

SANDYMOOR LOCAL CENTRE

Development Brief

HALTON BOROUGH COUNCIL

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1. Background and Purpose of the brief

1.1. Introduction

Sandymoor comprises an eastern urban extension of Runcorn and extends to approximately 147 hectares of land. It is being delivered as major multi phased residential development and is maturing as a residential community with over 900 homes and a 900 capacity secondary school built to date. Currently 3 housing development sites are active and eventually Sandymoor will extend to 2,000 homes. A key part of the future plan for Sandymoor is the development of a Local Centre which will include a mix of retail units and meets the aspirations of the local community.

The development of the residential community of Sandymoor has its origins within the Runcorn New Town Masterplan and in particular Amendment No. 2 (1971). An application for residential development of Sandymoor was approved by the Secretary of State in 1988 via Section 7.1 of the New Town Act. The majority of undeveloped land is within the ownership of the Homes and Communities Agency (HCA) as the successor organisation to the Commission for New Towns.

1.2. Policy Background

Sandymoor forms part of the East Runcorn Key Area of Change (policy CS11), within the Halton Core Strategy Local Plan (adopted April 2013). Policy CS11 sets out the principle, general extent and quantum for the development of Sandymoor residential community. It makes provision for Sandymoor to deliver an additional 1,400 residential units (at April 2010), as well a local centre and (if required) a new primary school.

More specific practical design guidance is provided within the Sandymoor Supplementary Planning Document (SPD, adopted July 2007). It provides an overarching Masterplan and more detailed development framework for the Neighbourhood. Key principles from the development framework include:

- Safe, attractive and integrated provision for walking & cycling (SM8, SM9, SM10);
- Provision of adequate car parking and permeable surfaces (SM11);
- Regard for contribution to the built environment including design, layout, scale, height, massing, public realm and boundary treatments (SM14, SM16, SM17);
- Protection of designated greenspaces including Sandymoor Village Green (SM18);
- Protection of designated woodlands including Sandymoor Wood (SM23).

To guide placemaking and masterplan delivery, the SPD identifies 3 character areas. Sites for the Local Centre and Primary School are identified within 'Brookwood' character area, Brookwood is identified as forming the heart of Sandymoor with residential development of higher density with development in places of 3 - 4 storey properties.

The SPD recognises the importance of providing social infrastructure to serve existing and future residents of Sandymoor. It identifies that provision of a Local Centre (within the area

subject to this Brief) received outline planning consent in December 2007. This included the development of up to 3,000 sq/.m of retail, commercial and leisure uses, complemented by 34 residential units. It establishes that a formal development brief will be produced to guide proposals. The SPD sets out a series of specific Local Centre and primary school policies that development will need to meet:

- LC1 - Dealing with accessibility and permeability, stating “proposals should provide a shared surface through route that provides for pedestrian priority” (p75, SPD);
- LC2 - Protection of Sandymoor Wood, through “a minimum stand-off distance of 15m between the tree canopy and any buildings” (p76, SPD);
- LC3 - Setting out the planning framework for proposals for the Local Centre as being “ [the]SPD and Halton UDP, and the Local Centre Development Brief” (p76, SPD);
- ED1- Reserves the site of the School site (p78, SPD).

The Halton Core Strategy Local Plan and the Sandymoor SPD can be accessed at:

<http://www3.halton.gov.uk/Pages/planning/policyguidance/Planning-Policies.aspx>

1.3. Purpose of this brief

The purpose of this development brief is to provide guidance to developers about the type of development which Halton Borough Council expects to see come forward at the Sandymoor Local Centre site

The brief sets out the basis on which the Local Planning Authority will test development proposals and applications for the Local Centre site

The Development Brief will also support the Homes & Communities Agency who will be disposing of the site to assess the quality of bids which are submitted. The quality element of the HCA’s assessment will draw heavily on the extent to which any proposal which comes forward adheres to the Council’s development brief for the Sandymoor Local Centre Site.

