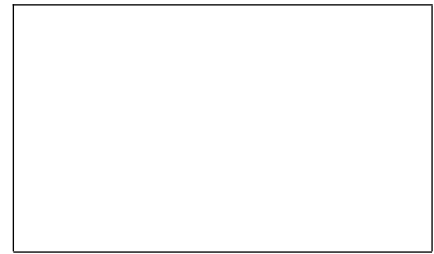


Calderdale MBC

**Wards Affected: Brighouse
and Rastrick Wards**

Cabinet: 7th August 2023



Consultation on Garden Communities Masterplan Supplementary Planning Documents and Design Code Supplementary Planning Documents

Report of Director of Regeneration and Strategy

1. Purpose of Report

- 1.1 The purpose of this report is to seek the approval of Cabinet to consult on the Garden Communities Masterplan Supplementary Planning Documents and Design Code Supplementary Planning Documents for the Local Plan allocations at Woodhouse (Appendices 1 and 2) and Thornhills (Appendices 3 and 4).
- 1.2 The Local Plan was adopted on 22nd March 2023 by full council and a suite of Supplementary Planning Documents (SPDs) is in preparation and will be brought to Cabinet in due course.
- 1.3 The two Garden Communities sites are a key element of the Local Plan's housing delivery. In order to ensure that both sites deliver high quality development, both are supported by a Masterplan Supplementary Planning Document (SPD) and associated Design Code Supplementary Planning Document. Therefore, there are four SPDs to be consulted on in total.
- 1.4 Delivery of the two Garden Communities will contribute to the achievement of the Council's Vision 2024 by delivering two distinctive Garden Communities. The Garden Communities Masterplan SPDs and Design Code SPDs set out a detailed Masterplan and design framework that is fundamental to all three of the Council's Corporate priorities to 'Tackle the Climate Emergency', 'Reduce Inequalities' and 'Create Strong, Thriving Towns'.
- 1.5 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.
- 1.6 The principle of allocating the two Garden Community sites was subject to an extensive consultation process through the preparation of the Local Plan and further scrutiny through the Local Plan Examination in Public.
- 1.7 The next stage of the process is to ensure that development proposals are informed through the Masterplan Supplementary Planning Documents and the associated Design Code Supplementary Planning Documents for each of the sites.

- 1.8 The purpose of this report is to provide members with a summary of the contents of the Masterplan SPDs and Design Code SPDs and to seek approval to publish the Draft SPDs for consultation.

2.Need for a decision

- 2.1 Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012 set out the requirements for producing Supplementary Planning Documents.
- 2.2 The Town and Country Planning (Local Planning) (England) Regulations 2012 require a Local Planning Authority to undertake public consultation on draft SPDs for a minimum of four weeks, and to take account of any comments received in preparing the final documents.
- 2.3 Once adopted by the Council these SPDs become a material consideration which will be taken into account when determining planning applications.

3.Recommendation

- 3.1 That approval be given to proceed to public consultation on the draft Garden Communities Masterplan Supplementary Planning Documents and draft Design Code Supplementary Planning Documents for the Local Plan allocations at Woodhouse (Appendices 1 and 2) and Thornhills (Appendices 3 and 4) for four weeks.

4.Background

- 4.1 Calderdale's Local Plan (adopted March 22nd, 2023) provides the framework for determining planning applications. Supplementary Planning Documents (SPDs) provide additional detail and guidance to support Local Plan policies. Once adopted by the council, The Garden Communities Masterplan SPDs and associated Design Code SPDs become a material consideration which will be taken into account when determining planning applications.
- 4.2 The role of SPDs is clearly set out in the Planning Practice Guidance as follows (Paragraph: 008 Reference ID: 61-008-20190315):

What is the role of supplementary planning documents?

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. They should not add unnecessarily to the financial burdens on development.

