

Extracts from the Halsnead Garden Village: Masterplan Supplementary Planning Document

1. Strategic Objectives

- SO1: A shared placemaking approach
- SO2: Ensuring comprehensive development
- SO3: Diversifying the housing stock
- SO4: Enhancing connectivity
- SO5: Creating a strong green space framework
- SO6: Bringing employment opportunities
- SO7: Strengthening a community core

2. Key Requirements

The Development Framework sets out a series of mandatory **key requirements**, references as Halsnead SPD (HSPD) 1 – 10 and arranged under three key themes; Land Use, Movement and Utilities, and Green Infrastructure and Open Space.

Key Requirement HSPD1: Framework masterplan

Development will be delivered in accordance with the strategic outline parameters identified on the Framework Masterplan. Planning applications for all development at Halsnead shall be accompanied by written and illustrative material that demonstrates how proposals align with these parameters.

Key Requirement HSPD2: Land Use and amount

Development will contribute to delivering the balance and quantum of uses identified in Table 6.3 across the site as a whole, incorporating land north of the M62 and south of the M62. This will be achieved within the parameters of key requirement HSPD1.

Table 6.3 Land use and amount

Use	North of M62	South of M62
Residential development	Approximately 1600 new homes within the development area, assuming an average density of c. 37 dwellings per net developable hectare across the site.	Potential for residential development of no more than 30 dwellings, within the area identified on the Framework Plan, subject to detailed proposals.
Employment development	Potential for small scale ancillary mixed-use development towards the northern boundary (Lickers Lane), with potential to be part of a 'Community Core' in this location.	A minimum of 22.5ha (subject to feasibility)
Green Infrastructure	About 33ha green space covering full range of Public Open Space typologies / functions and	A Country Park focused on the former Cronton Colliery and

Appendix 3.1

and Public Open Space	incorporating existing woodlands and water bodies / water courses with potential to act as an extended Country Park across both sites. An additional 3.3ha sports provision achieved by the retention and improvement of existing Lickers Lane playing fields. Potential for additional sports provision through the new Primary School subject to detailed design and management proposals. Retained cemetery with potential for expansion	extending through the former mineral railway line.
Community facilities	1no. x 2.5-form entry Primary School designed with capacity to be increased to full 3-form entry. Space to accommodate early years' provision within / adjacent to the proposed new Primary School, plus potential for new or extended private facilities towards the northern boundary (Lickers Lane), with potential to be part of a 'Community Core' in this location.	Potential 'visitor centre' facilities to serve proposed Country Park subject to detailed design and planning consent.
Access	Windy Arbor Road: 2 no. vehicular access points to serve residential development. Lickers Lane: a single vehicular access point to serve residential development and a pedestrian / cycle access that could also serve as an emergency vehicular access. Fox's Bank Lane: 2 no. vehicular access points to serve residential development.	Cronton Road: up to 3 no. vehicular access points to serve employment development and Country Park. Fox's Bank Lane: up to 2 no. access points to serve existing homes and potential new residential development only.
	Between the sites: pedestrian, cycling and equestrian route across former mineral railway line	

Key Requirement HSPD3: Residential development

Approximately 1,600 new homes will be delivered within the residential development areas identified on the Framework Masterplan. In order to ensure comprehensive and holistic delivery and provision of infrastructure to meet the needs of the community, planning applications for individual residential plots and parcels will need to evidence how they provide and facilitate strategic infrastructure, local (site-specific) infrastructure and affordable housing requirements in accordance with the approach set out in Section 8 of this SPD.

The majority of residential development will be on land north of the M62. Residential development south of the M62 will be limited to no more than 30 dwellings, subject to further testing at planning application stage.

Key Requirement HSPD4: Employment development

Land South of the M62 will accommodate a minimum of 22.5ha employment development, with vehicular access provided from Cronton Road. Planning applications for employment development shall:

- Demonstrate how the development will minimise or avoid impact on retained natural habitats including ancient woodland, protected trees and designated Local Wildlife Sites, including the ecological network connections between these;
- Create a semi-natural landscaped boundary to the proposed Country Park;
- Integrate the former mineral railway line link into layout design to provide an unimpeded and multi-user equestrian, pedestrian and cycle link over the M62;
- Ensure continued, safe access to the Coal Authority monitoring station;
- Not impede access to and/or the enjoyment of the proposed Country Park and ensure that safe crossings are provided for non-car modes to that facility;
- Ensure there is no harmful impact on the Listed Building at Old Halsnead Hall or its setting; and
- Maintain amenity for existing residents on the Land South of the M62

Key Requirement HSPD5: Primary education

Land identified on the Framework Masterplan will be reserved for development of a new 2.5 form entry primary school with the capacity to expand to 3-form entry. The school will include associated playing fields, with the potential for these to be managed for dual school / community use, together with a Neighbourhood Equipped Area of Play (NEAP). The primary school will be delivered as an integral part of the development and will be operational prior to occupation of the 300th dwelling at Halsnead. Early years / nursery provision will be provided either integrated within the primary school and/or through new or extended private facilities.

