

Cheshire East Local Plan

The Garden Village at Handforth Supplementary Planning Document

December 2018





THE GARDEN VILLAGE

AT HANDFORTH

Foreword



I am delighted to introduce the council's Supplementary Planning Document (SPD) to guide the development of the North Cheshire Growth Village, to be known as 'The Garden Village at Handforth'.

This is a strategic site allocation in the adopted Cheshire East Local Plan Strategy. It is also one of 14 new garden villages announced by the government.

The site represents a very exciting opportunity to create an exemplar new village in the borough. It will provide a mix of around 1,500 new dwellings, including starter and other affordable homes. There will also be plots for self-build and community-build homes. It will be a community where people can move through the village as their lives grow and evolve. The new village will include up to 12 hectares of employment land and a new high-quality village centre with shops, pub, restaurants, etc. Other community facilities will include a two-form primary school, children's day nursery, extra care housing, sports facilities and a village hall.

All development will be of the highest quality of design and The Garden Village will create a pleasant and sustainable community, supported by the infrastructure it needs. A main feature will be the creation of around 47 hectares of green open space which includes extensive green corridors, small country-park style spaces, formal sports pitches, playgrounds, community allotments and orchards. New development will also protect and enhance important landscape and ecology features, such as trees and ponds.

The SPD supplements adopted planning policy and will be an important consideration in determining planning applications. It informs landowners and developers, clearly setting out what the council expects in line with social, economic and environmental principles of sustainable development.

I welcome everyone to work constructively with us to ensure The Garden Village is a major success.

Cllr Ainsley Arnold
Housing, Planning and Regeneration Portfolio Holder



1	Introduction	1
2	About the SPD	7
3	The site and surroundings	9
4	Planning policy framework	15
5	The council's vision for The Garden Village	22
6	The council's strategic objectives for The Garden Village	23
7	The need for a comprehensive approach	27
8	Key infrastructure requirements	31
9	Key development requirements	35
10	The comprehensive masterplan	47
11	The design guide	57
12	The outline delivery plan, planning process and delivery programme	78

Appendix

1	List of supporting documents	82
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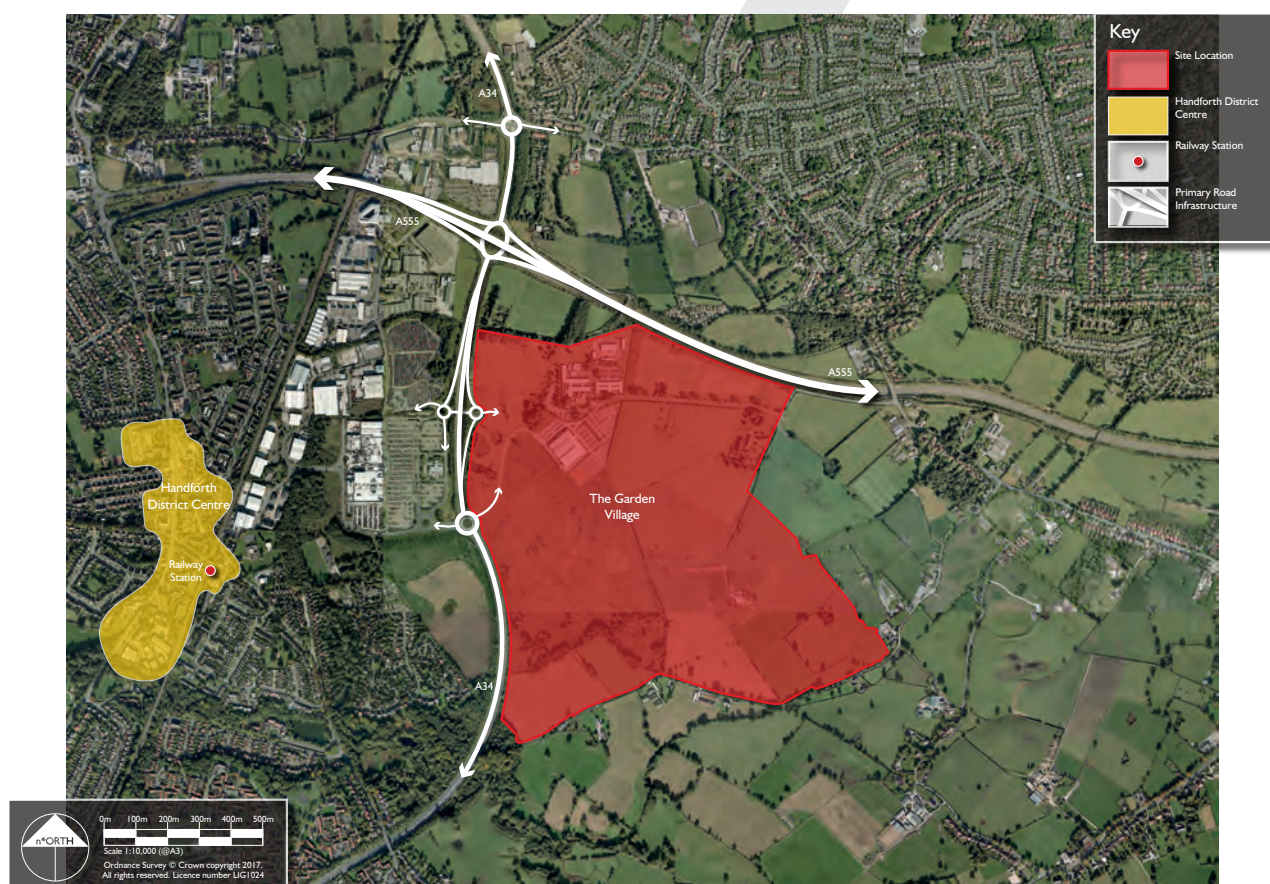


1 Introduction

Background

1.1 This supplementary planning document (“SPD”) has been produced by Cheshire East Council (“the council”). It is designed to guide the comprehensive delivery of a new Garden Village in Handforth, in accordance with the council’s adopted Local Plan Strategy (“LPS”). The extent of the proposed new settlement is shaded red on Figure 1 below (“the site”).

Figure 1 Site location (source: ProMap)



1.2 The council considered the case for a new settlement in the preparation of the LPS and consulted widely with the public and other stakeholders on the proposals. The council recognised that the site occupies a strategic location. It lies at a northern gateway to Cheshire East at the junction of the A34 and A555, providing excellent access to Manchester city centre and Manchester Airport. The site is also located close to the well-established urban areas of Handforth, Wilmslow, Bramhall and Alderley Edge.

1.3 During the LPS process, the council demonstrated the site provides a suitable location for a new settlement based on an assessment of a wide range of issues, including: traffic and access, landscape, flood risk, ground contamination, air quality, archaeology, heritage and ecology.

1.4 Subsequently, the local plan inspector agreed there is a need for a new sustainable settlement in the borough and the site should be favoured over other sites and strategies. The inspector’s report considered the scale of the site, the strategic development needs for



housing and employment land, its strategic and sustainable location, and available infrastructure. The inspector's report in June 2017 concluded:

"...having considered all the representations, evidence and discussions, I conclude that the principle of this new sustainable development is appropriate, justified with proportionate evidence, positively prepared, effective, deliverable and soundly based, and meets the terms of the NPPF." (paragraph 230)

1.5 The LPS was adopted in July 2017 and the site was accordingly identified as a strategic site under the LPS site allocation reference '**Site LPS 33 North Cheshire Growth Village, Handforth East**'. The allocation states:

"The North Cheshire Growth Village presents an opportunity to deliver a high quality, comprehensively masterplanned new settlement, embodying sustainable development principles and incorporating the highest quality of design to represent an exemplar sustainable community, contributing to the identified housing, employment and infrastructure needs of the borough." (LPS, paragraph 15.395)

1.6 The government's policy to deliver new homes through the creation of new settlements was set out in the previous National Planning Policy Framework (March 2012). In addition, the 2016 Budget was accompanied by the Garden Villages, Towns and Cities Prospectus (March 2016) published by the Department for Communities and Local Government which set out the government's approach to facilitating the delivery of new Garden Villages, Towns and Cities. Furthermore, in January 2017 the government announced the Site in Handforth as one of 14 new 'garden villages' to be created across the UK.

1.7 In acknowledgement of its location in Handforth, and recognition of its national status as a Garden Village, for the purposes of this SPD the LPS site allocation (LPS 33) is referred to as "The Garden Village at Handforth" (abbreviated to "The Garden Village" or "the site" throughout).

About Garden Villages

1.8 The term 'garden village' has its roots in the 'Garden City Movement' of the early 1900s. Garden villages are engrained in Britain's urban development history (e.g. Bourneville, Port Sunlight, New Earswick). They represent principles of good physical planning, quality architecture, plentiful open space, and inclusive community involvement and self-management. The original garden villages were also based on a strong foundation of industry and employment, with their developers combining factory production with well-designed and healthy environments in which people could live and work.

1.9 Garden villages built today should apply the same principles, but in a 21st Century context. They should create vibrant, diverse and affordable communities. Therefore, the council is committed to creating a new garden village at Handforth which is consistent with a set of 'garden village principles' that are relevant to today and appropriate for this site. These principles are inspired by the garden city principles and tailored to the site and planning policy framework relevant to The Garden Village. These principles also draw upon the evidence in documents A and B listed in Appendix 1 of this SPD. Therefore, the garden village principles for The Garden Village at Handforth are:



- Strong vision, leadership and community engagement.
- Community ownership, long-term stewardship, and local governance.
- Wide range of homes, including affordable homes and self-build and community-build homes.
- A wide range of local jobs within easy commuting distance of homes and without reliance on the use of the private car.
- Extensive, beautiful and imaginative green infrastructure; combining the best of town and country to create a healthy community and including opportunities to grow food.
- Development that provides net biodiversity gains and protects local heritage assets.
- Development that uses low carbon and energy efficient technology.
- Village centre which is walkable from homes and employment uses and is vibrant and inclusive for all ages.
- Land value capture for the benefit of the community.

Constraints and opportunities

1.10 The constraints to deliver The Garden Village are significant and complex. Some of these constraints are identified in the LPS Strategic Site allocation (LPS 33). They are also reflected in the technical studies listed in Appendix 1. They are also discussed later in this SPD.

1.11 For example, there is extensive ground contamination requiring remediation and reprofiling; vehicle access points need upgrading and traffic capacity on the strategic highway network requires mitigation works; natural features (trees, hedgerows and ponds) must be retained where possible; existing public rights of way need protecting or diverting as necessary; barriers to pedestrian, cycle and bus routes connections to the local area need to be overcome; important habitats and compensatory habitats for great crested newts and other wildlife must be designed to support and enhance the biodiversity of the site; heritage assets (e.g. Dairy House Farm) must be preserved and enhanced; residential and other sensitive land uses must be protected from noise and pollution sources; and development must not prejudice the potential future comprehensive development of safeguarded land (adjoining to the south) under LPS Site reference LPS 35.

1.12 Conversely, the opportunities to deliver The Garden Village can unlock considerable benefits for the local and wider community - socially, environmentally, and economically.

1.13 In strategic terms, the LPS seeks to create 'sustainable, jobs-led growth and sustainable, vibrant communities'. It focuses on new housing development in strategic locations through the creation of a new sustainable urban village and urban extensions. Under the 'case for growth' the top priority for the LPS is to increase the borough's economic and social well-being in a way that is cohesive and sustainable. Policy PG 1 'Overall development strategy' sets out the overall level of development which should be provided across the borough between 2010 and 2030. Policy PG 2 'Settlement hierarchy' identifies Handforth as a 'key service centre'. Policy PG 7 'Spatial distribution of development' identifies in the order of 22 hectares of employment land and 2,200 new homes to be developed within Handforth, mostly on the site.



1.14 The Garden Village at Handforth can support these policy objectives. The main reasons are:

- Provides a new sustainable settlement in the borough.
- Provides a significant proportion of new housing and employment development needs in this part of the borough.
- Provides the delivery of community and other infrastructure to support the economic growth of Cheshire East.
- Reduces the impact of the release of Green Belt on existing communities elsewhere.

1.15 In socio-economic terms, the sheer scale of the site (approximately 114 hectares) and its strategic location means that the site has the ability to deliver around 1,500 new homes (including a range of housing types and tenures), up to 12 hectares of employment land, a new village centre (retail, restaurants, pub, sports facilities, extra care housing etc.), a two-form entry primary school and extensive green infrastructure. It can also support wide-ranging infrastructure off-site which includes highways and transport, secondary school and special needs education, health, and sports facilities.

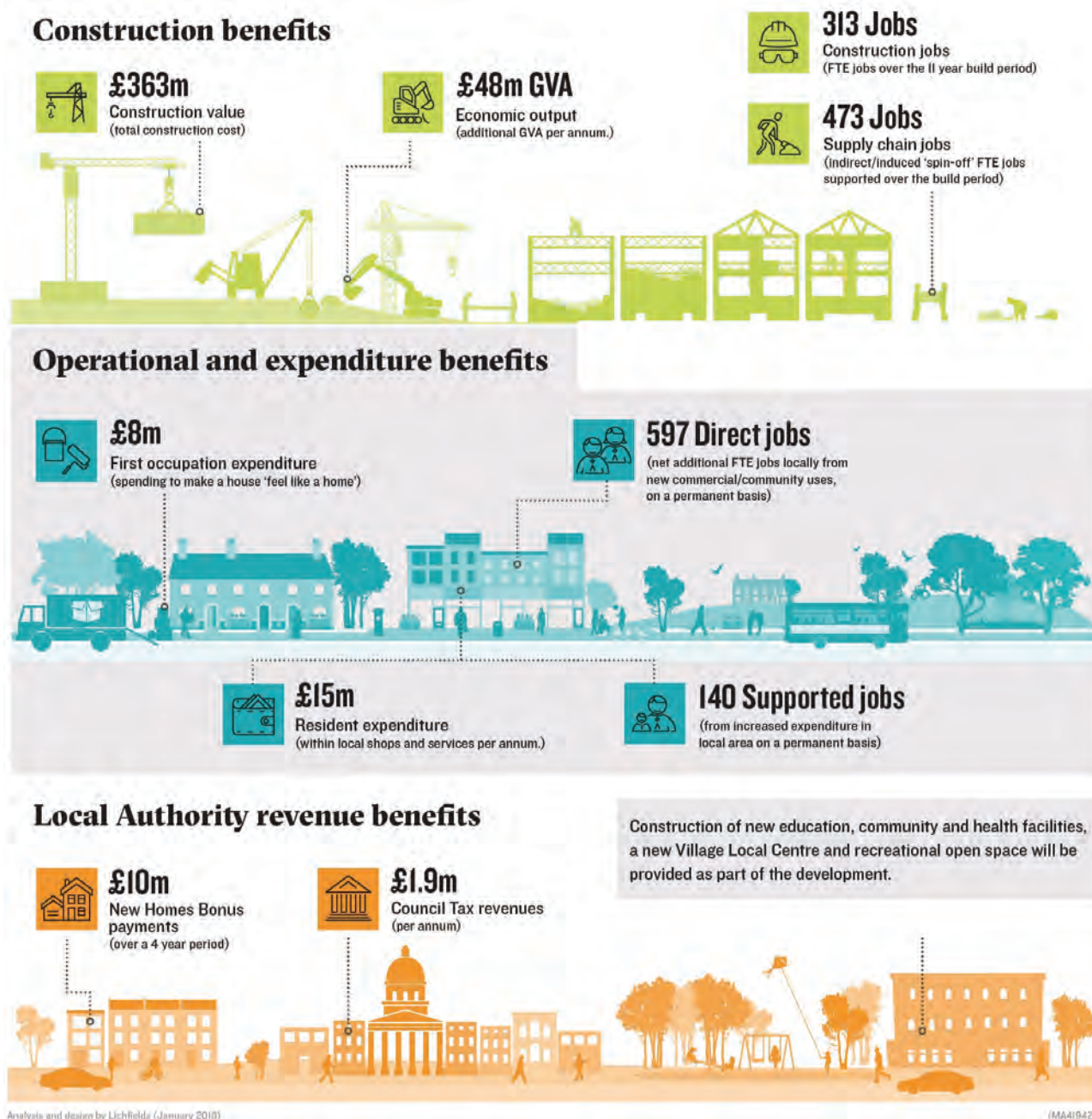
1.16 The site can significantly boost housing, jobs and economic growth. The delivery of around 1,500 new homes can help to meet 4% of the housing target for the borough over the LPS plan period (2010-2030), improve housing choice and affordability. It can create construction jobs over the duration of the development phase and create permanent employment opportunities across a wide range of sectors once commercial buildings are built and occupied. It can also boost local spend on goods and services. The provision of new retail and leisure, education, health and wider community facilities can also improve the local infrastructure, benefitting future and existing residents.

1.17 Some of these potential benefits based on the proposals for The Garden Village at Handforth are illustrated in Figure 2 below.

1.18 Furthermore, the site presents an exciting and unique opportunity to create a new settlement which celebrates 'garden village principles' as outlined above, reflected and inspired by some examples nationally and locally set out in documents A and B listed in Appendix 1.



Figure 2 Illustrative socio-economic benefits (January 2018) (source: Lichfields)



1.19 The council seeks to follow these principles by creating a new exemplar sustainable community which:

- stands out from the ordinary – physically, visually, and functionally;
- is unique, beautiful, imaginative, inclusive, vibrant, timeless, characterful, and inspiring for people who live, work and visit there;
- is surrounded and connected by small country-park style spaces and large green corridors, sport pitches, attractive tree-lined streets, ponds, play areas, allotments, orchards, etc.
- encourages young and older people to socialise, share open spaces and play sport
- provides easy and safe access by all non-car modes to visit shops, leisure, healthcare, education, wider community facilities, and places of work;



- comprises mixed densities and different character areas, but also has unifying characteristics which creates a single sense of place;
- provides a village centre which lies in the heart of the village and provides day-to-day needs for retail, leisure, healthcare, education and wider community uses;
- preserves and enhances the local heritage assets;
- protects and enhances overall biodiversity; and
- embraces new architecture and technology to enrich people's lives.

The council's role in delivering The Garden Village

1.20 This is an exceptional opportunity to create a new settlement in the borough. It must be delivered as an exemplar sustainable community that is consistent with the LPS Site Allocation (LPS 33) and this SPD.

1.21 To help ensure The Garden Village is a major success the council is taking a lead role in its delivery as the lead developer and landowner. This is briefly outlined below.

1.22 The council (through its development company, Engine of the North) will firstly seek to secure a hybrid planning permission to accelerate the planning process. This will simultaneously establish outline planning permission for the whole site and secure detailed approval for the 'initial preparation and infrastructure works (IPIW)'. The IPIW will be strategic (primary) infrastructure and include: essential ground remediation and re-profiling; access works to the A34; village high street road, bell-mouths and utility connections; removal and replacement of the existing footbridge over the A34; and partial provision of green infrastructure. The delivery of these works will be overseen by Engine of the North on behalf of the council, and must be fully completed to the satisfaction of the local planning authority prior to the construction of new buildings on the site. The general extent is identified in the comprehensive masterplan (chapter 10). The hybrid planning permission will therefore give certainty across the whole site and address strategic (primary) infrastructure at the outset. The cost of these works will be funded through site-wide planning obligations imposed as part of the hybrid planning permission (and any subsequent planning consents granted on the site). The council is exploring all sources of funding to enable the delivery of these works at the earliest possible stage following the grant of planning approval.

1.23 The council will also oversee the delivery of other key facilities such as schools, health, sport and community facilities, which will also be funded through site-wide planning obligations.

