



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.

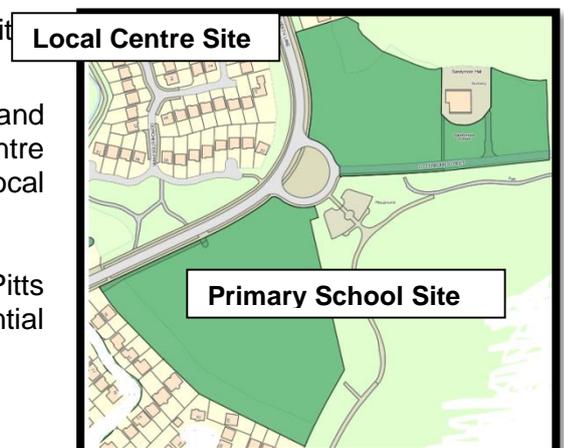
Advertising the Consultation

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, Candlestick makers!
- 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 well, 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.



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 – A clear majority of residents are in favour of a convenience store.

Uses

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.
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Next Steps:

HCA will produce a revised statement of design with some revised drawings to inform the the preparation of a design brief for the scheme which will be prepared by Halton Borough Council.

The following is an indication as to the timeline for the retail element to come forward for development.

Retail Element Time Line

- HCA prepare revised drawings - March 2016
- Halton Borough Council prepare design brief – May 2016
- Resident consultation on design brief and revised drawings – June 2016
- HCA approach market for developer/user interest – July 2016
- HCA receives offers – September 2016
- Consultation on proposals. – October 2016
- HCA contracts with preferred developer – December 2016
- Preferred developer submits planning application – March 2017
- Planning permission granted – June 2017
- Start on site – August 2017
- Completion – August 2018

The timeline for the school will

HCA will be circulating this report to Sandymoor Parish Council, (ROSACT) Residents of Sandymoor Against Construction Traffic and all parties who attended the consultation and left an email address.

Richard Jones

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Date 10/02/16