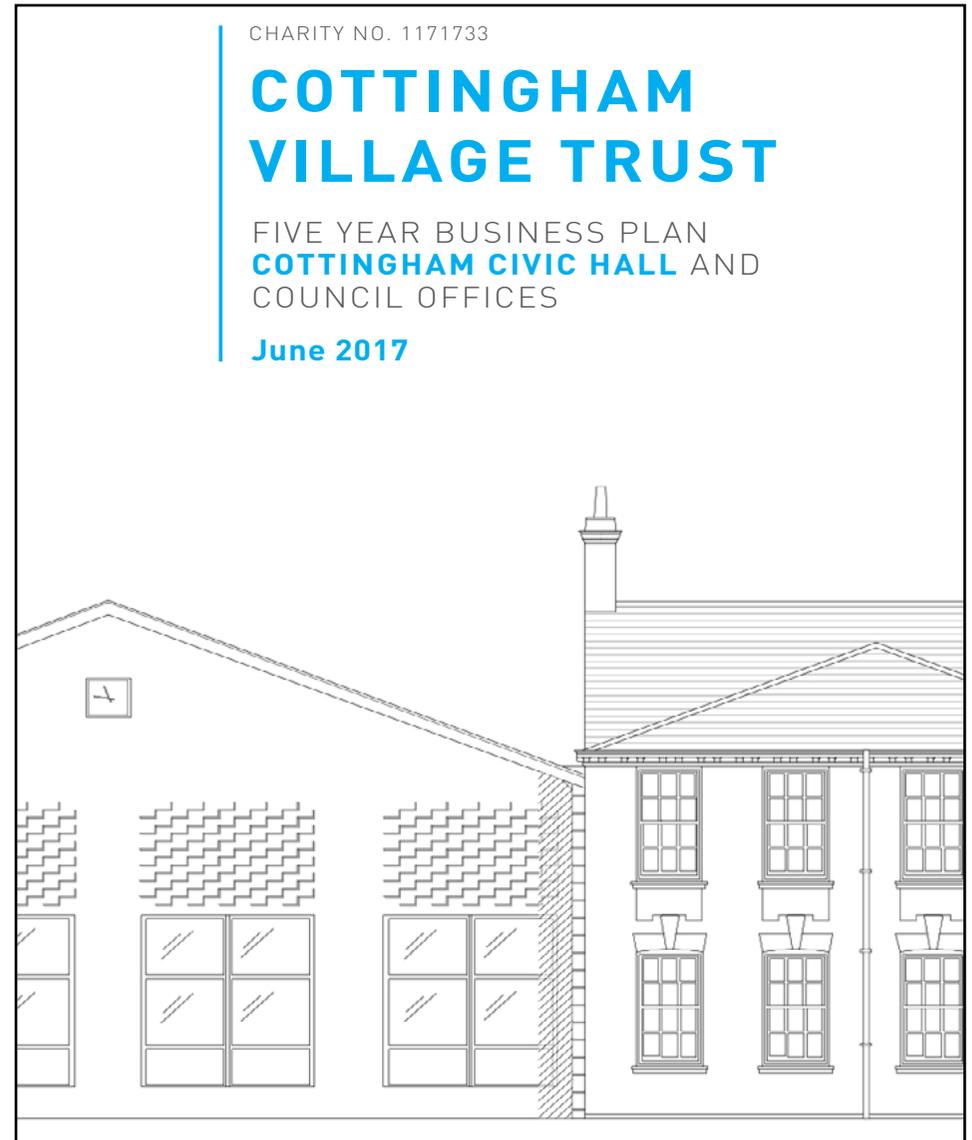
- **Examples of parallel projects**



WAKEFIELD ARMS FEASIBILITY REPORT
Reuse of Grade II Wakefield Arms Public House, Wakefield
NOVEMBER 2016

Unit 25, New Masters | 0114 275 31 20
53 Mowbray St | info@integreatplus.com
Sheffield | S3 9EN | www.integreatplus.com

The cover features a blue 'PLUS Integreat' logo in the top right corner. The main title 'WAKEFIELD ARMS FEASIBILITY REPORT' is in blue, followed by the subtitle 'Reuse of Grade II Wakefield Arms Public House, Wakefield' and the date 'NOVEMBER 2016'. The central image is a composite: on the left, a perspective architectural sketch of a row of buildings with a green lawn and trees in front; on the right, a photograph of a three-story brick building with a 'B&B' sign and graffiti on its facade.



CHARITY NO. 1171733
COTTINGHAM VILLAGE TRUST
FIVE YEAR BUSINESS PLAN
COTTINGHAM CIVIC HALL AND COUNCIL OFFICES
June 2017



The cover features a blue 'PLUS Integreat' logo in the top right corner. The text 'CHARITY NO. 1171733' is in the top left. The main title 'COTTINGHAM VILLAGE TRUST' is in large blue letters, followed by 'FIVE YEAR BUSINESS PLAN' and 'COTTINGHAM CIVIC HALL AND COUNCIL OFFICES' in smaller blue letters, and 'June 2017' at the bottom. The bottom half of the cover is a detailed architectural line drawing of a building facade, showing a gabled roof, a chimney, and several windows with decorative lintels and sills.

“The Cottingham Neighbourhood Plan is a high quality and comprehensive Plan containing an impressive amount of professional input, including a design guide, development principles and it is clear that a significant effort has been expended in consulting with and ensuring participation by local people.

This process has resulted in an outstanding example of Neighbourhood Planning, in which the content can be shown to have been derived from local needs and aspirations. It should be regarded as a level to which other Neighbourhood Plans should aspire.”

Royal Town Planning Institute

