



Sandymoor Parish Council

Sandymoor Parish Council comments to Halton Borough Council on:-

Planning Application 13/00190/FUL – Proposed 900 place secondary school along with means of access, car and coach parking, to land south of Wharford Lane and east of Otterburn Street, Sandymoor Runcorn.

"There were 4 main issues raised by community members at the council-run consultation event which have been considered. These were based around: Flooding (a combination of existing problems and concerns about the development), Traffic (mostly new development), Noise & Anti-Social behaviour. The parish council considered that the noise and anti-social behaviour issues were non material considerations, but that the Borough Council may wish to have experts examine the traffic and flooding reports raised within the application - we do not have the expertise within the council."

Re: Flooding - Sandymoor Parish Council note that schemes already put in place may help flooding issues, but not necessarily solve these issues

During the development of the site, residents of Newmoore Lane and Wharford Lane area will suffer disruption. Therefore the Parish Council would ask that the Borough Council consider if the developers should find alternative access on to the site prior to any development being undertaken. One suggestion raised by a member of the public was that a pre commencement condition be attached that directs this, possibly by way of an extra haul road is constructed to deter traffic from Wharford Lane and Newmoore Lane junction during construction, and this road is retained for further development on Sandymoor, in order to keep children away from areas of development.

As future development of Sandymoor, as per the Masterplan, is undertaken, any construction traffic that would be generated as part of that process is separated from the school in some way. The Parish Council wish to be at the forefront of any discussions around the Sandymoor planning process.

Sandymoor Parish Council would ask that if this development goes ahead, any Section 106 monies that would be paid to Halton Borough Council by the Homes and Communities Agency, in the region of £350k, be invested on the infrastructure within Sandymoor for the benefit of the community. Sandymoor Parish Council would welcome the chance to be involved in the decision process for this money to be spent."

Sandymoor Parish Council would also wish to clarify that there has been no approach from the School or prior insinuation from the Council that any shared usage arrangements may be entered into in the future should the Parish Council successfully adopt the areas of green space within the Parish. We are concerned by the contents of the development control committee's report (The last paragraph of section 21 on Page 48 in particular) which infer a prior arrangement or more intimate relationship than exists.

The Parish would also wish to make representation at the Development Control Committee on Wednesday, 1st July at 6.30 p.m. where the application will be discussed. An application form for attendance at this meeting has been posted to you.

Frances Street
Clerk to Sandymoor Parish Council