



Sandymoor South, Runcorn

Outline Planning Application Summary

Homes England has recently submitted an outline planning application to Halton Borough Council (HBC) for the delivery of up to 250 new homes at Sandymoor South, Runcorn.

This note provides a summary of the proposed development and a brief explanation of the technical matters influencing these plans.

To view full details or to comment on the information submitted by Homes England to HBC, please visit <https://webapp.halton.gov.uk/planningapps> and search for Case Number 22/00543/OUTEIA

Who are 'Homes England'?

Homes England is the government's housing agency, and the 'applicant' for this outline planning application. We are tasked with the job of unlocking public land and delivering much-needed new homes across England.

What is an 'outline' planning application?

'Outline' is a less-detailed type of planning application designed to agree the 'principle' of development coming forward on a site. Specific details like layout, scale, appearance and landscaping will be agreed at a later date - submitted to HBC through "reserved matters" applications.

Proposed development



In response to public consultation and discussions with stakeholders; the following development is proposed:

- 1 Up to 250 high-quality new homes (2, 3 and 4 bed) with apartments overlooking the Bridgewater Canal
- 2 Areas of public open space, wildlife ponds and Sustainable Drainage (SuDS) framing the development
- 3 Network of pedestrian, cycle and bridleway routes, linking with the adjacent Wharford Farm site
- 4 Retention of mature trees, hedgerows and ecology ponds to achieve Biodiversity Net Gain
- 5 Vehicle access from Windmill Hill Avenue, Walsingham Drive and Wharford Farm with tree-lined main streets
- 6 Central play area and green space maximising the setting of Sandymoor Brook
- 7 20m stand-off from railway corridor
- 8 Supporting site infrastructure (e.g. substations) - locations TBC



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Homes England's outline planning application also responds to a variety of technical matters, including:

- physical site constraints;
- planning policy requirements; and
- any likely significant environmental impacts the development may have on nearby receptors.

A full assessment of the proposed development can be found in the **Environmental Statement** and **technical reports** accompanying the outline planning application.

Surface Water Drainage

Surface water drainage requirements for the site have been carefully considered in response to a Flood Risk Assessment (FRA) exploring ground conditions, hydraulic modelling and site levels.

Rain water from the site will be conveyed via gravity towards the northern boundary, where sustainable drainage systems (SuDS) will control flows into Sandymoor Brook.



Ecology & Biodiversity

Working with existing areas of vegetation, tree / shrub planting, ponds, hedgerows, and other ecological features (including the nearby Bog Wood) the following measures are proposed:

- high-quality trees and their root protection zones will be retained wherever possible;
- the existing great crested newt reserve will be extended with new ponds and habitat;
- a 20m-wide ecology and noise buffer will be provided adjacent to the railway embankment;
- 'green corridors' will be introduced to maximise existing site-features like Sandymoor Brook and the adjacent Bridgewater Canal; and
- Construction Environmental Management Plans (CEMPs) will be used to avoid or limit impacts on wildlife and habitats during construction.

Overall, 'biodiversity net gain' for habitats and hedgerows across the site will be achieved.

Highways & Transport



The outline planning application includes details of vehicular access into the site from:

- Windmill Hill Avenue (via New Norton Bridge);
- Walsingham Drive; and
- the railway arch linking with Wharford Farm.

The Transport Assessment submitted to HBC shows how these access points provide for safe and convenient connections with the adopted highway at sufficient capacity for all users.

A central spine road called 'The Avenue' will include a cycle route and grass verges with tree planting and space for a bus, whilst residential parking will be accommodated in line with local standards, and overlooked by properties wherever possible.

Sustainability



Recently re-allocated in HBC's local plan, the site has already been assessed as an entirely suitable and sustainable location for new homes, with good access to public transport and local facilities. Specific sustainability measures relevant to the scheme like embodied carbon and EV charging points will be conditioned or implemented at detailed design stage, as agreed with HBC.

Affordable Housing & Social Infrastructure



In line with HBC's adopted local plan, at least 20% of the proposed new homes will be made available as affordable tenures. This, and any necessary financial contributions towards supporting infrastructure, will be secured through a Section 106 agreement, to be agreed with HBC.



What are the next steps?



Homes England will continue to work with HBC, the local community and relevant stakeholders. A subsequent planning application for Wharford Farm will follow in 2023.

Updates can be found at www.sandymoorandwharford.co.uk