- 4.3 The Planning Practice Guidance referred to above also provides details on whether SPDs require a Sustainability Appraisal or a Strategic Environmental assessment (SEA). The guidance states that

“Supplementary planning documents do not require a sustainability appraisal but may in exceptional circumstances require a strategic environmental assessment if they are likely to have significant environmental effects that have not already have been assessed during the preparation of the relevant strategic policies”.

- 4.4 Given the Local Plan policy IM7 was subject to the Local Plan Sustainability Appraisal that incorporated the relevant requirements of the SEA Directive and both Garden Community Site Allocations were also subject to the same assessment there is no further requirement to carry out SEA against these SPDs.
- 4.5 The Local Plan includes two Garden Community site allocations that when developed, will provide a significant element of the overall housing requirement of the Local Plan.
- 4.6 The sites will be delivered over a long period of time, during which planning policies at a national and local level are likely to be updated. The Masterplan SPDs and associated Design Code SPDs are drafted specifically to ensure they are adaptable to future policy changes in order to remain relevant throughout the delivery of both sites.
- 4.7 All four SPDs were developed by the council alongside the consultants, JTP, and also involved a number of stakeholders including landowners, and developers.
- 4.8 The Masterplan SPDs are set out in three sections. The first section provides the background to the Masterplan and the local and national policy context. The second section is the actual Masterplan and sets out the site’s constraints and opportunities, the masterplan framework, and development guidelines. The third section is

concerned with the implementation of the masterplan, and considers phasing and delivery, stewardship and maintenance, and planning application requirements.

Woodhouse Garden Community (site ref LP1451)

- 4.9 Site LP1451 is the Garden Community allocation on land between Bradley Wood and Woodhouse Lane in Rastrick. The 63-hectare site has capacity for 1071 new homes, a local centre, and a primary school.



Thornhills Garden Community (Local Plan site Ref LP 1463)

- 4.10 Site LP 1463 is the Garden Community allocation on land between Highmoor Land and Bradford Road Brighouse. The 140-hectare site has capacity for 1,927 new homes, a local centre, and a primary school.



Masterplan SPDs – background and Policy Context

4.11 This section sets out the background to the SPD and the policy context. In terms of Local Policy context, both SPDs provide additional detail on the sites and in particular, help interpret and articulate the requirements of the Local Plan Policy IM7, 'Masterplanning' by setting out the Council's expectations for ensuring the high-quality comprehensive development of both the Garden Community sites. The SPDs set out broad principles to show how the Garden Community sites should be designed, translating the policy requirements in the Local Plan into a well-designed and successful place.

4.12 Other policies that provide an overarching framework for the SPDs are as follows:

- CC1 Climate Change
- BT1 – High Quality Inclusive Design
- GN3 – Natural Environment
- IM4 - Sustainable Travel

4.13 In relation to Design Guidance, the SPDs provide a summary of National Design Guidance that has informed the development of the Masterplan SPDs and Design Code SPDs. Principally, the National Design Guide and the National Model Design Codes are referenced. In terms of Local Design Policy, the Masterplan SPD provides

commentary of the Local Plan policy BT1 and the forthcoming Placemaking and Design Guide SPD.

- 4.14 The second element of the background to the SPD is a section on the Vision and Core Objectives of the SPDs. The Vision for both Garden Communities is drafted as follows:

“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”

- 4.15 This section of the SPD then provides a summary in regard to the ethos of the Calderdale Garden Communities (based on the Town and Country Planning Association Garden City Principles); and how they are centred around the following themes:

- Green, Blue and Wild Infrastructure
- Inclusive Neighbourhoods
- Pro-Active Community
- Circular Economy
- Active Travel, Enhanced Connections