The key elements which the Council considers to be the most important for the development of a successful Local Centre site, and which any potential bidder should address as part of their bid/planning application are set out below (in no particular order), and more fully described later in this document:

- Type of uses – a mix of retail and commercial uses of appropriate scale, with an active frontage and ancillary residential development. Together development within the Local Centre Site will contribute to the social capital of the neighbourhood;
- Design – high quality design complementing and integrating the architectural styles of both the Sandymoor Community Hall and the adjacent Morris Homes development which abuts and overlooks the site;
- Types of material / palette – coordinated and high quality palette of materials and designs for building materials and hard and soft landscaping;
- Treatment of Open Space - the local centre will be unified by quality public realm which should take a coherent approach to landscaping and boundary treatment including the

existing grassed semi-circle fronting the play area to the west of the site and Otterburn Road;

- Need to integrate with existing neighbour centre assets through incorporating the Sandymoor Community Hall into the Local Centre Layout, and improving the physical and visual link between the Local Centre and Village Green / children's playground.

1.4. Statement of Consultation to date

As set out in 1.2 above, the principle, general extent and quantum for the development of Sandymoor residential community is well established and been subject to extensive consultation over a number of years. This includes identifying and safeguarding the sites for both a Local centre (the subject of this brief) and an adjoining Primary School.

In January 2016, the HCA, supported by the Council, undertook an extensive community consultation event to engage local residents on options for development of the Local Centre site. Notification for the event was through a letter to all households on Sandymoor as well as promotion through community social media pages and the Parish Council. The views expressed in the consultation have (within the scope of a planning brief) informed the requirements set out in this brief to help ensure that future proposals are supported by and meet the needs of the local community. A summary of the January 2016 consultation is contained at Appendix A.

2. Site Context /Analysis

2.1. Extent of area covered by this brief

This development brief covers the local and a supporting highway, these are:

- **Local Centre**, comprising [1.42 hectares] site fronting onto Pitts Heath Lane and Otterburn Street and incorporating land around existing Sandymoor Hall and interface with frontage properties at Biggleswade Drive.
- **Existing road infrastructure and access**, comprising Pitts Heath Lane (the primary approach road and existing access), and Otterburn Street (unadopted) to interface with Biggleswade Drive. It also incorporates the existing semi-circle turning area fronting the play space.

Whilst this brief does not cover the site safeguarded for a Primary School, proposals will be required to have due regard to its potential development.

Site Context / Analysis Plan:



2.2. Site setting

The proposed site sits between Pitts Heath Lane to the West, Otterburn Street to the South and Morris Homes 'The Meadows' development (planning ref: 14/00161/FUL) to the East. This consists of a mix of 2 and 3 storey residential houses and flats. There is also an area of woodland (Sandymoor Wood) to the rear of the site. Sandymoor Hall has existing access

from Otterburn Street and has a grassed area to the front. An existing residential estate borders the site to the North and consists of 2 storey houses. A footpath runs alongside Pitts Heath Lane and follows Otterburn Street along the South of the site towards Biggleswade Drive which forms part of the Morris Homes scheme. On the other side of Otterburn Street is a Sandymoor Village Green - a large expanse of grassed open space with a football pitch and children's playground. Views onto the Village Green from Otterburn Street are impeded by high and continuous landscaping and earth bund.

2.3. Site constraints / interfaces

The northern boundary of the site is essentially dead frontage due to the interface with the woodland area. The eastern boundary of site will interface with housing frontages on the Biggleswade Drive and the north western boundary interfaces with the rear and gable end of residential properties on Seaton Park. The boundary with Seaton Park is a continuous brick wall of approximately 1.8 metres high, although this may require additional landscaping and mitigation depending on interfaces. The southern boundary of site interfaces with Otterburn Streets and Village Green beyond. The western boundary of the Site interfaces with Pitts Heath Lane. Both the southern and western boundary interfaces require more active frontage treatment.

2.4. Site assets

The site's dual visible frontage: 1) to the West, overlooking Pitts Heath Lane; and 2) to the South overlooking the Village Green and playground. Sandymoor Hall provides a popular community use. The site also benefits from a predominantly southern aspect providing the opportunity for outdoor seating.

