# THORNHILLS GARDEN COMMUNITY

JUNE 2023

## MASTERPLAN SUPPLEMENTARY PLANNING DOCUMENT

CONSULTATION DRAFT
19.06.2023

jtp

Calderdale Council

VISION 2024
CALDERDALE RENEWED

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# CALDERDALE GARDEN COMMUNITIES

## A PLACE IN BALANCE

> An inclusive Garden Community in harmony with its surroundings. Promoting a sustainable way of living through active travel and a mixture of diverse homes and people.

# FOREWORD

Richard to provide Foreword from Portfolio Holder

# PART A: BACKGROUND

## CHAPTERS:

1. INTRODUCTION

2. VISION & CORE OBJECTIVES

# 1. INTRODUCTION

## 1.1 PURPOSE AND SCOPE OF THE MASTERPLAN SPD

### SITE LOCATION

1.1.1 This Supplementary Planning Document (SPD) relates to the Thornhills Garden Community, situated on the eastern side of Brighouse in the Metropolitan Borough of Calderdale, West Yorkshire (see site plan on facing page). The Garden Community will form a strategic urban extension of Brighouse, with its own Local centre and a variety of facilities.

### HOW THE SPD WILL BE USED

1.1.2 Supplementary planning documents (SPDs) should build upon and provide more detailed advice or guidance on policies in an adopted local plan. As they do not form part of the development plan, they cannot introduce new planning policies into the development plan. They are however a material consideration in decision-making.

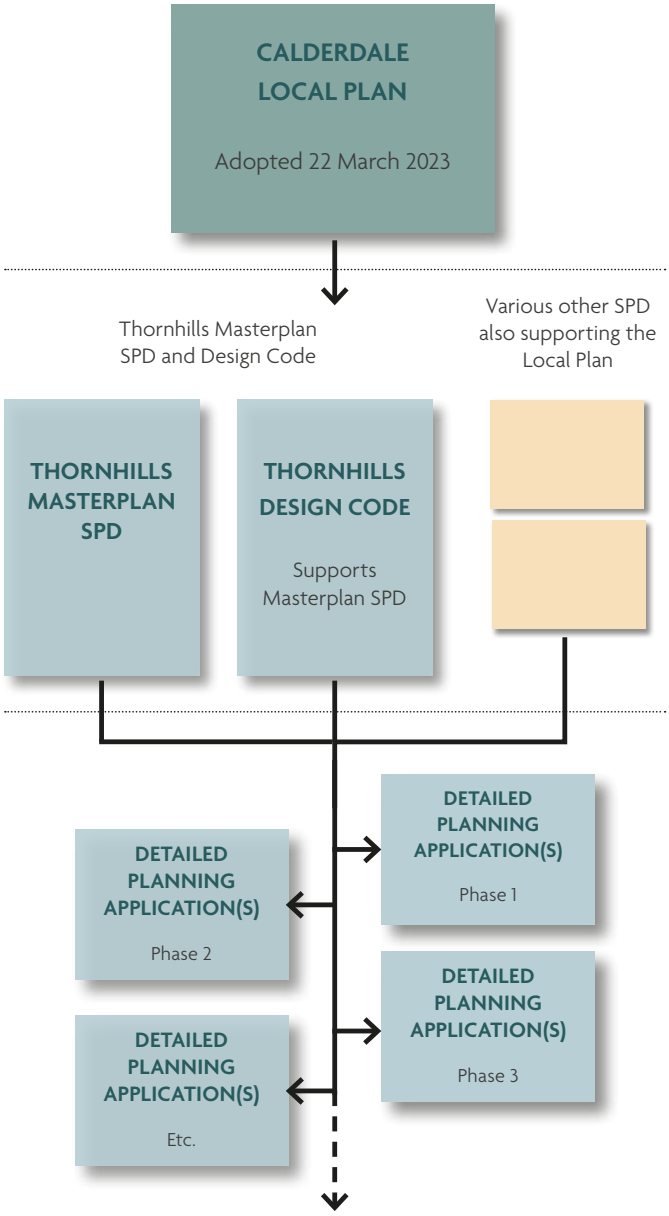
1.1.3 This document is intended for use by anyone involved in the planning application process. It should be used by residents, developers, builders and agents including architects and planning consultants in shaping development proposals. It will inform the Council's pre-planning application service and will assist the Local Planning Authority in making clear and consistent decisions on planning applications.

1.1.4 The allocation is identified by Policy SD6 of the Local Plan, under reference LP1463. Further information about the allocation, including key constraints and site-specific considerations can be found in 'Appendix 1 Site Allocations - Supporting Information'. This is a separate document accompanying the Local Plan.

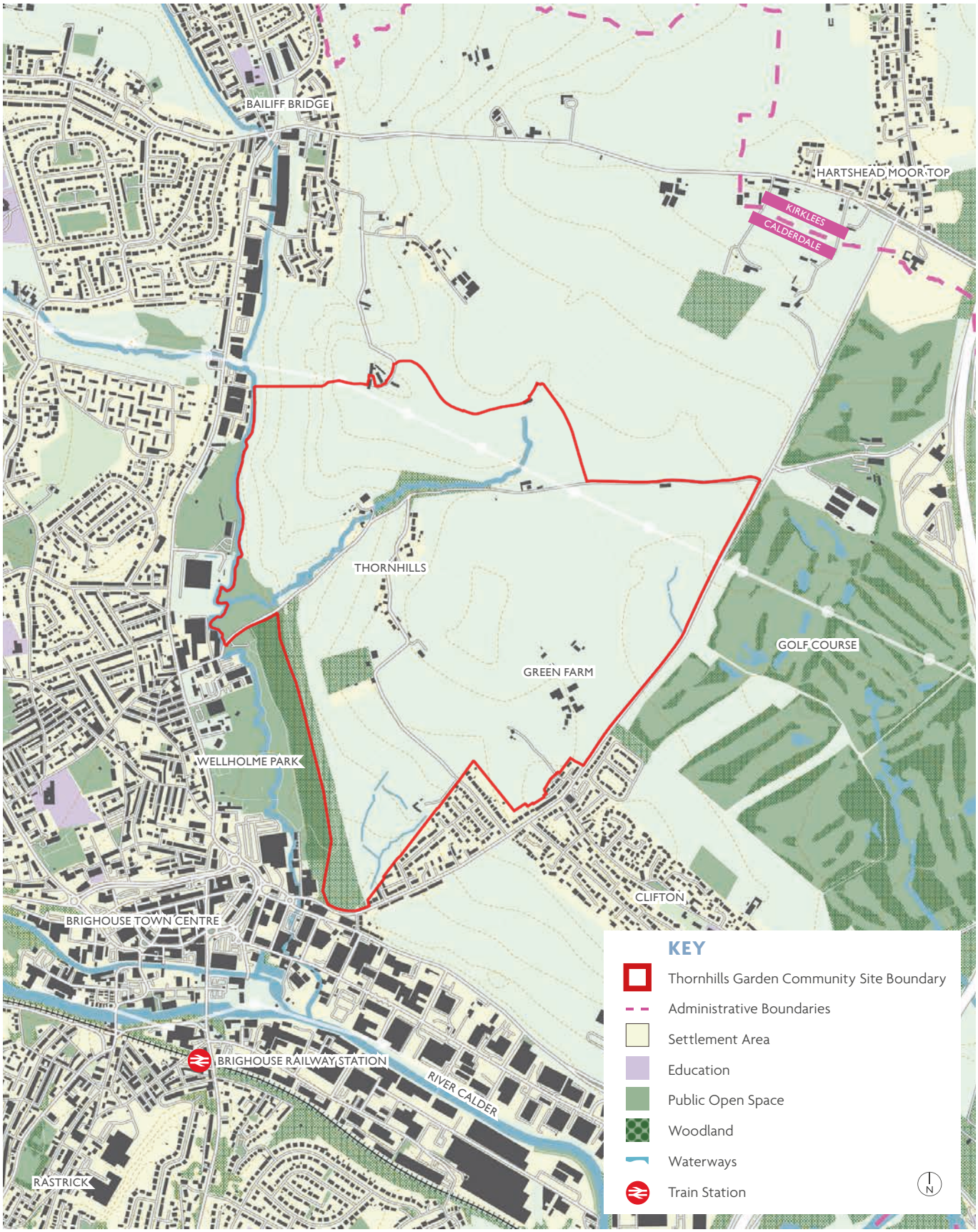
1.1.5 Whilst a number of the Local Plan policies apply to the Thornhills Garden Community, this SPD particularly helps to interpret and articulate the requirements of Policy IM7 Masterplanning, in setting out the Council's expectations for avoiding piecemeal development and ensuring high quality, comprehensive, development of the Garden Community.

1.1.6 The purpose of this SPD is not to repeat the Local Plan Policies. Instead, it sets out broad principles to show how the Garden Community should be designed, translating the policy requirements in the Local Plan into a well-designed and successful place.

1.1.7 The Garden Community will be delivered over a long period of time, during which planning policies and guidance are likely to be updated. The guidance in this SPD has been designed specifically to be adaptable to future policy changes, and to remain relevant into the future. This SPD therefore should be read alongside the most up-to-date Local Plan (and associated guidance) and interpreted within that context to form part of a strategy which, to some extent, will evolve over time.




Summary of planning hierarchy


BAILIFF BRIDGE
HARTSHEAD MOOR TOP
KIRKLEES
CALDERDALE
THORNHILLS
GREEN FARM
GOLF COURSE
WELLHOLME PARK
CLIFTON
BRIGHOUSE TOWN CENTRE
BRIGHOUSE RAILWAY STATION
RIVER CALDER
RASTRICK
KEY
Thornhills Garden Community Site Boundary
Administrative Boundaries
Settlement Area
Education
Public Open Space
Woodland
Waterways
Train Station
N

## 1.2 HOW THE SPD HAS BEEN PREPARED

1.2.1 This SPD has been prepared over a period of approximately 18 months, commencing in December 2021. The process has involved input from key stakeholders, representatives of public sector agencies, the landowners and their representatives, and members and officers of Calderdale Council.

1.2.2 To provide a platform for regular discussion and update, the Council established a project working group including officers from planning, transport, education, flood risk and ecology. This group met on a regular basis to review and comment on aspects of the Masterplan SPD and associated Design Code SPD as they emerged. Representatives of public sector agencies including the Environment Agency, Yorkshire Water and West Yorkshire Police were invited to particular workshops or met individually as appropriate.

1.2.3 Separate meetings were held with the landowners and their representatives to present the emerging proposals and seek feedback.

1.2.4 In addition, a series of in-depth topic workshops were held covering stewardship, ecology, drainage, highways design and design coding. These were attended by relevant council officers and various external stakeholders as appropriate.

1.2.5 The SPD aims to balance the aspirations and objectives of these groups with acknowledged best practice principles for the design and development of sustainable high quality urban extensions. The following key stages of work have shaped the draft SPD. Central to this process has been the consideration of a range of spatial options for the site.

**Stage 1 (December 2021 – February 2022)**

1.2.6 Stage 1 of the work focused on critical review of existing studies prepared as part of the Local Plan Site Allocation process and the development of an outline masterplan and associated Framework Plans. Key work stages included:

- Re-assessment of existing studies to ensure all relevant opportunities and constraints had been considered, and highlighting any additional studies or assessments required to complete the stage 1 and stage 2 works.
- Vision workshop with the project working group.
- Considering the potential impact of other emerging strategic projects such as the A641 Corridor Investment Programme.
- Meeting with landowners and their representatives to understand their objectives and aspirations.
- Ensuring the emerging masterplan was viable in line with completed and ongoing viability appraisals.
- Ensuring that the spatial qualities of the emerging proposals accord with national and local policy requirements and broader best practice design principles.
- Ensuring key policies of the Calderdale Local Plan are reflected, specifically Policy IM7 – Masterplanning.
- Developing a set of framework plans covering development zones, land use, access and movement, and green infrastructure.

**Stage 2 (March 2022 – June 2023)**

1.2.7 Stage 2 of the work focused on developing the agreed framework plans from Stage 1 into a deliverable masterplan and design code capable of adoption as a Supplementary Planning Document. Key work stages included:

- Preparation of a masterplan, including land budget plan and associated indicative development numbers.
- Assessment of local landscape and built form character.
- Development of strategic design guidance based on character assessment, national and local policy, key aims of the Calderdale Local Plan – particularly Policy IM7 – and best practice guidance.
- Developing key design code guidance in collaboration with landowners and their representatives to facilitate early development of complementary detailed planning applications that will reflect the masterplan and Design Code and thereby simplify the approvals process.
- Developing drainage and infrastructure delivery strategies.
- Undertaking ecological assessments to identity sensitive habitats and locations for on-side biodiversity net gain investments.
- Contributing to further iterations of the viability appraisal and developing a cost plan of critical infrastructure to be included in the roof tariff mechanism.
- Developing options for stewardship and long-term management and maintenance of the Garden Community.

**Finalisation and Adoption**

1.2.8 Following formal public consultation as part of the SPD adoption process, the consultation responses will be reviewed by the Council and amendments made as appropriate, before both the Masterplan SPD and Design Code SPD are formally adopted.

## 1.3 POLICY CONTEXT

### BROADER POLICY IMPERATIVES

1.3.1 The SPD has been prepared against a wider backdrop of evolving policy imperatives.

**Climate Emergency**

1.3.2 In 2019, Calderdale Council declared a Climate Emergency in a move to step up its action to help tackle climate change.

1.3.3 The Council has endorsed strategies and a Climate Action Plan which sets out how to meet a target of being net zero by 2038. The plan covers various key themes including growing a green economy, transforming transport and working with land and nature. This topic continues to be a key area of discussion for policy makers following the UN Climate Change Conference (COP26) in 2021.

**Biodiversity**

1.3.4 In recent years, Biodiversity Net Gain (BNG) has moved up the political agenda. Under the Environment Act 2021 planning permissions in England (with a few exceptions) except for small sites will be required to deliver at least 10% BNG from an as yet unconfirmed date in November 2023. It is anticipated that BNG will be a requirement on small sites from April 2024. Allied to the Climate Emergency declaration, the Act will ensure that the planning system supports and protects the natural environment.

**Green and Healthy Streets Corporate Policy**

1.3.5 In 2022, Calderdale Council adopted a Green and Healthy Streets Corporate Policy that targets the quality of the public realm. It supports Calderdale Council's core objectives of developing stronger towns, reducing inequalities, and responding to the Climate Emergency.

1.3.6 High quality streets are fundamental to the distinctiveness, resilience, and prosperity of the Borough and play a vital role in making our towns, neighbourhoods, and green spaces inclusive and accessible to all. Capital projects and developments are required to use a considered and tailored approach to implement the policy at both a local and strategic level.

**Calderdale Social Value Charter**

1.3.7 Calderdale Council is committed to the optimisation of social and economic values arising from investment in the Borough for the benefit of local people. Alongside public sector partners, Calderdale Council has embraced a Social Value Charter that includes a pledge to seek to create employment and training opportunities for local people especially in areas of high unemployment, including people with disabilities and support people into work and work experience placement.

**Summary**

1.3.8 These themes are largely reflected in the suite of adopted planning policies at a national and local scale. However, it is important to acknowledge that some aspects are likely to evolve as evidence and good practice continue to inform more ambitious targets in future, emerging policies.

## NATIONAL POLICY CONTEXT

### National Planning Policy Framework

1.3.9 The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how these are expected to be applied. The NPPF provides an overarching framework for the development of planning policies and planning decisions.

1.3.10 The NPPF establishes an emphasis on sustainable development, with specific guidance relating to a range of key themes including the supply of homes, economic growth, town centre vitality, healthy and safe communities, the effective use of land, well-designed places and meeting the challenges of climate change.

1.3.11 The NPPF highlights the importance of larger scale development in delivering large numbers of homes, with careful consideration of wider opportunities for infrastructure, net environmental gains, the potential for a sustainable community and the establishment of clear expectations for quality of place.

*"The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes)."*
(NPPF para 73)

### Town and Country Planning Association Garden City Principles

1.3.12 The concept of a 'garden community' has its roots in the 'Garden City Movement' of the early 1900s. Engrained in Britain's urban development history, Garden Cities represent principles of good physical planning, quality architecture, plentiful open space, and inclusive community involvement and self-management.

1.3.13 Large scale developments built today should apply the same principles, but in a 21st Century context. The Calderdale Garden Communities will promote a sustainable way of living. The communities will include homes for all, a one-form entry primary school, community facilities and shops as well as a mosaic of landscape spaces - all easily and safely accessible by cycling and walking. Streets will be designed for people over private vehicles. They will be places where active travel and public modes of transport are the most convenient, appealing, and efficient choices for short journeys.

1.3.14 The allocation is proposed in the Calderdale Local Plan with the expectation to align with the Town and Country Planning Association Garden City Principles (www.tcpa.org.uk/garden-city-principles):

- Land value capture for the benefit of the community.
- Strong vision, leadership, and community engagement.
- Community ownership of land and long-term stewardship of assets.
- Mixed-tenure homes and housing types that are genuinely affordable.
- A wide range of local jobs.
- Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food.
- Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience.
- Strong cultural, recreational, and shopping facilities in walkable, vibrant, sociable neighbourhoods.
- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.

## LOCAL POLICY CONTEXT

### Calderdale Local Plan

1.3.15 Calderdale Metropolitan Borough Council submitted the Calderdale Local Plan to the Secretary of State for examination in January 2019 and was formally adopted by Full Council on 22 March 2023.

1.3.16 The Local Plan sets out how the Council proposes to meet its objectively assessed needs for housing and other development in the period up to 2032/33 and includes the allocation of land at Thornhills for the development of a new Garden Suburb (Policy SD6). The Local Plan establishes a range of policies which provide an overarching context for the SPD, some of the key policies applying to the Garden Communities are as follows:

### BT1 - High quality, inclusive design

1.3.17 Policy BT1 seeks to protect the character and amenity of the Borough through high quality and inclusive design of buildings, spaces, streets and landscape.

1.3.18 The policy requires consideration of not just the aesthetics of the development, but how the development addresses the connections between people and places and the integration of new development into the natural, built and historic environment. Applicants will also be required to demonstrate consideration of the sustainability of proposals over the lifetime of the development and beyond.

### IM7 – Masterplanning

1.3.19 Masterplanning ensures that new development is properly integrated with existing settlements, with the focus on sustainable mixed communities. Policy IM7 ensures that the allocations are delivered in a high quality, comprehensive, phased and coordinated manner.

1.3.20 Amongst other requirements, the policy expects a management plan to be produced to demonstrate how Open Space, infrastructure and community assets will be maintained and managed following completion of development.

### CC1- Climate Change

1.3.21 In order to address the substantial threat of climate change, Policy CC1 provides a broad strategic framework to guide all aspects of development. The approach seeks to reduce greenhouse gases and assist in achieving the level of reduction set out in the Local Plan.

1.3.22 The policy requires that development proposals aim to be net zero emitters of greenhouse gases and must demonstrate appropriate mitigation and adaptation measures to address the predicted impacts of climate change.

1.3.23 The Calderdale Garden Communities will have sustainability at the heart of their guiding principles, delivering places which meet the needs of new and future residents and mitigate the effects of climate change.

### GN3 – Natural Environment

1.3.24 The policy seeks to successfully manage the borough's natural environment by conserving and enhancing biodiversity and geological features. The masterplan for the Garden Community is formed around a network of green spaces incorporating existing ecological features such as hedgerows and woodland, while providing opportunities for the creation of a range of different habitat types within a variety of formal and informal landscape spaces.

1.2.25 The policy acknowledges that Calderdale's natural environment has an important aesthetic, recreational, cultural and spiritual role as well as aiding education and research and recognises that biodiversity enhancements exist at a range of scales.

### IM4 - Sustainable Travel

1.3.26 Policy IM4 ensures that proposals aim to reduce travel demand, traffic growth and congestion through the promotion of sustainable development and travel modes. This will be achieved by a range of mechanisms that mitigate the impacts of car use and promote the use of other forms of transport with lower environmental impacts.

1.3.27 Active travel is prioritised within the Garden Communities, with those walking, wheeling and cycling afforded the most direct route, with priority over and protection from motorised traffic where possible. High quality footways and cycleways within streets supplement the extensive traffic free active travel routes within green spaces.

## 1.4 DESIGN GUIDANCE

### NATIONAL DESIGN GUIDANCE

1.4.1 The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve (refer to paragraph 134 of the NPPF). As part of this aim, the National Design Guide, and the associated National Model Design Code, illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice.