1.24 In addition, the council will put in place a long-term plan for the maintenance and management of the community facilities on the site, that can be operated and managed by those who live and work in the village, working in partnership with the council. This will also be secured via planning obligations.

1.25 The council will work to secure the co-operation of landowners, developers and the wider community to successfully deliver The Garden Village in line with the adopted LPS and this SPD.



2 About the SPD

Purpose, role and objectives

2.1 The purpose of this SPD is to guide the successful delivery of The Garden Village.

2.2 The role of the SPD is to articulate the manner in which the LPS Site Allocation (LPS 33) should be implemented.

2.3 To guide the delivery of the site, the six core objectives of this SPD are:

- Establish the vision and strategic objectives.
- Identify the need for a comprehensive approach.
- Identify the key infrastructure and key development requirements.
- Provide a comprehensive masterplan.
- Provide a design guide.
- Outline the delivery plan, planning process and delivery programme.

2.4 The policy for LPS Site Allocation LPS 33 requires that development must be in accordance with an approved and agreed comprehensive masterplan and design guide. The SPD sets out what the council expects to see as part of any future planning and will be a material consideration in determining all future planning applications (including: outline and full planning applications, hybrid planning applications, reserved matters applications, and listed building applications). Planning applications which are not consistent with this SPD will not be supported by the council.

2.5 This SPD will guide the preparation of the Design Codes (Spatial and Character Area Codes) to follow. The Design Codes will set the parameters ('rules') for the detailed layout and design of new development across the entire site. The Design Codes will also be prepared and approved by the council.

Supporting information

2.6 This SPD is supported by a range of supporting documents listed in Appendix 1. These have informed this SPD and should be read in conjunction with all chapters.

Strategic environmental and Habitats Regulations Assessment

2.7 The preparation of SPDs does not require a Sustainability Appraisal but may, in exceptional circumstances, require a Strategic Environmental Assessment ("SEA") if there are likely to be significant environmental effects, that have not already have been assessed during the preparation of the Local Plan.

2.8 In consideration of the site's allocation in the LPS, a Sustainability Appraisal (incorporating a SEA) and a Habitats Regulations Assessment ("HRA") have already been undertaken. The SEA and HRA assessed the likely significant effects on the environment and ecological habitats of implementing the development and accords with the relevant regulations. The Sustainability Appraisal was supported by a Sustainability Appraisal Adoption Statement that summarises the iterative approach that was undertaken and confirmed that the LPS has been prepared in accordance with:



- Regulation 35 of the Town & Country Planning (Local Planning) (England) Regulations 2012 (“The 2012 Regulations”);
- Regulation 16 of the Environmental Assessment of Plans and Programme Regulations 2004; and
- Paragraph 165 of the National Planning Policy Framework.

2.9 The HRA met the legal obligations under the Conservation of Habitats and Species Regulations 2010, to carry out a HRA of the LPS on its effects on European sites. The HRA identified no likely significant effect on any European site in relation to The Garden Village.

Monitoring and review

2.10 The council will monitor and review this SPD to ensure it remains up-to-date. This will take into account changing in national and local planning policies, or other material considerations.



3 The site and surroundings

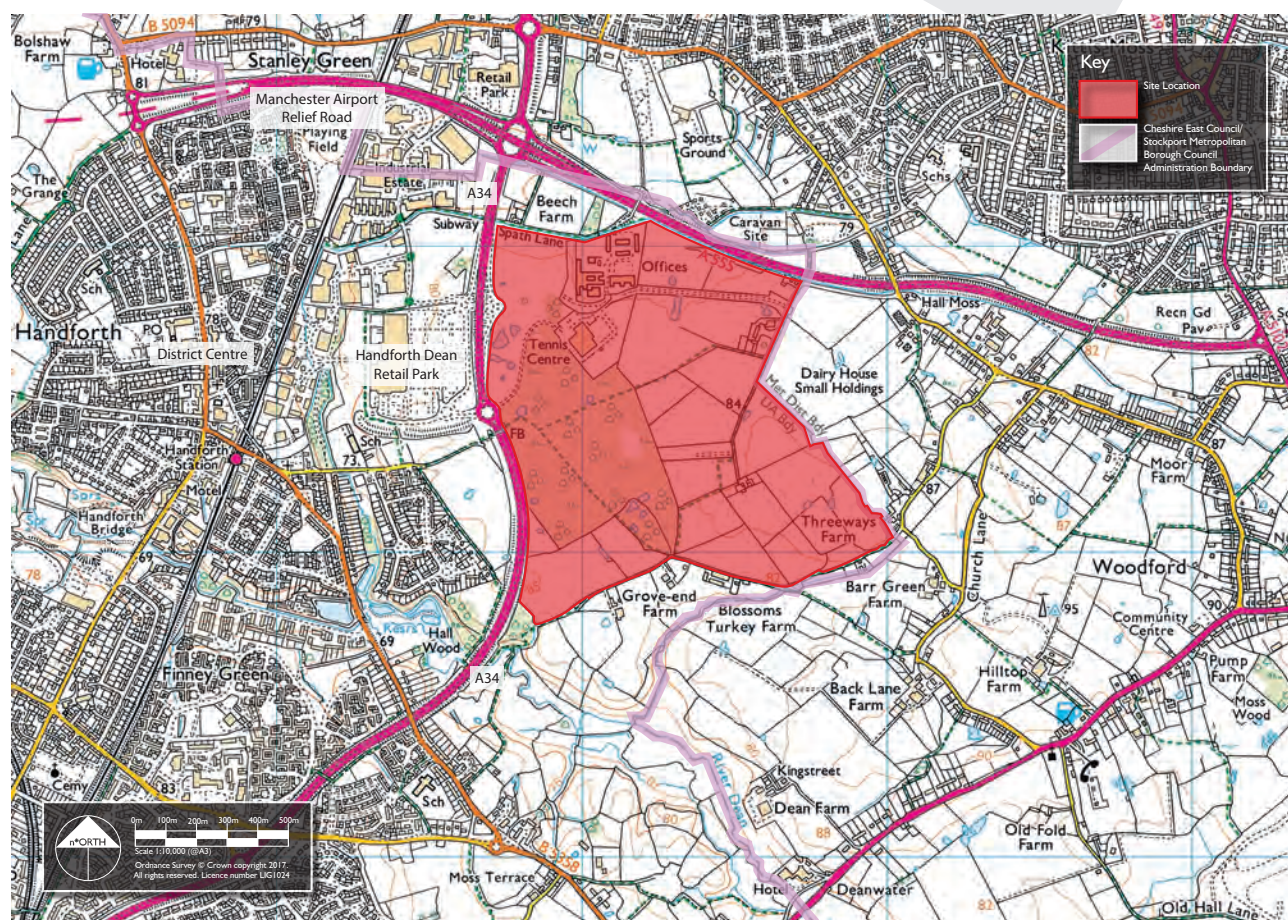
3.1 This chapter briefly outlines the site and its surroundings. It should be read in conjunction with the supporting plans and technical studies listed in Appendix 1 which provide detailed information.

The site and surroundings

3.2 The site lies at a strategic location at a gateway into Cheshire East Borough, on the eastern side of Handforth. It borders to the north and east with the administrative boundary of Stockport Metropolitan Borough.

3.3 The site is bordered by the A34 (Wilmslow-Handforth Bypass) to the west; the A555 (Manchester Airport Eastern Link Road) to the north, open farmland to the east, and is bordered by Blossoms Lane and open countryside to the south. The site is shown located in Figure 3 below.

Figure 3 Site location (source: ProMap)



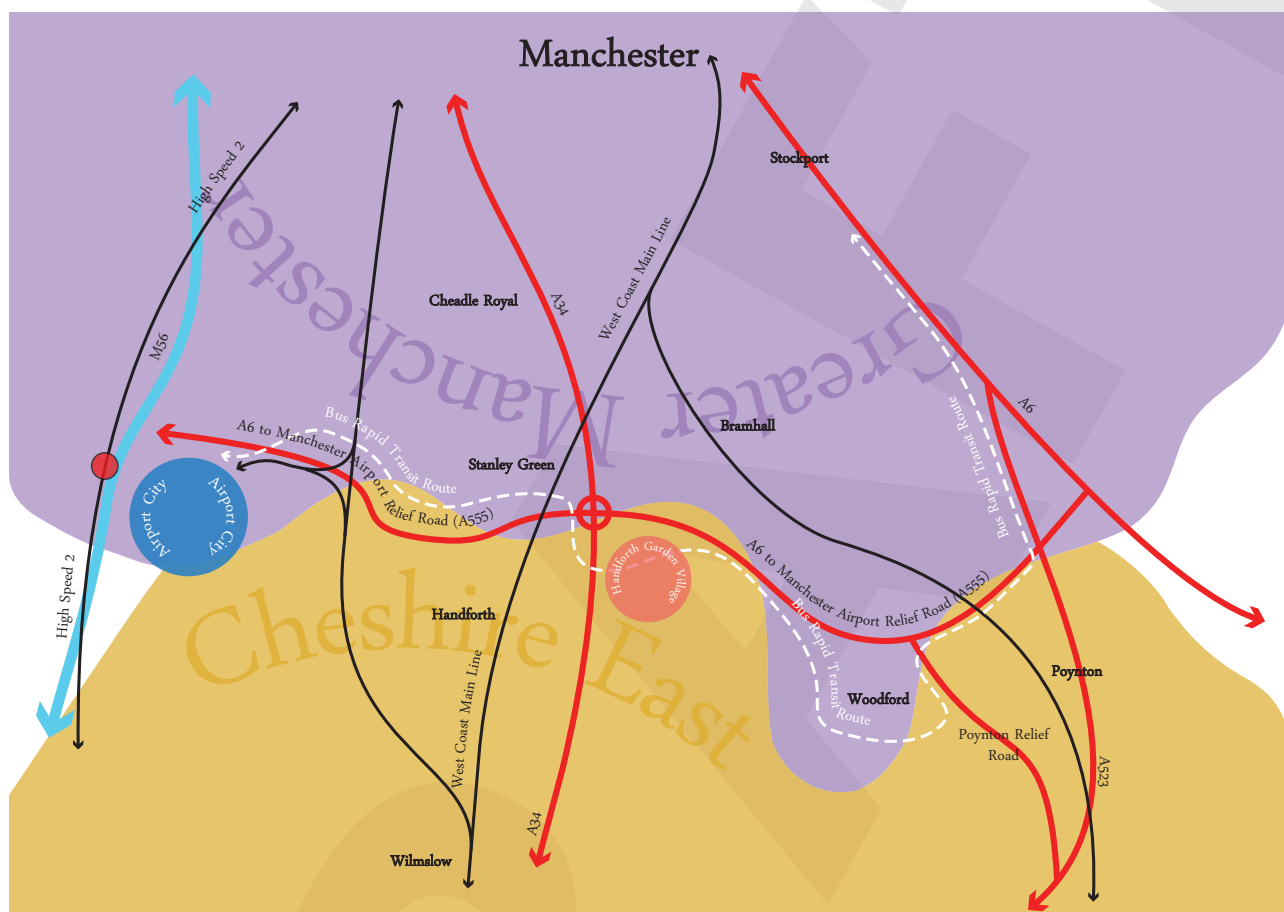
3.4 The site is surrounded to the west (across the A34) in Handforth by large-scale retail, industrial and residential development. To the north (over the A555) is a rugby club and open fields, with suburban housing beyond. To the east and south is mainly open farmland with a scattering of farm buildings and isolated dwellings.

3.5 The site lies in the parish of Handforth. Handforth is a suburban area on the northern edge of Cheshire East Borough. It is identified as a 'Key Service Centre' in the LPS. It is a



sustainable area with a train station, local bus services, primary schools, retail facilities, wider community services and employment areas. The district centre of Handforth lies approximately 1km to the west of the Site. It contains about 70 retail units, restaurants, hot food takeaways and community services (including a health centre and library). The Handforth Dean Retail Park lies immediately to the west of the site and contains several large format retailers which comprises a Tesco Extra, M&S, Boots and Next.

Figure 4 Strategic Location



3.6 As can be seen from Figure 4, the site is located in a strategic location. It is situated only 17km from Manchester City Centre and 7km from Manchester Airport (and Airport City). It is also in close proximity to the highly sought-after areas of Handforth (1km), Wilmslow (3km), Bramhall (5km), and Alderley Edge (7km). Handforth has a train station and bus services as outlined in the Transport Assessment listed in Appendix 1.

Site characteristics

3.7 The site area measures approximately 114 hectares. The site generally slopes southwards. The largest landform anomaly is a domed mound area to the south-west of Dairy House Farm which at its centre is approximately 10 metres higher than the surrounding land.

3.8 The site comprises significant existing land uses. The extent of these uses is defined in Figure 5. It includes:

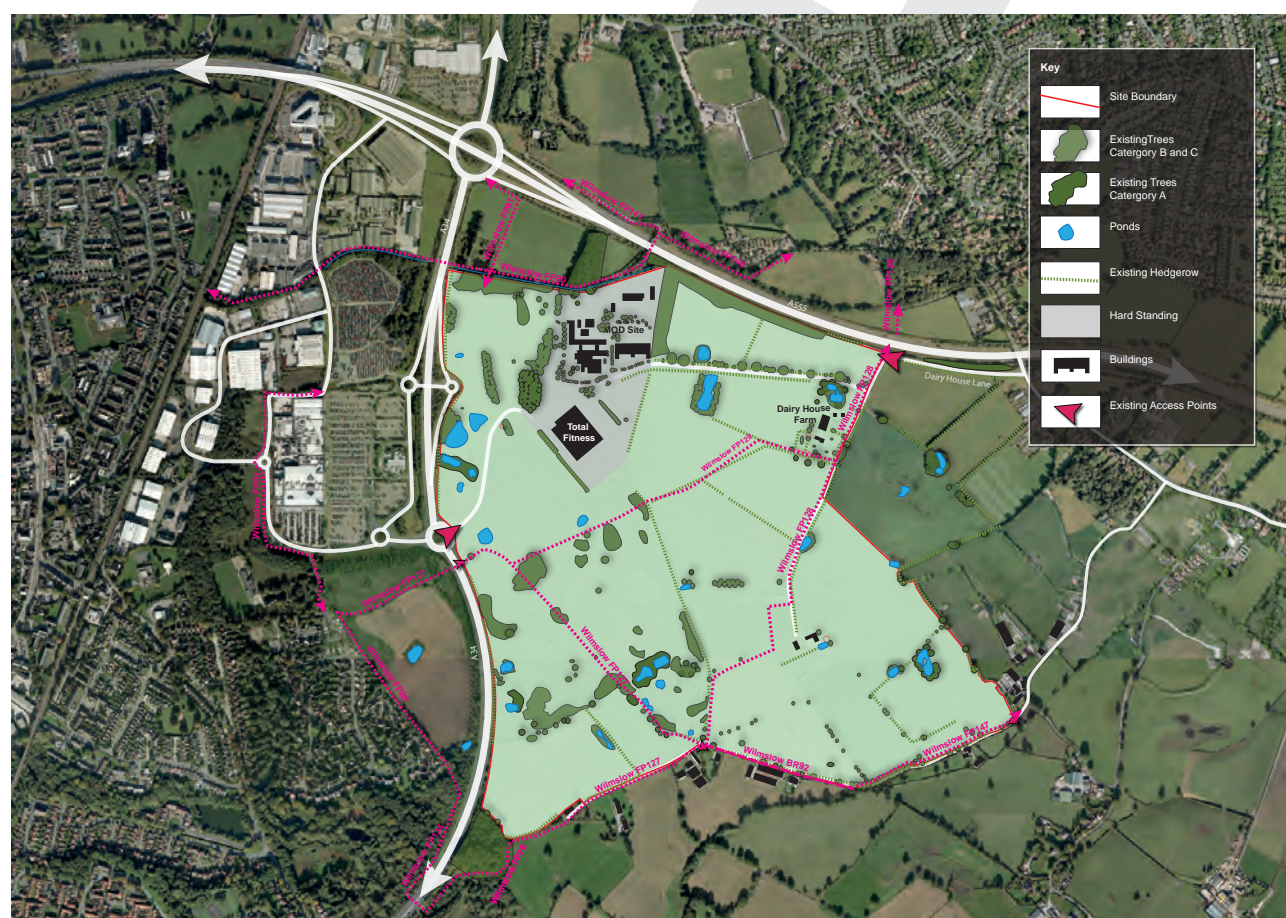
- **Ministry of Defence (MoD) offices:** former RAF Handforth 61 Maintenance Unit (M.U.) buildings comprising single storey buildings extending to approximately 9,000 m² gross



internal area floorspace, occupied by the MoD administration function. Site includes ancillary parking and a grass football pitch. Approximately 300 staff are employed on site.

- **Total Fitness health club:** large warehouse-type building comprising 25m lane swimming pool, warm family pool, 200m indoor running track, saunas and steam room, hydrotherapy pool, ladies' only gym, free-weights area, cardio suite, group exercise studios, spin studio, and café. Club is operated on a private membership basis. Site includes ancillary parking and outside disused tennis courts. Other uses within the building include a hairdresser salon and a bike shop.
- **Residential dwelling:** comprising a large two storey house with outbuildings located at the southern end of Dairy House Lane.

Figure 5 Existing uses, historical and landscape features



3.9 There is also a disused farmhouse (Dairy House Farmhouse – Grade II Listed) and associated farm buildings adjacent to the north-east boundary. The general extent of the former farmhouse and outbuildings are also identified in Figure 5.

3.10 The site contains no trees or woodland groups protected by Tree Preservation Orders (TPOs). However, the site contains 268 individual trees and 68 groups and four woodland groups. The survey identifies 41 trees as category A, 142 trees as category B, and 7 trees as category U. All the remaining 150 trees and groups have been categorised as C.