2.5. Movement & accessibility

Pitts Heath Lane is the primary road serving the site due to its connection to the A558 with Otterburn Street serving as a secondary road. Otterburn Street is currently only accessible to Biggleswade Drive by cyclists and pedestrians with bollards stopping motor vehicle access. The footpath that runs through the village green (known locally as 'the ride') connects the surrounding housing estates to the site. The tarmac footpath is clearly intended for cyclists as well as pedestrians and the locals centre would serve as a destination point for this path. Sandymoor also benefits from a number of dedicated bridleways which run close to the local centre site.

3. Vision for Place & Guiding Principles for Development

3.1. Together the Local Centre, Village Green and (subject to future need) the Primary School Site form the distinctive heart and centre of Sandymoor neighbourhood. This area will be a safe and attractive place where the wider community can come together. This will be achieved through the following overarching development principles:

- A. Human scale and contemporary design complementing and integrating the existing architectural style of the Sandymoor Community Centre;
- B. The elements of the neighbourhood centre will be linked and unified by quality public realm, including a focal point public space with active use encouraged through frontage development. The public space will physically and visually connect the Local Centre and Village Green;
- C. Movement within the neighbourhood centre will emphasise the needs of the pedestrian over the private car, whilst meeting car parking standards and access requirements appropriate for a neighbourhood centre. Shared surfaces will be used to help achieve this;
- D. Achieve connectivity and integration with existing and planned wider residential neighbourhood to encourage local access by means other than the private car;
- E. A coherent approach to landscaping and boundary treatment will be used within the neighbourhood heart; where possible natural boundary treatments will be used;
- F. The scheme must contribute to increasing the social capital of the neighbourhood with any elements agreed in coalition with the local community;
- G. Provide design solution to ensure the area is a safe place and meets the broad principles of 'secured by design'.

4. Local Centre Site Specific Policies

4.1. Acceptable Uses

Acceptable uses within the local centre are clustered into three main groups:

1. **Retail cluster** - comprising an anchor convenience store complemented by secondary units;
2. **Eating & drinking** - comprising café / bistro or family pub and public square;
3. **Social & community cluster** - comprising possible uses such as over 55 retirement housing , day care nursery and the existing community centre.

Clusters of uses should be utilised in a way which responds to the brief i.e. Eating and drinking – opportunity to provide outdoor seating / dining which animates the public square and interacts with adjoining village green play area; and, Community cluster can be used as softer interface with Biggleswade Drive.

Retail Cluster

This site is designated for a new local centre within Core Strategy Policy CS5: A Network of Centres. The policy does not specify the overall size and format of the centre however the scale of uses should be proportionate to meet the needs of Sandymoor. Acceptable uses within the local centre could include: an anchor convenience store, hair and beauty; florist; dry cleaning; and bakery and sandwich shop.

Residents did not look on inclusion of a hot food take away favourably. It must also be acknowledged that such a use helps contribute to vitality and viability of a local centre and reduces likelihood of vacant units. As such, a balance will be sought that addresses residents' concerns whilst allowing for provision. Any hot food takeaway (Use Class A5 Use) should be limited to no more than one of the smaller units. The size of the A5 unit should not exceed 40 sqm and will be limited by planning condition to opening hours sufficient to protect the amenity of the nearby residential properties.

Eating & Drinking Use Class A3 / A4)

It is evident from the community consultation that there was limited support for a Public House within the local centre; with a bistro / coffee shop viewed more favourably. The local area is already served by a number of public houses which all cater for families and provide hot food: 'Evenwood Farm', 0.9 mile, 18 minute walk; 'Red Lion' Moore, 1.3 mile, 25 minute walk; and 'Ring of Bells, Daresbury, 1.6 mile 33 minute walk. As such, it is questionable whether a standalone family public house / restaurant is a viable use for this location. Proposals which provide a bistro / coffee shop facility will therefore be looked on more favourably.

The positioning of an eating / drinking unit presents an opportunity to both provide an active use onto a new public square and also help connect the existing village green into the public realm of the Local Centre. This unit also has the potential to act a feature

building within the centre. The exact positioning needs to offer minimal disturbance to existing residential occupiers.

