

# **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Economy and Growth Committee**  
held on Friday, 10th February, 2023 in the Committee Suite 1,2 & 3,  
Westfields, Middlewich Road, Sandbach CW11 1HZ

## **PRESENT**

Councillor N Mannion (Chair)  
Councillor M Goldsmith (Vice-Chair)

Councillors J Clowes, S Hogben, M Houston, D Jefferay, A Kolker, R Moreton  
and L Wardlaw

## **OFFICERS IN ATTENDANCE**

Peter Skates, Director of Growth and Enterprise  
Charles Jarvis, Head of Economic Development  
Phil Riddings, Programme Manager  
Wendy Broadhurst, Lead Finance Partner Place  
Adrian Leslie, Lawyer  
Rachel Graves, Democratic Services Officer

## **53 APOLOGIES FOR ABSENCE**

Apologies were received from Councillors S Brookfield, P Groves,  
D Stockton and P Williams. Councillor L Wardlaw substituted for  
Councillor Stockton.

## **54 DECLARATIONS OF INTEREST**

In the interests of openness, Councillors S Hogben and D Jefferies  
declared that they had been member of the Strategic Planning Board on  
13 January 2023 which had approved the planning application for  
Handforth Garden Village.

## **55 MINUTES OF PREVIOUS MEETING**

### **RESOLVED:**

That the minutes of the meeting held on 17 January 2023 be approved as  
a correct record.

## **56 PUBLIC SPEAKING/OPEN SESSION**

There were no members of the public in attendance.

## 57 HANDFORTH GARDEN VILLAGE - DELIVERY STRATEGY

The Committee considered the report which provided an update on the progress of the Handforth Garden Village scheme.

The Council was the majority landowner and would therefore have a leading role in progressing the scheme. The site was as allocated strategic site in the Local Plan and the proposals would create a new sustainable settlement with approximately 1,500 new dwellings, a new village centre and high street, a through school, sports facilities, sustainable transport routes.

The Garden Village was a major long term project for the Council which had the capacity to generate capital receipts and presented an exemplar opportunity to promote sustainable development and placemaking. A gateway review, final business case and delivery strategy was required in order to undertake Due Diligence to appropriately balance risk and reward and to use capital resources as efficiently as possible whilst maximising and accelerating capital receipts. It was intended that this would be reported for decision to the September 2023 meeting of the Committee.

During consideration of the report, clarification was sought on the status of Engine of the North and it was confirmed whilst the Engine of the North still existed it was not operational. It was asked about member involvement in the development of the project, the gateway review and preparation of the business case.

An additional recommendation was proposed and seconded “*that the Committee identified representatives for an advisory group to engage with the project team and report back to the Committee*”. The proposal was put to the vote and declared carried.

**RESOLVED:** That the Committee

- 1 note the progress that has been made to deliver the Garden Village scheme and towards securing planning permission.
- 2 note that there are strategic project risks. Which include legal, planning, construction costs, housing market volatility, external grant funding, capacity, and site constraints, which will require appropriate oversight and legal advice.
- 3 approve the undertaking of a gateway review, preparation of a final business case and production of a delivery strategy, to identify the most commercially appropriate and effective means of delivering the primary infrastructure and the wider garden village project whilst controlling costs and maximising capital receipts, including addressing governance structures going forward.

- 4 note that a detailed report on the outcomes of the gateway review and delivery strategy and key decisions required will be presented to the Committee in the new municipal year with a target date of September 2023.
- 5 identifies representatives for an advisory group to engage with the project team and report back to the Committee.

## 58 **WORK PROGRAMME**

The Committee considered its work programme for 2022/23.

It was proposed that the March meeting commence at 1 pm due to the number of items on the agenda.

### **RESOLVED:**

That the Work Programme for 2022/23 be noted.

The meeting commenced at 10.30 am and concluded at 11.53 am

Councillor N Mannion (Chair)