### National Design Guide

1.4.2 The Ministry of Housing, Communities and Local Government (MHCLG) published the National Design Guide in October 2019. The National Design Guide addresses the question of how we recognise well designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics, illustrated in the adjacent diagram.

1.4.3 It states that: "Well-designed places have individual characteristics which work together to create its physical Character. Ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the crosscutting themes for good design set out in the National Planning Policy Framework."

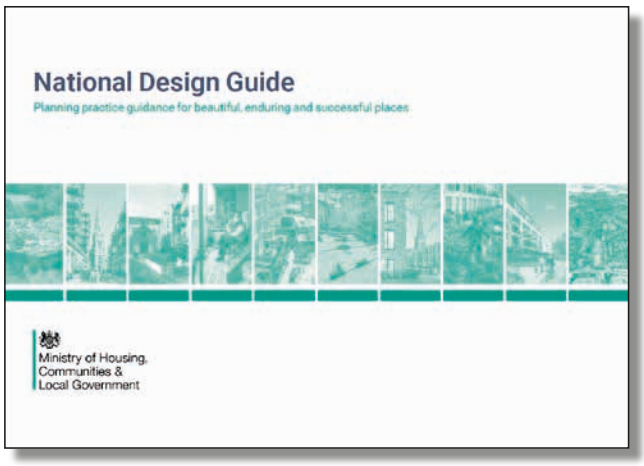
### National Model Design Code

1.4.4 The National Model Design Code (NMDC), published in 2020, is not in itself a design code, rather it is a guide to producing a design code. Its purpose is "...to provide detailed guidance on the production of design codes, guides, and policies to promote successful design."

1.4.5 The document has two parts:

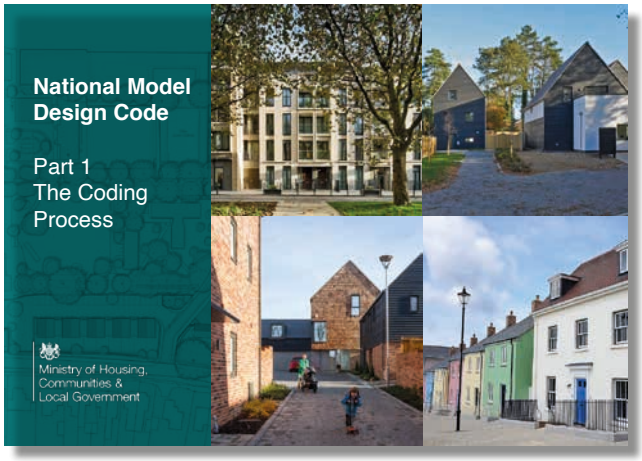
1. **National Model Design Code:** Summarises the process of creating a design code.

2. **Guidance Notes for Design Codes:** Provides greater detail on the possible content of a design code. The NMDC expands on the ten characteristics of good design set out in the National Design Guide and, using these as chapter headings, sets out both an overall framework and sample content.




Cover of National Design Guide (2019)

10 characteristics of a well-designed place (National Design Guide)




Cover of National Model Design Code (2021)

## LOCAL DESIGN POLICY

1.4.6 As set out in the Local Policy Context Section, Policy BT1 of the Local Plan provides the overarching policy basis to enable high quality, inclusive design throughout the Borough. To accompany the policy, the Council is producing a Placemaking Design Guide SPD, which will be a material consideration in the determination of planning applications and will explain in detail how planning Policy BT1 should be implemented.

1.4.7 The Local Plan will provide the catalyst for a period of significant growth across the Borough and the Placemaking and Design Guide SPD will establish design guidance and set the context, and tone, to ensure that development results in exemplar places and deliver a consistent and high-quality standard of design.

1.4.8 A key element of the delivery of the Local Plan, the Garden Communities represent part of an unprecedented programme of planned capital investment in south-east Calderdale which merits the creation of special places and the highest levels of design quality.

1.4.9 The Thornhills Garden Community Design Code which accompanies this Masterplan SPD, sets out the key design principles that need to be applied in developing a successful scheme for the allocation. As individual land parcels are brought forward as part of the phased development, detailed planning applications will be submitted which will be expected to conform to the Design Code and to this Masterplan SPD.

1.4.10 The Design Code has been strongly influenced by the NMDC guidance and uses the ten chapter headings to structure its contents, although some changes have been made to the order of the chapters and their suggested content, to emphasise the landscape-led character of the masterplan proposal and adapt to the specific requirements of the guidance for this site.

1.4.11 The borough wide Placemaking and Design Guide SPD will complement the key principles established in the Garden Communities Masterplan SPD and Design Code SPD. The document will be a material consideration in the determination of phase planning applications.

1.4.12 The Council is also in the process of developing other SPDs relating to a range of policy areas including Affordable Housing, Self and Custom Housebuilding, Biodiversity Net Gain and Climate Resilience. Once adopted, these documents will become material considerations in the determination of planning applications and will explain in detail how specific policies in the Local Plan should be implemented.

# A PLACE IN BALANCE

**The vision for Thornhills and Woodhouse Garden Communities is of A Place in Balance. A place to live and work alongside nature, one that integrates the natural landscape within every neighbourhood. A place that is in harmony with its surroundings.**

Calderdale Garden Communities will promote a sustainable way of living. The communities will include homes for all, new schools, community facilities and shops as well as a mosaic of landscape spaces - all easily and safely accessible by cycling and walking. Streets will be designed for people over private vehicles. They will be places where active travel and public modes of transport are the most convenient, appealing, and efficient choices for short journeys.

The Garden Communities will be places with a distinct identity – of Calderdale - of Brighouse - made up of distinct but inter-connected neighbourhoods and open spaces that have been shaped by the characteristics and heritage of the context into which it they will grow.

The new communities will be places that are exemplars of health and wellbeing for all residents and visitors. New and existing communities can come together through a mixture of uses including workspaces, community buildings, mobility hubs and growing areas and through connections to nature at every turn.

Calderdale Garden Communities will be pro-active communities with the community at the heart of the long-term management and collective stewardship of their place. They will harness Calderdale's strong tradition of creative and artistic thinking, innovation, and resourcefulness to bring the benefits of social value to life.

## The Ethos of Calderdale Garden Communities (derived from the TCPA Garden City Principles) is:

**GREEN, BLUE & WILD INFRASTRUCTURE:**
Protect, Enhance, Connect

**INCLUSIVE NEIGHBOURHOODS:**
Accessible, Affordable, Liveable

**PRO-ACTIVE COMMUNITY:**
Participatory Governance

**CIRCULAR ECONOMY:**
Efficient & Sustainable, Keeping it Local

**ACTIVE TRAVEL, ENHANCED CONNECTIONS:**
Walkable, Cyclable, Connected

## Underpinning the Ethos are a set of specific design principles that were developed through workshops with key stakeholders during the design process:

1. Retain & enhance ecology
2. The best of town and country
3. Working with the topography
4. Embedded with the DNA of Calderdale
5. A mosaic of habitats
6. Promoting health and wellbeing through landscape
7. Making active travel the preferred choice
8. Day to day facilities all located within easy reach of homes
9. An active community involved in the stewardship of their neighbourhood

# PART B: MASTERPLAN

## CHAPTERS:

## 3. SITE CONSTRAINTS & OPPORTUNITIES

## 4. MASTERPLAN FRAMEWORK

## 5. DEVELOPMENT GUIDELINES

# 3. SITE CONSTRAINTS AND OPPORTUNITIES

## 3.1 SITE CONSTRAINTS

3.1.1 A robust site analysis has been carried out as part of the masterplanning process, building on the earlier site allocation process. This has helped to identify the principal constraints and opportunities of the site, which have in turn informed the development of the masterplan and vision.

3.1.2 Site constraints may limit development potential in parts of the site or require specific mitigation measures. However, others might instead be seen as opportunities for sensitive and contextual design responses which reinforce the distinct character of the site.

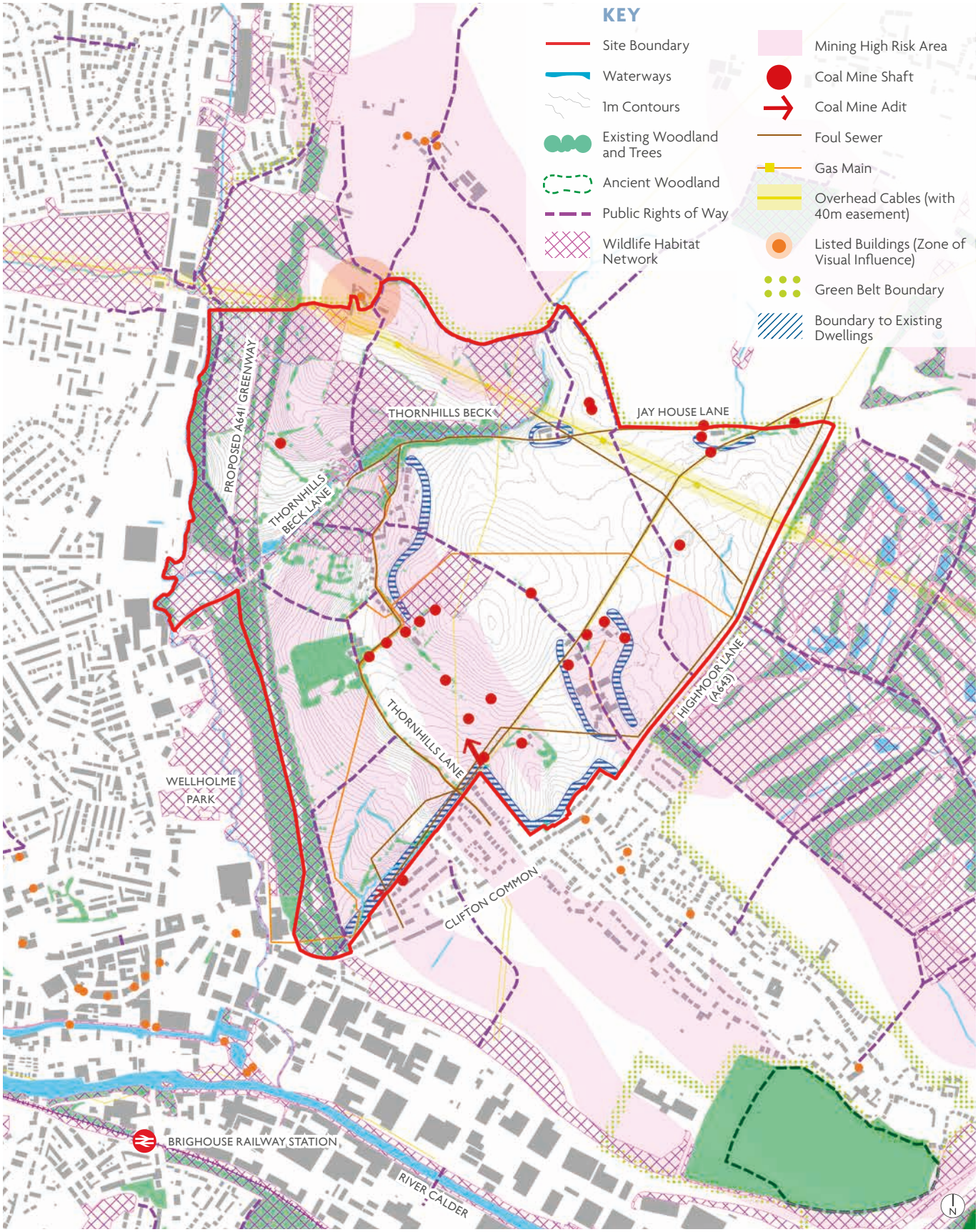
3.1.3 The adjacent plan sets out the key constraints that have been identified, briefly summarised below.

- There are a number of existing waterways on the site, which will need to be sensitively incorporated into the site-wide landscape and drainage strategy.
- The eastern half of the site is characterized by a relatively flat plateau of land, which drops away steeply towards the valleys of Thornhills Beck and Clifton Beck to the north and west. As a consequence, many parts of the site are visible in long-range views from Brighouse or further afield and this will need to be considered as designs are progressed.
- Parts of the site feature steep topography and unstable land which may make development inappropriate and/or unviable.
- Woodland and mature tree cover is found along the dismantled railway line to the western boundary of the site and alongside Clifton Beck and Thornhills Beck. There is also a block of woodland around 'The Lodge' on Thornhills Lane. Elsewhere tree cover is generally limited to isolated specimens or those within hedgerows.
- There are several Public Rights of Way (PRoW) running through the site and surrounding countryside, including sections of the long-distance routes (National trails) Calderdale Way, Brighouse Boundary Walk and Bronte Way. These routes will need to be accommodated within development proposals.
- The site includes several areas identified as part of the Calderdale Wildlife Habitat Network.
- A significant area of the site is identified as a high-risk area in relation to historical mining activity. The indicative location of former coal mine shafts and adits (a horizontal entrance to a mine) are indicated on the plan.
- There are existing foul sewers, gas mains, and overhead cables crossing the site, including high-voltage power lines and pylons, and development will need to respect the appropriate easements.
- The setting of the Grade II Listed buildings at Woolrow Farm (30m north of the site) are identified in the CMBC Heritage Impact Assessment as an important asset.
- The new Green Belt boundary runs along the northern and eastern boundaries of the site and development will need to address this countryside edge sensitively. Proposals should create a strong and defensible boundary between the development boundary and the Green Belt.
- Several existing dwellings are located within the site or directly adjacent to the boundary and the relationship with new development will need to be sensitively designed.
- The former Pickle Bridge railway line runs along the western edge of the site. Steep embankments to either side limit opportunities for permeability between the site and the town centre of Brighouse.

Pylons and overhead cables with 40m esement corridor cross the site

Former mine workings and associated infrastructure

Existing buildings to be retained near the centre of the site


KEY
Site Boundary
Waterways
1m Contours
Existing Woodland and Trees
Ancient Woodland
Public Rights of Way
Wildlife Habitat Network
Mining High Risk Area
Coal Mine Shaft
Coal Mine Adit
Foul Sewer
Gas Main
Overhead Cables (with 40m easement)
Listed Buildings (Zone of Visual Influence)
Green Belt Boundary
Boundary to Existing Dwellings
PROPOSED A641 GREENWAY
THORNHILLS BECK
JAY HOUSE LANE
THORNHILLS BECK LANE
HIGHMOOR LANE (A643)
THORNHILLS LANE
WELLHOLME PARK
CLIFTON COMMON
BRIGHOUSE RAILWAY STATION
RIVER CALDER
N

## 3.2 SITE OPPORTUNITIES

3.2.1 Key site opportunities include both existing natural and built assets which should be enhanced and incorporated into the site layout, and opportunities relating to the location of the site and the potential for enhanced linkages with neighbouring areas. The masterplan should embrace these opportunities and create a contextual and characterful design response which reinforces the distinct identity of the site and generates a unique sense of place.

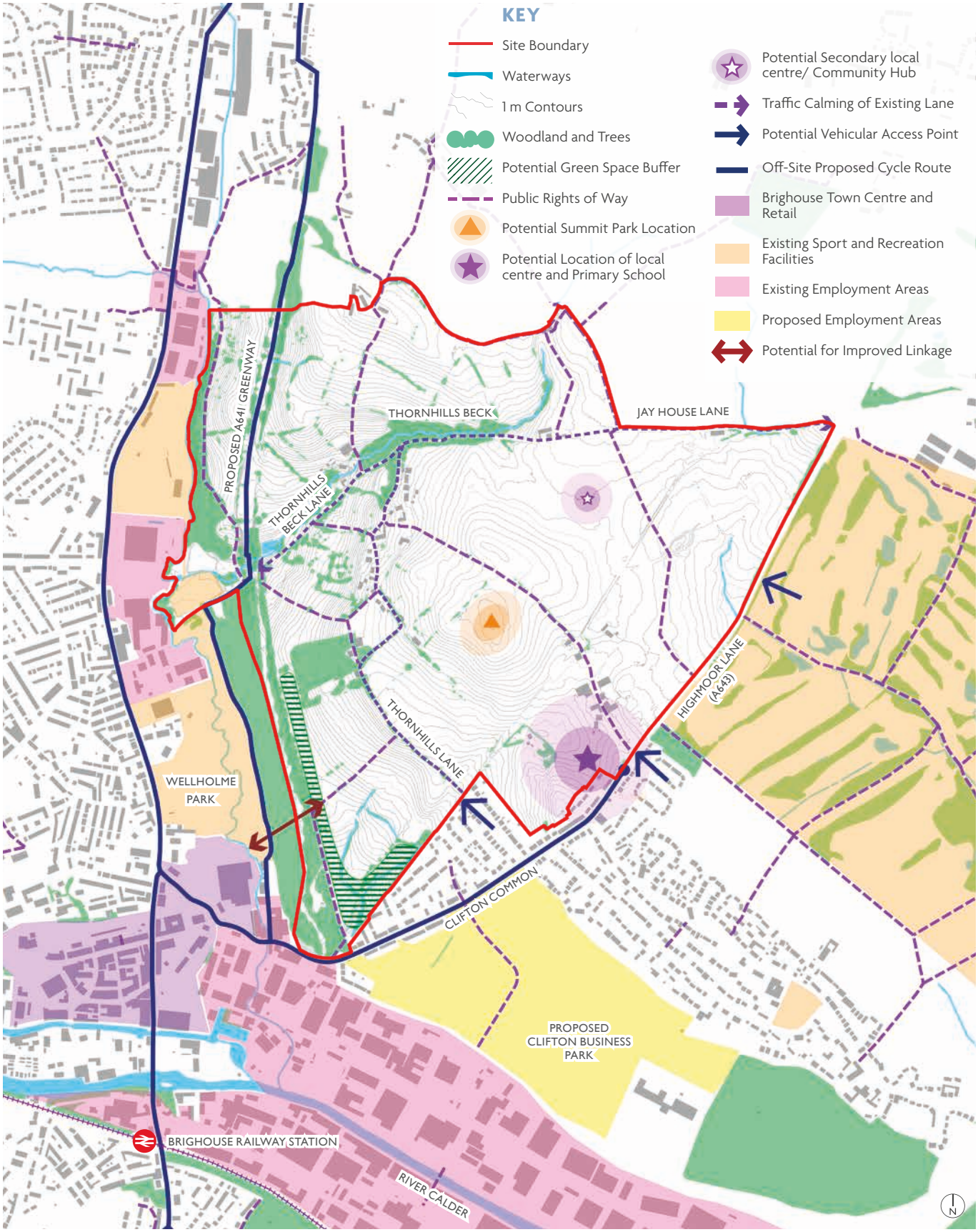
3.2.2 The adjacent plan sets out the key site assets and opportunities that have been identified, briefly summarised below.

- The site layout and detailed design of buildings should positively respond to the topography of the site, taking inspiration from local precedents.
- Existing woodland, trees and hedgerows should be retained and enhanced as much as possible to reinforce the site's established landscape character and benefit biodiversity.
- Designated and non-designated heritage assets, including historic field boundaries and stone walling, should influence the layout and character of development parcels.
- Existing waterways on the site should be retained as key features within the open space network.
- A central 'Summit Park' could take advantage of long-distance views across the valley and provide a focal point for the community.
- Locate the new local centre and primary school where they can easily be accessed by the existing residents of Clifton as well as new residents of the Garden Community. This also offers the potential for a shop to benefit from passing trade on Highmoor Lane (A643).
- Provide a secondary local centre/community hub further to the north to ensure that community facilities are available to all residents within easy walking/cycling distance.
- Potential for main vehicular access points into site from Highmoor Lane (A643) and secondary access point from Thornhills Lane (with restriction on vehicle numbers).
- Existing lanes running through the site – Thornhills Lane, Thornhills Beck Lane and Jay House Lane – could be traffic calmed to make them more pedestrian and cycle friendly and discourage rat-running.
- Key links could be provided to Brighouse town centre and surrounding areas of recreation, sport, and employment (both existing and proposed) to increase opportunities for residents of the Garden Community.
- A new linkage could be provided from the site to Wellholme Park, via the former Pickle Bridge railway line (although the steepness of the embankment may be prohibitive).
- A network of proposed off-site cycle routes in the vicinity of the site and running through it along the former Pickle Bridge railway line in the north west of the site, offer the potential for a connected active travel network through the new development.
- Existing PRoWs crossing the site should be integrated into the green space network, creating safe and attractive leisure routes providing easy access to the wider countryside.
- Provide attractive, ecologically rich buffer planting to existing dwellings within the site and around the boundary. Alternatively, sensitively integrate them into the new street scene, as appropriate.