Social & Community Cluster (with potential to include residential)

This cluster includes the existing community centre (Sandymoor Hall) and any proposals must successfully integrate the existing building into proposals. Any additional proposals for (D1) non-residential institutions should have the support of the appropriate statutory bodies. Provision of a private day care / preschool nursery will also be permitted.

There is the potential for appropriate residential development within this cluster, particularly on land to the East of Sandymoor Hall but also potential to the West of the Sandymoor Hall. In the interests of making Sandymoor a 'neighbourhood for life' the Council preference is for an 'over 55' assisted living / retirement scheme. This could be as a standalone scheme or integrated with other social provision (with appropriate statutory body support). Active ground floor uses will be encouraged which contribute to vitality and viability of the local centre.

Whilst acceptable in principle upper storey residential use will need to ensure dedicated and safe access and parking, adequate residential management arrangements and mitigate any impacts from other local centre uses.

4.2. Design, scale & massing of buildings

The design of the new buildings should be of a human scale and form a strong and distinctive sense of place and identity for the heart of Sandymoor. Buildings should range in height to a maximum of three storeys and not form a single solid mass.

It is envisaged that the convenience store will be located on the Pitts Heath Lane frontage of the development. This building will potentially have three aspects and all should be treated to achieve the highest quality in terms of visual appearance.

The design and layout of the new local centre units shall successfully incorporate the existing Sandymoor Hall. All new building within the local centre should respect the height of the Hall. Materials will be expected to form a simple comprehensive palette of colours and styles which complement and integrate the Hall. Consideration should be given to a feature unit, most likely a bistro / coffee shop.

Any extraction installations required for any A3/A4/A5 use shall be fully incorporated into the relevant buildings and should be compatible with the building design and materials, to avoid post development bolt-on solutions.

All ancillary buildings, such as bin stores and electricity substation shall reflect the design of the local centre and the specific building they relate to. There will be no external open storage to any units.

4.3. Public realm / landscape quality

It is envisaged that the public realm relating to the local centre will comprise the following 3 key elements:

1. **Parking area and circulation spaces** - for all modes of transport with a focus on safe and attractive pedestrian movement within the Local Centre;
2. **Dedicated public 'village' square** - vibrant and free from motor vehicles, comprising: seating, community notice board and opportunities for community use. It will have a landscape / art feature;
3. **Shared surface interfaces** - with the Village Green and Primary School Site.

To enhance the character of the local centre, the scheme will be expected to provide a co-ordinated and comprehensive high quality palette of materials and designs for hard and soft landscaping. This approach should extend to street furniture including: tree and planters; refuse receptacles; seating; lighting; signage; bollards and boundary treatments. External seating arrangements shall be located sensitively to avoid adverse impact on neighbouring uses.

Specific requirements for each public realm element are:

Parking area and circulation spaces

Parking should not dominate the public realm but form a part of it. Extensive areas of black tarmac with white lined parking bays would not be acceptable as this will not create a distinctive heart for Sandymoor. A more subtle and informal approach to delineating parking and circulation spaces should be achieved with a mix of surface materials including paving, tarmac and soft landscaping. (Examples of approaches of surfacing are contained within Appendix B)

Dedicated public square

Consideration should be given for provision of shelter e.g. glazed awning within part of public square, to act as interface with the Bistro /Coffee shop to provide shelter and shade and encourage public use.

The Square should include a centre piece which acts as a focal point as part of the social capital offer to provide a civic feature for the community. This could include a public clock, piece of public art or landscape feature. Its design should be agreed with Parish Council/local residents. This could be realised and / or complemented by the design of street furniture and lighting.

The design of the square should take account of likely future use for local community events and activities, with the associated health and safety considerations. Additionally a suitably located and concealed electrical feed should be provided to assist with events and also activities such as a potential Christmas tree.