Masterplan

- 4.16 The first section of the Masterplan element of the SPD looks at each site's constraints and opportunities. The SPDs provide plans of both sites which illustrate the constraints (e.g., Heritage assets, Ancient Woodland) and then opportunities (e.g., upgrading existing Rights of Way, enhancing sports facilities).
- 4.17 This section then continues by expressing the 'Key Design Principles' behind the Masterplan, including amongst others, working with the topography, promoting health and wellbeing through landscape and an active community committed to the stewardship of their neighbourhood.
- 4.18 There are four key layers of the Masterplan, which are the rationale for the distribution of land uses, heights and density, landscape and open space, and access and movement. The SPDs explain the distribution of residential land alongside the other land uses of each of the Garden Community sites.
- 4.19 In terms of building heights and density the SPDs explain the approaches to setting out the preferred heights and densities in different parts of each site. The Landscape and Open Space theme considers how the landscape strategy would create a range of varied and attractive environments to new and existing residents in the area. Alongside these, there is reference to playing fields, sports facilities, alongside semi

formal parks. Remaining with this theme, the SPD includes commentary on community growing areas, green links, and incidental green spaces.

4.20 In connection with access and movement, there is a clear movement hierarchy expressed which prioritises Active travel in line with the Local Plan policy and the principles set out in LTN1/20¹.

4.21 The Development Guidelines section of the Masterplan sets out the key development requirements that need to be delivered to meet Local Plan Policy and achieve the overall vision for the sites. The following housing mix is set out in the Masterplan:

- One bedroom – 10-15%
- Two and three bedroom 60-80%
- Four bedroom plus – 10-15%

4.22 Other matters in relation to housing mix set out in the SPD include a requirement for developers to submit a housing need statement setting out how the mix of homes will help meet local need; a preference for homes to be built to the National Described Space Standard or better; making all new homes adaptable and accessible in line with M4(2) or equivalent principles where conditions allow; and for smaller , local developers to develop parts of the residential parcels.

4.23 In terms of Affordable Housing the Masterplan SPD provides details of the requirement for both sites, and this totals 750 affordable homes across both sites – for Woodhouse this translates to 268 units and for Thornhills the figure is 482. The Council's preferred approach is that the applicant builds and transfers the completed home to a Registered Providers for rent or shared ownership

4.24 A number of principles are set out in relation to Affordable Housing, including, amongst others, that alongside 2, 3 and 4 bed houses development of affordable 1, 2, or 3 bed affordable bungalows will be encouraged. The affordable housing should

¹ Cycle Infrastructure Design [Cycle infrastructure design \(LTN 1/20\)](https://www.gov.uk/government/publications/cycle-infrastructure-design-ltn-1-20) - GOV.UK (www.gov.uk)

be integrated into the development and developers should submit an Affordable Housing Statement with applications.

4.25 Concerning Specialist Housing, the SPDs make it clear that the Garden Communities should be age and disabled friendly communities. Encouraging the development of Bungalows which are designed to 'HAPPI' ²principles.

4.26 In relation to self-build and custom housebuilding the SPD highlights that any such plots are expected to be developed in accordance with the site wide Design Code.

4.27 The Masterplan SPD for Thornhills has identified pockets of land that would be appropriate for SME³ construction firms, to be delivered in line with Local Plan policy and the Masterplan SPD and Design Code.

4.28 Policy IM7 of the Local Plan requires the Garden Communities to provide "appropriate community facilities and services to serve the new development". The Masterplan SPDs support this policy objective by identifying areas within both sites for a Local Centre. The Local Centre for Woodhouse includes:

- Local grocery store
- Café
- Community hall
- Mobility hub

4.29 The Local Centre for Thornhills includes the following:

- Farm shop and café
- Community hall
- Nursery
- Mobility hub

4.30 In relation to Education provision, both sites will include land allocated for a Primary School.

4.31 Both Masterplan SPDs set out that each site will provide a network of multi-functional green spaces, including parks, amenity areas, community growing areas, hedgerows and other green links.