3.11 There are 27 ponds on the Site, five of which contain great crested newts. Common toad, common frog and smooth newt have also been recorded in ponds within the site. Part

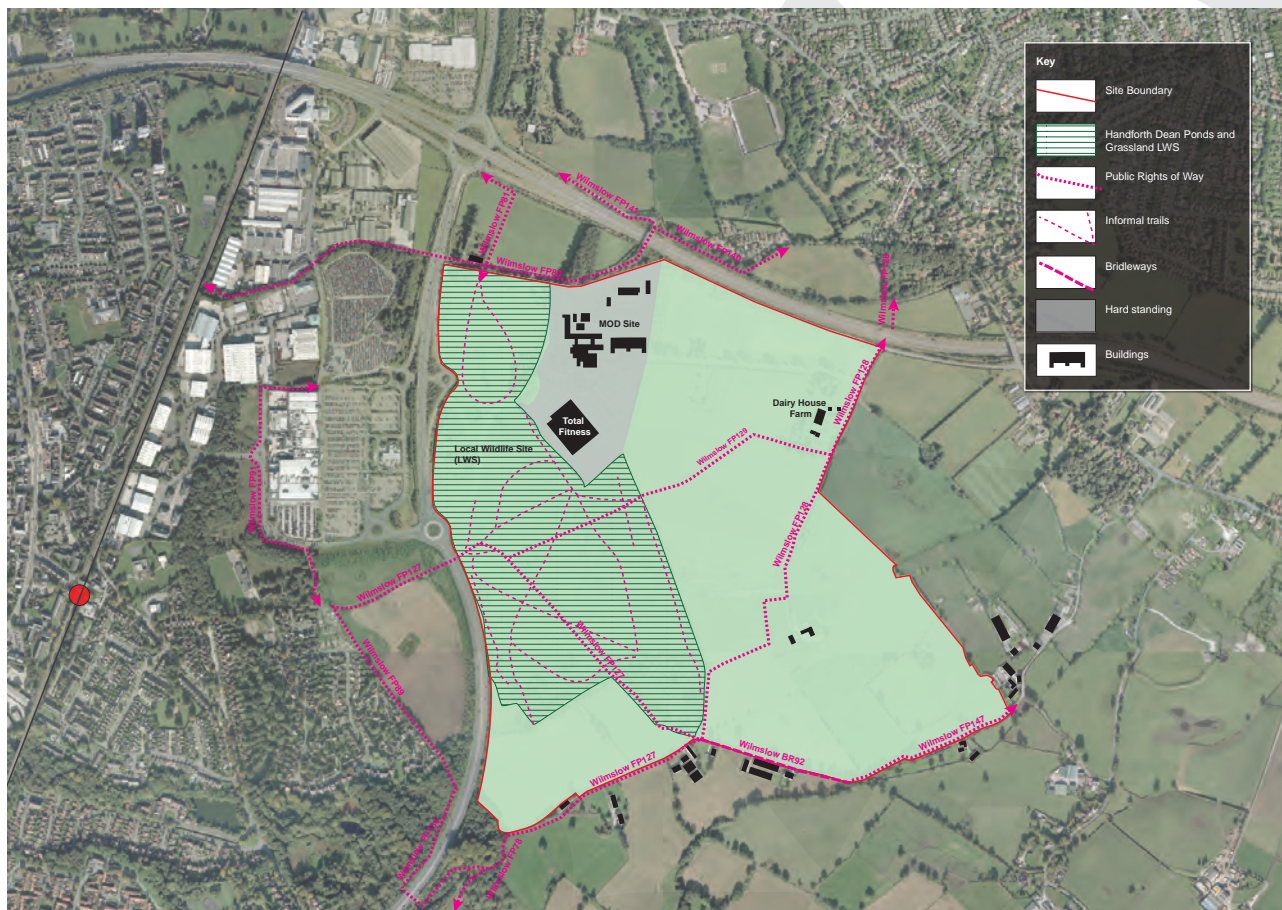


of the site is also a designated non-statutory Local Wildlife Site. Public rights of way and informal trails traverse the site and connect to the wider area.

3.12 The site includes approximately 10 hectares of open land which remains in the Green Belt and is identified as 'protected open space' according to Site LPS 33 in the LPS.

3.13 The principal existing features on the site are identified in Figures 5 and 6.

Figure 6 Local wildlife site, public rights of way and informal trails



Access

3.14 The site is highly accessible to the strategic highway network (A34 and A555). The main vehicular access is from the roundabout off the A34 to the west. This roundabout serves Coppice Way, leading to Handforth Dean Retail Park opposite. There are slip roads to the north which lead to two dumbbell roundabouts connecting beneath the A34 and provides a secondary access to Handforth Dean. However, this junction does not provide direct access to the site at present.

3.15 Vehicular access from the east is provided from Dairy House Lane. This comprises a two-way single carriageway road, with a 30mph speed limit. Dairy House Lane forms a priority junction with Hall Moss Lane, which provides access to Woodford (to the south) and Bramhall (to the north). The MoD and Total Fitness have historic vehicular access rights along the access road leading off Dairy House Lane within the site.



3.16 Pedestrian and cycle access is from a range of pedestrian and cycle connections within the site and to Handforth, Woodford, Cheadle Hulme and Bramhall. Details are outlined in the Transport Assessment listed in Appendix 1. There are several crossing opportunities in the form of footbridges and underpasses over the A34 and A555 for pedestrians and cyclists. Access over the A34 to Handforth train station and district centre is provided by a footbridge adjacent to the A34 / Coppice Way roundabout. However, the footbridge is inconvenient for cyclists and has no wheelchair access facilities. There is also an underpass provided via Spath Lane. Spath Lane traverses through the site before bridging over the A555. The bridge at Hall Moss Lane to the east provides pedestrian access over the A555.

3.17 The newly opened A6 - Manchester Airport Relief Road (A6MARR) scheme provides a new segregated pedestrian/cycle route along the entire route, including the A555 section.

3.18 Bus routes operate near the site. The nearest bus stop is situated at Handforth Dean Retail Park, located within 400m walking distance of the site. A Bus Rapid Transit (BRT) route is being proposed to run between Hazel Grove and Manchester Airport/Airport City. Cheshire East Council, Stockport MBC and the Greater Manchester Combined Authority (GMCA) are working together to plan and deliver this route. Early discussions between the parties indicate a strong desire for the BRT to be routed on an east-west axis through the Site (including a bus stop within the proposed village high street). Figure 4 highlights the potential BRT route.

3.19 Handforth train station is located approximately 900m walking distance from the west side of the site and approximately 1.4km from the centre of the site. The vast majority of the site is within 2km of the rail station. The station is managed by Northern Rail and is on the electrified Crewe to Manchester line. During Monday to Saturday daytime Handforth is served by two services per hour in each direction (up to three in peak periods), each running from Manchester in the north to either Alderley Edge or Crewe in the south. During evenings and on Sundays, there is an hourly service to both Manchester and Alderley Edge, with every second service continuing south to Crewe. The train journey from Handforth to Manchester Piccadilly is approximately 24 minutes, and to Stockport is approximately 9 minutes..

3.20 There is currently no dedicated car parking for rail users at Handforth train station. There are two cycle lockers and a six-cycle stand at Handforth rail station. The eight storage spaces provided are secure and monitored by CCTV. Each Northern Rail train has capacity to carry two bikes free of charge, and space is allocated on a first come first served basis. The station platforms are not at grade and are accessed by stairs on both sides. Currently, there is no suitable disabled access to the station platforms.

Ground conditions

3.21 The site is extensively contaminated in parts to varying degrees due to its historic uses. The previous uses include the former RAF Handforth 61 Maintenance Unit (M.U.) base and inert landfill waste areas. A large portion of land to the south and south east remains undeveloped farmland and is relatively uncontaminated.

Site history

3.22 The most significant history relates to the former Dairy House Farmhouse and the extensive former RAF Handforth.



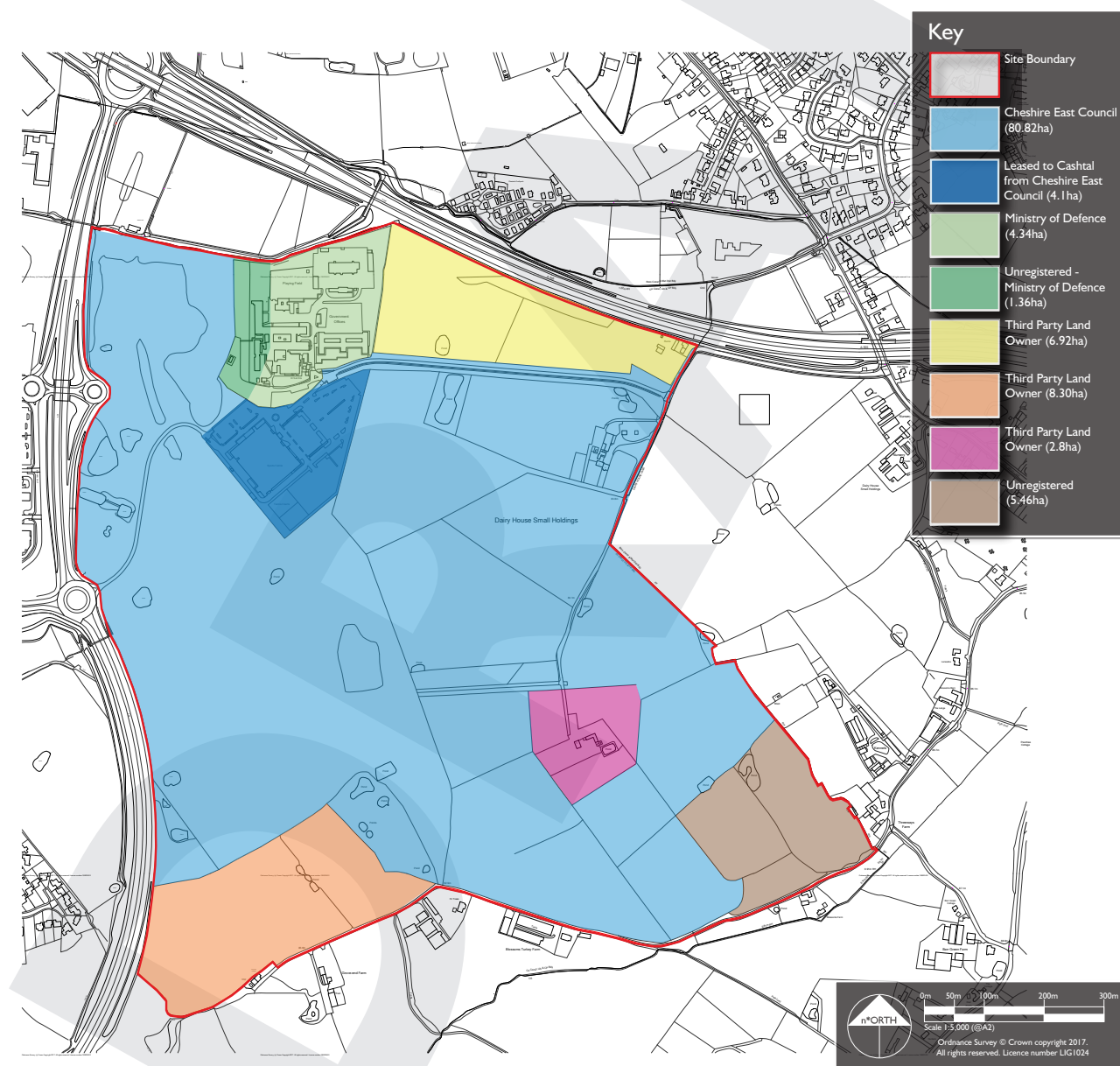
3.23 The former Dairy House Farm comprises the farmhouse and large outbuildings. The farmhouse was built in the early 18th Century and later altered in the 19th and 20th centuries. The farmhouse and outbuildings are redundant and in a dilapidated condition.

3.24 RAF Handforth was a maintenance unit that stored and dispatched equipment for the Royal Air Force during World War Two. It had the official name of RAF Handforth No 61 M.U. (Maintenance Unit). The depot opened in 1939 and closed in 1959. The only surviving buildings of RAF Handforth are those currently occupied by the MoD offices.

Site ownership

3.25 The Site falls into a number of separate ownerships, as illustrated in Figure 7 below. The council owns approximately 70 per cent of the site area (shaded blue). Other parcels of land within public and private ownership are scattered across the site.

Figure 7 Site ownership (September 2018)





4 Planning policy framework

4.1 This chapter outlines the national and local planning policy framework, and policy-related documents, which have informed the preparation of this SPD. Further details are also contained in the list of development plan policies and relevant background documents (referenced in Appendix 1).

National planning policy - National Planning Policy Framework

4.2 The latest version of the revised National Planning Policy Framework (NPPF) was published in July 2018.

4.3 The NPPF states that the purpose of the planning system is:

“...to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.” (paragraph 7)

4.4 The NPPF advises that sustainable development may be achieved through the allocation of new settlements with self-contained facilities and providing an opportunity to properly plan infrastructure to support new construction. The NPPF states:

“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. Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way. In doing so, they should:

- a. consider the opportunities presented by existing or planned investment in infrastructure, the area’s economic potential and the scope for net environmental gains;*
- b. ensure that their size and location will support a sustainable community, with sufficient access to services and employment opportunities within the development itself (without expecting an unrealistic level of self-containment), or in larger towns to which there is good access;*
- c. set clear expectations for the quality of the development and how this can be maintained (such as by following Garden City principles), and ensure that a variety of homes to meet the needs of different groups in the community will be provided;*
- d. make a realistic assessment of likely rates of delivery, given the lead-in times for large scale sites, and identify opportunities for supporting rapid implementation (such as through joint ventures or locally-led development corporations); and*
- e. consider whether it is appropriate to establish Green Belt around or adjoining new developments of significant size” (paragraph 72)*

4.5 The NPPF makes clear the importance that the government attaches to the design of the built environment. The NPPF states:



"The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process." (paragraph 124)

4.6 The NPPF also advises on the use and content of supplementary planning documents to set out design expectations. It states:

"To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high-quality standard of design." (paragraph 126)

4.7 The NPPF advises that

"Planning policies and decisions should ensure that developments:

- a. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."* (paragraph 127)

4.8 The National Planning Practice Guidance (NPPG) guides for implementing the NPPF.

Local planning policy

4.9 The Cheshire East Local Plan Strategy ('LPS') was adopted 27th July 2017. It is the council's most important tool for shaping development in Cheshire East over the period to 2030. It is the first part of a new statutory local plan and forms part of the relevant statutory development plan affecting the site. The LPS should be considered alongside the 'saved' policies of the Macclesfield Borough Local Plan ('MBLP') adopted in January 2004, and the Handforth Neighbourhood Plan ('HNP') adopted in July 2018.



The Cheshire East Local Plan Strategy (LPS)

4.10 The LPS sets out the overall vision and planning strategy for development in the borough. It contains planning policies to ensure that new development addresses the economic, environmental and social needs of the area. It also identifies strategic sites and strategic locations that will accommodate most of the new development needed.

4.11 The LPS sets out the 'Case for Growth'. It states that the top priority for the council is to increase the borough's economic and social wellbeing in a way that is cohesive and sustainable. The LPS states:

"The LPS is therefore vital in driving and supporting the development of jobs in the borough and the infrastructure and housing that is needed to support that employment. Through the local plan, Cheshire East has to make sure that there is sufficient land allocated for business, retail, leisure and other commercial developments to ensure that jobs led growth is delivered."
(from LPS, chapter 4)

4.12 The LPS (chapter 5) sets out the 'Vision for Cheshire East in 2030'. To deliver the Vision for Cheshire East by 2030, the LPS (chapter 6) sets out the following four 'Strategic Priorities'. They are:

- Promoting economic prosperity by creating conditions for business growth.
- Creating sustainable communities, where all members are able to contribute and where all infrastructure required to support the community is provided.
- Protecting and enhancing environmental quality of the built and natural environment.
- Reducing the need to travel, managing car use and promoting more sustainable modes of transport and improving the road network.

4.13 The Vision and Strategic Priorities provide the framework for all Policies, Strategic Locations, Strategic Sites and Safeguarded Land identified in the LPS.

4.14 The relevant LPS designations (LPS 33 and LPS 35) are outlined below. The most relevant LPS policies are set out in the list of development plan policies and relevant background documents (referenced in Appendix 1).

Strategic Site LPS 33 (North Cheshire Growth Village, Handforth East)

4.15 The site is allocated as a Strategic Site (LPS 33) in the LPS (chapter 15, pages 293-298). The allocation is reproduced below.

Site LPS 33

North Cheshire Growth Village, Handforth East

The development of the North Cheshire Growth Village site over the Local Plan Strategy period will deliver a new exemplar 'Sustainable Community' in line with an agreed comprehensive masterplan and supported by a North Cheshire Growth Village Design Guide, including:



1. Phased provision of around 1,500 new homes, including a full range of housing types and tenures;
2. Up to 12 hectares of employment land, primarily for B1 uses;
3. New mixed-use local centre(s) including:
 - i. Retail provision to meet local needs;
 - ii. Local health facilities where appropriate, or contributions to local health infrastructure;
 - iii. Public house / take away / restaurant;
 - iv. Sports and leisure facilities;
 - v. Community centre and other community uses;
 - vi. Children's day nursery;
 - vii. Extra care housing; and
 - viii. Hotel.

Additional uses or alternatives to those specified will be considered where it can be demonstrated that the local centre will still provide a vital and vibrant centre for the new community;

4. New two form entry primary school and provision of, or contributions to, secondary school provision to meet projected needs. Proposals should consider the potential to include a secondary school on site;
5. The incorporation of green infrastructure including:
 - i. Green corridors;
 - ii. Country-park style open spaces;
 - iii. Public open space including formal sports pitches; and
 - iv. Allotments and / or community orchard
6. The provision of, or appropriate contributions towards, the infrastructure and facilities required to support the development, including highways and transport, education, health, open space and community facilities.

Site Specific Principles of Development

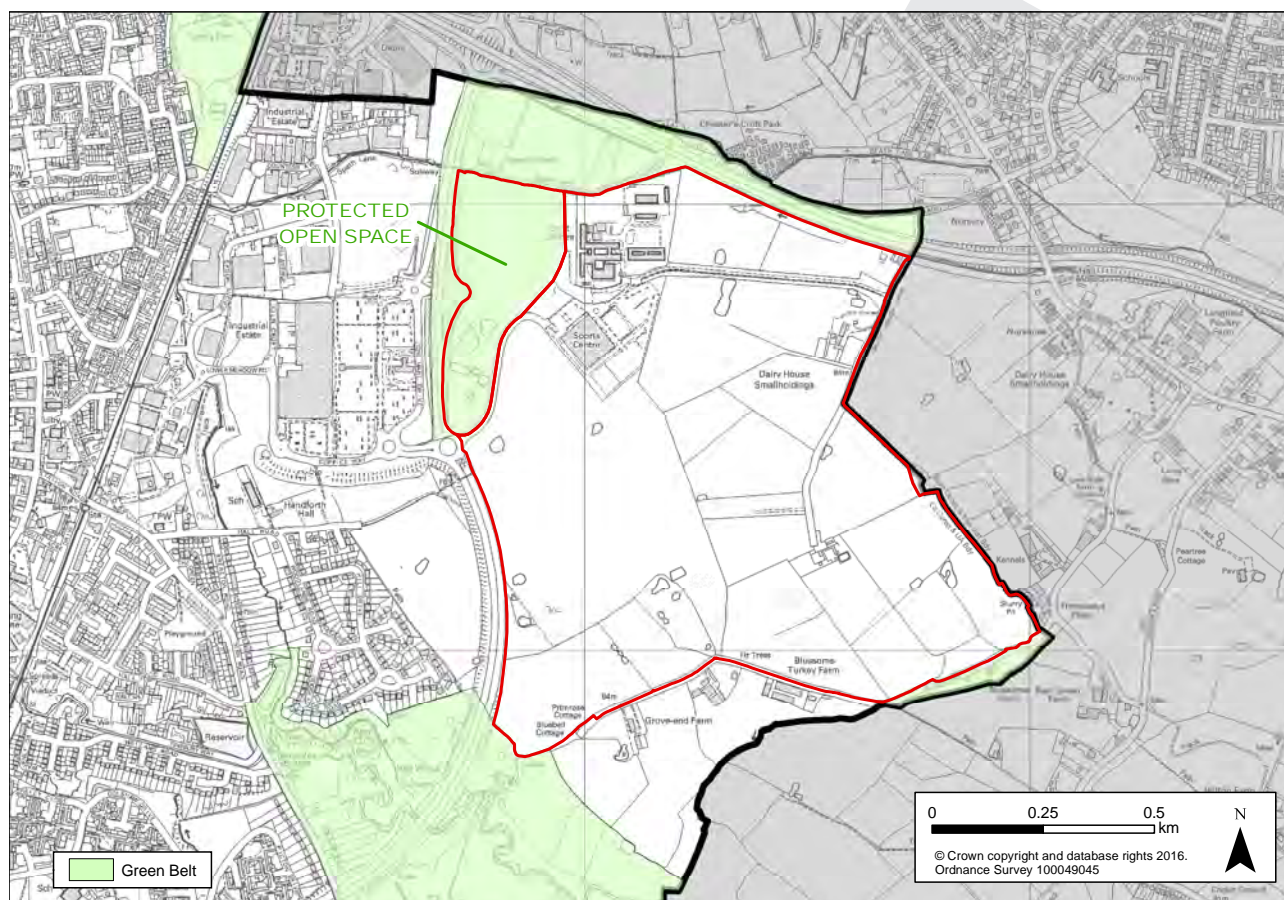
- a. High quality design must reflect and respect the character of the local built form (especially in relation to the setting of listed buildings) and natural environment creating an attractive place to live and work, appropriate to its location, through having a thorough understanding of the site's features and contributions they make to the local area. Development must be in accordance with an approved and agreed comprehensive masterplan and North Cheshire Growth Village Design Guide.
- b. A delivery plan will be required showing the phasing of development and timing of provision of the local centre and other community facilities and infrastructure. Supporting facilities and infrastructure must be delivered as early as is feasible to emphasise the new settlement's sustainable credentials in its early years.
- c. All new dwellings should aim to achieve a 'Built for Life' accreditation (or equivalent under a comparable successor scheme) and where possible, dwellings should aim



to achieve a 'Built for Life Outstanding' accreditation (or equivalent under a comparable successor scheme).