Shared surface interfaces

The public realm will be expected to integrate with the existing village green and play area and the primary school site beyond. In particular the Council anticipate that this will include the selective removal / replacement of vegetation and temporary landscape bund between Otterburn Street and the Village Green to improve interfaces and create an integrated approach to the public realm. This would include treatment to Otterburn Street to define a section of shared surface to link the local centre/ Public Square to the Village Green. This must have regard for Manual for Streets

A review of the existing grassed semi-circle / carriageway which fronts the playground and links Otterburn Street with Pitts Heath Lane should be undertaken. Proposals should show how this area will be better utilised and incorporated into the overall development and access arrangements. This area could also potentially include an entrance feature as an alternative to providing one within the public square.

4.4. Boundary treatment and interfaces

A comprehensive and cohesive approach to boundary treatment should be employed. The heart of the neighbourhood will be defined through the use of shared surfaces and spaces, as such the boundary treatments to public areas should be kept to minimum. Where they are required natural planting should be prioritised.

Where required boundary treatment must clearly demarcate space and take account of and discourage 'short cut' desire lines. Any natural boundary must be pre-grown mature hedging variety.

Boundary treatments associated with services areas shall be of high quality materials which integrate well with the overarching design of the scheme and the approved pallet of materials for the development. The use of natural planting screens will be encouraged where this reduces views into services areas.

The interface with Sandymoor Wood, to the north of the site, shall be provided with a buffer and appropriate boundary treatment sufficient to mitigate the impact of the proposed development on the sustainability of the wood. Liaison with Woodland Trust, as land owner, should be undertaken pre-application. (Further guidance in respect of Sandy moor is contained in 4.8 'landscaping and ecology' below).

Adjacent existing residential properties lie to the north on Seaton Park, and to the east on Biggleswade Drive and across Pitts Heath Lane on Dorchester Park. Full consideration needs to be given to how the scheme will minimise any unwelcome impacts on these residential occupiers and mitigation will be required where it is found that the impact is unacceptable. Boundary treatment may be required to help mitigate impact.

4.5. Street furniture and lighting

A unified palette of street furniture and lighting will be used throughout the local centre development. This needs to reflect the desire to create a distinctive heart for Sandymoor. Where any street furniture or lighting is to maintain as part of the adopted Highway,

agreement with the Local Highway Authority will be required. An illustrative street furniture and lighting palette is contained within Appendix B.

4.6. Signage, security and shutters

All new buildings and ancillary spaces will be expected to achieve 'secured by design accreditation'. Design of the convenience store, smaller commercial units and any other buildings will be expected to include glazed and transparent windows in order to maintain an active frontage where these units face onto existing roads and public spaces.

Design of any new buildings will be expected to successfully integrate bespoke security systems for the protection of doorways and windows. Externally fitted security roller shutters will be not permitted within the local centre.

4.7. Access, parking & servicing

The scheme should strongly promote modes of transport other than the private motor vehicle. It will be expected to strengthen and integrate with existing footway, cycleway and bridleway connections and connections to public transport. The scheme should make provision for cycle parking and, on the adjacent Village Green, horse tethering. Any requirement for electric vehicle charging points within scheme will be discussed at the pre-application stage.

Motor vehicle parking should be located so that it does not compromise or dominate the public realm and meets the Council's safety requirements. Where it takes place, parking should be integrated into the scheme and provide an extension of the public realm with appropriate use of a variety of materials and the incorporation of tree planting and landscaping. Parking should make appropriate provision for disabled parking spaces. Opportunities for parking bays to Pitts Heath Lane will be considered where this can be provided in a safe and attractive manner.

Car parking space numbers should reflect the role and function of the local centre - which is aimed at meeting the needs of the immediate neighbourhood where access by means other than the private car will be encouraged. Indicative Car parking requirements are:

Use	Nos
Local convenience store (based on 4500 square foot)	Maximum 25 spaces
Café	5-10 spaces
700 square foot unit e.g. hairdressers	3-5 spaces
Total	35+ spaces

It is envisaged that car parking needs of the local centre will be met by two distinct car parking areas: The first at the western end of the local centre to primarily serve the retail cluster; the second, located at eastern end and in front of the Sandymoor Hall would primarily serve the community cluster. Access to the eastern car park would be via Otterburn Street and the shared surface area. Depending on which uses will be located in the community cluster, there may be a requirement for limited time parking in the eastern

car park, to avoid all-day parking by staff. Ottersburn Street is currently unadopted and as such could continue as a private road. Any works to Otterburn Street must be to an adoptable standard.