4.32 Each of the sites will deliver levels of open space that are higher than the minimum policy requirements stipulated by Local Plan policy GN1 (Securing Green

²Housing Our Ageing Population Panel for Innovations [HAPPI - Design - Topics - Resources - Housing LIN](#)

³ An SME is any organisation that has fewer than 250 employees and a turnover of less than £50 million or a balance sheet total less than £43 million.

Infrastructure Provision) in line with established Garden City principles and the wider vision for the allocation.

- 4.33 Biodiversity Net Gain is a key policy requirement and the Masterplan SPD sets out that each site will be required to achieve a 10% net gain in biodiversity.
- 4.34 In relation to the theme of connectivity, 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. Both Garden Communities are designed to be walkable neighbourhoods, and unless it is fully justified and evidenced, all routes will be LTN1/20 compliant, primarily consisting of a 3m bi-directional cycle track and adjacent footway of at least 2m.
- 4.35 Other elements of travel in relation to the Garden Communities refer to public transport provision, off site highway improvements to mitigate the impact of the Garden Communities and each Local Centre will include a mobility hub, that will incorporate features such as E-bike charging points, cycle parking, bus stop, mobility scooter parking with charging points.
- 4.36 There are a number of Public Rights of Way throughout both sites, including sections of the long-distance routes (National Trails) Calderdale Way, Brighouse Boundary Walk, and Bronte Way. The SPD emphasises that these must be considered and incorporated into the developments.
- 4.37 Both Masterplan SPDs identify the heritage assets that existing within, and in the vicinity of, the Garden Community sites. In terms of Woodhouse these are Numbers 1,3 and 5 (and the attached Mistal) Firth House which are grade II listed properties. Those heritage assets within the vicinity are identified as No's 5, 7, 9, 13 and 15 Woodhouse Lane (all grade II) The Gatehouse, Huddersfield Road (undesigned) and a Class III Archaeological Site (PRN 2675). The SPD comments that Development proposals must be informed by an understanding of the significance of the listed buildings and their setting.
- 4.38 In relation to Thornhills, the heritage assets are identified as The Woolrow and Woolrow farmhouse grade II listed buildings which are immediately to the north of the allocation. Heritage assets in the vicinity of the site are Birkhouse Farmhouse, Birkhouse Cottage and attached Upper Birkhouse Farmhouse; Lower Birkhouse Cottage, Barn to the North East of Upper Birkhouse Farmhouse, all of which are grade II listed. Wellhome Park is a Locally Designated Historic Park and Garden, in addition there are undesigned heritage assets at Thornhill Footbridge and Ford, and Former Railway Structures, as well as a Class III Archaeological Site (PRN4062).
- 4.39 Addressing the impacts of Climate Change is an integral part of the Garden Community principles in line with the Calderdale Local Plan and the Council's Climate Action Plan which includes a commitment to get to Net Zero by 2038.
- 4.40 Both Garden Communities will be delivered with features that will both mitigate the effect of development and adapt to the impacts of Climate Change. The SPDs set out these measures that will be implemented as part of the development. 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.

- 4.41 Examples of specific measures include no gas boilers in dwellings, a LTN 1/20 standard highway network, adoption of Green and Healthy Street principles and mobility hubs. There will also be opportunities in the delivery of the primary schools and community buildings to strive for high levels of environmental sustainability.
- 4.42 The Masterplans include a section on Drainage – and emphasise that the Garden Communities should implement drainage strategies that consider sustainable drainage techniques that work with the natural drainage of the sites to retain surface water within the site and manage the risk of flooding during severe storms.
- 4.43 An additional element of the Garden Community developments relates to social value and wellbeing. One of the key objectives of both Garden Communities is to be an exemplar of health and wellbeing for both residents and visitors and aim to provide a socially sustainable community. Both Garden Communities should also contribute to the social, economic, and environmental well-being of the area. Mechanisms to help achieve this are in place through both the Local Plan and the SPDs. For example, the Local Plan requires applications in relation to the Garden Communities sites to be accompanied by a Health Impact Assessment, whilst the improvement of education and skills is addressed through a requirement to provide employment and training opportunities through a s106 agreement.