Potential far-reaching views from high ground near centre of site

Potential for reuse of existing site features such as dry stone walls

Existing wooded valley and watercourse provides visual and ecological amenity


KEY
Site Boundary
Waterways
1 m Contours
Woodland and Trees
Potential Green Space Buffer
Public Rights of Way
Potential Summit Park Location
Potential Location of local centre and Primary School
Potential Secondary local centre/ Community Hub
Traffic Calming of Existing Lane
Potential Vehicular Access Point
Off-Site Proposed Cycle Route
Brighouse Town Centre and Retail
Existing Sport and Recreation Facilities
Existing Employment Areas
Proposed Employment Areas
Potential for Improved Linkage
PROPOSED A641 GREENWAY
THORNHILLS BECK
JAY HOUSE LANE
THORNHILLS BECK LANE
THORNHILLS LANE
HIGHMOOR LANE (A643)
WELLHOLME PARK
CLIFTON COMMON
PROPOSED CLIFTON BUSINESS PARK
BRIGHOUSE RAILWAY STATION
RIVER CALDER
N

# 4. MASTERPLAN FRAMEWORK

## 4.1 KEY DESIGN PRINCIPLES

4.1.1 The masterplan for the Garden Community has been informed by the design principles developed through workshops and discussion with key stakeholders (refer to page 14) and also the constraints and opportunities plans resulting from site analysis.

4.1.2 The masterplan is landscape led, seeking to retain and enhance the best aspects of the existing landscape and ecology through a network of open spaces with a variety of uses, creating a mosaic of habitats. Residents will have easy access to these green spaces, which will also accommodate walking and cycling routes, making active travel the preferred choice and promoting health and wellbeing.

4.1.3 Working with the topography of the site, the layout places a central park at a high point in the site offering long-distance views over Brighouse and surroundings.

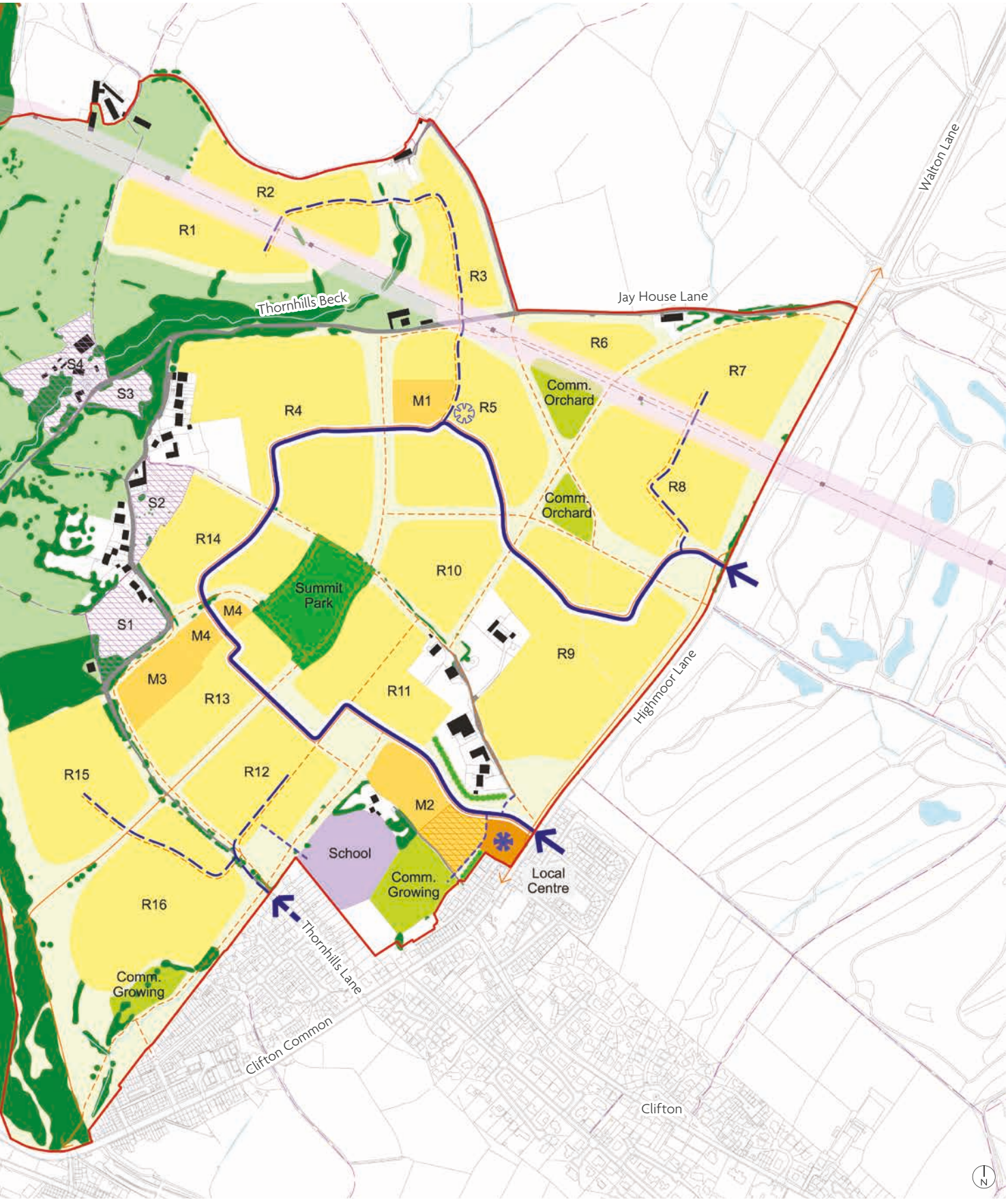
4.1.4 A primary school and local centre, with a shop, cafe and community centre are located next to the main site entrance where they will be within easy reach of both new residents of the Garden Community and the existing residents of Clifton.

4.1.5 The following pages set out four key layers of the masterplan build-up, explaining the rationale for the distribution of land uses, heights and density, landscape and open space, and access and movement.

4.1.6 The next chapter provides further detail on the individual strategies/components of the masterplan and the specific requirements and/or limitations on their delivery. The detail of what these elements should look like is set out in the associated Design Code.

**KEY**

- R – Residential Parcels
- M – Potential SME Builder Parcels
- S – Opportunity for custom and self-build development
- Mixed Use
- Potential Mixed Use Expansion Area
- Local centre
- Secondary local centre/ Community Hub
- 1FE School
- Multifunctional Greenspace
- Amenity Greenspace
- Parks & Garden
- Community Growing/ Orchards
- Existing Trees/ Woodland/ Hedges
- Waterways
- Primary Road
- Primary Access
- Secondary Road
- Secondary Access
- Primary Active Travel Routes
- Secondary Active Travel Routes
- A641 Greenway
- PRoW
- PRoW to be retained/ re-routed
- Overhead Pylon (with 40m easement)


R1
R2
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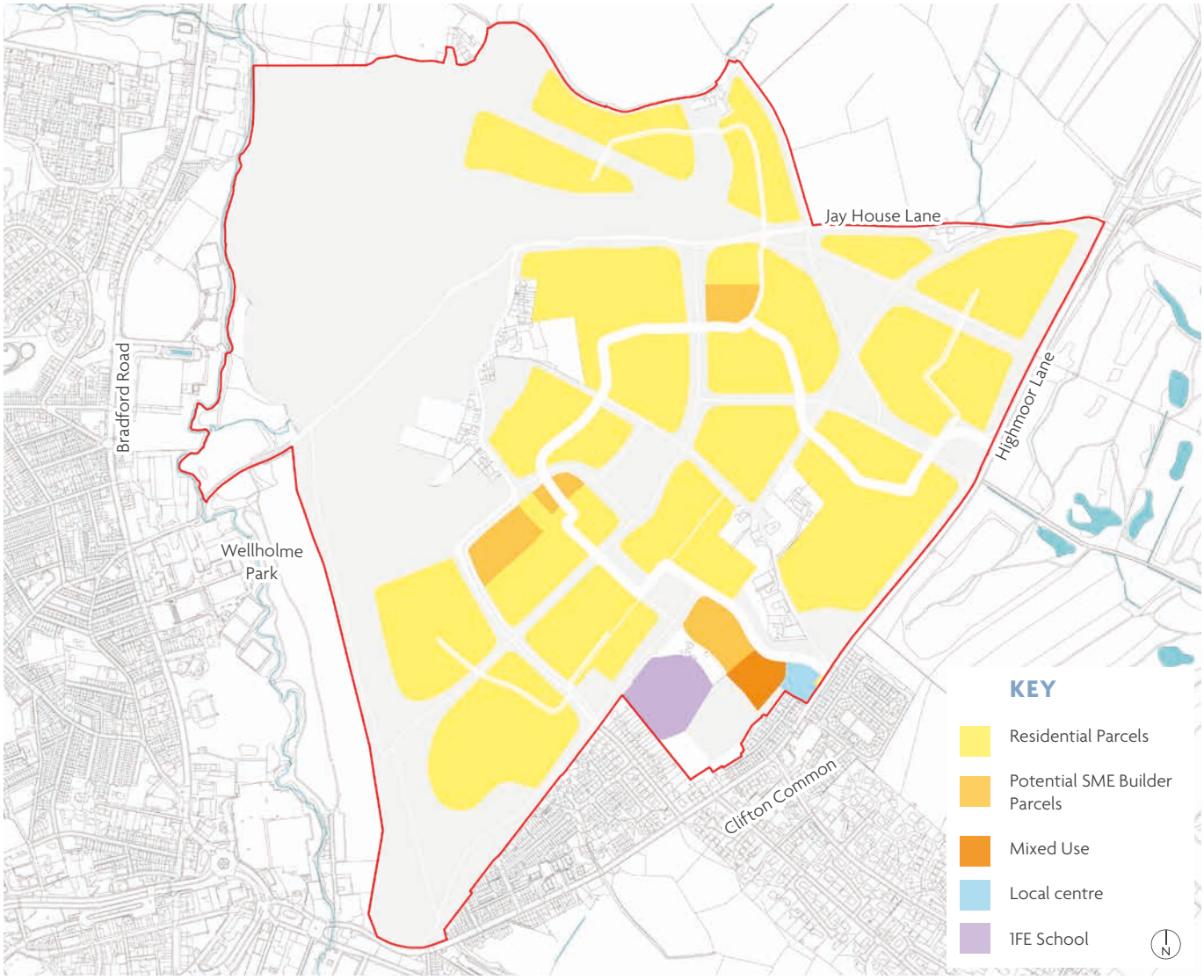
R13
R14
R15
R16
M1
M2
M3
M4
M4
S1
S2
S3
S4
Thornhills Beck
Jay House Lane
Walton Lane
Highmoor Lane
Comm. Orchard
Comm. Orchard
Summit Park
School
Comm. Growing
Comm. Growing
Local Centre
Thornhills Lane
Clifton Common
Clifton
N



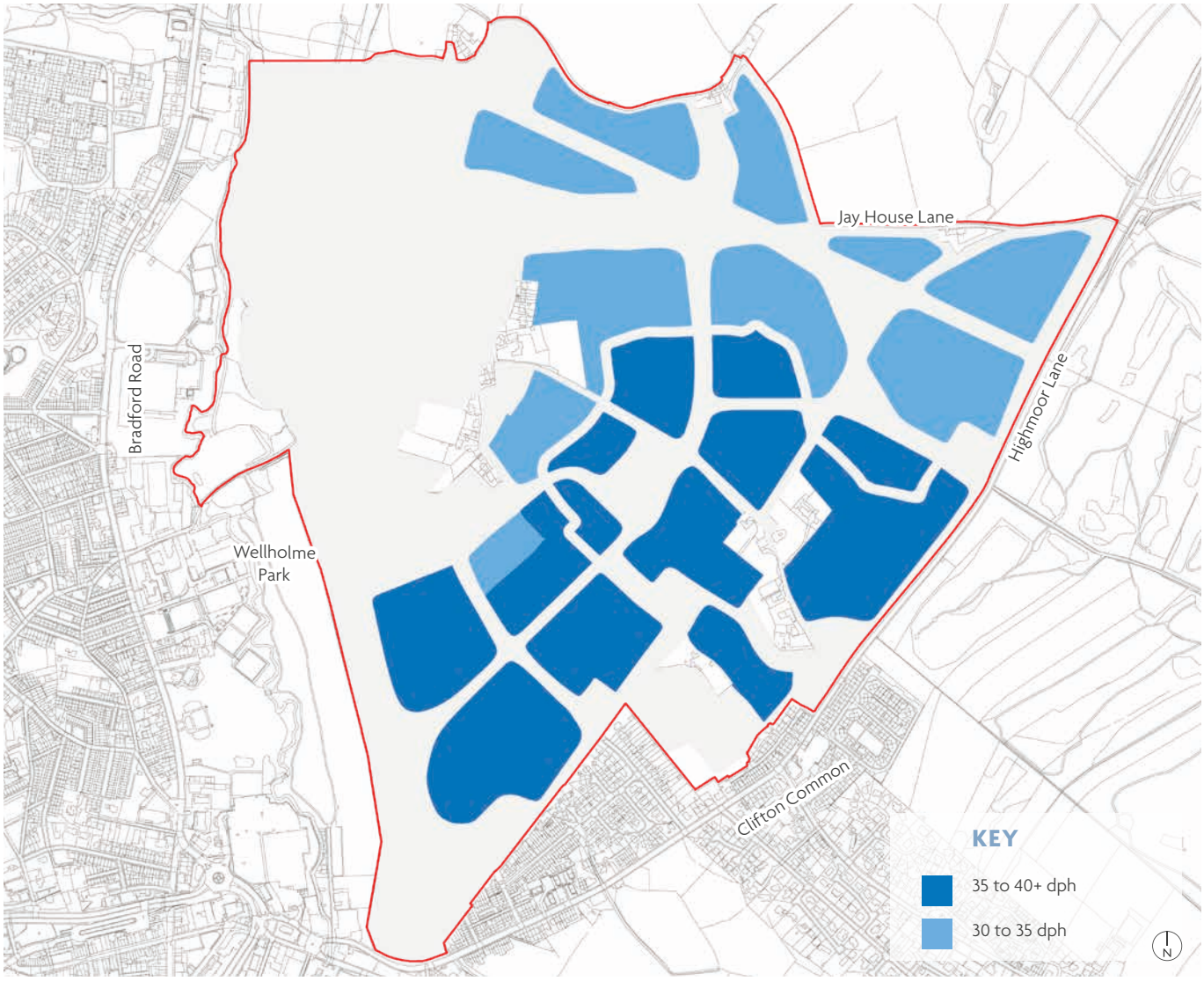

## 4.2 LAND USE

4.2.1 The quantum and distribution of the principal land uses within the Garden Community masterplan has been carefully considered to deliver a thriving, balanced community with services and facilities which are easily accessible to all residents to ensure that they will be well used and remain viable.

4.2.2 A new primary school is proposed to be located within the southern part of the site where it is well located to serve both new residents and existing residents of Clifton. It will have excellent access to the comprehensive network of active travel routes through the site which provide easy access on foot or by bike for new and existing residents.

4.2.3 The Local centre will include a farm shop, cafe, community hall, and nursery, with associated landscaped open space and parking. It is located close to the primary school and adjacent to the main site access from the A643. This location allows it to serve both new and existing residents in Clifton, while also providing good visibility to passing traffic. The local centre will provide a central focus for community activities, encouraging the integration of new and existing residents from the surrounding community. Its proximity to the school will maximise the potential for dual use both before and after school drop-off and collection.

4.2.4 Residential land use parcels will incorporate the secondary and tertiary street networks, associated on street car parking, SuDS/drainage features and incidental open space. Different sized development parcels provide flexibility to accommodate both larger and smaller house builders, with four parcels specifically identified for potential SME builders.




## 4.3 BUILDING HEIGHTS & DENSITY

### BUILDING HEIGHTS

4.3.1 Drawing strongly from local character, the majority of homes within the Garden Community will be 2 - 2.5 storeys high, also helping to reduce the site's visual prominence within the surrounding landscape.

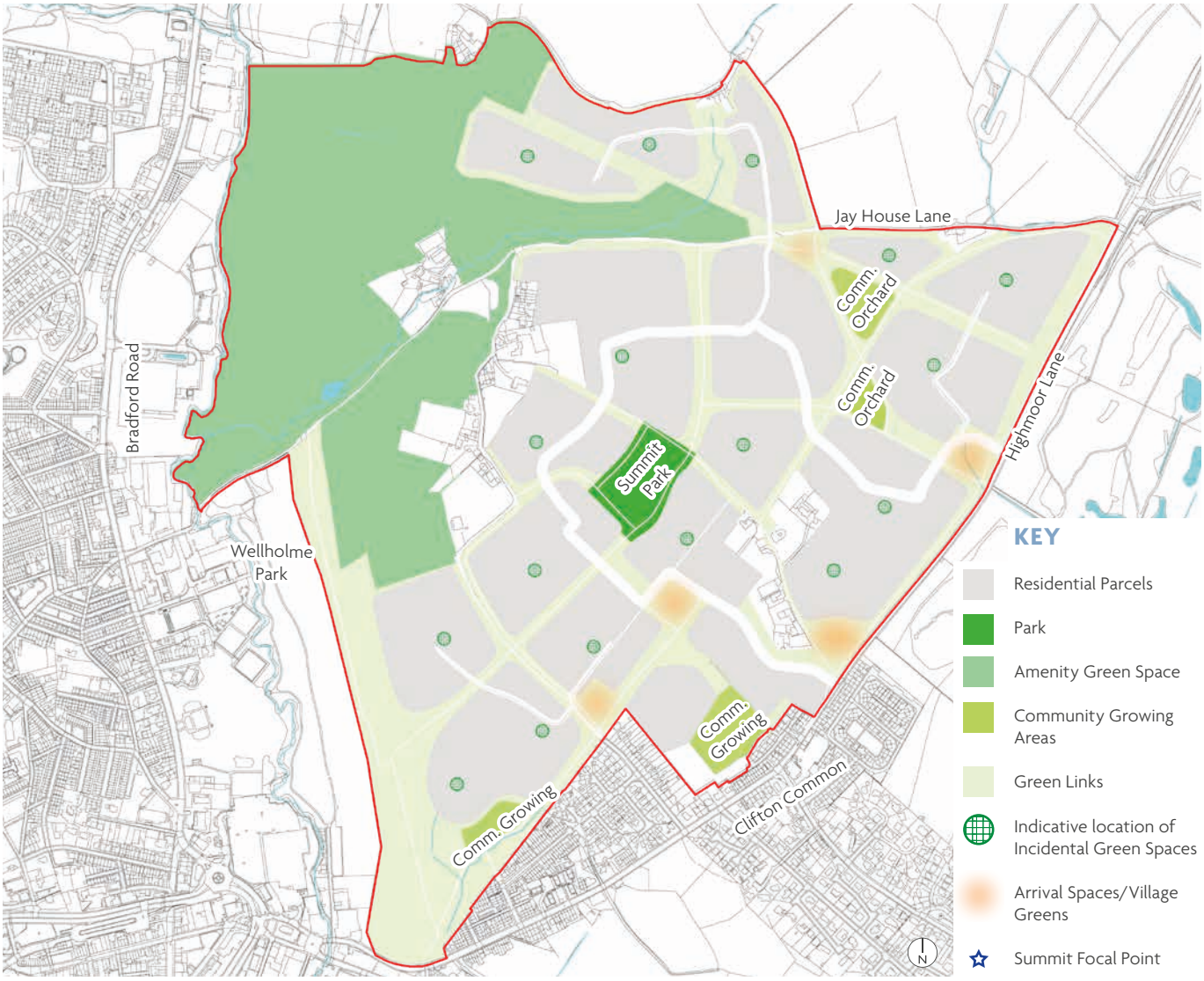
4.3.2 Some areas of the site which are flatter or less visible from a distance may have the potential for buildings up to 3 storeys in height, but these should be focussed within areas of higher density, a more urban character, or where an increased sense of enclosure is beneficial - for instance along the Primary Street (refer to section 4.5) or alongside open spaces.

4.3.3 A Landscape and Visual Impact Assessment (LVIA) may be required to demonstrate a design proposal's wider visual impact.

### DENSITY

4.3.4 Whilst a minimum density of 30dph would be acceptable within the Garden Community in line with Policy HS2 of the Local Plan, higher density development will be strongly encouraged in the parts of the site most easily reached by sustainable means (walking, cycling and public transport), and with best access to services within the site and the wider town, subject to wider placemaking considerations.

4.3.5 The suggested approach to density set out on the plan above has been informed by, and developed alongside, the masterplan character areas. More urban forms and thus higher densities are encouraged closer to the Local centre and the site's interfaces with Clifton and the wider town, and lower densities and rural forms towards the site's northern edges, providing a sensitive new edge to Brighouse.