All servicing arrangements for new buildings shall be treated sympathetically to:

- Avoid visual impact, conflicts and other harmful impact on residential amenity (particularly to Seaton Park) and local centre users;
- Provides safe and secure commercial waste storage, which is in keeping in design and appearance of the building they serve;
- Fully protect the public realm;
- Ensure it does not dominate the character of the Local centre.

A waste strategy must accompany the application which sets out the location and management of refuse and commercial waste bins.

Local Centre visitor access arrangements need to satisfy the safety standards of the Council and successfully tie in with the existing highway network. It is envisaged that the retail cluster will be located on the Pitts Heath Lane side of the development. Retail and commercial use (as well as potentially the community centres) could be successfully serviced directly from a dedicated service access from Pitts Heath Lane subject to design and risk assessments.

Approach to access and parking should take account of the potential future use of public square and adjoining spaces for occasional local community events and activities.

4.8. Landscaping and ecology

The site is within the Moore Village and Keckwick Brook Valley Landscape Character Area and this will help inform the approach to soft landscaping. The landscaping proposals should form part of a comprehensive approach to the treatment of the public realm in terms of the locations of planting and species choice. Planting within car park will be used to soften visual impact.

The application site is adjacent to Sandymoor Wood. This is protected woodland with a diverse habitat owned and managed by the Woodland Trust. The woodland needs to be physically protected, and there will be a minimum 15 metre standoff between the edge of the tree canopy and any buildings.

Any planning application will need to be supported by an up to date tree survey existing planting is mainly to the boundaries of the site and hedges within the site. Where this is demonstrated to be part of integrated approach, the Council will consider removal of some existing landscaping at the edges of the village green and play area to connect both those existing uses to the proposed local centre so that the area begins to read as one public realm.

Any planning application will need to be supported by an up to date ecological survey to establish areas of habitat and provide full mitigation measures where these are found necessary.

4.9. Other considerations

The scheme should adopt the principles of sustainable urban drainage and satisfy the Lead Local Flood Authority (LLFA) that the site will be drained appropriately and within the wider drainage arrangements for Sandymoor. Flood risk should be considered in line with local and national policies, strategies and guidance.

The area is at low risk of ground contamination therefore a Phase 1 ground investigation desk study will be sufficient to determine any requirement for mitigation.

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4.10. Indicative layout(S)

Based upon the matters identified within this brief, the following illustrative layout for the local centre and its interfaces is provided:



4.11. Community benefits / social capital offer

To realise the local centre as the heart of the Sandymoor, it is vital that it helps foster a sense of community and identity. The design of the local centre can help achieve this and a number of opportunities have been highlighted within this brief including:

- Provision of a public square as place where the community can come together, meet and hold events and activities;
- Provision of a centre piece/ focal point such as a clock, piece of public art or landscape feature, to provide to civic focal point for the community.

It is expected that the planning application will need to demonstrate how it contributes to enhancing the social capital of Sandymoor. It will need to demonstrate that any proposals have the support and have been developed in conjunction with the local community.

4.12. Management and maintenance

Hours of use for all elements will be controlled by a planning condition and licensing arrangements.

All proposals should be accompanied by an ownership and management plan demarcating land which is to be:

- Privately managed;
- Maintained under a service charge;
- Adopted and maintained by the Local Authority or Parish Council (with agreement of parties).

An indication as to what services (such as litter picking, cleansing, landscape maintenance) will be included in any service charge schedule should also be provided. The management plan should include a provision and arrangements for events.

5. Development Control Matters

5.1. Formal pre-planning advice

It is strongly advised that prior to submitting a formal planning application for the local centre, pre-application advice is sought from the Local Planning Authority. Details of Council's pre-application service can be found at:

<http://www3.halton.gov.uk/Pages/planning/Get-Planning-Advice.aspx>

Following pre-application advice, whilst not a formal requirement, it would be advantageous if the developer undertakes pre-application consultation with the Sandymoor community.

