

## COUNCIL 14<sup>TH</sup> FEBRUARY 2024

Cabinet 15<sup>th</sup> January 2024

### 96     **GARDEN COMMUNITIES MASTERPLAN SUPPLEMENTARY PLANNING DOCUMENTS AND DESIGN CODE SUPPLEMENTARY PLANNING DOCUMENTS**

The Leader, Councillor Scullion presented a written report of the Director, Regeneration and Strategy seeking consideration of the Garden Communities Masterplan Supplementary Planning Documents and Design Code Supplementary Planning Documents. The report provided the outcomes of the consultation and requested Cabinet to recommend to Council that the Supplementary Planning Documents (SPDs) be adopted. The Local Plan was adopted on 22nd March 2023 by Council and a suite of SPDs were in preparation and would be brought to Cabinet in due course. The two Garden Communities sites were a key element of the Local Plan's housing delivery.

To ensure that both sites delivered high quality development, both were to be supported by a Masterplan SPD and associated Design Code SPD. Therefore, there were four SPDs in total. Delivery of the two Garden Communities would 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 was fundamental to all three of the Council's Corporate priorities to 'Tackle the Climate Emergency', 'Reduce Inequalities' and 'Create Strong, Thriving Towns'.

The concept of a 'Garden Community' had its roots in the 'Garden City Movement' of the early 1900s. Engrained in Britain's urban development history, Garden Cities represented principles of good physical planning, quality architecture, plentiful open space, and inclusive community involvement and self-management. 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. The report provided a summary of the consultation on the draft SPDs and sought approval for the final versions of the SPDs to be submitted to Council with a recommendation for their adoption.

The report outlined background information, options considered, financial, legal, human resources and organisational development, environmental, health and economic implications.

During discussions Members welcomed the report and encouraged residents to review the design guides. Members commented on the detail within the report, the intent and ambition of the designs and how these communities would look in terms of integration of nature, how people moved around the communities, the focus on education provisions and the different types of housing needed to build sustainable communities for the residents of the Borough. Members commented that the Local Plan enabled the Council to produce these types of documents to enable the development of quality of housing for Calderdale.

**\*RESOLVED that it be recommended to Council that:**

(a) the comments received during the consultation alongside officer responses (as set out in the consultation statements, Appendices 5,6,7 and 8 of the Director,

Regeneration and Strategy's written report) and revised Supplementary Planning Documents be noted; and

**(b) the following Supplementary Planning Documents be adopted:**

- **Thornhills Garden Community Masterplan Supplementary Planning Document (Appendix 1 of the Director, Regeneration and Strategy's written report).**
- **Thornhills Garden Community Design Code Supplementary Planning Document (Appendix 2 of the Director, Regeneration and Strategy's written report).**
- **Woodhouse Garden Community Masterplan Supplementary Planning Document (Appendix 3 of the Director, Regeneration and Strategy's written report).**
- **Woodhouse Garden Community Design Code Supplementary Planning Document (Appendix 4 of the Director, Regeneration and Strategy's written report).**

(Parts (b) only)

*Original reports considered can be found on the Council's website as follows:*

[Cabinet on Monday, 15th January, 2024, Minute 96](#)