

REPORT TO: Development Control Committee

DATE: 8 May 2017

REPORTING OFFICER: Strategic Director – Enterprise,
Community and Resources

SUBJECT: Sandymoor Local Centre Development
Brief

WARD(S): Daresbury

1.0 PURPOSE OF THE REPORT

1.1 This report is to inform members of the Sandymoor Local Centre Development Brief (see attached).

2.0 RECOMMENDATION: That

(1) the brief be noted and be used to provide assistance/guidance for developers.

3.0 PURPOSE OF THE BRIEF

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.

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 consider 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.

4.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

Document	Place of Inspection	Contact Officer
Sandymoor Local Centre Development Brief	Municipal Building, Widnes	Andrew Plant / Nathan Renison