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Appendix A: Statement of Initial Findings from Consultation for the new Local Centre at Sandymoor held on 20th January 2016.

Background

Sandymoor is a residential area located to the east of Runcorn in the borough of Halton (Liverpool City Region). Recent activity on Sandymoor has seen the construction of a new free school, construction of new road infrastructure and two new housing developments start on site.

Aim of Consultation

HCA is at a very early stage of determining the most appropriate form of development for the Local Centre and Primary School site. In order to best guide the most appropriate form of development HCA has taken advice from architects developers and agents specialising in the local centre market.

The result of these early discussions has been some very outline plans showing the likely scale of development.

The aim of the consultation was to find out the initial views from local residents to help shape a more detailed development brief that HCA will take out to the market to seek developer interest in the summer of 2016.

Date of Initial Community Consultation

The initial public consultation on the development of the Sandymoor Local Centre was held on **20th January** at Sandymoor Free School between 2pm and 7pm on a drop in basis.

Advertising the Consultation

HCA provided details of the consultation event to Sandymoor Parish Council, (ROSACT) Residents of Sandymoor Against Construction Traffic and carried out a letter drop to the 1,241 properties in Sandymoor Parish.

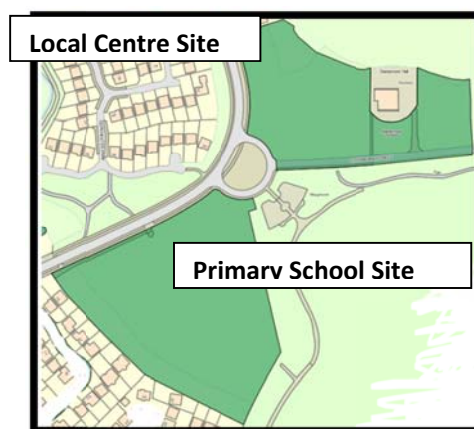
Proposals under Consideration

HCA is proposing to bring forward the development of the two sites fronting Pitts Heath Lane shown below.

- **Local Centre Site** - The site fronting Pitts Heath Lane and Otterburn Street that wraps around the Community Centre has been previously identified as the site of a Local Centre.
- **Primary School Site** - The more southern site fronting Pitts Heath Lane has previously been identified as a potential primary school site.

The focus of the consultation was to consider the plans prepared by Pozzoni Architects. The plans showed variations of designs with the following uses:-

- Convenience store – Approx 600 sq/.m (typical operators Sainsburys Local / Coop / Nisa)
- 3 or 4 smaller retail units



- Possible users – Café, Health & Beauty Salon, Fast Food Takeaway, Dry Cleaners, Butchers, Bakers
- Public House
- Potential residential development above retail
- Possible doctor's surgery with pharmacy.
- Car Parking
- Primary School
- Assisted Living

Information at the event was provided by Richard Jones of Homes and Communities Agency and Nathan Renison and Sally MacDonald of Halton Borough Council.

Feedback was requested on the development proposals on the attached form.

Attendance at the Event

The event was attended, with 182 people signing in and 130 people providing written feedback on the forms provided.

Overall the feedback focused in some detail on the types of users that residents would find acceptable within the local centre retail area and provided general commentary on the development of the Primary School site.

Specific Feedback

- **Public House** – Of the 130 written comments 11 people were in favour (8.5%) and 86 people were against (66%) the idea of the Public House. 33 (25%) people did not express an opinion. Of the people who expressed an opinion 11% were in favour and 89% were against
 - 46 people (35%) expressed the opinion that rather than a Public House a Bistro/Coffee Shop would be acceptable.
 - **Convenience Store** - Of the 130 written comments 70 people were in favour (54%) and 4 people were against (3%) the idea of the Convenience Store. 56 people (43%) did not express an opinion. Of the people who expressed an opinion 95% were in favour and 5% were against.
 - **Medical Centre** - Of the 130 written comments 38 people were in favour (29%) and 3 people were against (2%) the idea of the Medical Centre. 89 (68%) people did not express an opinion. Of the people who expressed an opinion 93% were in favour and 7% were against.
 - **Shop Uses**
 - **Betting Shop** - Of the 130 written comments 1 person was in favour (1%) and 40 people were against (30%) the idea of a Betting Shop. 89 (68%) people did not express an opinion. Of the people who expressed an opinion 2% were in favour and 98% were against.
 - **Take Away Food** - Of the 130 written comments 8 people were in favour (6%) and 57 people were against (44%) the idea of a fast food takeaway. 65 (50%) people did not express an opinion. Of the people who expressed an opinion 12% were in favour and 88% were against.
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General Comments in relation to the retail element: -