- d. The provision of apartments above the retail and other facilities in the local centre(s) should be included in development proposals where feasible and viable.
- e. Features of amenity value including mature trees, hedgerows and ponds must be retained where possible.
- f. Development proposals should take advantage of the existing topography and vegetation on site where possible in order to minimise visual impacts on the surrounding landscape. Significant planting and landscaping buffers must be provided at the eastern boundary to define a readily recognisable, defensible and permanent new boundary to the Green Belt.
- g. Existing public rights of way should be retained and appropriate pedestrian and cycle linkages must be provided to improve connectivity and accessibility into and out of the site to the wider local area, including improvements to the accessibility of Handforth Railway Station and district centre.
- h. Improvements must be made to other public transport provision, including where possible direct access to bus services to Handforth district centre and beyond.
- i. Allow for appropriate highway impact mitigation measures to the A34 and A555 corridors.
- j. Site access is primarily to be taken from A34/ Coppice Way roundabout and A34 / Handforth Dean Retail Park 'dumbell' junction. Both of these junctions are to be upgraded as part of the development. Consideration should be given to provision of an additional access point from the A555.
- k. The development should retain important habitats and provide compensatory habitats for great crested newts and other protected and priority species and habitats on the site. The green corridors should be designed to support the preservation and enhancement of biodiversity on the site.
- l. A desk based archaeological assessment will be required to determine if any future evaluation or mitigation will be needed.
- m. Development must facilitate the preservation and refurbishment of the Grade II listed Dairy House Farm.
- n. Residential and other sensitive land uses should be located away from main noise and pollution sources and mitigation measures should be incorporated where appropriate.
- o. Any development that would prejudice the future comprehensive development of the adjacent safeguarded land will not be permitted (Site reference LPS 35).
- p. The Local Plan Strategy site is expected to provide affordable housing in line with the policy requirements set out in Policy SC 5 'Affordable Homes'.
- q. A minimum of a Phase 1 Preliminary Risk Assessment for contaminated land should be carried out to demonstrate that the site is, or could be made, suitable for use should it be found to be contaminated. Further work, including a site investigation, may be required at a pre-planning stage, depending on the nature of the site.
- r. Provision of a management plan to govern the long term use, maintenance and management of community facilities, public open space and public realm.

Figure 8 Site LPS 33 (source: LPS)



Safeguarded Land – Site LPS 35 (North Cheshire Growth Village Extension)

4.17 The LPS also identifies additional land for a future extension to The Garden Village. This is allocated as Site LPS 35 in the LPS and is referred to as 'safeguarded land' (chapter 15, pages 301-302). The safeguarded land adjoins to the southern boundary of the site and offers the potential for future development if required through a review of the LPS. Site LPS 33 requires that the Garden Village must have regard to Site LPS 35, stating: "any development that would prejudice the future comprehensive development of the adjacent safeguarded land will not be permitted..."

The Macclesfield Borough Local Plan (MBLP)

4.18 The relevant ‘saved’ MBLP policies are set out in the list of development plan policies and relevant background documents (referenced in Appendix 1).

4.19 The “saved” MBLP policies will be replaced once the Site Allocation and Development Policies Document (‘SADPD’) is adopted. The SADPD will contain detailed planning policies and site allocations. Once adopted, its policies will be used alongside the LPS and the Handforth Neighbourhood Plan to help determine planning applications on the site. The First Draft SADPD was subject to public consultation between September and October 2018.



The Handforth Neighbourhood Plan (HNP)

4.20 The relevant HNP policies are set out in the list of development plan policies and relevant background documents (referenced in Appendix 1).

Other relevant documents

4.21 Other relevant background documents which have informed the preparation of this SPD are set out in the list of development plan policies and relevant background documents (referenced in Appendix 1).



5 The council's vision for The Garden Village

5.1 This chapter set out the council's vision for The Garden Village. It provides the foundation to guide the delivery of the site.

The vision

5.2 The successful development of the whole site is fundamental to the delivery of the council's LPS Vision, Strategic Priorities and policies. In particular, the development must be aligned with the LPS Site Allocation (LPS 33). It must create a new sustainable Garden Village that supports a sustainable, inclusive and vibrant community. It must deliver a balanced community by providing around 1,500 new market and affordable dwellings, up to 12 hectares of employment land and a new high-quality village centre with shops, leisure, commercial and community facilities. A two-form entry primary school, extra care housing, sports facilities and a new village hall must also be provided. The new buildings must also be set within extensive green infrastructure.

5.3 To achieve the above, the whole of The Garden Village must be developed as one cohesive project. The comprehensive development of the site must also be of such high quality as to deliver an industry leading example of great place making, design and sustainable development.

5.4 The council's Vision for The Garden Village is consistent with these requirements. It is also faithful with 'Garden Village Principles'. It is inspired by the earlier visionary work prepared by Hemingway Design in 2016 for the site. It also draws from best examples nationally and locally referred to in documents A and B listed in Appendix 1.

Vision for The Garden Village

"To create a sustainable, integrated, inclusive, and vibrant community, where people of all ages and backgrounds can find a home that meets their needs through the different stages of their lives. A beautiful and characterful Cheshire Village in which to live, work and play. A place that is very well connected to its natural and urban surroundings. A distinct place with its own identity and a strong sense of community embedded within the highest quality environment."

5.5 The council (through its development company, Engine of the North) will be acting as the lead developer, working to deliver the vision.

Key SPD requirement

Key requirement 1

All planning applications should demonstrate how development proposals are consistent with the council's vision for The Garden Village (as above).



6 The council's strategic objectives for The Garden Village

6.1 This chapter sets out the council's strategic objectives for The Garden Village. The strategic objectives articulate the vision and also guide the delivery of the site.

Strategic objective 1

Social objectives

1. Create a sustainable, inclusive, diverse and vibrant village, including:

- Homes with a mix of tenures, sizes and locations, including affordable homes.
- Self-build and community-build home opportunities, adding diversity and quality.
- Homes where people of all ages and backgrounds can meet their needs throughout the different stages of their lives.
- Employment uses which blend a diverse range of uses, including communal shared workspace and home-working.
- Opportunities and shared spaces to enable village participation; inclusivity in sport, active play, socialising and relaxation.

2. Create a self-managing and self-sufficient village, including:

- A village to meet every day needs for the village residents and minimise the need to travel by car.
- A community-run managed village, ensuring residents have a long-term stake and responsibility for their village and ensuring a legacy for future generations.
- A 'smart village' environment, embracing digital technology and providing shared workspace facilities.
- A 'car and cycle club' environment to minimise use and dependence on the car.

3. Create a healthy and happy village, including:

- Safe, convenient and attractive footpaths and cycleways to encourage healthy activity for people of all ages.
- Green spaces and indoor/outdoor facilities to provide plentiful opportunities for sport, active play, socialising and relaxation.
- Green spaces to grow food such as fruit and vegetables (e.g. community orchards and allotments) to maintain healthy eating and encourage village participation for all ages.
- Easy access to essential local retail, leisure, healthcare, education and wider community facilities.
- An environment which benefits both physical and mental health well-being for all ages.



Strategic objective 2

Environmental objectives

1. Create a distinctive and high-quality place, including:

- A village which exemplifies variety and the highest quality design, evidenced in its green spaces, streets and buildings.
- Green spaces which frame, shape, define, connect, blend, and overlay the built environment.
- Built environment which creates distinct 'character areas' and opportunities within each area for self-build and community-build homes.
- A village centre which provides a vibrant mix of uses and embraces a variety of architectural styling, scale, massing, and heights in its buildings.
- Landmark features which combine to create a unique sense of place, mark key gateways, frame vistas, and define changes between the character areas.
- The provision of art within the very fabric of the village – in buildings and structures, street furniture, signage and green spaces.

2. Create a timeless village, including:

- A mix of modern and traditional architecture which complement one another.
- Durable and adaptable buildings that can grow and evolve with the community, able to incorporate new uses and embrace technology in design over time.

3. Create a biodiverse village, including:

- A village that delivers a net gain for biodiversity through a package of mitigation and enhancement measures on and off site.
- Green infrastructure that connects and extends existing and newly created habitats to facilitate the movement of species between them.
- Existing important grassland, trees, hedgerows and ponds retained where possible
- Existing and new water features specifically designed and maintained to maximise their biodiversity value, including ponds and swales as habitat features. Drainage ponds will not however be considered compensation for the loss of any existing features.
- Habitat creation by incorporating green roofs and green walls as a way of greening the village centre, residential and employment areas.

4. Preserve and enhance existing heritage assets, including:

- Repair, restore, enhance and suitably re-use the grade II listed Dairy House Farmhouse (and potentially outbuildings) and protection of its setting which contributes to the understanding, interpretation, and appreciation of the farmhouse.
- Development which draws on the wider valued heritage and history of the site (e.g. former RAF Handforth 61 M.U. and historic routes) and the locality. This



means interpreting the historic environment within the public realm and design of buildings.

5. Create an energy efficient village, including:

- Development which uses advanced technologies and renewables which are durable or are adaptable to last the lifetime of the village, including the provision of electric charging vehicle infrastructure throughout the site.
- Explore the feasibility and viability of providing an integrated district heating network ('DHN') extending across the site.
- Development which seeks to use recycled or sustainably sourced materials wherever possible.
- Incorporation of water efficiency measures and exemplary sustainable drainage for the management of surface water.

Strategic objective 3

Economic objectives

1. Be an economic generator, including:

- Creation of many new jobs through the construction of the village.
- Support the interests of existing uses on the site which currently provide jobs (for example MoD and Total Fitness).
- Provision of a wide-range of new employment opportunities.
- Support the wider local, regional and national economy by boosting the housing supply, improving available labour supply, attracting inward investment, and increasing expenditure on businesses and services.

2. Create an integrated village, including:

- The provision of flexible work spaces, homes, Wi-Fi and superfast broadband, encouraging working from home and through shared workspaces.
- The provision of strong links between the village, neighbourhood areas, and the wider region through good footpaths, cycleways and public transport to connect to places of home, work and leisure.
- Sourcing local labour supplies to build, grow and maintain the village.



Key SPD requirement

Key requirement 2

All planning applications should demonstrate how development proposals are consistent with the council's strategic objectives for The Garden Village (as above).

DRAFT



7 The need for a comprehensive approach

7.1 The council considers that a fundamental requirement to underpin the successful delivery of the site is for a comprehensive approach to design and delivery. This section sets out the reasons for this. This chapter provides the context for the remainder of this SPD.

Policy requirement

7.2 LPS Site Allocation (LPS 33) 'North Cheshire Growth Village, Handforth East' states:

"The development of the North Cheshire Growth Village site over the Local Plan Strategy period will deliver a new exemplar 'Sustainable Community' in line with an agreed comprehensive masterplan and supported by a North Cheshire Growth Village Design Guide..."

Development constraints and challenges

7.3 The site is currently constrained by a number of issues which must be addressed to deliver a new exemplar sustainable community in line with the adopted LPS, including the site allocation LPS 33. These constraints and challenges include:

- Uneven ground levels across the site and abnormal ground conditions caused by previous uses and levels of contamination.
- Absence or lack of key infrastructure provision that is required to deliver a sustainable large-scale mixed-use development; including (inter alia): vehicle/bus/train/cycle/pedestrian access, utilities and services, public realm and retail, health and education facilities.
- The need to protect and enhance the site's important biodiversity interests ; such as trees, hedgerows, flora and fauna, important habitats and ponds.
- The need to protect and enhance the site's heritage assets associated with the former Dairy House Farmhouse (grade II listed) and the urgent necessity to repair and restore these assets.
- The need for less accessible and therefore more difficult parts of the site to be developed in conjunction with the rest of the site. If not addressed at an early stage these undeveloped areas would significantly undermine the successful delivery of The Garden Village.
- The existence of residential properties on or close to the site which impose a need for mitigation works to minimise any adverse effects on occupiers both during construction and post-development.
- The need to ensure highest quality design of all new development is applied across the whole site.
- The need to ensure that development on the site does not prejudice the potential future development of the adjacent land to the south under LPS Safeguarded Site (LPS 35).
- The need for a management plan to put in place to govern the long-term use, maintenance and management of new community facilities, public open space and public realm across the whole site.



7.4 In addition, The Garden Village will only be successful if all elements of the new village are delivered holistically and coherently. This includes the delivery of all land uses and necessary infrastructure as outlined in the LPS Site Allocation LPS 33.

7.5 The council considers that the opportunity to address the identified constraints and challenges will be missed if the development of the site is delivered on a piecemeal basis. Therefore, the council considers that a piecemeal approach to the development of the site will cause the project to fail and the vision of The Garden Village will not be fully realised. In addition, piecemeal development might risk securing public funding for the project

The need for a comprehensive approach

7.6 The council considers a comprehensive approach can only effectively address these key constraints and challenges. To address all of these issues will be a complex process but can be managed more effectively into two distinct stages of development. These are:

- **Stage 1 - initial preparation and infrastructure works (IPIW):** a package of strategic (primary) infrastructure which includes: essential ground remediation and re-profiling; access works to the A34; village high street road, bell-mouths and utility connections; removal and replacement of the existing footbridge over the A34; and partial provision of green infrastructure. These works are described in more detail in chapter 8 and the broad extent is identified in the comprehensive masterplan in chapter 10.
- **Stage 2 - built development:** the construction of other infrastructure and all new buildings as outlined in chapters 8 and 9. The broad extent is identified in the comprehensive masterplan in chapter 10.

7.7 Stage 1 should be completed to the satisfaction of the local planning authority, before stage 2 commences on the site. Stage 2 should be delivered on a phased basis with buildings and the remaining infrastructure coming forward in line with the comprehensive masterplan.

7.8 The key benefits of adopting a comprehensive approach to the delivery of this site are:

- **Initial preparation and infrastructure works (IPIW):** this single operation and holistic package of strategic (primary) infrastructure will create an extensive oven-ready development platform (safely remediated, reprofiled and infrastructure-proofed) at the outset. In effect, it will unlock a variety of key development parcels simultaneously early-on. This will de-risk the delivery of early development and accelerate the wider delivery of the site. It also helps to ensure earlier phases do not prejudice or compromise later phases. Piecemeal development will not achieve these benefits.
- **Biodiversity:** comprehensively planned new development can protect and enhance existing important features across the whole site where possible, and mitigation and enhance provision off site as necessary; such as existing trees, hedgerows, flora and fauna, ecology habitats. Piecemeal development will be more difficult to retain, protect and enhance these features across the whole site and especially risks some important features being lost or damaged. Piecemeal development would also be difficult to secure adequate off-site mitigation and enhancement.



- **Heritage:** comprehensively planned new development can protect and enhance existing heritage assets on the site (e.g. Dairy House Farm). Piecemeal development will be more difficult to preserve and enhance these features.
- **Safeguarded site:** a comprehensive planned approach to new development can ensure that development on the site does not prejudice the potential future development of the LPS Safeguarded Site (LPS 35). Piecemeal development would be more difficult to ensure this adjacent site can come forward on a timely basis (if and when required) and risk adequate access and utility connections into this parcel of land.
- **Maintenance, management and governance:** a comprehensively planned site-wide management regime can put in place to govern the long-term use, maintenance and management of new community facilities, public open space and public realm in perpetuity across the entire site. It can also ensure the highest quality of maintenance is managed across the site. Piecemeal development will be more difficult to manage the whole site and risks some areas will not be maintained or managed at all.
- **Infrastructure Delivery:** comprehensive development will deliver a cohesive approach to infrastructure delivery that means the vision contained in this SPD for the site can be achieved in the current plan period. All development proposals for the site will need to evidence how they provide and facilitate strategic and local (site-specific) infrastructure as outlined in chapter 8 of this SPD. This includes (inter alia) highways and transport, education, health, green infrastructure and wider community facilities. This facilitates a coordinated and holistic approach to all required infrastructure, implemented consistently across the whole site. Where financial contributions are required, a comprehensive approach will apply a site-wide apportionment formula based on a pro-rata cost per unit/floorspace basis. This approach will be applied fairly and flexibly on a case-by-case basis to recognise specific factors across the site. It also recognises that some parts of the site are likely to face a higher infrastructure burden than others, and some land uses may be relatively less profitable as others. Piecemeal development would be more difficult to manage the whole site and risks infrastructure provision will be inadequate. Piecemeal development means that some parts of the site would not be developed.
- **Public (external) funding:** a comprehensive approach to development will assist the ability of the council to secure public funding to help deliver the initial preparation and infrastructure works (IPIW). Conversely, there is a significant risk that piecemeal development would undermine the ability to secure public funding.

7.9 Furthermore, the LPS Site Allocation (LPS 33) expressly supports a comprehensive approach to development across the site.

7.10 The Council considers that the built development of the site, which incorporates all of the above elements in the site allocation LPS 33, is only achievable by 2030 if a fully co-ordinated and comprehensive masterplan approach to the site is adopted.

7.11 The council will also act as lead developer and the majority owner to ensure that the site is comprehensively developed. The council will therefore be seeking to enter into development agreements with necessary landowners and developers to ensure that the site proceeds in a co-ordinated, timely and seamless manner.



Key SPD requirement

Key requirement 3

All planning applications should demonstrate how development proposals are consistent with a comprehensive approach to the delivery of the site as reflected in the comprehensive masterplan (chapter 10).



8 Key infrastructure requirements

8.1 This chapter sets out the council's key infrastructure requirements to guide the delivery of the site.

Policy requirement

8.2 LPS Policy SD 2 'Sustainable Development Principles' states:

"All development will be expected to...Provide or contribute towards identified infrastructure, services or facilities. Such infrastructure should precede the delivery of other forms of development, wherever possible..."

8.3 LPS 'Strategic Priority 2' states:

"Creating sustainable communities, where all members are able to contribute and where all the infrastructure required to support the community is provided."

8.4 LPS Policy IN 1 'Infrastructure' states:

"Infrastructure delivery will take place in a phased co-ordinated manner guided by the Infrastructure Delivery Plan and any additional site-specific requirements to support the Local Plan Strategy proposals...Cheshire East Council is working in partnership with infrastructure providers and other delivery agencies to provide essential infrastructure to deliver the Local Plan...The council will also require new and improved social and community facilities, utilities infrastructure and other infrastructure to be provided in a timely manner to meet the needs of new development as they arise so as to make a positive contribution towards safeguarding and creating sustainable communities, promote social inclusion and reduce deprivation."