Implementation

- 4.44 The third element of the Masterplan SPDs relates to implementation. Phasing and Delivery, Stewardship and Maintenance, and Planning Application Requirements are all addressed.
- 4.45 In relation to Phasing and Delivery, it is assumed the Woodhouse Scheme will be delivered in three broad phases and these are illustrated in the Masterplan SPDs. In terms of an indicative build programme, the Woodhouse SPD suggests a start date of January 2024 with housing construction commencing January 2025. With regards to delivery rates, it is assumed that the rates will be approximately 60 units per annum for the first two years, then approximately 120 units per annum subsequently.
- 4.46 With regards to Thornhills, the indicative build out programme suggests that for the first six years of delivery starting in 2024, approximately 100 units per annum will be completed, followed by eight years of approximately 150 units per annum, with the remaining balance being delivered by 2039.
- 4.47 With regards to piecemeal applications, to ensure comprehensive and complementary development, it is expected that development proposals come forward for each parcel in their entirety. The SPD states that where applications are submitted relating to sections of larger parcels will only be permitted where the

applicant can demonstrate that schemes are in accordance with the site wide principles and the Masterplanning SPDs.

- 4.48 The SPDs provide a section on Infrastructure Delivery. The documents emphasise that successful delivery of the Garden Communities will be dependent on appropriate cooperation between the Council and the various landowners and developers. Such cooperation will be essential in relation to aspects of the developments including transport, education community facilities and utility strategies.
- 4.49 The section on infrastructure delivery covers housing, healthcare, local centres, education, open space, and highways, which includes the A641 Corridor Improvement Scheme, on and off-site highway improvements.
- 4.50 In regard to developer contributions and funding strategy the proposal is to fund infrastructure through a combination of a 'direct delivery' where infrastructure is delivered by developers through a Section 106 (S106) legal agreement or planning conditions; and secondly, through a 'roof tariff' arrangement secured through S106 agreements. This would cover the council's costs in relation to infrastructure that has been forward funded. Such a roof tariff is intended to ensure the costs are shared equitably across the Garden Community and will be charged on a per dwelling contribution. 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.
- 4.51 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 S106 agreement with phased payments being made at appropriate intervals determined by the scope of individual planning permissions and will be subject to periodic review to ensure that the receipts generated are sufficient to meet the shared infrastructure costs.
- 4.52 In addition to the roof tax, it is anticipated that for each individual phase of development there would be additional requirements necessary to ensure its compliance with the Calderdale Local Plan policies and to mitigate 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. Appendix 1 of the Masterplan SPD sets out the anticipated S106 requirements for each phase.
- 4.53 In order to 'forward fund' the infrastructure, a separate cabinet report which sets out borrowing proposals is being prepared and will be presented to Cabinet separately. The Council will be required to fund by borrowing the cost of critical infrastructure necessary for the Garden Communities together with the cost of the land remediation and infrastructure needed to underpin the viability of the Clifton Business Park scheme. The relevant Cabinet Report will set out the mechanisms by which the borrowing can be repaid.
- 4.54 In relation to Landowner and Collaboration requirements, and to satisfy Local Plan policy IM7, a collaboration agreement will need to be entered into by all relevant landowners within the relevant phase of development. Such an agreement will reassure the Council that delivery of key parts of each of the Garden Community

sites are capable of being brought forward in a comprehensive manner. The SPDs provide more detail on the contents of the Collaboration Agreement.