## 4.4 LANDSCAPE AND OPEN SPACE

4.4.1 The landscape strategy creates a network of open spaces throughout the site, providing a range of characters and uses to create a varied and attractive envrionment accessible to new and existing residents.

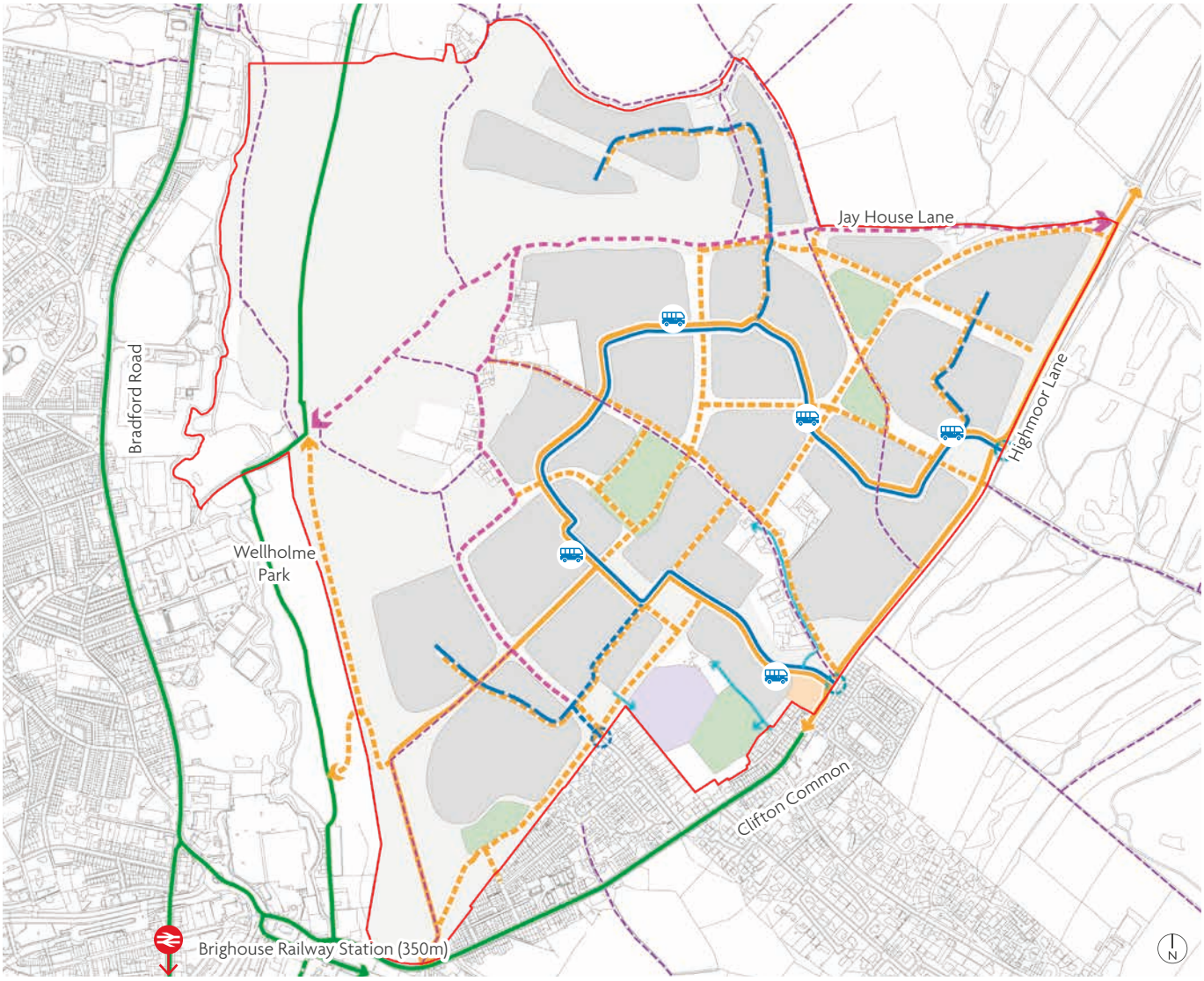
4.4.2 The Summit Park is located at the centre of the site, providing a focal point for the whole development and offering the potential for far-reaching views across the town and the surrounding landscape.

4.4.3 Local food production is a key aspect of the vision for Thornhills and is beneficial for both people and wildlife. Community Growing Areas and Orchards are strategically located around the masterplan to facilitate access for all and encourage local food production for increased health and wellbeing.

4.4.4 The Green Links provide a variety of types of recreational space, including play space, both formal and more informal "play along the way" features. The Green Links will incorporate existing linear features such as hedgerows and public rights of way. Planting within the green corridors will be predominantly naturalistic with an emphasis on creating habitats for invertebrates, birds and mammal species.

4.4.5 Small incidental green spaces will be provided within residential parcels to create visual interest and act as wayfinders along the internal street network.

4.4.6 Within the northern part of the masterplan, development would be heavily constrained by several factors, including the topography of the land, proximity to heritage assets and large areas of ecological significance. This area is identified as amenity greenspace (refer to 5.5.13 onward for further detail). The retention of this open land ensures that attractive landscape features are maintained and serves to safeguard the character and identity of the Thornhills hamlet and the wooded valley slopes.




## 4.5 ACCESS AND MOVEMENT

4.5.1 The access and movement strategy aims to deliver a clear movement hierarchy which prioritises Active Travel in line with local policy and the principles set out in LTN 1/20. Walking and cycling are strongly encouraged through the provision of an extensive network of segregated and shared footpaths and cycle routes linking all parts of the site to key destinations within the Garden Community and further afield.

4.5.2 The primary street accommodates a bus route, with regular bus stops within easy reach of most residents. The provision of local bus services into the site will be sought as part of the planning application process.

4.5.3 Within the Local centre, a Mobility Hub will provide public transport information and a range of facilities to enhance access to, and uptake of, cycling and other measures to minimise car use.

### KEY

- Primary Access
- Secondary Access
- Primary Street
- Secondary Street
- Restricted Vehicular Access
- Traffic Calmed Existing Lanes
- Proposed Off-Site Cycleways
- Proposed Off-Site Quiet Streets
- Primary Active Travel
- Secondary Active Travel
- PROW (Retain/Enhance)
- Bus Stop

# 5. DEVELOPMENT GUIDELINES

## 5.1 INTRODUCTION

5.1.1 Applications for development of the Garden Communities should be in accordance with the Calderdale Local Plan. This section of the SPD sets out the key development requirements that need to be delivered to meet the Local Plan policy requirements and achieve the overall vision for the allocation.

### DESIGN AND LANDSCAPE QUALITY

5.1.2 The National Planning Policy Framework is clear that achieving high quality places and buildings is fundamental to the planning and development process. National Planning Guidance within the National Design Guide (amongst other guidance documents) clarifies that the underlying purpose for design quality and the quality of new development at all scales is to create well-designed and well-built places that benefit people and communities. It sets out how to recognise well-designed places and how to create them.

5.1.3 These approaches are reflected within the Calderdale Local Plan, not least at Policy BT1 (High Quality Inclusive Design) and Policy BT3 (Landscaping). Together, these policies establish the requirement for new developments to deliver high quality, inclusive design that demonstrates a holistic approach to design quality and consideration of the aesthetics, function and sustainability of proposals over their lifetime, as well as an integrated approach to landscape schemes. Landscaping must be of a high quality in order to integrate the development appropriately into its surroundings, and to contribute to the character of the area and enhances local biodiversity. The design of new development within the Garden Community must have clear regard to these requirements to ensure that it has a distinct identity and a place in harmony with its surroundings. Further detailed guidance is provided within the Design Code.

### RESIDENTIAL AMENITY

5.1.4 All new development within the Garden Community will need to demonstrate that it would not result in any significant adverse impact on the living conditions of existing adjacent residents or other occupiers with regard to privacy, daylight and over-shadowing in particular. It must also provide acceptable living conditions for future occupiers in respect of privacy, daylighting and private amenity space. Further guidance standards on privacy, daylighting and amenity space can be found at Appendix 2 of the Calderdale Local Plan.

## 5.2 HOUSING

### HOUSING MIX

5.2.1 The Garden Communities should create inclusive communities, providing a mix of housing to respond to different ages and incomes and addressing the needs of the district. Therefore, a broad range of homes of different types and sizes should be provided. Local Plan policy requires that the mix should be informed by the most recent SHMA together with relevant and recent information as well as considering market factors and the location and characteristics of the site. The 2018 SHMA suggests need is highest for two- and three-bedroom homes and this is confirmed in subsequent studies with highest demand for 3-bedroom houses.

5.2.2 Evidence from the local housing market suggests the Garden Communities are less appropriate for flats, demand for which is mostly met by new build and conversion in town centres. However, should demand be identified during the course of the delivery programme, the provision of a limited number of small apartment blocks may be appropriate if they are in close proximity to the local centre and carefully scaled to avoid over-dominance in the street scene and/or long-range views.

5.2.3 Calderdale has an aging population, and the Garden Communities may play a role in accommodating older households downsizing to smaller homes after their children have left home. Some of this demand may be met by bungalows for which there is a recognised demand. Specialist accommodation is being developed elsewhere in the Borough and could be provided within the Garden Communities. Generally, people prefer to remain in their homes and adapt them as their lifestyles change. This can be made easier by increasing the supply of accessible and adaptable homes built to Requirement M4(2) of the Building Regulations (or any subsequent standard). Refer to Local Plan Policy HS4.

5.2.4 The provision of high-quality residential accommodation will be sought throughout the Garden Community that addresses the current and future needs of occupiers. This should include the provision of homes with gardens, easy and accessible cycle storage and the space to accommodate working from home. There is also likely to be a need for more internal space. Although new homes are more energy efficient, there is likely to be increasing emphasis on higher levels of energy efficiency and climate adaptation by buyers in the future as the development progresses. This will also contribute to achieving Calderdale's target of net zero CO2 emissions by 2038. Provision of gardens can contribute towards biodiversity and allow for food growing as well as providing recreation space.

**5.2.5 Principles of Development**

- A broad mix of homes will be required in the Garden Communities. The predominant type of homes will be two- or three-bedroom but developers will be encouraged to meet the unmet need for bungalows. In line with Local Plan policy, the mix should be informed by the most recent SHMA together with other relevant and recent information as well as considering market factors and the location and characteristics of the site. The following mix will be sought:
  - One bedroom: 10-15%,
  - Two and three bedroom 60-80%
  - Four bedroom plus 10-15%.
- Opportunities should be sought to allow local SME developers to develop parts of residential parcels.
- Developers will be required to submit a housing need statement setting out how the mix of homes will help to meet local need. Should the developer depart from the above mix, the housing need statement must include a robust justification detailing the reasons for the mix proposed.
- The preference is for homes to be built to the Nationally Described Space Standard or better and will make provision for emerging trends such as an increase in working from home.
- Developments should strive to make all new homes adaptable and accessible (built to M4(2) or equivalent principles). Where specific circumstances including topography make this impossible to achieve or would render the scheme unviable, this requirement may be waived.

### AFFORDABLE HOUSING

5.2.6 The proportion of affordable homes for developments of 15 dwellings and over in Brighouse is set at 25%. Based on the indicative number of homes to be delivered by the masterplan, this equates to a total of 482 affordable homes in the Thornhills Garden Community.

5.2.7 There is an identified need for affordable two- and three-bedroom homes both across Calderdale and in Brighouse with the average applicant requiring two bedrooms. Households needing affordable four-bedroom homes are difficult to rehouse so it is particularly important that a small number are provided as affordable homes.

5.2.8 Large scale provision of affordable flats would not normally be acceptable in the Garden Communities. Studies suggest an unmet need for affordable bungalows which the Council is keen to meet and will encourage. Where provided, applicants are strongly encouraged to consider compact forms of development such as terraced bungalows or bungalows grouped around communal garden spaces, which will result in a higher development density and also the potential for a stronger sense of community. Refer to example images on facing page.

5.2.9 The Council's preferred approach is that the applicant builds and transfers the completed home to a Registered Provider for rent or shared ownership. A wide range of Registered Providers currently operate or are interested in operating in Calderdale, a number of whom have expressed an interest in the Garden Communities.

**5.2.10 Principles of Development**

- The number of affordable homes provided through the garden suburbs should as a minimum be 25% of the overall total. Affordable Homes should be provided in each phase and by each development within a phase. Serviced plots for custom and self-build will not count towards this total.
- The predominant size and type of affordable homes should be 2 or 3 bedroom houses with some 4 bedroom houses.
- Development of affordable bungalows will be encouraged by allowing for one 1-, 2- or 3-bedroom affordable bungalow to replace two affordable homes required in any development.
- Affordable housing should be indistinguishable from market housing in terms of achieving the same high quality of design.
- Affordable homes should be integrated into the development. However, homes for affordable or social rent managed by a Registered Provider should be clustered in groups of up to 10 to aid their management.
- The majority of affordable homes should be made affordable housing for rent with a rent below local market rents, administered by a Registered Provider.
- As part of the overall affordable housing contribution 10% of all homes should be available for affordable home ownership. This should be in the form of shared ownership or discounted market sales.
- Developers will sell discounted market homes on their initial sale, but the Council will have responsibility for their subsequent sale. Therefore, a financial contribution will be expected to contribute to the likely future cost.
- Developers should submit an Affordable Housing Statement with applications. This should indicate the number and type of affordable dwellings, proposed tenure and floor area and the arrangements for management (usually with a named Registered Provider).

## SPECIALIST HOUSING

5.2.11 The Garden Communities should be age and disabled friendly communities. Calderdale has an aging population; with a 50% increase in the population over 65 expected by 2035. Additionally, 10% of the population has a moderate or severe disability with the proportion increasing in older people.

5.2.12 The Council will encourage the provision of bungalows on the Garden Communities, particularly affordable ones, as part of each phase of development. There is scope for these to be built in groups close to public transport and community facilities to form sheltered housing. These would be most suitable for older people and disabled people who need more specialist homes but do not need the support provided in Extra Care housing schemes. They should be designed to HAPPI principles and provided in a range of tenures including affordable rent.

### 5.2.13 Principles of Development

- The Garden Communities should provide homes for all age groups and abilities.
- The development of sheltered housing in the form of clusters of bungalows near to the local centre to allow for easy access to facilities will be appropriate. These should incorporate some communal space and should be built to the HAPPI standards to make them suitable for the disabled and infirm.
- Development proposals for other forms of communal and supported housing for elderly or disabled people will be considered on the basis of whether they meet an identifiable need, the scale and type of development is in keeping with the Garden Community and the location is appropriate.

### HOUSING OUR AGING POPULATION PANEL FOR INNOVATION (HAPPI) PRINCIPLES

The HAPPI principles are based on 10 key design criteria that have particular relevance to the spectrum of older persons' housing which needs to both offer an attractive alternative to the family home, and be able to adapt over time to meet changing needs.

They provide
- Space and flexibility
- Daylight in the home and in shared spaces
- Balconies and outdoor space
- Adaptability and 'care ready' design
- Positive use of circulation space
- Shared facilities and 'hubs'
- Plants, trees, and the natural environment
- Energy efficiency and sustainable design
- Storage for belongings and bicycles
- External shared surfaces and 'home zones'

More details from HAPPI - Design - Topics - Resources - Housing LIN

Grouped bungalows at the heart of the community - Lenton Green, Nottingham (Architect: JTP/Image copyright: Martine Hamilton Knight)

Bungalows and sheltered flats around shared garden - Makins Court, New Alresford (Architect: JTP/Image copyright: Benedict Luxmoore)

### SELF-BUILD AND CUSTOM HOUSEBUILDING

5.2.14 Local Plan Policy HS5 promotes and supports the allocation of sites for self-build and custom housebuilding in the borough and seeks provision based on evidence contained within the Self-build and Custom Housebuilding Register. In accordance with Policy HS5, phased applications will be required to provide a number of serviced plots for self or custom build.

5.2.15 Further, and in response to an evidenced demand in south-east Calderdale, the masterplan identifies sites which may be appropriate for self-build and custom housebuilding. Applications for development on these parcels must be delivered in accordance with Local Plan policy and the Self-Build and Custom Housebuilding SPD, which provides definition, advice on design expectations and guidance on delivery.

5.2.16 Plots are expected to be developed in accordance with the allocation-wide design code SPD. In line with national policy guidance however, the Council attaches significant weight to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

5.2.17 As such, where applications for self-build and custom housebuilding depart from the allocation wide design code SPD, this must be fully justified and evidenced.

5.2.18 Should the plots not come forward for a self-build and custom build project before completion of the last phase of the allocation, the Council will support applications for the provision of alternative types of housing.

**5.2.19 Principles of Development**

- The Garden Communities will provide plots for self-build and custom housebuilding.
- Applications for development on residential parcels must be delivered in accordance with Local Plan Policy HS5 and the Self-Build and Custom Housebuilding SPD.
- Significant weight will be attached to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

### SMALL AND MEDIUM SIZED ENTERPRISE (SME)

5.2.20 National planning policy acknowledges that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. The masterplan has therefore identified pockets of land within the allocation as SME builder parcels. Calderdale Council recognises that local SME builders can deliver many social and economic value outcomes.

5.2.21 Applications for residential development on SME parcels must be delivered in accordance with Local Plan policy and the masterplan and design code SPD. Should the plots not come forward for development by an SME (as defined by the Government's Small to Medium Sized Enterprise (SME) action plan - published 27 January 2022), before completion of the last phase of the allocation, the Council will support applications by alternative applicants.

**5.2.22 Principles of Development**

- The masterplan has identified pockets of land within the allocation as SME builder parcels.
- Applications for development on SME parcels must be delivered in accordance with Local Plan policy and the masterplan and design code SPD.

## 5.3 LOCAL CENTRE & COMMUNITY FACILITIES

5.3.1 For each of the Garden Communities, provision is made for a local centre and community facility. This accords with the requirements of Policy IM7 of the Local Plan, which sets out an expectation for Masterplans to deliver appropriate community facilities and services to serve the new development, to include local shops and community halls. The site allocations for the Woodhouse and Thornhill Garden Communities also specify that the local centre should be constructed in the early phases of development.

5.3.2 The local centres will meet the day to day needs of residents to provide convenient and accessible facilities within walking/cycling distances of the new dwellings. They will also offer a central focus for community activities, encouraging the integration of new and existing residents from the surrounding community.

5.3.3 The precise mix of local centre uses will be determined at the pre/planning application stage in consultation with the Council and informed by market advice and subject to commercial considerations. However, it is expected that the Thornhills local centre will include the following key components:

- Farm shop and café (minimum 300 sqm to include catering kitchen/store/WCs).
- Community hall (minimum 500 sqm to include kitchenette, stores and WCs).
- Nursery School, providing 35 places for children aged 2-5 years, with adjacent secure garden area to be accessed from within the building.
- A Mobility Hub, incorporating some, or all, of the following features:
  - Spaces for cycle parking
  - E-bike charging points
  - Bus stop
  - Interactive public transport planning
  - Secure delivery lockers
  - Mobility scooter parking bays with charging points
- Hard and soft landscaping, including external seating, a play area and trees/planting.
- Adequate parking for cars and cycles using the local centre.

5.3.4 Proposals should ensure the provision of an active travel connection between the local centre and the primary school, and each phase shall demonstrate that consideration has been given to active travel routes between that phase and the local centre.

5.3.5 The masterplan also identifies a mixed-use area immediately adjacent to the Thornhills local centre, which will provide flexibility for a variety of uses to come forward over time as the community develops. Where applications come forward for development on the land, applicants will be required to demonstrate how the proposal meets an identified community need in accordance with Policy HW4 (Safeguarding Community Facilities and Services). Such uses could include but are not limited to; future expansion of the local centre, including additional parking spaces (ideally using Grasscrete or a similar solution), higher density/specialist residential development, including bungalows by SME builders and small-scale workshop spaces/studios.

5.3.6 It is envisaged that the Thornhills local centre will form part of Phase 1 of the Garden Community and it would need to be fully operational by no later than the final phase of development. The Council will lead on provision of the community building and mobility hub whilst the shop, café and nursery will need to be delivered by a third party.

5.3.7 In order to safeguard the local centre, planning permissions will be subject to appropriate conditions restricting changes of use without the need for planning permission (for example from Class E to Class C3). Following the delivery of the local centre, should applications be submitted to change the use of any of any units, these will be assessed against the relevant policies in the Local Plan, including Policy RT4 (Local Retailing and Servicing Provision Outside of Centres) and Policy HW4 (Safeguarding Community Facilities and Services).