8.5 Policy IN 2 'Developer Contributions' states:

"Developer contributions will be sought to make sure that the necessary physical, social, public realm, economic and green infrastructure is in place to deliver development. Contributions will be used to mitigate the adverse impacts of development (including any cumulative impact). Such contributions will help facilitate the infrastructure needed to support sustainable development..."

8.6 LPS Site Allocation (LPS 33) 'North Cheshire Growth Village, Handforth East' requires:

"The provision of, or appropriate contributions towards, the infrastructure and facilities required to support the development, including highways and transport, education, health, open space and community facilities."

8.7 Therefore, the site must be supported by a wide range of key infrastructure to ensure The Garden Village is integrated, self-sufficient, and self-managed to ensure it is truly sustainable.

Initial preparation and infrastructure works (IPIW) requirements

8.8 The IPIW will represent a package of strategic (primary) infrastructure to be delivered at the outset. It will be the first part of the first phase of development and no construction of



new buildings on the site will commence until the extent of these works has been completed to the satisfaction of the local planning authority. The broad extent of these works is identified in the comprehensive masterplan (chapter 10). The scope of the works will include:

- Essential ground remediation and re-profiling.
- Access works to the A34 .
- Village high street road, bell-mouths and utility connections.
- Removal and replacement of the existing footbridge over the A34 .
- Partial provision of green infrastructure.

8.9 The council is in a unique position to deliver the IPIW package because its ownership covers the broad extent of these works and it can potentially secure public funding to deliver these works in a timely manner.

Other strategic (primary) infrastructure requirements

8.10 In addition, the council requires the provision of other strategic (primary) infrastructure (following the delivery of the IPIW above) to support the wider delivery of this new sustainable settlement up to 2030 in line with the LPS allocation. This includes on and off-site strategic infrastructure.

8.11 The required infrastructure is listed below and some aspects are explained in detail in chapter 9:

- Additional remediation and reprofiling works on-site;
- Additional access infrastructure on-site (e.g. works relating to Dairy House Lane)
- Additional utility infrastructure on-site (e.g. all drainage, electric vehicle charging and district heating network)
- Additional highway infrastructure, with associated utilities connections on-site;
- Highway mitigation and improvement works on-site and off-site;
- New/improved pedestrian and cycle links on-site and off-site;
- Green infrastructure and other public realm provision on-site;
- Primary school provision on-site
- Secondary school provision off-site
- Special education needs provision on-site or off-site;
- Medical centre provision off-site;
- Sports facilities provision on-site and off-site;
- Wider community facilities on-site (including the village hall);
- Biodiversity mitigation and enhancement measures on-site and off-site;
- Public transport improvements on-site and off-site;
- New park and ride facility (close to Handforth train station)
- Management and maintenance of all community facilities on-site (e.g. public open space)
- Any other strategic (primary) infrastructure works and facilities as reasonably required on a case by case basis



Local (secondary) infrastructure requirements

8.12 Individual parcels and plot-specific local infrastructure (e.g. including roads, public open space, utilities, drainage, public realm, etc.) will also be required by individual developers on a case by case basis.

Co-operation

8.13 The council expects that all landowners and developers will act in a positive manner to enable the successful delivery of the whole site by 2030. This includes the provision of all necessary infrastructure outlined above (and additional infrastructure requirements which may arise) through either direct provision, or by financial contributions.

8.14 The council will need to be satisfied that the proposed development of individual parcels/plots will actively promote and enable the delivery of adjacent development plots or the wider site. For example, the council expects new development to accommodate physical infrastructure (e.g. roads, utilities and open space) that suitably connects contiguously to adjacent land parcels. Where necessary, this may need to include oversizing of infrastructure to enable subsequent adjacent land parcels to be delivered.

8.15 If landowners or developers are unable to cooperate to secure the comprehensive development of the site as a whole within the required timeframe, then the council will consider exercising its compulsory and/or appropriation powers to secure the delivery of The Garden Village in line with the requirements of this SPD by 2030.

Securing infrastructure provision

8.16 All costs associated with the delivery of the IPIW and the other strategic (primary) infrastructure will be funded via planning obligations. The planning obligations will include the provision for direct provision in-lieu of making payments where this is appropriate and subject to the council's approval. All costs will be shared fairly and proportionately across the whole of the site.

8.17 The local (secondary) Infrastructure will be delivered direct by developers on a plot-by-plot basis.

8.18 The infrastructure projects, locations, status, triggers and/or timescales of delivery, estimated costs, delivery/funding mechanisms, and responsibilities will be provided in accordance with the detailed delivery plan, as approved by the council as part of the consideration of the hybrid planning application.

8.19 Development agreements between landowners/developers and the council may also be used to secure funding to secure the delivery of strategic (primary) infrastructure upfront. As a form of equalisation this will be reflected in the planning obligations.

8.20 The council is currently proposing to adopt a 'Community Infrastructure Levy (CIL)' for the borough. The level of contribution attached to development at The Garden Village has been considered through the CIL examination. Any contributions secured through CIL will be supported by financial contributions secured via Section 106 / 111 Agreements, and Section 278 Agreements as necessary.



8.21 The council will work positively with landowners and developers to seek to enter into planning obligations and development agreements to ensure that the development proceeds in an expedient manner.

Key SPD requirement

Key requirement 4

All planning applications should demonstrate how development proposals are fully supported by appropriate infrastructure provision, through physical provision or financial contributions. All initial preparation and infrastructure works and other strategic (primary) infrastructure costs should be shared fairly and proportionately across the whole site.



9 Key development requirements

9.1 This chapter sets out key development requirements to guide the delivery of the site.

Policy requirement

9.2 LPS Policy SD 1 'Sustainable Development in Cheshire East' states:

"In order to achieve sustainable development in Cheshire East, the following considerations to development will apply. Development should wherever possible:

1. *Contribute to creating a strong, responsive and competitive economy for Cheshire East;*
2. *Prioritise investment and growth within the Principal Towns and Key Service Centres;*
3. *Contribute to the creation of sustainable communities;*
4. *Provide appropriate infrastructure to meet the needs of the local community including: education; health and social care; transport; communication technology; landscaping and open space; sport and leisure; community facilities; water; waste water; and energy;*
5. *Provide access to local jobs, services and facilities, reflecting the community's needs;*
6. *Ensure that development is accessible by public transport, walking and cycling;*
7. *Provide safe access and sufficient car parking in accordance with adopted highway standards;*
8. *Support the health, safety, social and cultural well-being of the residents of Cheshire East;*
9. *Provide a locally distinct, high quality, sustainable, well designed and durable environment;*
10. *Contribute towards the achievement of equality and social inclusion through positive cooperation with the local community;*
11. *Use appropriate technologies to reduce carbon emissions and create a low carbon economy;*
12. *Incorporate sustainable design and construction methods;*
13. *Support the achievement of vibrant and prosperous town and village centres;*
14. *Contribute to protecting and enhancing the natural, built, historic and cultural environment;*
15. *Make efficient use of land, protect the best and most versatile agricultural land and make best use of previously developed land where possible;*
16. *Encourage the reuse of existing buildings; and*
17. *Prioritise the most accessible and sustainable locations."*

9.3 The LPS Site Allocation (LPS 33) also outlines the specific land use requirements and sets out site-specific principles of development to guide across the site. Other LPS policies also set out development requirements which are relevant to the delivery of the site.

Land uses (quantum, mix, location)

9.4 The site should provide a sustainable quantum, mix and location of uses within a high-quality landscape to provide day-to-day facilities for new residents and existing residents within the local area. The provision of new homes, employment and community facilities should create a sustainable place to live, work and play.

9.5 The mix, quantum and disposition of land uses should be as follows:



Land uses 1

Residential (class C3 use)

The development should provide around 1,500 new homes, including a full range of housing types and tenures. It must include the provision of a minimum 30% affordable homes in line with the policy requirements set out in Policy SC 5 'Affordable Homes' and having regard to identified local housing needs. A minimum 5% of the market homes must be self-build / community-build homes to improve affordability, community involvement, and diversity. The housing mix should address the need for level access accommodation, including the provision of bungalows within the lower density areas.

The quantum (including densities), mix and location of new homes should be in line with the comprehensive masterplan (see chapter 10) to optimise access to the village centre (and minimise reliance on car use); achieve the housing requirement; reflect distinctive character areas; reflect the need for higher densities in the north and lower densities on the eastern and southern boundaries to reflect the relationship to the open countryside; protect important ecology and landscape features where possible; respect the heritage assets; and avoid (or mitigate) the main noise sources of the A34 and A555 corridors. Apartments should be provided above the ground floor uses in the village centre to improve vibrancy.

In addition to the 1,500 new homes, extra care housing should be provided within the village centre.

Land uses 2

Employment land (class B1 and B2 uses)

The development of new employment uses should equate to up to 12 hectares of employment land. It must include a wide range of new jobs and business opportunities within the village. New employment uses should be primarily B1 uses (including offices, research and development, and light industrial uses).

The quantum, mix and location of new employment development should be in line with the comprehensive masterplan (chapter 10) to optimise access to the A34; maximise proximity to Total Fitness; achieve the employment land requirement; make efficient use of land; and be easily accessible to new homes (and minimise reliance on car use). Office uses can be included above ground floor uses in the village centre to improve vibrancy. The restricted total floorspace and mix of employment floorspace will be restricted due to highway capacity and amenity considerations as below:

- Offices B1(a) not exceeding 2250 m² GIA
- Research & development B1 (b) not exceeding 9,000 m² GIA



- Light industrial B1(c) not exceeding 9,000 m² GIA
- General industrial B2 not exceeding 2,500 m² GIA

These restrictions above relate to new development over and above any reuse/redevelopment of the MoD site. The MoD site comprises approximately 9,000 m² GIA floorspace. If the MoD ceases the use of their site then the council will support in principle the re-use or redevelopment of the buildings for Class B1/B2 purposes, subject to planning considerations (e.g. highway capacity).

In addition to traditional employment spaces, the new village should include new forms of employment use that reflect modern working practises, including communal-shared workspace and home-working.

Land uses 3

Mixed-use local centre ("village centre")

The village centre should create a central hub for new residents and people who work in the village to come together and provide day-to-day facilities. As a minimum it should include provision for: retail shops, local health facilities (where appropriate), public house, takeaway, restaurant, sports and leisure facilities, community centre (village hall), children's day nursery, extra care housing and a hotel. Alternative and additional uses may also be acceptable subject to adding vitality and vibrancy for the new village (e.g. children's play facilities, community-run library, cultural buildings, places of worship). In addition, financial contributions will be required to fund improved capacity at Handforth Medical Centre to meet projected needs arising from the village as it grows.

The quantum, mix and spatial location of the village centre should be in line with the comprehensive masterplan (chapter 10) to optimise the vehicle access off the A34/Coppice Way roundabout; access to housing and employment uses (and minimise reliance on car use); proximity to larger format retailers at Handforth Dean Retail Park; the intensity of complementary uses; and ensure critical mass and vibrancy. Retail development should be provided to serve the local needs of The Garden Village only and all proposals must be designed to integrate with a traditional high street format. Whilst any retail outlet will attract an element of passing trade, The Garden Village is not intended to be a destination in itself for comparison or convenience retailing. The restricted retail and leisure floorspace within the village centre will be considered as part of the any future planning applications in light of highway capacity and retail/economic impact considerations.

The village centre should also include fast electric charging charging points for vehicles, located in appropriate and prominent locations for ease of access.



Land uses 4

Education

The village should provide a two-form entry primary school to meet the projected needs of the village. The initial single-form entry school should be provided prior to the first new residential occupancy on the site (unless it can be demonstrated that suitable and accessible alternative interim provision is available in the local area). The school will provide two-form entry capacity as the village grows. The school will also be co-located with formal sports pitches (including ancillary facilities) and the community centre (village hall).

The quantum, mix and location of the primary school (and shared uses) should be in line with the comprehensive masterplan (chapter 10) to optimise access to housing and share complementary uses. In addition, financial contributions will be required to extend capacity for Wilmslow High School and meet additional special education needs in the local area as the village grows.

Land uses 5

Sports facilities

As above, formal sports pitches (including ancillary facilities) should be co-located with the primary school and community centre (village hall). The pitches should include a grass pitch area incorporating one adult grass football pitch; grass field area to double as outside flexible grass space for the primary school activities; and half-size/junior floodlit 3g artificial grass area to meet the needs of 9 v 9 football and other appropriate sports activities. The ancillary facilities should include changing rooms and rooms for physical activity classes (e.g. pilates, yoga). All new sports provision should be in line with an adopted up to date and robust Playing Pitch Strategy and Indoor Sports Strategy published by the council, in accordance with LPS Policy SC 2 'Indoor and Outdoor Sports Facilities and in consultation with Sport England.



Land uses 6

Green infrastructure

The village should incorporate green corridors; country-park style open spaces; public open space (including formal sports pitches); allotments and community orchards; and associated paths and cycle ways. The green infrastructure should also incorporate retained and new ponds, sustainable drainage systems (SuDS), trees and hedgerows. There should also be additional on-parcel / on-plot green infrastructure to be required on a case by case basis as appropriate. Green infrastructure should cater for varied recreational opportunities for all ages (and mobility impaired), respect heritage assets and protect biodiversity and nature conservation interests.

The quantum, mix and location of green infrastructure (including strategic green infrastructure, formal green space and all associated green infrastructure described above) should be in line with the parameters masterplan (chapter 10) to create an extensive green setting for the village; protect important ecology and landscape features; and optimise access for residents in the new housing. Features of existing amenity and biodiversity value (including mature trees and hedgerows) should be retained where possible. All existing ponds should be retained.

New development should take advantage of the existing topography and vegetation on the site where possible in order to minimise visual impacts on the existing green infrastructure (subject to necessary remediation, reprofiling and wider infrastructure requirements). New paths and cycleways and publicly accessible areas (e.g. children's play areas) within the green infrastructure should be designed to avoid unnecessary impacts on areas of particular ecological importance (e.g. within the retained Local Wildlife Site).

Significant planting and landscaping buffers must be provided along the eastern boundary to define a readily recognisable, defensible and permanent new boundary to the Green Belt, whilst allowing for some private and public vistas to the east of the site over the Cheshire plains and hills in the distance. Landscape corridors should provide easy access throughout the site, not only for convenient pedestrian and cycle leisure routes but also to link recreational spaces.

9.6 The existing large-scale uses on the site (i.e. MoD and Total Fitness) are acknowledged within the comprehensive masterplan (chapter 10). However, the council acknowledges these sites have been removed from the Green Belt as a result of the adoption of the LPS Site allocation (LPS 33). Whilst these sites are currently in use, they may offer opportunities for redevelopment in the future. However, there is uncertainty regarding the re-use of these sites before 2030 and therefore this SPD assumes both uses will remain for the foreseeable future. Any future planning applications for redevelopment or changes of use of these sites will be considered by the council, in line with planning policy, this SPD and other material considerations.. This SPD recognises that these current uses provide a significant source of jobs and leisure which will benefit The Garden Village in terms of generating expenditure



and activity in the village centre and providing wide-ranging access to active sport for new residents. The locations of these employment and leisure uses are also well suited to the comprehensive masterplan and the proximity to other proposed employment and housing uses. Furthermore, this SPD embraces these current uses by ensuring they are suitably integrated with the wider delivery of the site (i.e. appropriate road/pathway/cycleway connections, compatible neighbouring uses, access to the village centre, and access from new homes).

Design quality

9.7 The Garden Village should exemplify the highest quality of design in terms of architectural quality, landscape and residential amenity protection, and ensuring heritage protection. Please also refer to 'Renewable and Energy Efficiency Development' below. The council therefore requires:

- New development should reflect and respect the character of the local built form and natural environment through having a thorough understanding of the site's features and contributions they make to the local area.
- Highest quality design should be a priority throughout the whole site. Proposals must respect the local character and protect the natural environment where possible (including important landscape, ecological and heritage assets).
- The first phase of the development, including the initial preparation and infrastructure works and subsequent new buildings during phase 1 in line with the comprehensive masterplan (chapter 10), must set the highest possible standard of design quality which benchmarks for all future development across the site.
- Features of amenity value including mature trees and hedgerows must be retained where possible. All existing ponds must be retained.
- Development proposals should take advantage of the existing topography and vegetation on the site where possible in order to minimise visual impacts on the surrounding landscape (subject to necessary remediation, reprofiling and wider infrastructure requirements).
- Residential and other sensitive land uses should be located away from main noise and pollution sources, and mitigation measures should be incorporated where appropriate.
- New development must facilitate the repair, restoration, preservation and overall enhancement of the Grade II listed Dairy House Farm. This includes the urgent repair and restoration of the farmhouse during Phase 1 due to its deteriorating condition. In addition, new development within and around its curtilage should protect the setting and of the farmhouse.
- New development should also respect non-designated heritage assets on the site (e.g. historic routes).

Biodiversity

9.8 Parts of the site are of significant value for biodiversity. This includes a non-statutory designation as a Local Wildlife Site ('LWS') known as 'Handforth Ponds and Grassland LWS' (or 'Handforth Dean Meadows and Ponds LWS'). The Ecology Assessment is listed in Appendix 1.



9.9 This SPD acknowledges that part of the LWS will be lost to new development (as it is allocated land under LPS 33). However, habitats associated with the LWS should be retained and enhanced wherever possible. Accordingly, the developable area of the land in the comprehensive masterplan (in chapter 10) identifies the retained LWS and therefore limits the impact on the LWS. Footpaths, cycleway, SuDS features and other amenity related features will only be provided within the retained area of the LWS, where it can be clearly demonstrated that the provision of these features will not be detrimental to the LWS.

9.10 In general, compensatory mitigation and enhancement measures should be provided across the site. Furthermore, the delivery and onward maintenance of The Garden Village should ensure there is a 'net gain' in biodiversity value in combination with detailed and measurable on-site and off-site mitigation measures. Offsite habitat measures may be delivered on land belonging to the council or third parties. Habitat creation and enhancement is likely to take the form of new ponds, hedgerows and species rich grassland. The Defra biodiversity metric must be used to calculate the extent of habitat creation required to deliver a net gain for biodiversity overall.

9.11 The council therefore requires:

- Development proposals must safeguard and enhance the retained area of the Local Wildlife Site. The development must clearly distinguish between areas set aside for biodiversity and ecology and open land employed for recreational activities and other open uses.. No drainage, SuDS, cycleways or footpaths to be provided within areas retained for biodiversity and ecology and elsewhere such uses should only be permitted where it is clearly demonstrated that these features can be provided as part of a wider strategy that retains the biodiversity and integrity of the Local Wildlife Site.
- The green infrastructure of the site should include areas of retained, enhanced and newly created habitats to maximise preservation and enhancement of biodiversity on the site. New ponds, native hedgerows, species rich grassland and linear tree lines will be included where possible. Where insufficient habitat creation or enhancement is provided on site to meet the objective of delivering a net gain for biodiversity, then off-site habitat creation, enhancement and management proposals will be required. Any required off-site measures should be fully identified, detailed and justified as part of development proposals. Long-term management proposals will be required for all on or off-site habitats. Management of offsite habitats may potentially be delivered by the council's Countryside Service, NGO partner organisations or specialist contractors.
- New development should retain important habitats and provide compensatory habitats for great crested newts (and other protected and priority species and habitats on the site). Existing newt features present on the site should remain and be extended to allow wildlife to access foraging areas through the use of 'green fingers' extending into, and beyond, the development.
- Existing trees shown to be retained on the parameters plan must be retained where possible, protected during the construction phase of the development and incorporated into the detailed design phase.