- 4.55 The second part of the Delivery element of the SPDs is Stewardship and Placemaking. The purpose of this section of the SPD is to provide the framework for the Council and the developers to enable the implementation of long-term stewardship arrangements at both Thornhills and Woodhouse. The aim is to create a long-term independent Stewardship Trust on each Garden Community site. Such an approach will help establish a strong community, and one which is proactive, and based on a participatory governance structure and decision-making processes.
- 4.56 The Stewardship Strategy's objectives are expressed as being:
- 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.
 - 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.
- 4.57 In terms of community assets and facilities 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.
- 4.58 All other community assets including public open space, parks, play areas, community growing areas and community buildings along with their maintenance liabilities are to be owned and managed by the proposed Calderdale Garden Communities Trust.
- 4.59 In terms of governance and the Trust, it will be registered as a charitable company limited by guarantee. A Board will be established with membership from the Council, Developers, and residents. Other forums would include residents sub committees and a community forum.
- 4.60 In relation to funding, the SPDs provide an explanation as to how the Trust will be funded, through a mix of grants, rental and service charges, and income from some of the on-site facilities managed by the Trust.
- 4.61 The final element of the Masterplan SPD delivery and implementation section relates to the Planning Application requirements. The SPDs provide information relating to pre application discussions, a design review, along with community and stakeholder engagement. In addition, there is reference to validation requirements of any future application. The SPDs highlight the fact that both Woodhouse and Thornhills Garden

Communities represent development that qualifies for an Environmental Impact Assessment.

- 4.62 Appendix 2 of the Masterplan SPDs provides a list of the reports and plans that would be necessary to be submitted in support of any planning application on the Garden Communities.

Design Code Supplementary Planning Documents

- 4.63 Both Garden Communities Masterplan SPDs are accompanied by a Design Code SPD. The Design Code SPDs provide detailed guidance in respect of the design principles that the Council expect to achieve on both Garden Community sites.
- 4.64 The Design Code SPDs include reference to the National Design Guide and the National Model Design Codes that expands on the ten characteristics of good design set out in the National Design Guide.
- 4.65 In terms of the structure of both Design Code SPDs, this has been strongly influenced by the National Model Design Code 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 SPDs and adapt to the specific requirements of the

guidance for each site. The following is a summary of the contents in each chapter of the Design Code documents.

- 4.66 The Context section provides a summary of the site and its local and wider context, including an overview of local architectural and landscape characteristics and the importance of delivering a new place which responds positively to them.
- 4.67 The Design Codes include a 'Regulatory Plan' which is based on the masterplan and sets out a framework of mandatory requirements and design fixes which all future detailed planning applications must comply with.
- 4.68 The Design Code then moves on to details concerning the different land uses and quantum of development across the site, including guidance on community facilities and services, house type, tenure and mix.
- 4.69 In relation to the natural environment, the Design Code sets out design principles concerning the multifunctional green and blue infrastructure, including sustainable drainage, play provision and biodiversity.
- 4.70 The movement section provides guidance on the key principles of the access strategy and movement network, including street design, active travel, and parking and servicing strategies.
- 4.71 Each Design Code includes a section on built form, where a set of general urban design principles for block layout are explained and identifies controls on building height and density.
- 4.72 The Identity section provides guidance on how to deliver a real sense of place through the creation of local distinctiveness, including the identification of distinct character areas within the masterplan, key groupings, and use of materials and building detailing.
- 4.73 The Homes and Buildings section includes general principles to achieve high quality places, including the health and wellbeing of residents, alongside space and accessibility standards.
- 4.74 The Design Codes include a section on public spaces, where design principles are set out for the arrangement and use of such spaces. This includes detailed aspects of hard and soft landscape materials, street trees and street furniture.
- 4.75 In relation to the final two sections of the Design Codes, these relate to resources which focuses on the delivery of energy efficient buildings, and lifespan, which

provides information about the ongoing management and maintenance of the Garden Communities.

- 4.76 A Design Compliance Checklist is provided as an Appendix which is to be used as a checklist for applicants to demonstrate their compliance with the Design Code.