5.3.8 There is also a need to ensure that the community facilities within the proposed developments are managed in perpetuity to a consistent and high standard, and to maximise the social and ecological benefits, building a strong community in the process that integrates with the surrounding communities. It is envisaged that these would be managed through the stewardship programme for the site. Further detail can be found in the stewardship section to follow.

## 5.4 EDUCATION PROVISION

5.4.1 A new primary school will be required in the Garden Community. An approximate area of 1.5ha of land is required to be set aside for the primary school and made available to the education provider (subject to more detailed feasibility work).

5.4.2 The land for the primary school has been identified through the masterplanning process. It is assumed that the school will provide 1-form entry, subject to detailed assessments of needs as appropriate. The timing of land availability for the primary school will be managed through S106 agreement(s).

5.4.3 The land reserved for the new school in the masterplan will be transferred to Calderdale Council at nil cost to enable the new school to be constructed in accordance with need.

5.4.4 The provision of Early Years facilities within the primary school will also be encouraged in discussion with education providers, so there will be opportunities for local childcare for communities within the new and existing adjoining neighbourhoods.

**5.4.5 Principles of Development**

- The area of land identified in the Masterplan (approximately 1.5ha) is safeguarded for the provision of a primary school.
- The provision of Early Years facilities within the primary school will be encouraged.
- The shared use of school sports facilities with the community outside of school hours will also be encouraged.

## 5.5 GREEN INFRASTRUCTURE

### DISTRIBUTION AND QUANTUM OF OPEN SPACE

5.5.1 The allocation will provide a network of multi-functional green spaces, including parks and amenity areas, community growing areas, hedgerows and other green links. The network of integrated green spaces and green corridors will link with the open countryside beyond the Garden Community.

5.5.2 The Masterplan establishes the distribution and quantum of Open Space across the Garden Community. Open Space is an important aspect of the development and the delivery of Open Space in each phase will be expected to be consistent with the table on the facing page.

5.5.3 The allocation will deliver levels of open space that are higher than the minimum policy requirements stipulated by Policy GN1 (Securing Green Infrastructure Provision) of the Local Plan in line with established Garden City Principles and the wider vision for the allocation.

5.5.4 The on-site green infrastructure should follow the key principles established in the accompanying design code.

5.5.5 While it is the intention for all open space to be provided on-site, the open space schedule indicates a policy shortfall in terms of playing pitch and sports provision. In line with Local Plan Policy GN6 (Protection and Provision of Open Space, Sport and Recreation Facilities) therefore, the Council will expect a financial contribution to be made to enable the creation or enhancement of facilities in the local area. The level and nature of the contribution will be managed through S106 agreement(s).

5.5.6 In accordance with the Council's Health and Wellbeing policies in the Local Plan, contributions will be directed to facilities who can demonstrate a support for benefits to the wider community including enabling social interaction and creating safe, healthy and inclusive communities.

5.5.7 The future management and maintenance of the various Open Space typologies is detailed in the stewardship section (Chapter 7).

### BIODIVERSITY

5.5.8 The site includes several areas identified as part of the Calderdale Wildlife Habitat Network. Development will not be permitted in a Wildlife Habitat Network if it would damage the physical continuity of the Network; or impair the functioning of the Network by preventing movement of species; or harm the nature conservation value of the Network. An ecological review of the Wildlife Habitat Network has been carried out as part of the masterplanning process.

5.5.9 Policy GN3 of the Calderdale Local Plan requires that proposals design-in wildlife, and provide appropriate management, ensuring development follows the mitigation hierarchy and achieves measurable net gains in biodiversity in accordance with the most up to date national and local guidance. As such, proposals will be required to demonstrate a minimum 10% net gain in biodiversity.

5.5.10 For phased developments, it must be demonstrated how each phase will reach a minimum 10% Biodiversity Net Gain. Where early phases have secured an excess of biodiversity units, they may be counted towards the requirements for subsequent phases however, it must be clear who is legally responsible for the delivery, management, monitoring and maintenance of those units.

5.5.11 In accordance with the mitigation hierarchy, a key aim of biodiversity net gain is to ensure that measurable gains can be achieved within the development site and only as a last resort should there be compensational arrangements.

5.5.12 Specific details including what features might be provided to achieve the greatest BNG within the new Garden Community are included in the accompanying design code.

### AMENITY GREENSPACE

5.5.13 The masterplan identifies an area of Amenity Greenspace to the north-west of the Garden Community. The definition of Amenity Greenspace is that set out in the Local Plan (i.e. open land, often landscaped, that makes a positive contribution to the appearance of an area or improves the quality of the lives of people living or working in the locality). It often provides opportunities for activities such as sports and can serve other purposes such as reducing the noise from a busy road or providing shelter from prevailing winds.

5.5.14 This open landscape area has been identified due to its contribution to the amenity value and character of the wider allocation and existing settlement. Further, while there is no requirement for public access across the land, the existing Rights of Way (ROW) network and proposed Greenway (A641 Critical Intervention) will provide access to the network of integrated green spaces within and beyond the Garden Community. Where appropriate, s106 planning obligations will be required to secure contributions to the existing ROW network and also the creation of new routes across the Amenity Greenspace subject to detailed network assessments of needs.

### REQUIRED DELIVERY OF OPEN SPACE BY PHASE

| OPEN SPACE TYPE | Phase 1 | Phase 1a | Phase 1b | Phase 2 | Phase 2a | Phase 2b | Phase 3 | Phase 4 | Phase 5 | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|
| Parks and Gardens | - | - | 1.87 ha | - | - | - | - | - | - | 1.87 ha |
| Multifunctional Green Space | 0.11 ha | 1.4 ha | 3.12 ha | 0.7 ha | 1.83 ha | - | 1.58 ha | 5.66 ha | 3.06 ha | 17.47 ha |
| Children's Play - LEAPs | - | 0.05 ha | 0.1 ha | - | 0.05 ha | - | - | - | - | 0.2 ha |
| Children's Play - NEAPs | - | - | 0.1 ha | - | - | - | - | - | - | 0.1 ha |
| Natural Greenspace | - | 3.5 ha | - | - | 0.8 ha | 0.41 ha | - | 5.18 ha | 0.6 ha | 10.49 ha |
| Allotments/ Community Gardens | 1.1 ha | 1.19 ha | - | - | - | - | - | 1.24 ha | - | 3.52 ha |
| Playing Pitches/Sport* | - | - | - | - | - | - | - | - | - | - |
| | | | | | | | | | TOTAL | 28 ha |

* A financial contribution to be made to enable the creation or enhancement of off-site facilities in the local area.

**5.5.15 Principles of Development**

- The Garden Community will incorporate a network of multi-functional green spaces, including parks and amenity areas, community growing areas and other green links.
- The Garden Community will incorporate open space provision that exceeds the minimum policy requirements stipulated in Local Plan Policy GN1 (Securing Green Infrastructure Provision).
- Where individual parcels within a phase are being delivered independently, the provision of open space should be apportioned equitably and in accordance with good design principles, taking account of the need to deliver a consistent quality of green space provision and ensure that all residents have convenient access to nearby open space at the earliest possible time.
- A financial contribution secured through a s.106 obligation will be required to address the policy shortfall in respect of playing pitch and sports provision.
- Development will not be permitted in a Wildlife Habitat Network if it would damage the physical continuity of the Network; or impair the functioning of the Network by preventing movement of species; or harm the nature conservation value of the Network.
- Proposals will be required to demonstrate a minimum 10% net gain in biodiversity. For phased developments it must be demonstrated how each phase will achieve a minimum 10% net gain in biodiversity.
- Whilst there is no requirement for public access across areas identified as Amenity Greenspace, where appropriate, s.106 obligations will be required to secure contributions to the existing ROW network and also the creation of new routes across the Amenity Greenspace subject to detailed network assessments of needs.

## 5.6 DRAINAGE

5.6.1 The Garden Communities should implement drainage strategies that consider sustainable drainage techniques that work with the natural drainage of the site to retain surface water within the site and manage the risk of flooding during severe storms.

5.6.2 Consideration should be given to the constraints of the site in regard to the proposed drainage layouts and ensure that any existing risks are fully considered and managed appropriately.

5.6.3 The surface water drainage strategy should mimic natural discharges where possible. Surface water discharge via re-use should be considered with rainwater harvesting utilised where possible. Surface water discharge via infiltration should be considered where appropriate and evidence such as soakaway tests submitted to demonstrate they meet LLFA requirements.

5.6.4 Once these have been considered, discharge to one of the existing waterbodies on-site should be utilised to ensure the development is as sustainable as possible. The watercourses should be fully investigated to ensure they are structurally and hydraulically adequate to accept the flows. Watercourses should be left open through the site and incorporated into the site layout. Culverting is not generally acceptable and would require Ordinary watercourse Consent

5.6.5 If it is not feasible to discharge into the existing waterbodies, due to the topography of the site, then the drainage hierarchy should be followed, and the most sustainable method chosen.

5.6.6 With the implementation of schedule 3 imminent, the drainage proposals should utilise SuDS techniques. The use of these should be considered early on in the design process to ensure that the design is not an afterthought and is fully integrated into the site layout.

5.6.7 The following SuDS design principles should be considered but not limited to and designed in accordance with CIRIA SuDS Manual C753:
- mimic natural drainage paths where possible.
- soft techniques focussing on the 4 pillars of SuDS.
- meet the requirements of the SuDS treatment train and ensure water quality targets are met.

5.6.8 In order to achieve a sustainable and efficient drainage system a management and maintenance plan for the lifetime of the development should be provided indicating the arrangements for adoption by statutory undertakers. In general, inspection and maintenance activities should be identified as follows:
- Regular – e.g. inspection, litter/debris removal, grass cutting, weed control, shrub management, aquatic vegetation management.
- Occasional – e.g. sediment removal, vegetation/ plant replacement
- Remedial – e.g. works in the event of erosion, spillage, vandalism

## 5.7 CONNECTIVITY

### HEALTHY STREETS

5.7.1 In 2022, Calderdale Council adopted a Green and Healthy Streets Corporate Policy that targets the quality of the public realm. It supports Calderdale Council's core objectives of developing stronger towns, reducing inequalities, and responding to the Climate Emergency.

5.7.2 Alongside Policies IM4 (Sustainable Travel) and IM5 (Ensuring Development Supports Sustainable Travel), the Green and Healthy Streets Policy acknowledges that high quality streets are fundamental to the distinctiveness, resilience, and prosperity of the Borough and play a vital role in making our towns, neighbourhoods, and green spaces inclusive and accessible to all.

5.7.3 Active travel principles are prioritised within the Garden Communities, with those walking, wheeling and cycling afforded the most direct route, with priority over and protection from motorised traffic where possible. High quality footways and cycleways within streets supplement the extensive traffic free active travel routes within green spaces.

### CYCLE / PEDESTRIAN ROUTES

5.7.4 Policy IM5 (Ensuring Development Supports Sustainable Travel) of the Local Plan ensures that all development proposals take account of the hierarchy of road users and consider how the proposed development will support modal choice and facilitate reductions in carbon emissions.

5.7.5 The Garden Communities are designed to be walkable neighbourhoods - places where a range of useful facilities are within a short walking distance of all homes. This aims to encourage people to walk and cycle rather than use private cars for short trips. Unless it is justified and evidenced, all routes will be LTN 1/20 compliant, and primarily consist of a 3m bi-directional cycle track and adjacent footway of at least 2m. All routes will be delivered in accordance with the detail established in the accompanying allocation-wide design code.

### PUBLIC TRANSPORT PROVISION

5.7.6 The Garden City Principles require that walking, cycling and public transport are designed to be the most attractive forms of local transport. Existing nearby bus services are presently not able to provide a high-quality bus service within a short walking distance of all residents. Enhanced provision will therefore be required.

5.7.7 The primary roads for the Garden Community should be designed to accommodate full sized buses. As these will be delivered over several years in a phased manner, turning facilities and bus stops will need to be planned within each parcel.

5.7.8 In terms of bus service provision, West Yorkshire Combined Authority (WYCA) have advised that in order to maximise the likelihood of services being commercially viable beyond the initial period, they need to be developer subsidised in the first instance. Shuttle buses serving local destinations are very unlikely to be commercially viable and 'Demand Response Transport' would not be suitable for this Garden Community. Services will not be financially viable for a number of years until a critical mass of dwellings is achieved.

5.7.9 It is considered likely that extending and diverting the existing services that run along Clifton Common would be attractive to operators. However, there would also need to be an increase in service frequencies to meet the Garden Community quality requirements. The minimum acceptable service level would be 30-minute frequencies to Brighouse town centre.

5.7.10 Bus franchising is actively being pursued by the WYCA. Whilst this would provide more control over the service frequencies and routing, if adopted, it is unlikely to be in place until the mid to late 2020s after the initial phases will have been constructed. Other mechanisms to improve bus service provision will therefore be necessary in the interim.

5.7.11 Consequently, as part of any pre-application, applicants will need to engage with the local authority and WYCA regarding the funding of bus service improvements. It is anticipated that this will be achieved through a developer contribution within each phase of development (refer to section 6.4 for details of the anticipated Section 106 requirements). Early engagement with WYCA and the local authority on the detailed requirements will avoid delays during the application process.

### TRANSPORT AND HIGHWAY INFRASTRUCTURE

5.7.12 The site allocation for both the Thornhills and Woodhouse Garden Communities recognises the need to properly consider the impact of these developments on the Strategic Highway Network and on traffic flows in central Brighouse. It is expected that both schemes will, as a minimum, need to contribute to projects identified within either/or the Infrastructure Delivery Plan (IDP) and the National Highways West Yorkshire Infrastructure Study, as relevant, noting that the IDP is a provisional list that is subject to change as masterplanning work progresses and the A641 business case is developed. Unless demonstrated otherwise through an up-to-date Transport Assessment, it is also anticipated that no more than 680 units shall be delivered on either site in advance of the completion of the critical schemes listed in the IDP.

5.7.13 As a consequence, as part of any phase of development, peak period modelling will be required to identify any significant traffic impacts on the surrounding highway network for that phase, as well as appropriate mitigation. There are several interventions proposed in and around Brighouse area as part of the A641 Corridor Investment Programme (CIP), including various projects that are considered critical to the delivery of the Garden Communities. Delivery of the CIP would provide a more efficient transport network prioritising walking, cycling and public transport.

5.7.14 The individual submissions will need to reflect the completion dates for the key A641 scheme interventions identified in the IDP. Given the constraints on parts of the network around Brighouse town centre, in the event of any delay to the delivery of these key interventions, there may be a need to restrict the number of dwellings that can be occupied in later development phases. This would be informed by the capacity assessments. In this context, Calderdale's multi-modal traffic model would be the most appropriate tool to assess the network impact as it includes committed infrastructure schemes and approved significant developments.

5.7.15 The scale of the two Garden Communities means that it would also be likely to result in impacts beyond the Borough boundary. Kirklees Council and National Highways should therefore be involved in discussions on the modelling of the traffic impacts. Initial traffic modelling indicates the improvements would be needed at Hartshead Moor Top and Junction 25 of the M62. Again, the modelling would determine how may dwellings could be delivered before those improvements are needed.

5.7.16 In terms of highway design and infrastructure, along with the Design Code SPD, national guidance is available in Manual for Streets, the Design Manual for Roads and Bridges as well as Local Transport Notes. The emerging Calderdale Placemaking Supplementary Planning Document will also include detailed highway design guidance. (Reference to timescale - JTP to confirm anticipated adoption date and confirmation of title.

5.7.17 As set out elsewhere within this document, for each phase of development, the planning application submission will need to detail infrastructure provision to support active travel and travel by means other than the private car. This should take account of walking, cycling and public transport infrastructure being provided with each phase, including temporary measures such as bus turning facilities. In this context, each phase of development would also need to demonstrate how it would cater for all-mode access to the proposed Local centres as well as to existing services and facilities.

5.7.18 The highway improvement scheme for the A643 (Highmoor Lane), which will need to be delivered prior to occupation of the first units on phase 1A, will include measures to manage traffic speeds, provide safe routes for active travel modes and identify bus stop locations.

### MOBILITY HUBS

5.7.19 The Local centre will include a mobility hub incorporating a range of facilities to support sustainable travel. The specific design and content will be agreed in consultation with the Council and be based on CoMoUK Mobility Hub Guidance (2019).

5.7.20 The Mobility Hub will incorporate some, or all, of the following features:

- Spaces for cycle parking
- E-bike charging points
- Bus stop
- Interactive public transport planning
- Secure delivery lockers
- Mobility scooter parking bays with charging points

### RIGHTS OF WAY

5.7.21 There are a number of existing Public Rights of Ways (ROW) throughout the area which facilitate key connections between the existing residential areas and the countryside beyond. These must be considered and incorporated within developments. S106 agreements will ensure a contribution to enhance the existing ROW network.

**5.x.xx Principles of Development**

- Active travel principles are prioritised within the Garden Communities, with those walking, wheeling and cycling afforded the most direct route, with priority over and protection from motorised traffic where possible.
- All development proposals should take account of the hierarchy of road users and consider how the proposed development will support modal choice and facilitate reductions in carbon emissions.
- Unless it is justified and evidenced, all routes will be LTN 1/20 compliant, and be delivered in accordance with the detail established in the accompanying allocation-wide design code.
- Enhanced bus service provison will be required and this will need to be developer subsidised in the first instance.
- As part of any phase of development, peak period modelling will be required to identify any significant traffic impacts on the surrounding highway network for that phase, as well as appropriate mitigation.
- The highway improvement scheme for the A643 (Highmoor Lane), will need to be delivered prior to occupation of the first units on phase 1A.
- The Local centre will include a mobility hub incorporating a range of facilities to support sustainable travel.
- Existing Public Rights of Way (ROW) in the Garden Community must be retained and incorporated within any development proposals and s.106 contributions will be required to enhance the ROW network.

## 5.8 HERITAGE

5.8.1 The Woolrow and Woolrow Farmhouse are grade II listed buildings immediately to the north of the allocation. Residential parcels to the north of Jay House Lane which are considered to impact the setting of the listed buildings will be required to contribute to the repair of the properties. Development proposals must be informed by an understanding of the significance of the listed buildings and their setting.

5.8.2 A Heritage Impact Assessment (HIA) was undertaken to support the Local Plan allocation. Applications should implement the recommendations provided in the HIA or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting. www.calderdale.gov.uk/v2/sites/default/files/HIA-methodology-and-findings-updated-march-2023.pdf

5.8.3 There are a number of other heritage assets in the vicinity of the Thornhills Garden Community, listed below. Proposals for development will need to assess what impact they might have upon their significance and to demonstrate how the appropriate conservation or enhancement has been addressed in the design process.

- Birkhouse Farmhouse; Birkhouse Cottage and Attached Upper Birkhouse Farmhouse; Lower Birkhouse Cottage; Barn to North East of Upper Birkhouse Farmhouse (grade II)
- Class III Archaeological site PRN4062
- Wellholme Park (Locally designated Historic Park and Garden)
- Former Railway Structures (undesignated)
- Thornhill Footbridge and Ford (undesignated)

**5.8.4 Principles of Development**

- Development proposals must be informed by an understanding of the significance of the listed buildings and their setting.
- Applications should implement the recommendations provided in the HIA or other suitable mitigation measures agreed by the Local Planning Authority.
- Proposals for development should assess what impact they might have upon other heritage assets in the vicinity of the Garden Community and demonstrate how the appropriate conservation or enhancement has been addressed in the design process.

## 5.9 CLIMATE CHANGE

5.9.1 As set out in the Introduction to this SPD, Calderdale Council has declared a Climate Emergency reflecting the urgency it attaches to this existential threat. The Local Plan addresses both mitigation and adaptation to climate change through a range of policies given that this challenge cuts across most main policy areas with many intrinsically linked (climate change and nature recovery, for example). These are brought together in Policy CC1 Climate Change which provides a broad strategic framework to guide all aspects of development.

5.9.2 Policy CC1 references the following areas:

- Energy efficiency.
- Sustainable design and construction methods.
- Increasing levels of renewable and low carbon energy.
- Supporting active and sustainable transport.
- Locating development in areas accessible by public transport and safe, attractive and well linked cycling and walking routes.
- Protecting green and blue infrastructure.
- Minimising flood risk.
- Creating, protecting and enhancing biodiversity habitats.
- Reducing the amount of waste produced.