Renewable and energy efficient development

9.12 The delivery of The Garden Village should ensure use of appropriate technologies to reduce carbon emissions and create a low carbon economy; and incorporate sustainable design and construction methods. The council therefore requires:



- New development should follow the principles of the Energy Hierarchy and seek to achieve a high rating standard under schemes such as BREEAM (for non-residential development), CEEQUAL (for public-realm development) and Building for Life (for housing). This will be especially so where the standard exceeds the requirements under Building Regulations (or as updated).
- Renewable on-site energy production should be capable of supplying heat and power to every home, employment place and community building.
- All new dwellings should aim to achieve a 'Built for Life Outstanding' accreditation (or equivalent under a comparable successor scheme).
- Non-residential development will be expected to secure at least 10 per cent of its predicted energy requirements from decentralised and renewable or low carbon sources.
- New development should contribute to the development of a site-wide district heating network 'DHN', where feasible and viable, by seeking to make use of available heat and waste heat. Development with high energy demands should also give consideration to its potential role in providing an anchor load for a DHN. In those areas on the site that is not connected to DHN, new development should deliver its residual energy from low and zero carbon sources.
- All new development should provide on-site electric vehicle charging infrastructure in safe, accessible and convenient locations across the site. This should include the provision of in-curtilage plug-in points for all new dwellings, subject to feasibility and viability.

Communications

9.13 The delivery of The Garden Village should incorporate advanced, high quality and reliable communications infrastructure. This is essential for economic growth, self-sufficiency and social well-being.

9.14 The council therefore requires:

- New development should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.
- High quality digital infrastructure should be delivered across the site and upgraded over time.
- The number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts (off-site), buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks), equipment should be sympathetically designed and camouflaged where appropriate.

Highways and connectivity

9.15 The Garden Village is located close to the transect of two major highway corridors – the A34 and A555 – and in an area along the Greater Manchester/Cheshire East boundary which possesses a number of transport challenges. To address these, Cheshire East, Stockport and Manchester councils have cooperated to work on a refresh of the South East



Manchester Multi Modal Study (SEMMMS). The conclusions of the SEMMMS refresh will continue to inform development decisions – including those relating to The Garden Village.

9.16 A new settlement at Handforth was conceived as a better way of accommodating development within an area characterised by Green Belt and transport constraints. In particular, it was intended to counteract the difficulties of acceptably mitigating numerous smaller diffuse development sites. The new settlement is therefore devised as a development of sufficient scale to address comprehensively issues of transportation and connectivity.

9.17 The issue of scale is important in two ways. Firstly, to be a settlement of sufficient 'critical mass' to limit journeys to local facilities as far as possible within the village itself. In this regard, connectivity within the village between housing employment and the village centre must be central to the settlement layout and design in accordance with the comprehensive masterplan (chapter 10). Secondly, the scale of development better enables external transport improvements to be delivered in a planned and structured manner. These include not only works on the adjacent highway network, but better connectivity for walking and cycling beyond the village boundary – both towards Handforth and to adjoin areas of Stockport Borough.

9.18 In terms of highway capacity and safety, the VISSIM modelling presented in the Transport Assessment (listed in Appendix 1) shows that the mitigation works proposed will satisfactorily mitigate the development impact of The Garden Village, and therefore will not worsen the current situation on the road network.

9.19 Accordingly, the delivery of The Garden Village can ensure the site is safely accessed, highways capacity on the local and strategic highway network is acceptable, and the site is well connected within and to the surrounding neighbourhood. To ensure this, the council therefore requires:

- Development must provide appropriate highway impact mitigation measures to the A34 and A555 corridors to address highway safety and capacity considerations.
- Development must make financial contributions towards the delivery of the proposed Poynton Relief Road to improve highway capacity on the A34 corridor; thereby improving the operation of the primary junction access to the site.
- Main vehicle access to the site must be primarily taken from the A34/Coppice Way roundabout and the A34/Handforth Dean Retail Park 'dumbbell' junction as indicated in the comprehensive masterplan (chapter 10). These main junctions are existing and optimally serve the site. They should be upgraded as part of the initial preparation and infrastructure works during phase 1.
- Secondary access into the site can be taken from Dairy House Lane as indicated in the comprehensive masterplan (chapter 10). This is an existing road entering the site and serves existing uses (e.g. Total Fitness, MoD and a residential property). Measures will be required to manage and/or limit the use of traffic (other than for existing authorised users, buses, cyclists and pedestrians) to appropriately manage traffic movement.
- There shall be no direct vehicle access point from the A555/Manchester Airport Relief Road. This is because in consultation with Stockport MBC it is agreed that the preferred access option should be from an improved A34/Coppice Way junction and the A34 dumbbell junction.
- Development should provide a wide range of public transport facilities on and off-site, as identified in the Transport Assessment and Framework Travel Plan (listed in Appendix 1), to minimise dependence on use by car.



- Development should provide direct access for bus services to connect The Garden Village to Handforth train station, Handforth district centre, and beyond. This should be supported by a new 'park and ride' facility close to the train station. The park and ride facility should provide a bus stop, car parking (including disabled bays) and cycle parking to link the bus services and improve access for all to the train station and district centre. The proposed location of the park and ride facility is indicated in the comprehensive masterplan (chapter 10) and is supported by the adopted Handforth Neighbourhood Plan.
- Development should provide a signal pedestrian crossing on the north side of the A34 / Coppice Way roundabout, directly linking The Garden Village at grade to the Handforth Dean Retail Park
- Development of the site should take account of the potential provision of Rapid Bus Transit ('BRT') proposals in accordance with the SEMMMS refresh. The proposed BRT route runs between Hazel Grove and Manchester Airport/Airport City, via The Garden Village, and is shown in Figure 4.
- Development should provide a new 'Garden Bridge' on the A34 (adjacent to the Coppice Way roundabout and replacing the current footbridge) as part of a 'Greenway' pedestrian/cycle linear route as indicated in the comprehensive masterplan (chapter 10) to provide a safe and attractive link to the Handforth train station and district centre.
- Pedestrian and cycleway links as indicated in the comprehensive masterplan (chapter 10) should provide safe and attractive links to the neighbourhood (including links to Handforth Dean Retail Park and Handforth district centre). This will include a signal-controlled pedestrian / cycle crossing on the north side of Coppice Way roundabout and via the underpass at the dumbbell junction and improve associated path and cycle routes as necessary.
- The proposed public rights of way (PROW) through the site are identified in the comprehensive masterplan (chapter 10). Opportunities for improved or new PROW linkages to adjacent parts of Bramhall and Woodford via Spath Lane, Dairy House Lane and Blossoms Lane should also be explored with Stockport MBC.
- Development must provide safe, convenient and attractive vehicle, cycle and pedestrian access and movement across the site in line with the comprehensive masterplan (chapter 10). This should include:
 - provide a legible and permeable environment;
 - ensure appropriate access throughout for the mobility impaired or partially sighted;
 - ensure that vehicle, cycle and pedestrian routes are well overlooked;
 - design in and manage traffic speeds through traffic calming;
 - accommodate limited street parking which brings activity to the street scene and helps traffic calming;
 - reinforce legibility and the contrast between character areas, as well as providing suitable access between the areas;
 - reflect the importance of routes according to the level of anticipated pedestrian, cycle and vehicular flow and the requirements of accessibility for servicing, refuse emergency and bus routing;



- appropriate surfacing materials, space and planting used in streets and at junctions in order to ensure overall quality of the place and influence movement patterns and priorities by mode of transport; and
- through an associated network of footpaths and cycle paths, to ensure safe routes to the proposed primary school and other facilities.

Community management, maintenance and governance

9.20 To ensure the site continues as an exemplar sustainable community the council requires:

- A site-wide Community Management and Maintenance Plan (“CMMP”) should be prepared and considered as part of the hybrid planning application to govern the long-term use, maintenance and management of community facilities, key infrastructure (e.g. drainage) public open space and public realm across the whole site. This should include a local management organisation comprising representatives of the new community and the council to allow locally-based long term ownership and management of facilities. It is essential that an effective management structure is established from the outset with an organisation assuming overall control and responsibility for the site-wide delivery, ongoing management and maintenance.
- The site-wide CMMP (above) should ensure highest quality maintenance is applied consistently across the site.
- The site-wide CMMP (above) should be adequately funded in perpetuity across the site by financial contributions, initially secured through planning obligations.
- Any freestanding planning applications should be supported by CMMPs and the council expects they will be aligned with the approved site-wide CMMP (above). If approved, the CMMPs should be implemented in perpetuity.

Design guide and design codes

9.21 The design guide (chapter 11) provides a framework comprising design aims and principles which guide all new development across the site to inform the design quality throughout the site.

9.22 The design guide also provides a platform for the future preparation of design codes to follow, in accordance with the Cheshire East Design Guide (Volume 1 - Setting the Scene of Cheshire East) (2017) and the Cheshire East Borough Design Guide (Volume 2: Residential Guidance - Creating Quality) (2017). The spatial design code will be considered as part of the hybrid planning application. The character area design codes (relating to the four character areas) will be approved separately by the council following consideration of the hybrid planning application. Once approved, the design codes (spatial and character area design codes) must be adhered to at the reserved matters stage(s). The design codes will support this SPD and be treated as material planning considerations for any future planning applications. Any freestanding planning applications must also be in line with the same approved design codes (as above).



Other technical requirements

9.23 The delivery of The Garden Village should have particular regard to the documents listed in Appendix 1. These have informed this SPD and should inform the preparation of all future planning applications on the site. It should be noted that some of the studies use development assumptions (e.g. floorspace, detailed mix) for the purpose of their own assessments and unless stated in this SPD should not be interpreted as absolute parameters. The documents are:

- Agricultural Land Classification
- Air Quality Assessment
- Arboricultural Impact Assessment
- Archaeological Desk Based Assessment
- Ecology Assessment
- Economic and Social Impact Assessment
- Energy Efficiency, Renewable Energy and Sustainability Assessment
- Flood Risk Assessment and Drainage Assessment
- Framework Travel Plan
- Heritage Statement
- Landscape and Visual Impact Assessment
- Noise and Vibration Constraints Assessment
- Ordnance Survey Site Location Plan
- Parking Study
- Phase 1 Desk Based Ground Conditions Assessment
- Phase 2 Site Investigation Report
- Outline Sports Need Assessment
- Topographical Survey
- Transport Assessment
- Utilities Statement

Key SPD requirement

Key requirement 5

All planning applications should demonstrate how development proposals are consistent with the key development requirements (as outlined above).



10 The comprehensive masterplan

10.1 This chapter sets out the comprehensive masterplan which guides the delivery of the site.

Policy requirement

10.2 The LPS Site Allocation (LPS 33) states:

“The development of the North Cheshire Growth Village site over the Local Plan Strategy period will deliver a new exemplar ‘Sustainable Community’ in line with an agreed comprehensive masterplan and supported by a North Cheshire Growth Village Design Guide...”

The comprehensive masterplan

10.3 The comprehensive masterplan visually articulates how the LPS Site Allocation (LPS 33) should be implemented. It also articulates the previous and following chapters in this SPD.

10.4 The comprehensive masterplan is a very important element of this SPD and all planning applications should be in line with it.

10.5 The comprehensive masterplan is not a single plan. It comprises a series of inter-linking plans which should be interpreted in conjunction with each other. This means that all new development proposals should accord with all of these plans, both individually and collectively. The plans are very clear to understand and will benefit landowners, developers and the wider community to appreciate the council’s expectations for the site. They should also be read in conjunction with the supporting plans and technical studies listed in Appendix 1.

10.6 The inter-linking plans which constitute the comprehensive masterplan are listed and inserted below:

- Parameters Plan (Figure 9): the required spatial requirements relating mixed land uses and features, movement and public realm.
- Green Infrastructure Network Plan (Figure 10): the required green infrastructure network and types across the site.
- Movement and Public Realm Hierarchy Plan (Figure 11): the required movement and public realm based on tiers of connectivity by car, bus, on foot and by cycle across the site and connections with the neighbouring areas.
- Pedestrian and Cycle Permeability Plan (Figure 12): the required pedestrian and cycle connections across the site and with the neighbouring areas.
- Character Areas (Figure 13): the required character areas to define the village quarters within the site (see also chapter 11).
- Indicative Phasing Plan (Figure 14): the phasing requirements to demonstrate the indicative delivery sequences leading up to completion by 2030.
- Initial Preparation and Infrastructure Works Plan (Figure 15): the approximate extent of the initial preparation works and infrastructure, comprising the first part of phase 1.



Key SPD requirement

Key requirement 6

All development should be delivered in line with the comprehensive masterplan (including Figures 9 to 15 in this chapter).

Figure 9 Parameters plan (do not scale)



Figure 10 Green infrastructure network plan (do not scale)



Figure 11 Movement and public realm hierarchy plan (do not scale)

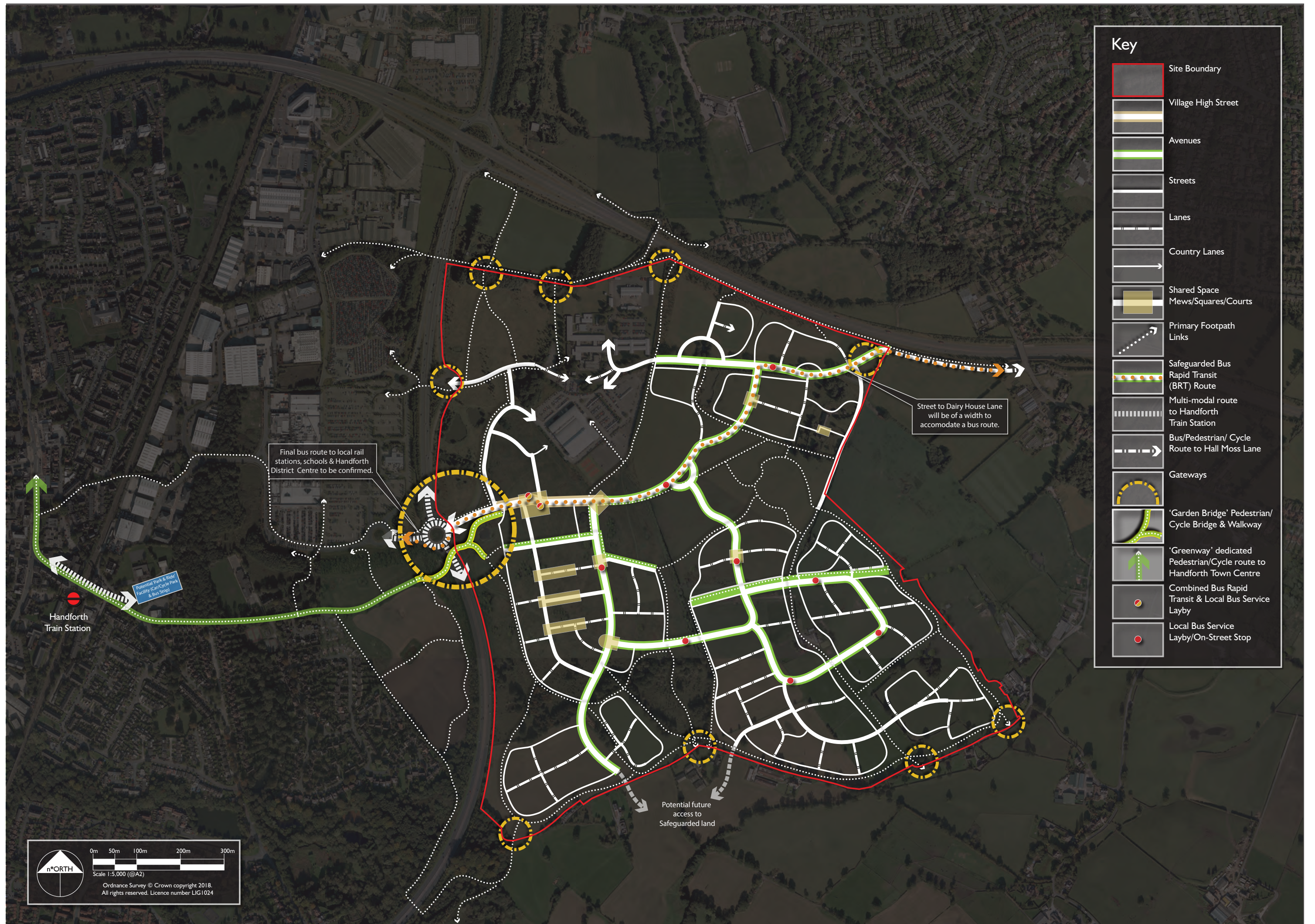


Figure 12 Pedestrian and cycle permeability plan (do not scale)

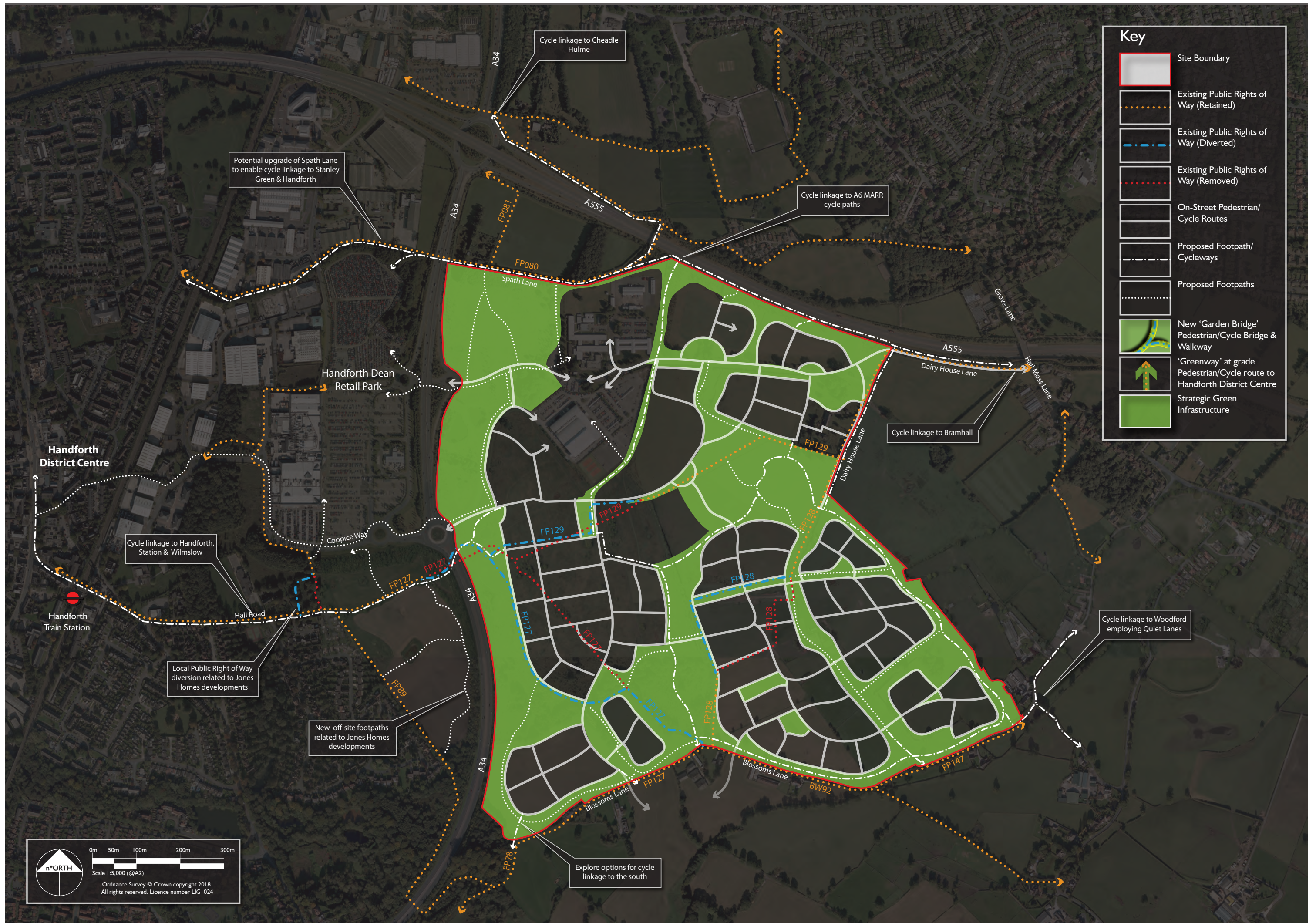


Figure 13 Character areas plan (do not scale)