5.Options considered

Option 1 – Cabinet agree to proceed to consult on the draft Garden Communities Masterplan SPDs and Associated Design Code SPDs for four weeks

- 5.1 That approval be given to proceed to public consultation on the draft Garden Communities Masterplan Supplementary Planning Documents and Design Code Supplementary Planning Documents for the Local Plan allocations at Woodhouse (Appendices 1 and 2) and Thornhills (Appendices 3 and 4), for a period of four weeks.

Reason – The draft Garden Communities Masterplan SPDs and Design Code SPDs are required to be consulted on as set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. This is the preferred option.

Option 2 – Cabinet do not agree to proceed to consultation on the draft Garden Communities Masterplan SPDs and associated Design Code SPDs

- 5.2 The alternative is for cabinet to determine not to proceed with the draft Garden Communities Masterplan SPDs and associated Design Code SPDs.
- 5.3 Should this be the decision, then proposed developments would not be in line with the adopted Local Plan policy IM7 which requires that the Masterplans for the Garden Communities are adopted through a Supplementary Planning Document. In the absence of an adopted SPD any future applications are at risk of refusal at the planning approval stage.
- 5.4 Option 1 is recommended to cabinet as this would enable the SPD to proceed to consultation and be prepared in line with the regulations prior to adoption by the Council.

6.Financial Implications

- 6.1 There are no significant financial implications arising from an approval to proceed to consultation on the SPDs.
- 6.2 Longer term, adoption of the Masterplan SPDs and associated Design Code SPDs will potentially bring a number of significant financial benefits to the Council. Improvements to offsite infrastructure, an increased Council Tax base, alongside additional New Homes Bonus government funding.
- 6.3 The Council will be required to fund by borrowing the cost of critical infrastructure necessary for the Garden Communities together with the cost of the land

remediation and infrastructure needed to underpin the viability of the Clifton Business Park scheme. A separate Cabinet Report will be presented in relation to the forward funding of critical infrastructure and the mechanisms by which the borrowing can be repaid.

7. Legal Implications

- 7.1 Consultation must be undertaken on the SPDs and any comments received taken into account in order to comply with the Town and Country Planning (Local Planning) (England) Regulations 2012. Following the consultation and consideration of responses, a report will be brought to Cabinet reporting on the consultation and seeking approval to recommend to full council that the SPD is adopted.

8. Human Resources and Organisation Development Implications

- 8.1 The delivery of the Garden Communities will require input from services across the Council given the complexity of development proposals that will be submitted to the Council. Services from across the Council will be required to support colleagues in Planning to provide technical expertise in the consideration of planning applications.

9. Consultation

- 9.1 The Local Plan Policies that the draft Garden Communities Masterplan SPDs and Design Code SPDs support were subject to a number of rounds of public consultation prior to the submission of the plan to the Secretary of State in 2019, as well as stakeholder and public engagement through the Examination process.
- 9.2 Specific consultation on the Draft SPDs is proposed as set out in section 2 of this report.

10. Environment, Health and Economic Implications

- 10.1 Environment, health, and economic considerations are central themes to the Garden Communities. They have therefore had an important influence on the relevant Local Plan policies.
- 10.2 Implementation of the Masterplan SPDs and Design Code SPDs will help deliver development that is in line with the Council's Corporate Priorities to 'Tackle the Climate Emergency', 'Reduce Inequalities' and 'Create Strong, Thriving Towns

11. Equality and Diversity

- 11.1 It is considered that the Garden Communities will make an important contribution to the Council's priority to reduce inequality. In particular delivery of the sites will increase residents' access to suitable homes and employment. The SPDs includes details on matters such as different types of housing need, including older people, alongside policies relating to health and wellbeing, accessibility, and inclusive design.

12. Summary and Recommendations

- 12.1 That approval be given to proceed to public consultation on the draft Garden Communities Masterplan Supplementary Planning Documents and Design Code

12.2 The draft Garden Communities Masterplan SPDs and Design Code SPDs are required to be consulted on as set out in the Town and Country Planning (Local Planning) (England) Regulations 2012.

Principal Planning Officer – Garden Communities

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