5.9.3 As well as being developed further through Policies in the Local Plan these themes are also developed in more technical detail in this and other SPDs. These documents are set against a national picture where planning policy and guidance is expected to be strengthened through changes to the planning system. Initiatives such as the Future Homes Standard and the ongoing strengthening of the Building Regulations will, for example, require greater levels of energy efficiency and renewable and low carbon energy to be utilised in new developments over the construction period of the Garden Communities.

5.9.4 Many of the elements contained in Policy CC1 are addressed in other parts of this SPD. The area of energy requiring specific mention is Policy CC5 'Supporting Renewable and Low Carbon Energy' which seeks to maximise the use of renewable and low carbon energy. Policy CC6 covers the assessment of proposals for renewable and low carbon energy as well as connecting to district heat networks. The Council committed in the Local Plan to producing an SPD on Renewable and Low Carbon Energy which will inform future developments through the provision of a greater level of technical detail inappropriate for a Local Plan. This SPD will also provide the opportunity to reflect technological advances as well as identifying new opportunities and areas where, for example, district heat networks may be feasible in locations where they are not currently.

5.9.5 Policy CC2 'Flood Risk Management (Managing Flood Risk in New Development)' together with the forthcoming SPD on Flooding will provide a greater level of technical detail in this area.

5.9.6 The Council is currently preparing a Climate Action Plan which sets out how to meet a target of being net zero by 2038. Consultation has been undertaken on this document and it will be adopted by the Council soon and help inform the development of the Garden Communities.

5.9.7 The Council's Local List of documents required to accompany a planning application is to be revised during 2023 and will include a requirement for all planning applications to be accompanied by a Climate Change Statement. All planning applications in relation to the Garden Communities will be required to produce a Climate Change Statement.

## 5.10 SOCIAL VALUE & WELLBEING

5.10.1 A key objective of the Garden Community is to be an exemplar of health and well-being for both residents and visitors and aim to provide a socially sustainable community. As established within the NPPF, all developments should aim to achieve healthy, inclusive and safe places that, amongst other matters, promote social interaction and address identified local health and well-being needs.

5.10.2 The wider development must also contribute to the social, economic and environmental well-being of the area. These objectives will, in part, be informed by requirements established elsewhere within the SPD, not least in respect of promoting active travel at Section 5.6, addressing the impacts of climate change at Section 5.9 and the stewardship arrangements detailed at Section 7.0.

5.10.3 The Calderdale Local Plan also recognises the value of Building for a Healthy Life as a tool to guide and assess the design elements of new development, to encourage healthier communities. The Council will therefore require the submission of a BfHL Assessment with any planning application, which will be subject to assessment as part of the application process.

5.10.4 A Health Impact Assessment will be required for each phase of development having regard to the requirements of Policies HW1 (Health Impacts of Development), HW2 (Health Impact Assessment) and HW3 (Well Being) of the Calderdale Local Plan. This will enable the Council to assess the impact of any development on the health and well-being of existing and future occupiers. It will seek to promote equal opportunity to access the facilities they need to lead a fulfilling and active lifestyle, and ensure that the wider development furthers their physical, mental, social and spiritual wellbeing. This includes contributing to the provision of community facilities, as well as delivering well-designed and planned public open space, the encouragement of walking and cycling, and opportunities for sport and recreation.

5.10.5 A further element to promoting wellbeing, established in Policy HW3 (Well Being) of the Calderdale Local Plan, is the improvement of education and skills training and encouraging life-long learning. Consequently, any phase of development will be required to provide employment and training opportunities to be secured by means of a S106 Agreement. It is recommended that the application submission be supported by a Local Employment and Training Strategy. Outputs will be dependent on the scale of the application but may include any/all of the following:

- Local employment/job starts to provide employment and skills support and opportunities to those furthest away from the workforce.
- Apprenticeship opportunities, which may include engagement with local training providers.
- Opportunities for work placements/internships for local students.
- Use of local supply chains, to include a commitment to spend a proportion of the net construction budget on local (within Calderdale) contractors.
- Working with local schools and/or colleges to offer curriculum and career support such as work placements/experience, careers events/talks and employability skills.

**5.10.6 Principles of Development**

- Development proposals should reflect the need to achieve healthy, inclusive and safe places that, among other matters, promote social interaction and address identified local health and well-being needs.
- A BfHL Assessment shall be submitted with any planning application.
- A Health Impact Assessment shall be submitted with any planning application.
- Employment and training opportunities shall be secured through s.106 planning obligations.

# PART C: IMPLEMENTATION

## CHAPTERS:

6. PHASING & DELIVERY

7. STEWARDSHIP & MAINTENANCE

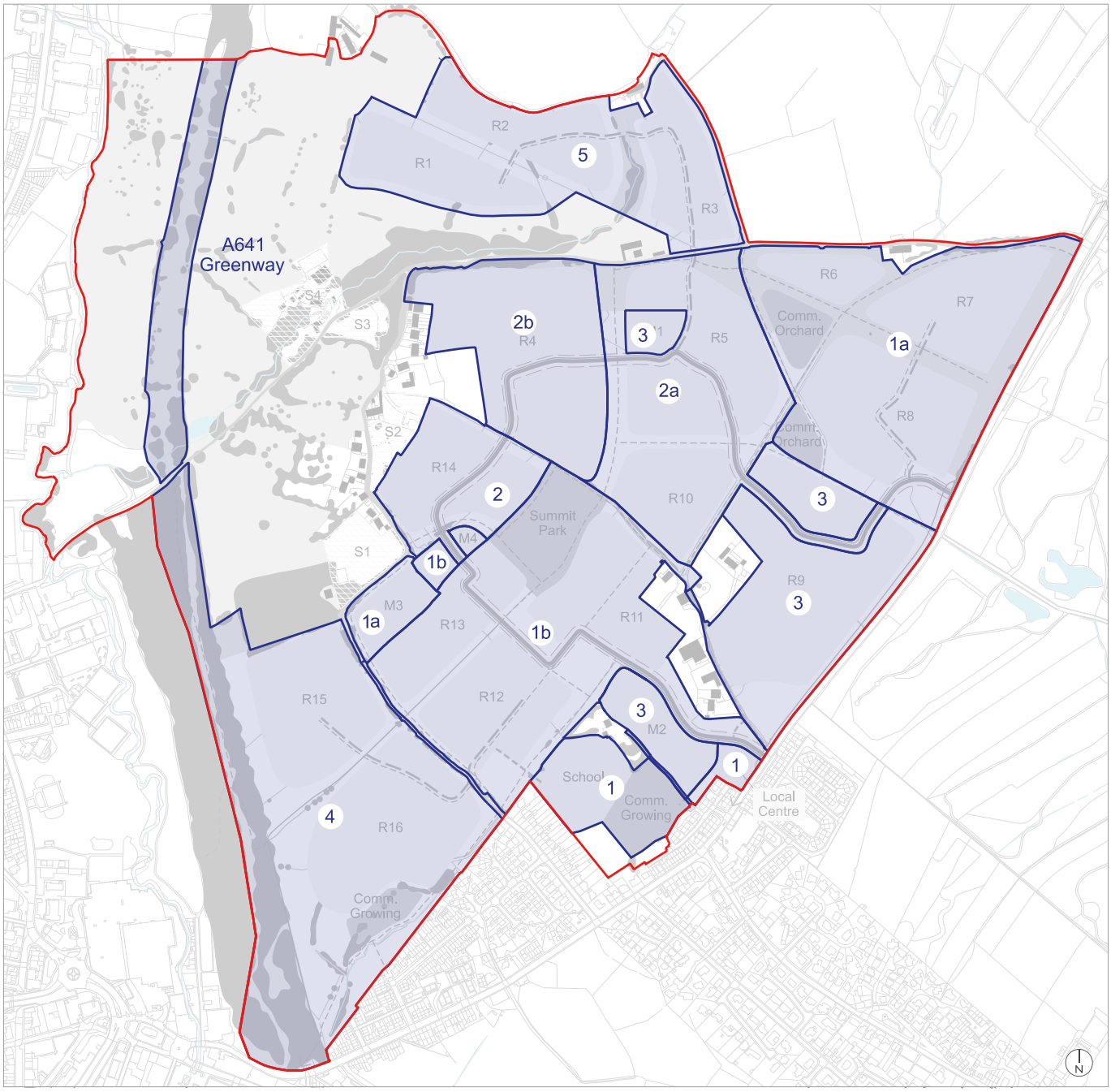
8. PLANNING APPLICATION REQUIREMENTS

# 6. PHASING AND DELIVERY

## 6.1 PHASING STRATEGY

### INDICATIVE PHASING PLAN

6.1.1 It is envisaged that the scheme will be delivered in four broad phases, as per the phasing plan shown below. The table on the following page shows the indicative number of homes and other facilities which will be delivered in each phase.




Indicative Phasing Plan

| PARCEL NUMBER | NET DEVELOPABLE RESIDENTIAL AREA (HA) | AVERAGE DENSITY (DPH) | NO. HOMES | PHASE |
|---|---|---|---|---|
| School | n/a | n/a | n/a | Early Phases |
| Community Growing | n/a | n/a | n/a | Phase 1 |
| Local centre | n/a | n/a | n/a | Early Phases |
| R1 | 2.16 | 32.5 | 70 | Phase 5 |
| R2 | 2.3 | 32.5 | 75 | Phase 5 |
| R3 | 2.05 | 32.5 | 67 | Phase 5 |
| R4a | 1.99 | 37.5 | 75 | Phase 3 |
| R4b | 3.92 | 32.5 | 127 | Phase 3 |
| R5a | 1.45 | 37.5 | 54 | Phase 3 |
| R5b | 2.71 | 32.5 | 88 | Phase 3 |
| R6 | 0.98 | 32.5 | 32 | Phase 1a |
| Community Orchard | n/a | n/a | n/a | Phase 1a |
| R7 | 2.99 | 32.5 | 97 | Phase 1a |
| R8 | 3.95 | 32.5 | 128 | Phase 1a |
| Community Orchard | n/a | n/a | n/a | Phase 1a |
| R9a | 4.97 | 37.5 | 186 | Phase 2 |
| R9b | 1.23 | 37.5 | 46 | Phase 2 |
| R10 | 2.1 | 37.5 | 79 | Phase 3 |
| R11 | 2.82 | 37.5 | 106 | Phase 1b |
| R12 | 2.79 | 37.5 | 105 | Phase 1b |
| R13a | 1.62 | 37.5 | 61 | Phase 1b |
| R13b | 0.53 | 37.5 | 20 | Phase 1b |
| Summit Park | n/a | n/a | n/a | Phase 1b |
| R14a | 0.84 | 37.5 | 32 | Phase 2 |
| R14b | 1.74 | 32.5 | 57 | Phase 2 |
| R15 | 3.49 | 37.5 | 131 | Phase 4 |
| R16 | 4.59 | 37.5 | 172 | Phase 4 |
| M1 | 0.55 | 32.5 | 18 | Phase 3 |
| M2 | 1.46 | 37.5 | 55 | Phase 3 |
| M3 | 0.89 | 32.5 | 29 | Phase 1a |
| M4a | 0.15 | 37.5 | 6 | Phase 1b |
| M4b | 0.29 | 37.5 | 11 | Phase 1b |
| **SUB TOTAL** | **54.56** | | **1927** | |

### INDICATIVE DELIVERY PROGRAMME

6.1.3 The sequencing of land parcel delivery will follow the phasing plan set out on page 43.

6.1.4 Based on housing delivery and homebuyer purchasing patterns of new private tenure housing on large development schemes in recent years, and the scale of the development at the Thornhills Garden Community, it is estimated that it will take approximately 15-20 years to build out the residential elements of the scheme. This is based on an average of two, ramping up to three housebuilders building out and selling units from separate outlets at the Garden Community for the majority of the development period. Affordable tenure dwellings will be built in parallel across the duration of the development.

6.1.5 The pace of development will obviously depend on market conditions that prevail over an extended period. For this reason, it is recognised that the pace of build and delivery may be significantly faster or slower than the above estimate across the lifetime of the Garden Community's development.

6.1.6 The Council will publish an Annual Monitoring Report which will detail unit completions on all Local Plan sites, including the Garden Communities.

### PIECEMEAL APPLICATIONS

6.1.7 To ensure comprehensive and complementary development it is expected that development proposals come forward for each parcel in their entirety. Applications which are submitted relating to sections of larger parcels will only be permitted where the applicant can demonstrate that schemes are in accordance with the allocation-wide principles and masterplanning framework.

6.1.8 Proposals which would prejudice the development of a larger parcel of land or do not adhere to the established masterplanning principles will not be supported. Applications for smaller sections of larger parcels must ensure that when fully built out, the scheme will appear and function as though it were brought forward as a whole.

## 6.2 INFRASTRUCTURE DELIVERY

### INTRODUCTION

6.2.1 Successful delivery of the Thornhills Garden Community will be dependent upon appropriate cooperation between the Council and the various landowners and developers. This will be essential for areas such as transport, community facilities, school provision and utility strategies, where the cumulative impact of the development will need to be taken into account. Such co-operation could also result in improved sustainability and potential for economies of scale in the provision of infrastructure and facilities.

6.2.2 As it has throughout the Local Plan examination and early phase pre-application discussions, the Council will continue to work with landowners and developers to ensure that a co-ordinated approach is taken to the development of the Garden Community and the masterplanning principles are adhered to.

6.2.3 Specific information regarding the funding strategies for key infrastructure and expected developer contributions will be detailed in Section 6.3 to follow.

### HOUSING

6.2.4 The Council will expect landowners and developers within each residential parcel, to deliver comprehensive development in accordance with the principles established in this SPD which will facilitate swift housing construction.

6.2.5 Housing will be delivered in line with the development guidelines established in this SPD and the accompanying design code SPD, including density, housing mix and specialist housing requirements.

### EDUCATION

6.2.6 Delivery of a primary school is required (anticipated to be one-form entry). An area of land is safeguarded in the Masterplan. It is recognised that there is a balance to be achieved in the early phases between the critical mass of the local population creating demand for school places and the provision of local school places for new residents.

6.2.7 As such, while pupil projection modelling is an ongoing process, it is the ambition for the primary school to open for the 2028/29 academic school year. The Council will lead on provision of the facility.

### HEALTHCARE

6.2.8 Joint working with the Clinical Commissioning Group (CCG) around the delivery of primary care health and wellbeing facilities has continued throughout the development of the Local Plan, including liaison with the Lower Valley Primary Care Network of GPs in Southeast Calderdale and the NHS Estates Delivery Unit.

6.2.9 Discussion with the NHS Estates Delivery Unit confirmed that there would be no appetite for the provision of on-site health and wellbeing hubs that could accommodate surgeries, pharmacies and other associated facilities. Increased demand will instead be accommodated through the enlargement of existing facilities in the local area.

### LOCAL CENTRE

6.2.10 The Local centre will provide a central focus for community activities, encouraging the integration of new and existing residents from the surrounding community. There will be a co-ordinated approach to its delivery with the Council leading on provision of the community building and mobility hub and the nursery, farm shop and café to be delivered privately.

6.2.11 In recognition of the key role the Local centre will play in terms of community development, it is the aim for the facility to be delivered in line with the early phases of the development, with appropriate connections being made to ensure access for first-phase residents.

## HIGHWAYS

### A641 Corridor Investment Programme

6.2.12 In terms of transport, the key facilitator that is required to support the spatial emphasis on southeast Calderdale is the A641 Corridor Investment Programme (CIP). Calderdale, Kirklees and Bradford councils are working with the West Yorkshire Combined Authority to improve the A641 between Bradford, Brighouse and Huddersfield. The CIP includes various projects that are considered critical to the delivery of the Garden Communities.

6.2.13 The critical schemes, which will be delivered as part of the wider package are listed in the Infrastructure Delivery Plan (2021). Notably, this is a provisional list and is subject to change as masterplanning work progresses and the A641 business case is developed. Updated transport survey work will test previous evidence, submitted during the Local Plan Examination, which suggested that no more than 680 units shall be delivered before completion of the schemes identified.

6.2.14 A detailed breakdown of the necessary funding mechanism is included in the funding strategy section to follow.

### A643 Scheme

6.2.15 The delivery of a highway improvement scheme is required on the A643 (Highmoor Lane) prior to occupation of the first units in Phase 1A of the Thornhills Garden Community. The key purposes of the scheme will be to enhance the arrival experience to the Thornhills Garden Community and introduce traffic calming measures to reduce vehicle speeds and improve safety for pedestrians and cyclists.

6.2.16 This key piece of infrastructure will be delivered prior to occupation of first phase units.

### On-site highway provision

6.2.17 A range of route typologies will be delivered across the Garden Community, providing a legible, permeable, interconnected network of streets with links to footways and cycleways. As proposals come forward in each of the identified parcels, developers will be expected to work closely with the Council and local stakeholders to ensure delivery of the highways in line with key principles established in this document and the accompanying SPD.

6.2.18 On-site highway infrastructure will be delivered incrementally by the developers as part of the build out of each phase. Applicants are required to follow the access arrangements established in this SPD. As phased applications are developed, and detailed site survey work is carried out, there may be instances where proposals vary from the content of this SPD. Any such variation must be thoroughly justified including the submission of accompanying evidence where appropriate.

6.2.19 S106 planning agreements will play a crucial role in the delivery of critical off-site highway infrastructure and the treatment of the existing on-site highway network.

## OPEN SPACE

6.2.20 The allocations will provide increased levels of Open Space (higher than those required by Calderdale Local Plan policy) in line with Garden City principles and the overall vision for the strategic allocation. A range of Open Space typologies will be delivered as identified in the design code SPD, including the provision of a games facility to be supplied as part of the primary school delivery.

6.2.21 Open Space will be delivered incrementally by the developers as part of the build out of each phase. While provision will largely be on-site, an off-site contribution will be required for the provision of playing pitches and sports facilities.

## 6.3 DEVELOPER CONTRIBUTIONS AND FUNDING STRATEGY

6.3.1 It is proposed that infrastructure will be funded via a combination of:

- Direct delivery (with infrastructure being delivered by developers in accordance with planning conditions or S106 agreement)
- 'Roof tax' arrangements secured in S106 agreements which will cover the cost of shared Garden Community infrastructure including infrastructure that the Council has forward funded against a projection of developer contributions.

6.3.2 The table below sets out the site wide infrastructure requirements and the indicative funding strategy:

6.3.3 The Roof Tax is intended to ensure that the costs are shared equitably across the Garden Community. The per-dwelling contribution will be calculated by taking the total projected construction costs of the Roof Tax infrastructure package plus an appropriate allowance for finance and risk, and dividing this by the number of homes that are proposed to be delivered. The Roof Tax will be subject to indexation to take into account inflationary risk relating to the infrastructure items it will be forward funding. The roof tax will be secured via a S106 agreement(s) with phased payments being made at appropriate intervals determined by the scope of individual planning permissions. The Roof Tax will be subject to periodic review to ensure that the receipts generated are sufficient to meet the shared infrastructure costs.

| ITEM | | FUNDING MECHANISM | PHASE IN WHICH INFRASTRUCTURE IS DELIVERED |
|---|---|---|---|
| A641 of site highways | | Roof tax | Tbc |
| A643 off site highways | | Developer funded | Phase 1 |
| Groundworks | | Developer funded | Phased across all phases |
| Education | Primary School | Roof tax | Early phases |
| | Secondary Schools | N/A | N/A |
| Community Facilities | | Roof tax | Early phases |
| Transport | On Site Highways | Developer funded | Phased delivery |
| | Public transport | Developer funded | Phases 1a, 1b and 2 |
| Footways, Cycleways and Bridleways | | Developer funded | Phased across all phases |
| Drainage | | Developer funded | All phases |
| Utilities | Electricity | Developer funded | All phases |
| | Gas | Developer funded | All phases |
| | Water | Developer funded | All phases |
| | Data | Developer funded | All phases |
| Landscape | Playing Pitches | Developer funded | All phases |
| | Outdoor Sports | Developer funded | All phases |
| | Designed Play Areas | Developer funded | All phases |
| | Other Outdoor Provision | Developer funded | All phases |
| | Parks and Gardens | Developer funded | All phases |
| | Amenity Green Space | Developer funded | All phases |
| | Natural and Semi-natural | Developer funded | All phases |
| | Ecology Habitats | Developer funded | All phases |
| Demolition | | Developer Funded | Developer Funded - Phased across all phases (T&T Cost Plan) |
| A643 Costs (assumed to be 100% attributable to Thornhills) | | Developer Funded | Phase 1 |

## 6.4 S106 REQUIREMENTS

6.4.1 In addition to the costs of shared infrastructure to be secured through the Roof Tax mechanism detailed in Section 6.3, the Council anticipate that for each individual phase of development, there would be additional requirements necessary to ensure its compliance with the Calderdale Local Plan and to address the impacts of the development, both individually and cumulatively on the local social, physical and economic infrastructure. It is intended that these measures would be secured by means of a Section 106 Legal Agreement.