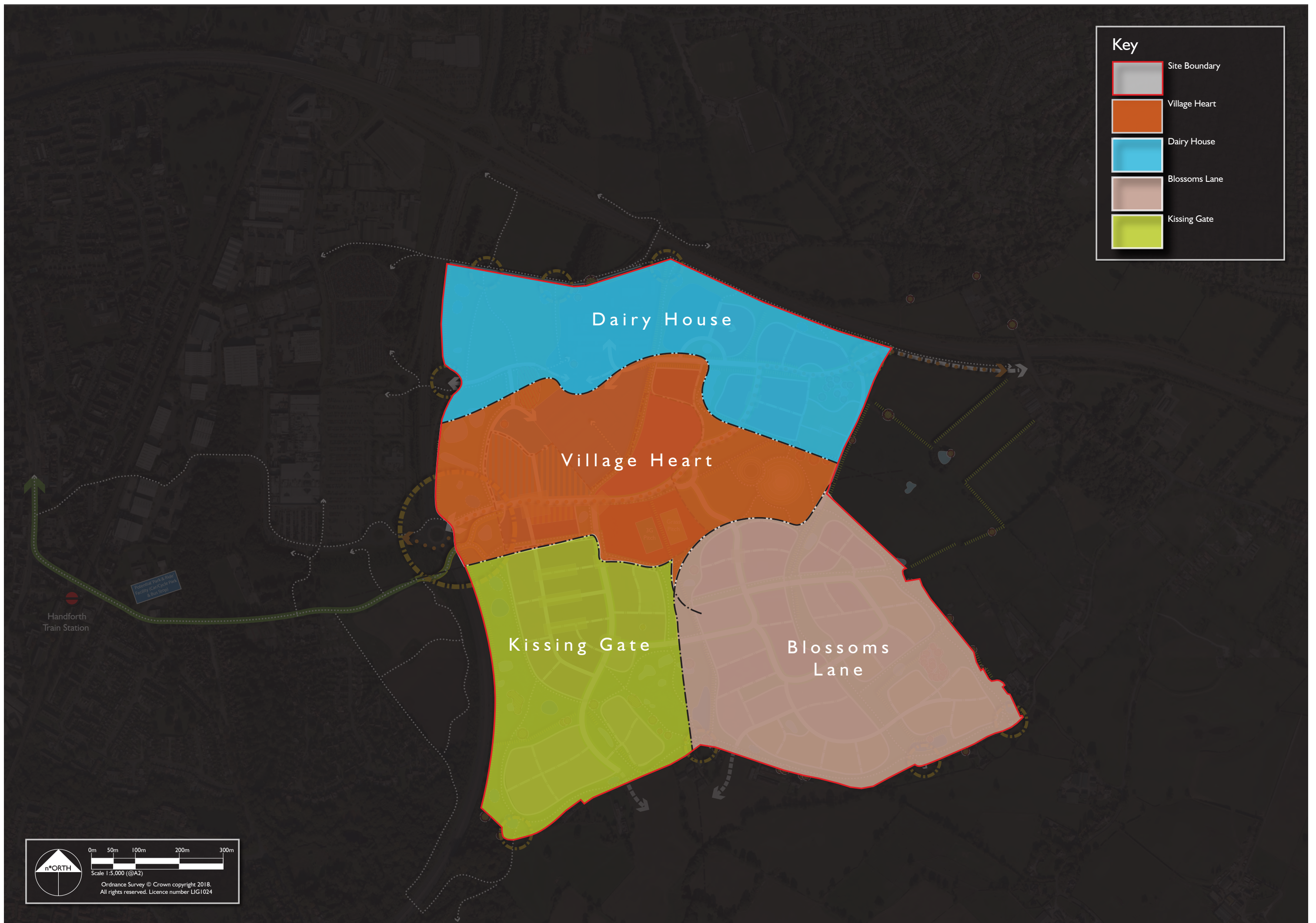


Figure 14 Indicative phasing plan (do not scale)



Figure 15 Initial preparation and infrastructure works plan (do not scale)



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11 The design guide

11.1 This chapter sets out the design guide to guide the delivery of the site.

Policy requirement

11.2 The LPS Site Allocation (LPS 33) states:

“The development of the North Cheshire Growth Village site over the Local Plan Strategy period will deliver a new exemplar ‘Sustainable Community’ in line with an agreed comprehensive masterplan and supported by a North Cheshire Growth Village Design Guide...High quality design must reflect and respect the character of the local built form (especially in relation to the setting of listed buildings) and natural environment creating an attractive place to live and work, appropriate to its location, through having a thorough understanding of the site’s features and contributions they make to the local area. Development must be in accordance with an approved and agreed comprehensive masterplan and North Cheshire Growth Village Design Guide.”

The design guide

11.3 This design guide provides a design framework. It sets out design aims, green infrastructure (GI) principles and character area principles which new development should be consistent with across the site.

11.4 The design guide is not a rigid set of rules. However, it is a design framework which all planning applications should be guided by.

11.5 The design guide provides the platform for the design codes to follow which will set out in more detail the council’s expectations for achieving highest standards of design throughout the site.

Key SPD requirement

Key requirement 7

All development should be delivered in line with the design aims and principles of the design guide (outlined in this chapter).

Design aims

11.6 The council considers the design aims (below) should guide the overall design ambitions for all new development across the site. The design aims are:



Design aim 1: a sense of place

- Create a new village with a sense of identity and pride that is deeply felt by the local community – especially characterised by the balance of highest-quality built design and extensive green infrastructure.

Design aim 2: a beautiful village

- Create and maintain a village which is attractive, creative, characterful, timeless, vibrant, healthy, safe, inspiring and dynamic; for those that live and work there, and visit. This will be controlled in perpetuity through a community management and maintenance plan.

Design aim 3: a connected village

- Create a village which is well connected within and to the wider area – especially for walking, cycling, and use of public transport.

Design aim 4: a village heart

- Create a village centre where commercial, community and residential buildings are of the highest quality architecture, and the harmonious mix of uses and public realm create a vibrant and inclusive heart during the daytime and evenings.

Design aim 5: a healthy village

- Create a healthy living environment by providing attractive cycling and walking routes; providing an array of high-quality sports activities; and promoting healthy eating through providing allotments and community orchards.

Design aim 6: an exemplar village

- Create a truly exemplar sustainable community through embedding the highest quality of design in terms of architecture, construction, and energy performance.

Design aim 7: a conservation village

- Create a village which minimises impacts on the local environment and provides net gains for biodiversity and heritage assets

Green infrastructure principles

11.7 For the purposes of the design guide in this SPD, the green infrastructure (GI) network contains a wide range of assets which apply to this site. The list is not exhaustive but the assets include:

- Green corridors
- Children's play areas
- Arts and heritage trails
- Amenity green space
- Community food production, allotments and orchards
- Outdoor sports facilities



- Street trees, boundary treatments and parking courts
- Edge/buffer development landscape
- Sustainable drainage system

11.8 The assets should support a plethora of functions. These include ecology, biodiversity, sustainable drainage, reduction in flood risk, improved water quality, creating an attractive setting, shading and cooling, formal and informal recreation/play, wind mitigation, providing footpath and cycleway routes, food production, healthy eating, education, health and wellbeing, event spaces, and community cohesion. The assets should also recognise the distinct roles that the green infrastructure network must fulfil, and future planning applications should identify the different roles of each area of the green infrastructure network. In particular, it should be recognised that sustainable drainage should avoid impacts in areas of ecological importance wherever possible.

11.9 The GI network should blend with the built environment to frame and link the neighbourhoods that make up The Garden Village, with the GI assets flowing around and through the neighbourhoods.

11.10 The GI assets should be designed to support species and habitats already present on the site (species rich grassland, butterflies dragonflies and damselflies, ponds and amphibians including great crested newts etc).

11.11 The GI network should not only deliver these benefits, but also exceed the LPS policy requirements (including LPS Policy SE 6 'Green Infrastructure').

11.12 The GI principles (1-9 below) refers to the assets listed above and broadly explains what is expected across the site. They also provide precedent imagery to inspire how these types of assets can manifest on the site. They should also be read in conjunction with the comprehensive masterplan (chapter 10). The more exacting detailing and standards to be achieved by these assets will be further developed in the spatial design code and character area design code to follow. The codes will also consider other GI assets, including: grasslands, woodlands, private gardens and green roofs.



Green infrastructure 1

Green corridors

- Large linear open spaces must provide both a landscape buffer between the parcels of built form and provide an opportunity for seating areas, community allotments and orchards, informal and formal recreational/sports use.
- Large linear open spaces must contain native trees, hedgerows and shrub planting to provide wildlife corridors.
- Large linear open spaces must link to existing footpaths and cycleways, connecting the site within and to the wider neighbourhood.
- The new garden bridge (on the A34), village high street, and the village hill, green and amphitheatre must provide an attractive and distinctive green corridor/greenway; connecting westwards on foot and by cycle to the Handforth train station and district centre, also benchmarking for highest quality design in architecture and public realm.
- Figure 16 below highlights the type of opportunities.

Figure 16 Green corridors imagery





Green infrastructure 2

Children's play areas

- Both formal and informal play provision must create a hierarchy of varied open spaces for children's play (all ages). They are ideal locations to incorporate attractive naturalistic play features such as earthworks, logs and boulders through to formal play areas.
- A series of play opportunities must be provided throughout the site, each connected by the public walking/cycling network. These environments should incorporate natural and where possible local materials and offer a diverse range of challenging, creative play experiences for all ages.
- Sculptural seating opportunities must be provided for parents and older members of the community, as well as providing natural surveillance from the surrounding built form and public realm.
- Opportunities to integrate play as part of streetscape, arts and heritage trails and waymarking.
- Figure 17 below highlights the type of opportunities.

Figure 17 Children's play areas imagery

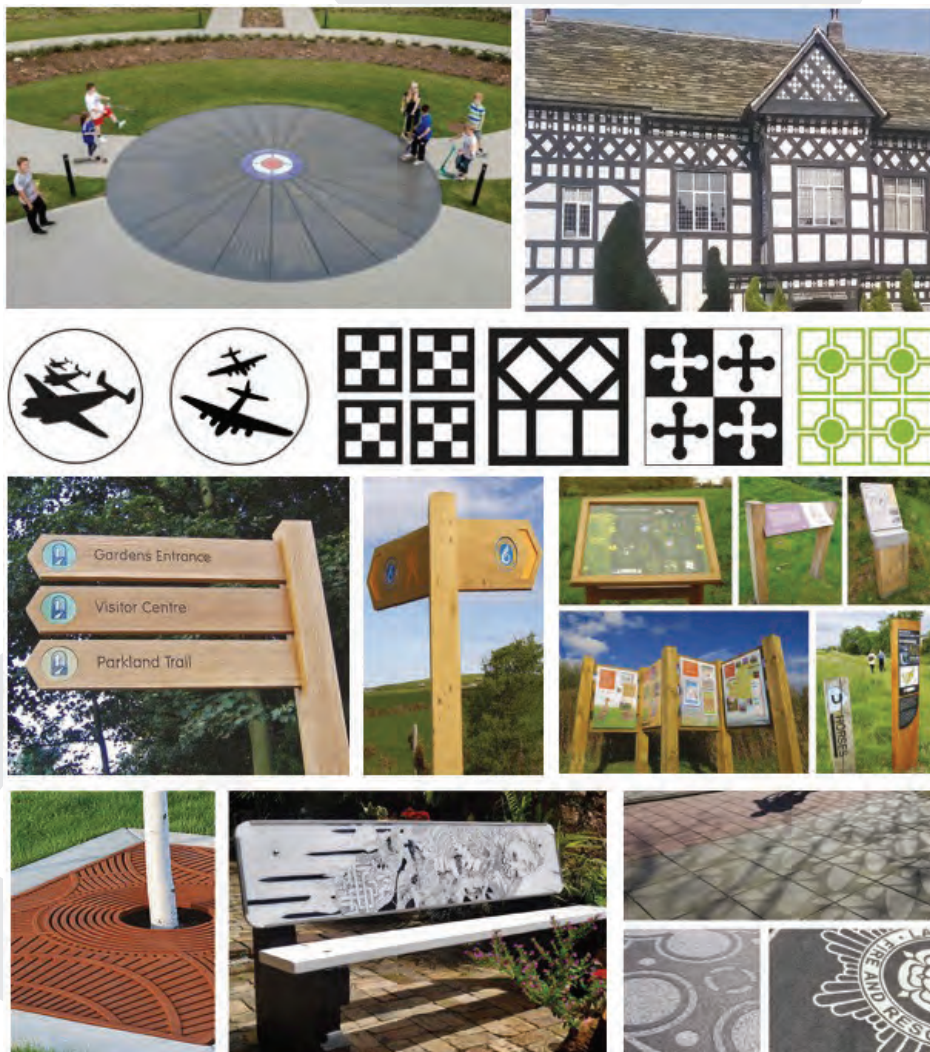


Green infrastructure 3

Art and heritage trails

- An 'Art and Heritage Trail' must incorporate both the public realm and network of green spaces. The trail will tie all of the public open space features together and be punctuated by elements of art incorporated into the landscape and public realm at key locations. The trail will provide an exciting opportunity to engage with local artists, community groups and schools to provide the desired outcomes that will integrate the development into the wider community.
- The history of the site must be interpreted within the trails through the use of information boards and physical features; e.g. recognising the former RAF Handforth 61 M.U., the history of Dairy House Farm, and historic connections to Handforth Hall.
- Figure 18 below highlights the type of opportunities.

Figure 18 Art and heritage trails imagery





Green infrastructure 4

Amenity green space

- Informal public green areas throughout must allow for cultural and social interaction for all ages.
- A small country-style park and hill - defining the eastern end of the village high street, must provide a high-quality public space that has a feature mound closing the vista of the street and provides recreation (play area, seating, relaxation, viewing) and a community events space.
- A woodland-style park located at the southern end of the central green corridor (adjacent to parcel 23) must provide an attractive naturalistic landscape which is accessed via the extensive green corridors (north, east and west), public footpaths/cycleways, and can be used as a venue for wildlife and nature education events.
- Crescent greens and garden squares - more semi-formal recreational spaces located within the housing parcels, often focused around existing landscape features such as trees or ponds to visually break-up the residential parcels and provide localised leisure areas for relaxation and play.
- Local Wildlife Site (LWS) - the remaining 'Handforth Dean Ponds and Grasslands' LWS for conservation of wildlife due to the significant habitat and species it contains. It can also provide opportunities for managed recreation and education relating to the natural environment.
- Figure 19 below highlights the type of opportunities.

Figure 19 Amenity green space imagery





Green infrastructure 5

Community food production, allotments and orchards

- Community allotments and orchards located in at least three locations to give the local community an opportunity to grow fruit and vegetables – enhancing community involvement, improving healthy eating, providing education linked to the primary school, and bringing economic benefits (e.g. selling produce in the village square).
- Localised food growing could also be associated within other detailed developments and within other local green spaces for more informal community growing opportunities.
- Figure 20 below highlights the type of opportunities.

Figure 20 Community food production, allotments and orchards imagery





Green infrastructure 6

Outdoor sports facilities

- Outdoor formal sports facilities must be provided.
- Outdoor pitches should include: a grass pitch area for 1 adult grass football pitch (with appropriate run-offs and flexible areas to include elements of Active Design Principles); grass field area to double as outside flexible grass space for the primary school activities; and half-size/junior floodlit 3g artificial grass area with fencing to meet the needs of 9 v 9 football.
- The sports pitches should be co-located with the primary school and village hall (parcel 14)
- Other informal sports facilities including MUGAs (Multi Use Games Area) and other initiatives (including outdoor gyms, running/walking tracks).
- Figure 21 below highlights the type of opportunities.

Figure 21 Outdoor sports facilities imagery





Green infrastructure 7

Street trees, boundary treatments and parking courts

- Trees must be used to define the street hierarchy and character areas as well as deliver the numerous benefits; which include: softening building frontages, provision of shade, storage of carbon, production of oxygen, absorption of water, a source of renewable energy and the ability to absorb pollutants, a source of ecological habitats, to name but a few.
- Figure 22 below highlights the type of opportunities and the hierarchy of landscaping that should be delivered.

Figure 22 Street trees in townscape imagery





Green infrastructure 8

Edge/buffer development landscape

- The eastern and south-eastern boundary should act as a landscape edge to blur the line between development and the open countryside. The structure of landscaping should minimise the visual impact on the open countryside, but also facilitate excellent views over the Cheshire plains and hills to the east.
- The western and north-western boundary must act as a landscaped green buffer to protect views and safeguard wildlife.
- Figure 23 images below highlights the type of opportunities.

Figure 23 Edge/buffer development imagery





Green infrastructure 9

Sustainable Drainage Strategy (SuDS)

- Water management through SuDS must comprise a network of attenuation features (including swales, wetland, reed beds, attenuation basins, rain gardens and green roofs/walls) to attenuate storm run-off and support biodiversity; as described in the Cheshire East Borough Design Guide, Volume 2: Residential Guidance – Creating Quality, Paras iv|64 to iv|76.
- The development of the site should follow the surface water hierarchy and incorporate exemplary sustainable drainage methods. The expectation will be for only foul flows to communicate with the public sewer.
- SuDs should be provided as part of a wider strategy that retains the biodiversity and integrity of the Local Wildlife Site. SuDS should not be provided within area retained for biodiversity and ecology.
- Figure 24 below highlights the opportunities.

Figure 24 Sustainable drainage imagery





Character area principles

11.13 For the purposes of this SPD the term ‘built’ environment primarily relates to the new buildings, streets and other man-made structures across the site. In this instance the built environment is subdivided into four distinct character areas (or ‘quarters’) as defined in the comprehensive masterplan (chapter 10). The character areas are:

- The Village Heart, in the centre containing the village centre
- Dairy House, to the north
- Kissing Gate, to the south west
- Blossoms Lane, to the south east

11.14 The character area designations have been influenced by existing site features (e.g. access, boundary roads, hedgerows) and historic uses (e.g. former Dairy House Farm). The aim is to provide a change of experience travelling through The Garden Village from the main access from the A34/Coppice Way roundabout access, through into the village centre (‘Village Heart’) and out into each of the other character areas north and south (‘Dairy House’, ‘Kissing Gate’, and ‘Blossoms Lane’).

11.15 Each character area should have an individual sense of identity and exhibit the highest quality in terms of architectural form, material palette, detailing and public realm/soft landscape treatments. This should achieve legibility, urban quality and add to the sense of place as a whole. The GI principles above should also tailor to these individual character areas.