Key Requirement HSPD6: Access and movement

Development at Halsnead will be accessed from new junctions onto the existing road network as shown on the Framework Masterplan and Access and Movement Plan (Figure 6.2). Development at Halsnead will accord with the key movement principles and parameters illustrated in the Access and Movement Plan. Development will maximise connectivity and permeability for all travel modes. The internal route hierarchy will be designed to connect and encourage safe pedestrian and cyclist movement between the site and the existing settlement. Development will:

Appendix 3.1

- Deliver a road system within the site that is capable of accommodating buses, with provision of bus stops and related infrastructure at optimum locations;
- Provide primary routes from the key vehicular access points as shown on the Access and Movement Plan connecting the development with surrounding area;
- Ensure high quality, convenient, safe and attractive pedestrian, cyclist and equestrian routes where appropriate, into and throughout the site;
- Provide a high quality pedestrian, cyclist and equestrian route across the M62 using the route of the former mineral railway line and connecting Stadt Moers Country Park with the new Country Park south of the M62; and
- Provide traffic mitigation measures, including any measures needed to address the impact of development on traffic generation in the wider area.

Developers will be expected to contribute to the off-site highway works listed in Table 6.3 (together with any additional necessary measures identified through Transport Assessments) and public transport infrastructure, to enable accessibility and mitigate highways impacts arising from the development.

Key Requirement HSPD7: Strategic utilities

Development should accord with a comprehensive utilities strategy for the site to be submitted and agreed prior to development commencing, unless otherwise agreed with utility providers. In all instances applicants will be required to demonstrate and ensure that that development of individual land parcels will not sterilise the ability to bring forward other any other land within the site.

Key Requirement HSPD8: Connected green infrastructure

To help deliver the Halsnead Garden Village Vision and Strategic Objectives (Section 1), open spaces will be planned and designed holistically as part of a connected green infrastructure framework, as illustrated by the Green Infrastructure Plan (Figure 6.3). The Green Infrastructure Plan builds on the 'Landscape Opportunities (Character Areas and Corridors)' diagram and 'Summary of Key Opportunities' plan set out in Section 5 (Figures 5.2 and 5.4 respectively). It demonstrates the application of these opportunities, with particular reference to the potential integration and reinterpretation of the landscape structure of the former Halsnead Park estate.

Development proposals will contribute to a site-wide, connected green infrastructure framework by:

- Positively integrating and connecting existing landscape features, especially woodland groups and Big Water;
- Creating green corridors and green links that become influential placemaking components and valued community assets;
- Helping spaces to become multifunctional where possible (e.g. combining biodiversity functions, amenity value and practical benefits such as mitigation of noise and air quality constraints);
- Ensuring that active building frontages are presented to open spaces, and to the green links and corridors that connect them; and
- Maximising links to, and the quality of the environment adjacent to, the proposed Country Park on the site of the former Cronton Colliery

Key Requirement HSPD9: Diverse Public Open Space

The existing characteristics of the site, and the strong commitment to creating a connected green infrastructure framework (HSPD8) will give rise to a quantum of open space within the SPD boundary that exceeds minimum planning policy provisions for residential development. Open space shall meet a wide range of amenity, biodiversity and recreation functions, to create a distinctive green setting and high quality of place that aligns with our Vision and Strategic Objectives (Section 1). Detailed on-site provision in terms of quantum, extent and function will be determined through the planning application process, with reference to the Public Open Space Plan. The Public Open Space Plan aligns with and should be read alongside the Green Infrastructure Plan.

Table 6.5 Public Open Space functions to be delivered on site

Open space type/function	North of M62	South of M62
Park and Garden	Big water and adjacent woodlands and open spaces (subject to feasibility and future management proposals).	Proposed Country Park on former Cronton Colliery (subject to delivery by landowners)
Amenity Greenspace	Circa 15.5ha distributed throughout the development area.	N/A
Provision for children and young people	1 no. Neighbourhood Equipped Area of Play (NEAP) adjacent to proposed new primary school. 1 no. Local Equipped Area of Play (LEAP) to the south west.	N/A
Allotments	Circa 0.3ha, with potential to be integrated into new Primary School design subject to detailed proposals.	Potential to be integrated to Country Park design subject to detailed proposals.
Outdoor sports	Circa 3.3ha comprising enhancements to existing Lickers Lane Playing Fields. Potential additional provision via proposed new Primary School.	N/A (but potential to be integrated into Country Park design subject to detailed proposals)
Natural and semi-natural green space/corridors	Big Water and adjacent woodlands and open spaces (subject to feasibility and future management proposals). Woodlands to Lickers Lane frontage. Fox Clump. Green corridor immediately north of the M62.	Corridors around and through employment development areas.

Key Requirement HSPD10: Open space tiers

Open space requirements can be represented as groups or 'tiers' of open space, according to their (i) strategic importance, (ii) relative flexibility in terms of location and design, and (iii) responsibility for delivery and maintenance. This SPD categorises open spaces as follows:

- Tier 1 - Strategic open space located outside the development areas shown in the Framework Masterplan, to be subject to a bespoke delivery and management regime.
- Tier 2 - Strategic open space located outside of the development areas shown in the

Appendix 3.1

Framework Masterplan, to be incorporated into and delivered as part of development proposals.

- Tier 3 – Proposed new strategic open spaces with a location that is largely fixed, with precise extents and design to be determined as a collaboration between the Council, developers and other relevant stakeholders as part of future development proposals
- Tier 4 - Smaller scale open spaces distributed throughout the residential development area, to be located, designed and delivered as part of individual development proposals.

Planning applications should demonstrate that development will deliver open space tiers 2, 3 and 4 as shown on the Open Space Tiers Plan, as an integral part of their proposals, including arrangements for enhancement and long-term maintenance.