6.4.2 In accordance with guidance within the National Planning Policy Framework, planning obligations by means of a Section 106 Agreement would only be used where it would not be possible to address unacceptable impacts through a planning condition and where the following tests would be met:

a) necessary to make the development acceptable in planning terms;

b) directly related to the development; and

c) fairly and reasonably related in scale and kind to the development.-

6.4.3 Further details on the anticipated Section 106 requirements for any phase of development within the Garden Communities are set out at Appendix 1.

## 6.5 LANDOWNER COLLABORATION REQUIREMENTS

6.5.1 In order to satisfy the requirements of Policy IM7, the LPA will need to be satisfied that a collaboration agreement (CA) has been entered into by all relevant landowners to provide reassurance to the LPA that delivery of key parts of the Garden Community are capable of being brought forward in a comprehensive manner.

6.5.2 Accordingly, on submission of any planning application, the LPA will need to be satisfied that a legally binding CA has been entered into by all relevant landowners that will provide sufficient reassurance to the LPA that the delivery of key elements of the rest of the Garden Community can be secured.

6.5.3 The CA should as a minimum include the following:

- A general commitment to cooperate to deliver the development in accordance with the Masterplan, to facilitate comprehensive development.
- Each party to enable rights of access/egress for adjoining landowners and to avoid ransom.
- Agreement to dedicate land for shared infrastructure (including spine roads, school, community facilities, strategic green space, and strategic drainage infrastructure) in accordance with the SPD requirements.
- Arrangements to ensure that highways and services media are constructed to edge of boundaries.
- Agreement to comply with the relevant requirements of planning permissions including section 106 agreements.

# 7. IMPLEMENTING THE STEWARDSHIP STRATEGY

## 7.1 INTRODUCTION

7.1.1 The stewardship strategy (Appendix 3 of this SPD) provides the framework for Calderdale Borough Council and the associated Garden Community housebuilders to take a joint approach to enable implementation of high-quality long-term stewardship arrangements at Thornhills. The stewardship strategy is designed to support and implement the vision for the Calderdale Garden Communities as described in the SPD above covering, green infrastructure, community facilities, social value and wellbeing, and community ownership through resident participation in its governance structures.

7.1.2 The strategy sets out the details of the stewardship solution which will be implemented by Calderdale Borough Council, the key landowners and the housebuilders who will establish an independent stewardship Trust to be incorporated as a charitable company. This Trust will own and effectively manage the open spaces, community facilities across both Thornhills and Woodhouse, and respond to the needs of the local communities to build thriving communities.

7.1.3 The two main objectives for the Trust are to:

1. Ensure open spaces and community facilities are well maintained in perpetuity and for public benefit of all those who live, work in or visit the area including existing local residents from surrounding communities.
2. Develop a strong sense of community, both within Thornhills and between the surrounding settlements, through effective communication and community development activities from first occupation.

7.1.4 The principles underpinning the Trust highlight local ownership, community benefit and mutual support. Implicit within these principles is an entrepreneurial approach and culture, vital for the Trust's long-term growth and success, and in turn for the Garden Communities. It will be developed and governed to work in partnership, build community capacity, be responsive to the evolving local community, protect and enhance local ecology and operate on a sustainable basis.

## 7.2 COMMUNITY ASSETS

7.2.1 The park, amenity green space, play areas, community growing areas, green links, and community buildings, along with their maintenance liabilities are to be owned and managed by the Calderdale Garden Communities Trust, and managed to ensure they remain accessible and usable by the general public in perpetuity. The housebuilder(s) will be responsible for delivering these assets, which will be transferred to the Trust once the Trust is happy that they are fit for purpose, with revenue support being provided for the community buildings until viability is achieved.

7.2.2 The proposed roles and the schedule of responsibilities for stewardship at Calderdale Garden Communities will be captured within the constitution, and will fall within two main categories of Community Assets and Placemaking as summarised in the table below:

| STEWARDSHIP RESPONSIBILITIES | |
|---|---|
| Community Assets | Placemaking |
| Public Realm | Engagement |
| Local Parks | Community Events |
| Play Areas | Arts and Culture |
| Green Corridors | Community Development |
| Community Centre | Community Cohesion |
| Food Growing | Work and Skills |
| Heritage | Covenant Enforcement |

7.2.3 It is anticipated that highways, footpaths, cycle routes and associated surface water drainage will be adopted by Calderdale Council, and the Sports/MUGA pitches will be owned and or run by the school or local sports groups (with community use agreements).

## 7.3 HEALTHY PLACE SHAPING

7.3.1 Calderdale Borough Council and the housebuilders will work with and through the Trust to facilitate and support residents to take initiative in developing a cohesive community, embracing sustainable lifestyles, and celebrating and enhancing the ecology of the area. The Trust will help residents develop a strong sense of belonging and social cohesion both within the new community, and with neighbouring areas. It will develop working links with key stakeholders and community groups in the neighbouring area, playing to local strengths.

## 7.4 GOVERNANCE AND DECISION MAKING

7.4.1 Calderdale Borough Council and the housebuilders will establish a pro-active community based participatory governance structure and decision making processes. Once first planning permission is secured, a Shadow Board will be formed to be made up of representatives of Calderdale Council, the key landowners and house builders to guide and inform the early planning and formation of the Trust. The Shadow Board will guide and approve the Articles and form the charity, as well as the writing of the detailed Business Plan. New Board members would then be recruited through an open process using a skills and experience based person specification to fill the trustee places according to the outline board structure.

**Residents Sub-Committee**

7.4.2 Prior to the relevant occupation trigger, a Residents sub-committee for Thornhills will be formed and have the primary function of advising the Trust Board on the use of the proposed annual service charge and provide feedback on the management of the public realm and other community assets. The expectation is that the Sub-committee will eventually have delegated powers on the priorities and spend of the service charge budgets.

**Community Forum**

7.4.3 An unincorporated, inclusive stakeholder body will be established across the two garden Communities called the Community Forum will be established within the first three years of the Trust's formation with a clear term of reference, and will have primarily consultative role. The Trust will have a constituted obligation to consult annually on the Trust strategy.

## 7.5 FINANCE AND RESOURCES

7.5.1 Calderdale Borough Council and the housebuilders will ensure that the Trust is fully and appropriately resourced prior to first occupation and during the build out to lay the foundations for long term sustainability. The principles underpinning the financial model are, therefore:

i) For Calderdale Council to provide some of the initial start-up support and funding in grants or soft loans to ensure the Trust remains viable during the build out of the Garden Communities.

ii) For the housebuilders to provide S106 financial contributions upon planning approval granted for each phase to support the development and establishment of the Trust to meet the Trust's operations and responsibilities.

iii) For the housebuilders to provide S106 financial contributions for each phase to support community development activity from first occupation.

iv) For provision to be made in relevant legal documentation for a rent or service charge to be made on all dwellings and commercial occupiers to contribute towards the Trust and its objectives.

v) For the Trust to generate income from some of its facilities to contribute to its operating costs.

## 7.6 IMPLEMENTATION

7.6.1 The stewardship strategy will be delivered in stages over a number of years. The Trust will be established prior to first occupation and respond clearly to the expectations of Calderdale Council, the housebuilders, stakeholders and local residents. The Trust will be set up by Calderdale Borough Council prior to first occupation with start-up funding from the housebuilders. Prior to first occupation of the development, Calderdale Garden Communities will:

1. Build the Trust infrastructure through engaging key partners, appointing Trustees, and building skills and capacity.
2. Refine the financial model, and in particular set out the estate management charge ensuring that every land sale contains the requirement to contribute to the Community Trust to meet its roles and responsibilities.
3. Plan and prepare the management arrangements for each community asset and the timing of the transfer of responsibilities to the Trust as part of each associated planning application.
4. Prepare, negotiate and agree design and specification for the Community Centre as part of the neighbourhood centre.
5. Develop practical project initiatives that meet the Trust's aims with regard to the needs of the existing community and the arrival of the first new residents, to achieve demonstrable success(es).
6. Plan and prepare welcome packs, events and other activities as residents begin to occupy homes.

7.6.2 This implementation process will be regularly monitored and reviewed by the Garden Communities to ensure that the values and principles outlined above are being met.

# 8. PLANNING APPLICATION REQUIREMENTS

## 8.1 ENGAGEMENT

### Pre-application Discussions

8.1.1 In accordance with NPPF Guidance, the Council recommend that for any phase of development, the applicant should enter into pre-application discussions (and if necessary, a Planning Performance Agreement) in order to ensure that the strategic objectives and wider spatial vision of the Garden Communities can be achieved. This would also serve to improve both the efficiency and effectiveness of the planning application process. Additionally, the applicant is encouraged to engage directly with any relevant statutory consultees, including National Highways, English Heritage, the Environment Agency (as relevant), Sport England and Yorkshire Water as appropriate.

### Design Review

8.1.2 As part of the pre-submission phase, and in accordance with guidance within the Calderdale Local Plan, the application for any phase will be expected to undertake a regional Design Review as part of the application process. available through Integreat Plus, a peer-review panel who operate in keeping with the principles and practice guidance agreed by Design Council, CABE, RIBA, RTPI and the Landscape Institute.

### Community and Stakeholder Engagement

8.1.3 Pre-application engagement with the local community and relevant local stakeholders is also strongly encouraged, in accordance with National Planning Guidance. There are a wide range of techniques and methods available to engage the community. Applicants must also especially consider means to reach those sectors of the community that are difficult to engage and/or whose views are often underrepresented or seldom heard. The results should be summarised in a Statement of Community involvement to be submitted as part of any planning submission.

Example of community engagement: Discussion around plans

Example of community engagement: Public exhibition

Example of community engagement: Site walkabout

## 8.2 VALIDATION REQUIREMENTS

8.2.1 In accordance with Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the '2017 Regulations'), the development of both Woodhouse and Thornhills Garden Community sites would constitute EIA development being an Urban Development Project (10b of Column 1 of Schedule 2) that would exceed the relevant thresholds at Column 2 of Schedule 2. A scoping exercise in accordance with Part 4, Regulation 15 of the 2017 Regulations was undertaken for each of the Garden Communities in 2020 and informs the validation list below, in addition to documents necessary to accord with the requirements of the Calderdale Local Plan.

8.2.2 To support the assessment of any phase of development against the objectives and principles outlined in this SPD, any planning application within the Garden Communities should therefore be supported by the plans and reports set out at Appendix 2 with the final scope of reports to be agreed at pre-application stage. This list assumes the submission of a full planning application. In the event that an outline planning application is to be submitted, the specific advice of the Local Planning Authority should be sought.

8.2.3 In order to satisfy the requirements of Policy IM7, the LPA will need to be satisfied that a collaboration agreement (CA) has been entered into by all relevant landowners to provide reassurance to the LPA that delivery of key parts of the Garden Community are capable of being brought forward in a comprehensive manner.

8.2.4 Accordingly, on submission of any planning application, the LPA will need to be satisfied that a legally binding CA has been entered into by all relevant landowners that will provide sufficient reassurance to the LPA that the delivery of key elements of the rest of the Garden Community can be secured. See paragraph 6.5 above for more details of the required collaboration arrangements.

# APPENDICES

1. ANTICIPATED S106 REQUIREMENTS FOR EACH PHASE
2. VALIDATION REQUIREMENTS
3. STEWARDSHIP AND PLACEMAKING STRATEGY

# APPENDIX 1 - ANTICIPATED S106 REQUIREMENTS FOR EACH PHASE

## 9.1 ANTICIPATED S106 REQUIREMENTS FOR EACH PHASE

9.1.1 The table below is indicative and does not necessarily represent the final S106 list.

| PROVISION | REQUIREMENT | LOCAL PLAN POLICY | DELIVERY |
|---|---|---|---|
| Affordable Housing | 25% for each phase of development | HS3<br>HS6<br>IM7<br>IM10 | In accordance with the requirements set out within this SPD and the Calderdale Local Plan. |
| Biodiversity Net Gain | 10% net gain requirement | CC1<br>GN3 | To follow the mitigation hierarchy of on-site provision first followed by off-site provision with details to be negotiated in the course of each planning application in accordance with the requirements set out within this SPD and the Calderdale Local Plan. |
| Off-site Highway Improvements | To mitigate the impact of each phase of development on the highway network as deemed necessary, relevant and proportionate. May include contributions to the additional schemes identified by the Highways England West Yorkshire Infrastructure Study and included in the Infrastructure Delivery Plan. | SD6<br>IM4<br>IM5<br>IM7<br>IM10 | In line with the needs identified through the assessment and determination of each planning application and the relevant phase of development and in accordance with the requirements set out within this SPD and the Calderdale Local Plan. |
| Public Transport and Active Travel | To promote appropriate sustainable travel options such as the improvement of bus services and the improvement and/or provision of high-quality pedestrian and cycle routes as deemed necessary, relevant and proportionate | IM4<br>IM5<br>IM7<br>IM10 | In line with the needs identified through the assessment and determination of each planning application and the relevant phase of development and in accordance with the requirements set out within this SPD and the Calderdale Local Plan. |
| Broadband | To facilitate the provision of high-speed broadband. | IM6 | Ready for occupation of dwellings. |
| Green Space and Open Space | Arrangements for securing the appropriate delivery and long-term management of all areas of green space and open space in accordance with the Stewardship arrangements. | GN1<br>GN3<br>GN6<br>BT3 | To be agreed for each phase of development in accordance with the requirements set out within this SPD. |

| PROVISION | REQUIREMENT | LOCAL PLAN POLICY | DELIVERY |
|---|---|---|---|
| Stewardship | To include a contribution towards the establishment of the Calderdale Garden Communities Management Trust (for each Garden Community), service charge arrangements and financial contributions for each phase to support community development activity from first occupation. | IM7<br>HW4<br>GN6 | In accordance with the requirements set out within this SPD. |
| Drainage and Flood Risk | Arrangements for securing the long-term management of drainage measures (including green infrastructure/SUDS). | CC1<br>CC2<br>CC3<br>IM10 | In accordance with the requirements set out within this SPD. |
| Training and Employment | From the start of the tendering process for the construction of the development and throughout the construction phase to use reasonable endeavours to co-operate and work closely with Employment Calderdale to develop an employment and training scheme to promote employment opportunities (including apprenticeships) for Local People during the construction works and to include specified training and employment provisions in its building contract for the construction works the following obligations on the main contractor. | HW3 | To be agreed for each phase of development in accordance with the requirements within the Calderdale Local Plan. |
| Comprehensive Delivery | To commit to the avoidance of ransoms to ensure the comprehensive delivery of infrastructure across the Masterplan area including the dedication of land and entering into infrastructure agreements that go to the land boundaries. | IM7 | In accordance with the requirements set out within this SPD. |

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# APPENDIX 1 - ANTICIPATED S106 REQUIREMENTS FOR EACH PHASE

| PROVISION | REQUIREMENT | LOCAL PLAN POLICY | DELIVERY |
|---|---|---|---|
| Programme and Delivery | Submission of a build programme for approval in writing by the Local Planning Authority and a commitment to deliver the development in accordance with the build programme. | IM7 | Submission of the build programme prior to the commencement of development. |
| Historic Assets (Thornhills) | Contribution towards securing the repair of the Grade II Listed Woolrow. | SD6<br>HE1 | In accordance with the requirements within the Calderdale Local Plan to be secured as part of the relevant phase(s). |
| Air Quality | Contribution up to the estimated damage cost to be spent on air quality improvements within the locality. | EN1<br>EN2 | To be determined by the Air Quality Impact Assessment for each phase(s) of development in accordance with the requirements within the Calderdale Local Plan |
| Steering Group | To participate in the on-going management of the Stewardship Steering Group. | IM7 | |

# APPENDIX 2 - VALIDATION REQUIREMENTS

## 10.1 VALIDATION REQUIREMENTS

10.1.1 A completed version of the following checklist may be used to confirm that all the required information has been provided as part of a planning application.

| PLANS | NOTES | INFORMATION PROVIDED? |
|---|---|---|
| Red Line Boundary Plan | | |
| Site Layout Plan | It must show the proposed development in relation to site boundaries, other existing buildings on the site, adjoining properties and the immediate area. This includes named roads and public rights of way (PROW) (if the PROW will influence or will be affected by the proposed development). | |
| Floor Plans and Elevations | | |
| Materials Plan | | |
| Streetscene Drawings | It/they should be annotated with the overall proposed building height (AOD) of the application site and neighbouring properties as relevant. | |
| Site Levels | To include details of existing and proposed (including cross-sections that extend to include any existing adjacent development). A plan showing where the cross section has been taken should also be provided. | |
| Existing and Proposed Sections | A plan showing where the cross section has been taken should be provided. | |
| Landscape Plan | To include, as a minimum, full planting schedules, planting species, planting densities and details of tree pits. | |
| Street Hierarchy Plan | | |
| Masterplan | A plan demonstrating the relationship between each phase of development and the wider delivery of the Garden Community | |

Continued on next page.

| REPORTS | NOTES | INFORMATION PROVIDED? |
|---|---|---|
| Design and Access Statement | | |
| EIA Compliance | The Scoping Response should inform the content and nature of the submission. | |
| Planning Statement | The Planning Statement should provide an overview of the proposal and a clear description of its key impacts Planning Policy text does not need to be repeated verbatim in the Planning Statement. It should include an assessment of out how each phase of development contributes to and would not preclude the comprehensive development of the Garden Community. | |
| Assessment matrix to demonstrate compliance with the Design Code and SPD or a justification for variance | | |
| Socio-Economic Impact Report | To accord with EIA Scoping requirements. | |
| Transport Assessment | To accord with EIA Scoping requirements and any subsequent pre-application advice. To also include a parking strategy, delivery and servicing strategy and a cycle and walking strategy. | |
| Travel Plan | | |
| Flood Risk Assessment | | |
| Housing Statement | To address housing mix, adaptable and accessible homes and self or custom build need. | |
| Affordable Housing Statement | Information setting out the proposed quantity and location of affordable housing provision. It should include A layout plan to identify the location of the affordable housing units and tenure as well as a schedule setting out the tenure, number of bedrooms per house by plot number, house type, number of storeys and the Gross Internal Area of each house/house type proposed. | |
| Air Quality Impact Assessment (AQIA) (including Monetary Damage Cost Assessments) | | |
| Biodiversity Net Gain Assessment | To include demonstration of a Biodiversity Net Gain of 10% based upon the biodiversity value calculated using the most up to date Biodiversity Metric developed by Natural England in excel format. | |
| Climate Change Statement | To demonstrate how the development contributes towards the transition to a low carbon economy in accordance with Policies CC1- CC3 of the Local Plan. | |

Continued on next page.

| REPORTS | NOTES | INFORMATION PROVIDED? |
|---|---|---|
| Coal Mining Risk Assessment | | |
| Crime Prevention Statement | To accord with the requirements of Policy BT5 | |
| Drainage Strategy (Surface Water and Foul Drainage Assessment) | | |
| Ecological Surveys and Reports | | |
| Energy Strategy | To meet the requirements of this SPD and Policies CC1-CC3. | |
| Health Impact Assessment | To meet the requirements of Policy HW2. | |
| Heritage Statement or Heritage Impact Assessment (as appropriate) and Archaeological Appraisal | | |
| Land Contamination Assessments as appropriate | A Phase 1 Contaminated Land Report (and possibly also a Phase 2 report and Remediation Strategy) will be required before determining the application if the site is considered to be very likely to be highly contaminated and that satisfactory remediation may not be possible to prevent risks to sensitive end users, mainly on-site but could also include risks to receptors offsite from migrating contamination. | |
| Landscape Visual Impact Assessment (LVIA) | | |
| Lighting Assessment | | |
| Main Town Centre Uses - Sequential Test (as appropriate) | | |
| Noise and Vibration Impact Assessments | | |
| Statement of Community Involvement | | |
| Tree (Arboricultural) Survey | | |
| Section 106 Heads of Terms | To reflect the requirements of this SPD and any other site-specific requirements. | |
| Evidence of a collaboration agreement | | |

# APPENDIX 3 - STEWARDSHIP AND PLACEMAKING STRATEGY

## 11.1 INTRODUCTION

### PURPOSE AND STRUCTURE OF STRATEGY

11.1.1 The purpose of this strategy is to provide the framework for Calderdale Borough Council and the associated Garden Community developers to enable the implementation of long-term stewardship arrangements at both Thornhills and Woodhouse. The stewardship strategy is designed to support and implement the vision for the Calderdale Garden Communities at Thornhills and Woodhouse which is to be:
"An inclusive Garden Community in harmony with its surroundings. Promoting a sustainable way of living through active travel and a mixture of diverse homes and people."