11.16 Each character area must also be overlaid and linked by streets. The site will comprise a village high street, avenues, streets, lanes, mews and country lanes.

11.17 Each character area must also comprise landmark elements and other man-made features.

11.18 The character area principles (1-4 below) should apply to the specific character areas across the site. They should be read in conjunction with the comprehensive masterplan (chapter 10). The more exacting detailing and standards to be achieved across the site in relation to new buildings, streets and other man-made fixtures will be further developed in the spatial design code and character area design codes to follow.



Character area 1

The Village Heart

- The **Village Heart** must be the commercial and community hub of The Garden Village and the focus of mixed uses within the site.
- The **garden bridge** must replace the existing footway bridge on the A34 and form a new pedestrian/cycle bridge. It should also form part of an east-west linear 'greenway' (linking The Garden Village to Handforth train station and district centre). The bridge must also provide a distinctive architectural landmark to signpost and celebrate The Garden Village and symbolise the northern gateway into Cheshire East.
- The **village centre** must take the form of a concentrated mix of uses. The western end will comprise the main cluster of retail and leisure uses at ground floor with generally residential and offices uses above. The eastern end will generally comprise extra care housing and a community hub facility (primary school, village hall and sports pitches). The blend of storey heights, massing and the highest quality detailed design of architecture should create a sense of vibrancy, interest and legibility in the townscape, and befitting a traditional village centre.
- The **village high street** must take the form of a tree-lined avenue creating an attractive boulevard on a west-east axis and forming part of the 'greenway'.
- The **commercial village square** must lie towards the western end of the high street and take the form of an area of shared space public realm. Its multi-role is to anchor the main retail and leisure uses (shops, pub, cafés, restaurants, etc), enable pedestrians to safely cross the high street, provide areas for outdoor dining, allow seating for a place to relax, and slow-down but also allow vehicle traffic to pass. Its surfacing should clearly define this shared space. Strong built frontages of shops, restaurants and upper floor uses can contain, animate and bring the square to life. The square should be essentially commercial and busy, and contrast to the quieter parts of the high street to the east.
- The **community village square** must lie towards the eastern end of the high street and take the form of an area of shared space public realm. Its multi-role is to anchor the main community-type uses (e.g. primary school, day nursery, etc), enable pedestrians to safely cross the high street, allow seating for a place to relax, provide community events space (e.g. Christmas markets), and slow-down but also allow vehicle traffic to pass. Its surfacing should clearly define this shared space. The square should be essentially community-based and quieter compared to the busier parts of the high street to the west.
- The **village green, hill and amphitheatre** must lie at the eastern end of the high street, creating a distinctive landmark, recreation area and event space which closes the eastern vista of the street.
- **Core characteristics:** Mixed uses, vibrant, distinctive and epitomises highest quality architecture and quality public realm throughout.
- Figure 25 highlights the type of opportunities



Figure 25 The Village Heart imagery





Character area 2

Dairy House

- Dairy House lies to the north of the Village Heart and should be a mixed-use neighbourhood (including retained MoD and Total Fitness sites). The neighbourhood takes its name from the Georgian farm (former Dairy House Farm – grade II listed) located in the north-east fringe of the village.
- Residential development in Dairy House should generally comprise medium to high density housing parcels which will contain a mix of mainly townhouse rows, semi-detached and detached properties. Semi-detached housing should be the predominant house type.
- The grade II listed Dairy House Farmhouse must be repaired, restored, enhanced and converted to a suitable use. Any new built form within or adjacent the curtilage to the farmhouse must preserve or enhance the setting of this heritage asset.
- Dairy House must represent the highest quality of architecture and characterise a varied mix of styles drawing inspiration from the historic vernacular of the local area, the local area generally, and combining traditional and contemporary design.
- **Core characteristics:** Medium density feel with a strong landscape framework into which new housing and employment uses will compatibly blend.
- Figure 26 highlights the type of opportunities.



Figure 26 Dairy House imagery





Character area 3

Kissing Gate

- Kissing Gate forms the south western neighbourhood of the village, with the main residential area sitting south of the village centre.
- The northern part of this neighbourhood must contain the highest density housing areas, sitting behind the village centre. This is a high-density area primarily of townhouse rows of 2 and 3 storeys.
- The public realm beyond the avenues will be predominantly hard landscaped with trees offering dappled shade within a series of streets and mews.
- The high-density feel of the northern part of this neighbourhood must drop considerably towards its southern fringe.
- This high-density area must fade out to medium and then to low-density housing where bordered by green infrastructure.
- The southernmost part of this neighbourhood must comprise low density housing framed by green infrastructure all around. The low-density housing must be predominantly well-landscaped detached homes.
- The southernmost part of this neighbourhood should also protect and maintain the current rural character of Blossoms Lane and respect its status as a quiet lane.
- **Core characteristics:** A vibrant and diverse residential neighbourhood which has a varied density, mix and choice of homes, dominated by high-density housing in the north and fading to medium and then low-density housing along its western and southern edges.
- Figure 27 highlights the type of opportunities.



Figure 27 Kissing Gate precedent imagery





Character area 4

Blossoms Lane

- Blossoms Lane is located in the south eastern quarter of the village and must be the lowest density residential neighbourhood. The character area sits to the south-east of the village high street and primary school.
- It consists of medium, low and rural density housing areas arranged around a series of squares, greens or overlooking the green infrastructure network.
- This character area must have a mixed suburban and rural feel with a mix of short townhouse rows and semi-detached homes in the north part of the neighbourhood, then fading to predominantly larger detached properties with larger gardens towards the southern and southeast edge of the village.
- A series of squares and garden squares must provide formal areas of public realm and green spaces within the development parcels, enclosed by the surrounding built form.
- The green infrastructure network must surround the grouped development parcels which make up the neighbourhood.
- As with the southern fringe of Kissing Gate, Blossoms Lane must contain lower density parcels along its fringes where the detached properties are set into well landscaped gardens arranged around a series of traditional streets, all framed by green corridors. The southernmost parcels will be rural density housing areas, expecting individually designed homes set into generous private gardens in large plots.
- The southernmost part of this neighbourhood should also protect and maintain the current rural character of Blossoms Lane and respect its status as a quiet lane.
- The fringe of development to the south-east and east of this neighbourhood will blur the edge of the village with the wider countryside. The structural planting along this boundary will minimise the visual impact on the wider open countryside, but the juxtapose with housing and pathways/cycleways/viewing points will present excellent private and public views across the Cheshire plains and hills to the east.
- **Core characteristics:** A mixed suburban and rural neighbourhood. Its housing density fades to reflect the transition between the village centre and open countryside.
- Figure 28 highlights the type of opportunities.

Figure 28 Blossoms Lane precedent imagery





12 The outline delivery plan, planning process and delivery programme

12.1 This chapter outlines the council's required outline delivery plan, planning application process, and delivery programme to guide the delivery of the site.

Outline delivery plan

12.2 The LPS Site Allocation (LPS 33) requires a 'delivery plan' to show the phasing of development and timing of provision of the local (village) centre and other community facilities and infrastructure. It states that supporting facilities and infrastructure must be delivered as early as is feasible to emphasise the new settlement's sustainable credentials in its early years. Thereafter, all new development and infrastructure should be delivered in a timely manner leading up to completion by 2030 in line with the LPS expectations. This is consistent with the comprehensive approach to the delivery of this site as set out in this SPD.

12.3 Therefore, the council requires the preparation and approval of a detailed delivery plan to plan the new development assessed against (inter alia) the following: infrastructure projects, locations, status, triggers and/or timescales of delivery, estimated costs, delivery/funding mechanisms, and responsibilities.

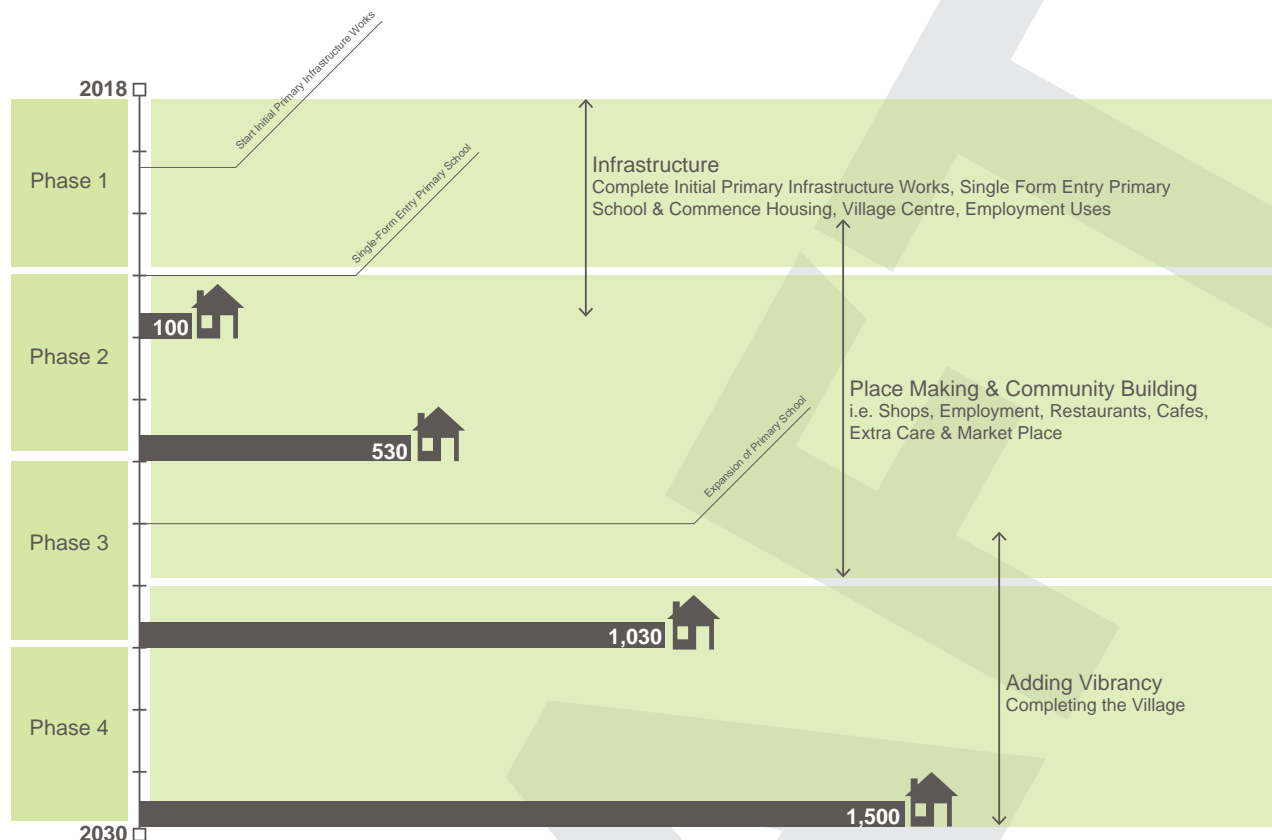
12.4 The council will require this detailed delivery plan to be submitted as part of the hybrid planning application. It should be broadly in line with the indicative phasing plan in the comprehensive masterplan (chapter 10) and the indicative phasing delivery diagram in Figure 29 below. The detailed delivery plan should also consider:

- Development must be delivered in a comprehensive manner in line with this SPD.
- Construction of new buildings should not be commenced until the broad extent of the IPIW package as defined in the comprehensive masterplan (chapter 10) has been completed to the satisfaction of the council.
- All infrastructure must be provided in a timely manner in order to mitigate the impacts of new development at all times during and after construction.
- The need for construction phasing and temporary access arrangements (where necessary).
- Potential delays of the delivery of some parcels/plots due to unforeseen circumstances.
- All development in line with the requirements set out in the LPS Strategic Site allocation LPS 33 has been completed by 2030.

12.5 Compliance with the approved detailed delivery plan will be secured through planning conditions. This will bind the approval of all future reserved matters planning applications.. Any piecemeal planning applications will only be approved if they accord with the same approved detailed delivery plan.



Figure 29 Indicative phasing delivery diagram



The planning process

12.6 As set out in this SPD, the council requires a comprehensive approach to the delivery of The Garden Village and the council (through its development company, Engine of the North) will act as the lead developer. In line with this approach, the Engine of the North will submit a site-wide hybrid planning application in early 2019.

12.7 The hybrid planning application will seek:

- **Outline planning permission** - for 'A mixed-use garden village' in line with this SPD, with all matters reserved; and
- **Full planning permission** – for detailed approval of the 'initial preparation and infrastructure works (IPIW)', in line with this SPD. This will include the spatial design code and the detailed delivery plan.

12.8 Following the grant of the hybrid planning permission, the council will prepare and approve character area design codes to support the spatial design code and inform the delivery of the whole site.

12.9 Following the grant of the hybrid planning permission, the council expects all new development proposals will come forward as individual reserved matters applications (pursuant to the hybrid planning permission) and accord with this SPD, the design codes, and the detailed delivery plan.

12.10 Any piecemeal applications will not be supported by the council unless they can demonstrate they are consistent with this SPD, the design codes and the detailed delivery



plan; and can demonstrate they can financially and physically support the delivery of essential infrastructure and the development of the remaining parts on the site.

12.11 The council's website contains information which generally explains the planning process and the information which may be required to support planning applications. However, this specific site is very complex and the council strongly advises all potential applicants should seek pre-application advice first.

12.12 The council provides a pre-application advice service and encourages potential applicants to discuss their scheme with planning officers prior to submission. This helps to ensure a better understanding of planning issues and the application requirements. It can therefore avoid onward delays and abortive costs. An explanation of the type of service you should require, the cost payable, and details of how to apply, is all explained online.

Delivery programme

12.13 The council will work collaboratively with landowners and developers to bring forward the delivery of the site in a timely manner.

12.14 It is important to understand the key stages, milestones and timescales to be achieved. This guides all landowners, developers and the wider community.

12.15 The indicative delivery programme (below) identifies the key stages, milestones and timings leading up to the completion of the site by 2030.

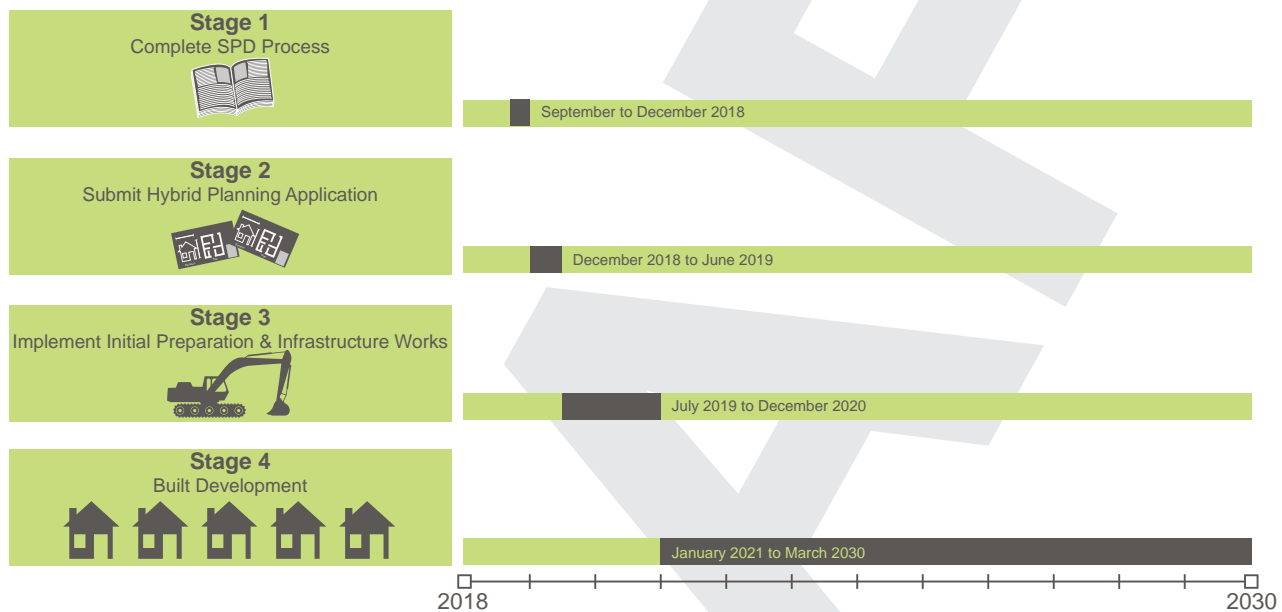
- **Stage 1: Complete SPD process (September - December 2018)**
 - The council published the draft SPD for formal public consultation over six weeks between September and October 2018.
 - All comments received were considered by the council and the draft SPD was amended where appropriate.
 - The SPD was considered for the council's Strategic Planning Board on 17 December 2018 and was formally adopted on 21 December 2018.
- **Stage 2: Submit 'hybrid planning application' (December 2018 – June 2019)**
 - The council (via Engine of the North) submits the hybrid planning application in January 2019.
 - The council seeks to determine the application by June 2019.
- **Stage 3: : Implement initial preparation and infrastructure works (July 2019 – December 2020)**
 - The council (via Engine of the North) secures approval of the pre-commencement conditions and completes the initial preparation and infrastructure works by December 2020. This accelerated delivery will be assisted by public funding from Homes England, and development agreements with individual developers through land sales.
- **Stage 4: Built development (January 2021 – March 2030)**



- Delivery of the single form entry primary school and initial housing will be commenced by 2021/2022.
- Subsequent phases of residential, commercial and community development will be in line with the comprehensive masterplan (chapter 10), approved design codes and the approved detailed delivery plan.
- All new development in line with the LPS Site Allocation LPS 33 will be completed by March 2030.

12.16 The proposed sequence of these four key stages is illustrated in Figure 30 below:

Figure 30 Sequence of four key stages (delivery programme)



12.17 The delivery programme is challenging but follows a realistic and logical sequence to ensure The Garden Village site is comprehensively and successfully delivered by 31 March 2030 in line with the adopted LPS. As this development is expected to take place between 2018 to 2030, an element of flexibility is also assumed to allow the phased development to respond to changing circumstances over time. A process of monitoring and review of delivery will be undertaken by the council.

12.18 Where appropriate, and required to secure the timely delivery of The Garden Village, the council will consider using its powers of compulsory purchase and/or appropriation to secure third party rights, interests and land needed to deliver The Garden Village in line with the requirements of the LPS and this SPD.

Key SPD requirement

Key requirement 8

All development should be delivered in line with the requirements of this SPD, the outline delivery plan, the planning process and the delivery programme (as outlined above).



Appendix 1 List of supporting documents

Supporting documents can be viewed on the council's website at www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/supplementary_plan_documents/the-garden-village-at-handforth-spd.aspx

- A. Garden village principles and UK settlement case studies
- B. Cheshire village centre case studies
- C. Supporting plans and technical studies, including:
 - Agricultural land classification
 - Air quality assessment
 - Arboricultural impact assessment
 - Archaeological desk based assessment
 - Ecology assessment
 - Economic and social impact assessment
 - Energy efficiency, renewable energy and sustainability assessment
 - Flood risk assessment and drainage assessment
 - Framework travel plan
 - Heritage statement
 - Landscape and visual impact assessment
 - Noise and vibration constraints assessment
 - Ordnance Survey site location plan
 - Parking study
 - Phase 1 desk based ground conditions assessment
 - Phase 2 site investigation report
 - Outline sports need assessment
 - Topographical survey
 - Transport assessment
 - Utilities statement
- D. List of development plan policies and relevant background documents
- E. Glossary