In general people expressed a positive view in respect of the local centre. There was a commonly expressed view that site had been allocated for a local centre for a number of years and people had been consulted previously with little consequent action.

Additionally there were some common themes raised:

- Residents expressed views regarding the number of retail to be built. Residents did not want vacant units -
- Residents expressed views in relation to the scale and design of the retail development –
- Concerns in relation to opening up Otterburn and Biggleswade opening to through traffic -
- Concerns in relation to the proximity of development to Morris Homes scheme -
- Suggested Uses:
 - Hair & Beauty
 - Vet practice
 - Butchers

Resident Comments -

“No space age buildings”

“Shop fronts to be in keeping with surroundings”

“ Village centre with clock tower”.

Comments in respect of the Primary School Site: -

- **Primary School** – In general people expressed a positive view in respect of the school. The site had been allocated for a school for many years and people were generally relieved to see progress.
 - There were a range of specific opinions expressed in relation to the Primary School site, including:-
 - Drop-off and pick up arrangements.
 - The provision of a Pre-School and Nursery attached to the school was requested.
 - Impact on other schools.
 - Comments in relation to the proximity of development to Malmesbury Park residents.

Resident Comments relating to Primary School -

“You need to make adequate provision for parking and drop off of younger children”

“School is vital, but also this also requires a full time feeder nursery”

“ I would like a pre-school”

“ Excellent, important to consider parking to prevent parking on residential roads”.

- **Care Home / Assisted Living Development.** – In general there was some confusion created by the plans saying “Care Home”. What is being proposed by Homes and Communities Agency was an assisted living developments to provide opportunities for people over the age of 55 to perhaps downsize and retain a level of independence. Assisted living developments are regularly constructed with an open bistro/restaurant which would be open to the public to use.
 - There were a range of specific opinions expressed in relation to the use of the site for Assisted Living, including:-

- Scale of development -
- Questioning why it is needed –
- Are there plans for Sandymoor to provide more bungalows –

Resident Comments relating to Assisted Living-

“Not sure on Care Home, would prefer to see sheltered homes for the elderly”

“I think the idea for housing for 55+ is a good idea for people to downsize.”

“The Care Homes is fine – How about any Bungalows”

“ (The development is ..)Too crowded”

“As long as in keeping with style and height of existing properties”

General Resident Comments

There were a number of issues raised in relation to the broader Sandymoor development.

Although not necessarily to be located on the sites in question, residents raised comments in relation to the potential for the provision of improved sporting facilities on Sandymoor.

Furthermore residents raised questions in relation to the retention, maintenance and improvement of green spaces throughout the wider Sandymoor area.

Initial Summary:

Public House –	A clear majority of residents are against a public house. A number of residents have suggested a coffee shop/bistro.
Retail Uses–	A clear majority of residents are in favour of a convenience store.
Betting Shop-	A clear majority of residents are against a betting shop.
Takeaway -	A clear majority of residents are against a takeaway.
Medical Use -	Residents appear to be in favour of a medical centre, if local authority/primary care trust funding is available.
Primary School	Residents primary questions in relation to the primary school are in relation to the drop off facilities to be provided and the need for extended pre-school/nursery uses to be accommodated.
Assisted Living	Residents primary questions in relation to understanding what is meant by assisted living and ensuring that the scale of development is in keeping with the existing Sandymoor development.
Green Spaces	Residents raised questions in relation to the retention, maintenance and improvement of green spaces to possibly include improved sporting facilities throughout the wider Sandymoor area.