11.1.2 This Strategy sets out the context for the development and its ambitions, along with the details of the agreed stewardship solution of creating an independent Stewardship Trust to be incorporated as a charitable company. The Strategy sets out the aims and stewardship objectives for the Trust as well as identifying;

- roles and responsibilities;
- governance arrangements;
- finances and resources; and
- the delivery and implementation timetable and process.

### PLANNING & STRATEGIC CONTEXT

11.1.3 The Council's vision for Calderdale in 2032 "is a great place to live, work, invest and visit, which has capitalised on its strategic position between Leeds and Manchester within metropolitan northern England, managing growth, change and the needs of its people within its precious Pennine Environment."

11.1.4 The Local Plan's first strategic objective is for Sustainable Development: "to follow the principles of sustainable development in the location and design of all new and refurbished development and associated infrastructure". This has been used to frame this Stewardship Strategy.

11.1.5 More specifically, in Policy IM7 community facilities are referred to as "Appropriate community facilities and services to serve the new development" and a specific Council Objective for the Local centres being "Calderdale Council intends that the Local centres will generate social, economic and well-being benefits".

11.1.6 Calderdale Council intends to ensure that the open space and community facilities within the proposed developments at Thornhills and Woodhouse are managed in perpetuity to a consistent and high standard, and to maximise the social and ecological benefits, building a strong community in the process that integrates with the surrounding communities. The Council intends to facilitate the establishment of a participatory governance structure and decision making processes.

11.1.7 Calderdale Council has taken a proactive approach to the stewardship agenda and through the commissioning of this Strategy has indicated its intent to accelerate the introduction of an appropriate stewardship approach at these two new developments.

11.1.8 To underpin the development of this 'stewardship philosophy' the Strategy has also been guided by the TCPA Garden City Principles for Stewardship articulated as:

- Achieving **vibrant, viable** and **sustainable** new communities.
- Ensuring that all the community land and assets within Thornhills and Woodhouse are managed **in perpetuity** to a **consistent** and **high standard**.
- Maximising the social and community benefits, encouraging a **strong sense of community**.
- Embedding an early **tenure blind** culture.
- Supporting **integration** within and between the new development and neighbouring communities.
- Maximising local **economic benefits**.

11.1.9 A particular characteristic of the Calderdale Garden Communities is that the Thornhills and Woodhouse developments are geographically separated and therefore this Strategy and its associated delivery plan takes particular account of this requirement to be managed as a whole whilst playing to the requirements for a local sense of ownership and community in each.

## 11.2 STEWARDSHIP VISION, AIMS, OBJECTIVES AND PRINCIPLES

11.2.1 The Stewardship Strategy will deliver the vision for Thornhills to be an inclusive Garden Community in harmony with its surroundings, promoting a sustainable way of living through active travel and a mixture of diverse homes and people.

11.2.2 A key principle of this Strategy is that it is not simply about routine maintenance of the assets and facilities, but also about how they are utilised, by whom, and encompassing all that will be required to build an inclusive and cohesive community in which everyone feels a part.

11.2.3 The objectives of this Stewardship Strategy are as follows:

1. Ensure open spaces and facilities are well maintained in perpetuity and for public benefit of all those who live, work in or visit the area including existing local residents from surrounding communities.
2. Develop a sense of community, both within Thornhills and Woodhouse and between the surrounding settlements, through effective communication and community development activities from first occupation.
3. Establish a (charitable) Trust to steward and manage all the open space and community facilities.

11.2.4 The proposed Stewardship Trust will be underpinned in the way in which it is set up, governed and developed to work in partnership, build community capacity, be responsive to the evolving local community, protect and enhance local ecology and operate on a sustainable basis.

## 11.3 COMMUNITY ASSETS AND FACILITIES

11.3.1 The Council's preferred approach is for all highways, footpaths, cycle routes and associated surface water drainage to be adopted by the Council. It is anticipated that the Sports/MUGA pitches will be owned and or run by the school or local sports groups (with community use agreements).

11.3.2 All other community assets including public open space, parks, play areas, allotments and community buildings along with their maintenance liabilities are to be owned and managed by the proposed Calderdale Garden Communities Trust. The community buildings will be at the core of each of the local centres, built and transferred fully fit for purpose with revenue support until viability is achieved.

11.3.3 The proposed roles and the schedule of responsibilities for stewardship at Calderdale Garden Communities fall within two main categories of Community Assets and Placemaking as summarised in the table below:

| STEWARDSHIP RESPONSIBILITIES | |
|---|---|
| Community Assets | Placemaking |
| Public Realm | Engagement |
| Local Parks | Community Events |
| Play Areas | Arts and Culture |
| Green Corridors | Community Development |
| Community Centre | Community Cohesion |
| Food Growing | Work and Skills |
| Heritage | Covenant Enforcement |

11.3.4 The core responsibility of the Trust will be to maintain and manage the community assets once the facilities have been created and deemed "fit for purpose". The assets to be managed by the Trust will include the following:

- Parks and community gardens.
- Amenity greenspace, including retained hedgerows and mature trees, a new eastern green corridor with new native tree, scrub and hedge planting.
- Natural greenspace with sensitive management for ecological benefit.
- Two Community Centres meeting Calderdale Council's specification for size, flexibility of use in the accommodation and equipment, location and design.
- Allotments and community orchards, and potential for other food growing spaces.

11.3.5 The Calderdale Garden Communities Management Trust will ensure that the management and maintenance plan is financially robust and that the standards of maintenance adhere to those stipulated by Calderdale Council in its specifications for new developments. All public open space, outdoor sports pitches and play areas will be managed to ensure they remain accessible and usable by the general public in perpetuity.

11.3.6 The management and maintenance plan will also ensure that the ecology of the local area is maintained and where appropriate, enhanced to meet biodiversity targets as set out in the local plan. This will require a detailed schedule of maintenance which is monitored and reported. It should also include the direct involvement of residents of Thornhills to steward the allotments and community orchards. In addition, the Trust will facilitate and offer opportunities for participation in community events such as planting days, butterfly surveys, ecology walks to encourage a strong sense of belonging, a sense of ownership and responsibility among residents, so that open space and play areas are cared for and looked after.

## 11.4 HEALTHY PLACESHAPING

11.4.1 To meet the vision, aims and objectives of the Calderdale Garden Communities, this strategy provides a framework for the Trust to integrate its approach to the management of the physical assets with a strong focus on community development .

### COMMUNITY DEVELOPMENT

11.4.2 A principal objective of the Trust is to build a strong and vibrant community where residents and others who work or use the area, share a strong sense of belonging, pride and commitment to its future and well-being.

11.4.3 The Trust will facilitate and support residents to take initiative in developing a cohesive community, embracing sustainable lifestyles, and celebrating and enhancing the ecology of the area.

11.4.4 The Trust will help residents develop a strong sense of belonging and social cohesion both within the new community, and with neighbouring areas,.

11.4.5 It will develop working links with key stakeholders and community groups in the neighbouring area, playing to local strengths.

11.4.6 This ethos will be enshrined into the governance structure (refer to Section 11.5) which ensures residents and local community groups are part of the decision-making processes of the Trust. The Trust also has an important role in managing the community facilities in a way that encourages and supports volunteering in delivering services, caring for neighbours or running clubs and activities that make a significant contribution to wellbeing.

11.4.7 Early community development activity will, at a minimum, take place from the first occupations to create an inclusive culture from the beginning, across all tenures and with the existing local communities. This could include:

- Welcome packs and associated welcome events.
- Community events and activities based on early indications of community needs and wishes.
- Website, newsletter, community noticeboard and use of social media.

11.4.8 The Trust will seek to employ staff and work with others to deliver community development to build a strong network of voluntary groups and social connections.

### SUSTAINABLE LIFESTYLES

11.4.9 Building social networks and community pride is crucial to achieving a sustainable community. The physical provision of allotments, footpaths and cycle lanes and wildlife habitats will do much to encourage more sustainable lifestyles.

11.4.10 The Trust will develop sociable and educational activities to engage new residents, and to make connections with key stakeholders in the wider area with an interest in sustainable transport, food, waste and recycling and other initiatives that can support residents and commercial occupants to further the vision of sustainable lifestyles.

11.4.11 Planting small orchards in some of the open space can be a simple way to engage residents, particularly young people, in food growing. Community activities can help new residents and workers embrace the promotion of walking and cycling, for example with social walks and rides, and training.

### ENVIRONMENT & ECOLOGY

11.4.12 The Trust will also engage and support residents to take ownership of the ecological and amenity value of the local open spaces. This can be as simple as organising litter picks or taking responsibility for keeping play areas and open space tidy and well looked-after. If residents feel a sense of belonging and pride this will lead to proactive interaction and engagement with the Trust.

### PRINCIPAL STAKEHOLDERS

11.4.13 In developing this Strategy, working relationships have been developed between Calderdale Council, existing landowners and developers. The Council can play a pivotal role in strengthening these working relationships and involving key stakeholders in playing a part in the early stages of the Calderdale Garden Communities Trust's work. They are able to support it to achieve its objectives for mutual benefit, to integrate activities and initiatives in the neighbouring residential communities.

11.4.14 The Trust may relate to these stakeholders in one of three ways, which are non-exclusive:

- Representation on the Trust's board of trustees.
- Partnership projects developed between the Trust and the stakeholder.
- The Trust commissioning the stakeholder to deliver services or projects.

## 11.5 GOVERNANCE AND DECISION MAKING

11.5.1 The governance structure will provide the necessary legal framework for the ownership of assets and responsibility for resources, whilst ensuring strong management and accountability for service delivery, demonstrable public benefit, and inclusive community participation.

### PROPOSED GOVERNANCE STRUCTURE

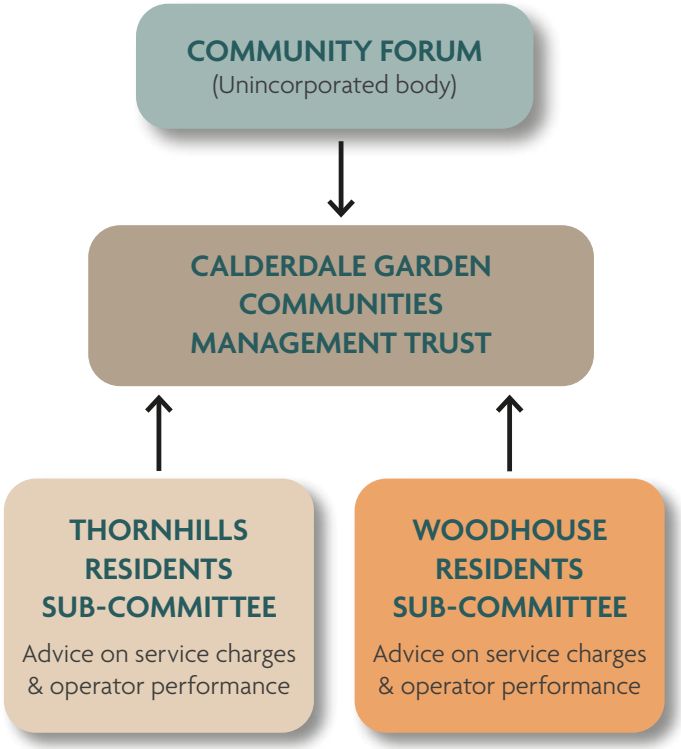
11.5.2 An analysis of the stewardship body options was undertaken and reviewed against six key criteria, namely:

i) Democratic governance structure – with local stakeholder control upon completion.
ii) Sufficient financial resources for start-up and development to enable long term viability and self-sufficiency.
iii) Credibility and acceptance by CMBC, landowners, housebuilders, future residents, community and other stakeholders.
iv) Affordable and equitable service charge for residents across the two Garden Communities.
v) Capacity to replicate or scale up the stewardship model if ever required.
vi) Flexibility to adapt over time as the development grows.

11.5.3 One of the key means to achieve these essential components, along with a socially and culturally sustainable community with local participative governance, is through the creation of a local Community (Management) Trust. CMTs are independent, not for profit organisations (usually with charitable status) which aim to respond to local needs, and are intended to bring about social, economic and environmental benefits to the communities they serve. They are regarded as community enterprises, which means that they:

- Are community-led organisations.
- Adopt a self-help ethos, working in partnership but avoiding dependency.
- Adopt an enterprise approach to achieve philanthropic and social benefits.
- Trade for social purpose, and surpluses are reinvested in further enterprise development and for community benefit i.e., for non-profit focus.
- Seek community ownership of buildings, land and other assets to build business capacity and achieve community goals.

11.5.4 The governance structure proposed for Thornhills and Woodhouse, subject to further consultation is as follows:




11.5.5 In addition to addressing the six key criteria, the recommended structure:

- Ensures that there is one legally accountable entity with responsibility for the stewardship strategy.
- Enables delivery to be tailored to the two areas of Thornhills and Woodhouse whilst remaining integrated and efficient at a strategic level.
- Combines asset management and the right to income.
- Maximises the potential use of business rates relief for community facilities.
- Benefits from SDLT and corporation tax relief.
- Provides the option to create other sub-committees to facilitate future developments in other locations in the area.

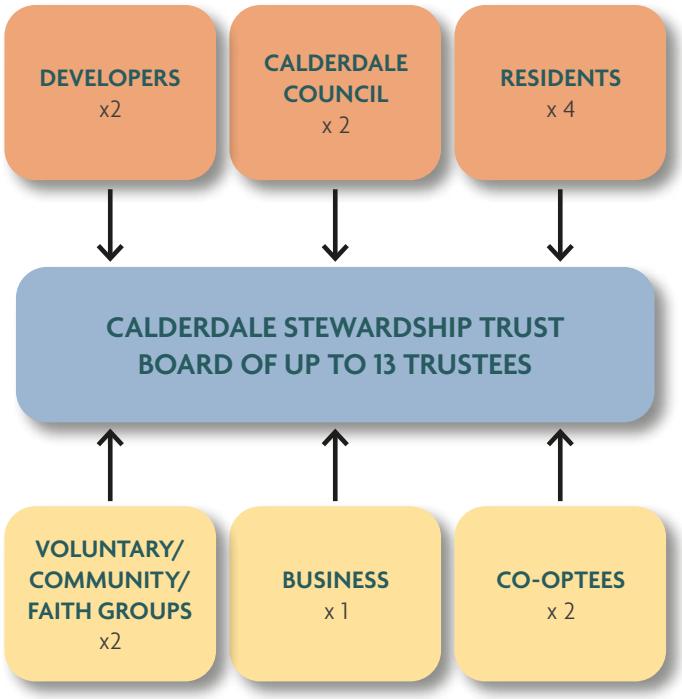
### CALDERDALE GARDEN COMMUNITIES MANAGEMENT TRUST

11.5.6 The Trust will be registered as a charitable company limited by guarantee ("CCLG"), with an operational board appointed to manage the work of the charity. The CCLG model is robust and a well-tested approach for the management and ownership of assets and responsibility for resources.

11.5.7 The Trust will own the various public realm areas, community assets and have the legal provision to set and recover service charges.

11.5.8 Every charitable company has both members and directors (usually referred to as "trustees"). For the Calderdale Garden Communities Management Trust, the Individual Trustees will also be the first members, and membership will be encouraged over time, particularly from local residents.

11.5.9 To ensure responsiveness and integrate accountability of the Trust to residents and other relevant stakeholders, a number of places on the Board will be filled by residents and voluntary groups as indicated in the organogram below. The diagram below demonstrates the proposed make up of the Trust Board which will be subject to consultation and evolve over time to:




### RESIDENTS SUB-COMMITTEES

11.5.10 The Residents' sub-committees (one for each for Thornhills and Woodhouse) will be formed by the Trust Board and have the primary function of advising the Board on the use of the proposed annual service charge and provide feedback to the Board on the management of the public realm and other community assets. The chairs of the sub-committees will be appointed by the Board.

11.5.11 The intention would be for the Sub-committees to have delegated powers on the priorities and spend of the service charge budgets.

### COMMUNITY FORUM

11.5.12 The Community Forum would be an unincorporated, inclusive stakeholder body established with a clear term of reference, and will have primarily consultative role.

11.5.13 The Trust would have a constituted obligation to consult annually on the Trust strategy. A further option would also be for the resident directors on the Calderdale Garden Communities Trust board to come from or be nominated by the Community Forum.

### EVOLUTION OF GOVERNANCE STRUCTURE

11.5.14 Once planning permission is secured, Calderdale Council will initiate the formation of a Shadow Board to be made up of representatives of Calderdale Council, the landowners and developers to guide and inform the early planning and formation of the Trust.

11.5.15 The Shadow Board will guide and approve the Articles and form the charity, as well as the writing of the detailed Business Plan. New Board members would then be recruited through an open process using a skills and experience based person specification to fill the trustee places as indicated in the adjacent diagram.

## 11.6 FINANCE AND RESOURCES

11.6.1 The future short and long-term viability of the Trust is dependent on the development of a sound business model underpinned by a realistic and robust financial strategy. The Trust will receive income from a range of sources to meet its establishment and maintenance liabilities, but principally from resident and commercial contributions, and from the hiring out of community facilities. The Trust will be underpinned in the early years with revenue and start-up funding from the Council as set out in the S106 Agreement.

11.6.2 Over the course of the development the Trust's long term stewardship responsibilities will grow and extend in perpetuity, meaning the Trust must plan in the short term to maintain sufficient funds for longer term requirements, including the enhancement and replacement of assets at points in the future.

### Financial Strategy and Model

11.6.3 The Trust has to be viable in the long term. To be viable, it will need to ensure that it has sufficient income to meet its responsibilities and associated liabilities and in particular, to ensure that it has sufficient revenue to be able to maintain and manage the Community Centre, public open spaces, children's play areas and to support the community development strategy.

11.6.4 In the first few years, whilst the houses are being built, required levels of grant support will be drawn down from the Council to meet the Trust's development and operating costs.

11.6.5 The principles underpinning the financial model are, therefore:

i) For Calderdale Council to provide initial start-up funding, and sufficient revenue resources to underpin all operating costs and liabilities until the Trust becomes self-sustaining;

ii) For provision to be made in relevant legal documentation for a rent or service charge to be made on all dwellings and commercial occupiers to contribute towards the Trust and its objectives;

iii) For the Trust to generate income from some of its facilities to contribute to its operating costs.

11.6.6 In the medium to long term, the Trust will have six main areas of income open to it:

- Pump-priming grant support from Calderdale Council.
- Unit charge on all residents and commercial occupiers within both Thornhills and Woodhouse.
- Sessional use and letting of Community Centres.
- User charges for activities provided directly by the Trust.
- External grants or project management fees.
- Earnings from any community assets.

11.6.7 The expenditure will fall into four main headings:

- Public realm and landscape management.
- Facilities Management including maintenance, operation and sinking funds of the Community Centre, Play areas, and any other facilities.
- Core infrastructure costs for Trust staff and operation.
- Project costs for community events and activities, and service delivery.

11.6.8 Most of the facilities will be open to wider public use beyond the residents and commercial occupants of the Garden Communities, so the service charge to those residents and occupants will need to confer fair benefits that deliver value for money, while helping to integrate the site with the existing local community.

## 11.7 DELIVERING THE STEWARDSHIP STRTEGY

11.7.1 The focus of this Stewardship Strategy is on developing an appropriate organisation that effectively manages the open spaces, community facilities, and responds to the needs of the local community to build a thriving community.

11.7.2 The Strategy will be delivered in stages. The Trust will be established prior to first occupation and respond clearly to the expectations of Calderdale Council, the housebuilders, stakeholders and local residents.

11.7.3 The objectives for the first eighteen months leading to first occupation of the development are to:

1. Build the Trust infrastructure through engaging key partners, appointing Trustees, and building skills and capacity.
2. Plan and prepare the management arrangements for the open spaces and the timing of the transfer of responsibilities to the Trust.
3. Prepare, negotiate and agree design and specification for the Community Centres as part of the neighbourhood centre.
4. Develop practical project initiatives that meet the Trust's aims with regard to the needs of the existing community and the arrival of the first new residents, to achieve demonstrable success(es).
5. Plan and prepare welcome packs, events and other activities as residents begin to occupy homes, as mentioned in section 4.1.
6. In conjunction with the developer to refine the funding model for the Trust.

11.7.4 The principles expressed throughout highlight local ownership, community benefit and mutual support. Implicit within these principles is an entrepreneurial approach and culture, vital for the Trust's long term growth and success.