

REPORT TO: Urban Renewal Policy and Performance Board

DATE: 23 January 2008

REPORTING OFFICER: Strategic Director - Environment

SUBJECT: Sandymoor Supplementary Planning Document (SPD) approval for statutory period of public consultation.

WARDS: Boroughwide

1.0 PURPOSE OF THE REPORT

1.1 The purpose of this report is to inform Members of the recent approval by Executive Sub Committee for the publication of the draft Sandymoor Supplementary Planning Document (SPD) for the purposes of a statutory period of public consultation.

2.0 RECOMMENDATION: That the contents of the report be noted and detailed comments concerning the detail of the draft SPD be submitted as representations during the forthcoming consultation exercise.

3.0 SUPPORTING INFORMATION

3.1 The Sandymoor area of east Runcorn has been allocated for housing development for a number of years, most recently being confirmed as Phase 2 housing allocations in the Halton UDP. The area is expected to make a significant contribution to new house-building within the borough over coming years and Members may be aware that an innovative planning obligations legal agreement has already been put in place to secure funding for necessary off site highways and infrastructure improvements.

3.2 The development of the Sandymoor area is to be guided by a comprehensive Masterplan that is to be incorporated into the Council's planning policy framework by way of the Sandymoor SPD (**Appendix 1**). The draft of this has been produced by collaborative working between numerous departments of the Council, English Partnerships and their consultants.

3.3 The production of the SPD has been delayed due to the need to resolve unexpected technical issues. These technical issues have lead to the requirement for English Partnerships to secure planning permissions covering portions of the site in advance of the SPD process, including an outline planning consent for residential development and revised access arrangements for the southern portion of the site.

- 3.4 It is the intention that the SPD should be completed and formally adopted in time to inform the determination of all further applications, including the forthcoming reserved matters planning applications in relation to the extant outline consents.
- 3.5 Executive Sub Committee (10th January) granted approval for the document to be progressed to a period of statutory public consultation, subject to final pre-publication amendments principally regarding the inter-relationships with emerging proposals for surrounding sites at Daresbury Science and Innovation Campus and Wharford Farm. The public consultation period is expected to commence during February and run for a period of 6 weeks.
- 3.6 In addition to the SPD document itself, the new planning system requires that we prepare and publish a list of those consulted, comments received and how these were taken into account during preceding stages in the form of a Statement of Consultation (**Appendix 2**).
- 3.7 Another requirement is that a scoping exercise must be undertaken to assess whether a Strategic Environment Assessment (SEA) is required, and that a Sustainability Appraisal (SA) is produced. The purpose of the SA is to independently assess the contribution that the Sandymoor SPD will make to achieve the social, economic and environmental objectives of sustainable development. The SA also refers back to the conclusion and responses received in relation to the Scoping Report. The SA Report (**Appendix 3**) is will be consulted upon at the same time as the Draft Sandymoor SPD.
- 3.8 Once the formal public consultation exercise has been conducted, the responses will be recorded and taken into account. It is intended that a further report will be taken to Executive Board, seeking formal adoption of the Sandymoor SPD.

****All appendices are available in the Members Room****

4.0 POLICY IMPLICATIONS

- 4.1 The SPD when adopted will form part of the Local Planning Framework for Halton and will be a material consideration in the consideration of any applicable planning applications.

5.0 OTHER IMPLICATIONS

- 5.1 No other implications

6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

6.1 Children and Young People in Halton

The SPD continues to reserve a site for a new primary school, should it be required and seeks to create an attractive and safe hierarchy of

pedestrian and cycle routes, bridleways and a hierarchy of play spaces to accommodate the needs of children and young people within the area.

6.2 Employment, Learning and Skills in Halton

The SPD continues to reserve a site for a new primary school, should it be required and will seek to make appropriate connections, including by sustainable transport options, to surrounding educational and employment opportunities.

6.3 A Healthy Halton

The SPD is intended to facilitate the development of a safe, attractive and healthy community that incorporates opportunities for recreation and for healthy travel options.

6.4 A Safer Halton

The SPD is intended to facilitate the development of a safe, attractive and healthy community that incorporates opportunities for recreation and for healthy travel options incorporating the principles of Designing for Community Safety.

6.5 Halton's Urban Renewal

The SPD is intended to facilitate the development of a safe, attractive community incorporating a number and range of housing sizes and styles under-represented in the local market, boosting Halton's housing offer and attractiveness to existing and in-migrating families.

7.0 RISK ANALYSIS

7.1 Incorporating the detailed design principles as set out in the SPD into the adopted planning framework for the Borough will increase certainty for developers, the local community and should assist in the determination of future planning applications for development of this site.

7.2 Risks associated by not enshrining these principals in planning policy are likely to be minimal as many elements will be covered to varying degrees by standard English Partnerships site disposal contractual requirements, however this relies on third party actions and removes the opportunity for engagement with, and input from, the existing residential community.

8.0 EQUALITY AND DIVERSITY ISSUES

8.1 There are no equality and diversity issues contained in the report.

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

Document	Place of Inspection	Contact Officer
Draft Sandymoor SPD	Rutland House	Alasdair Cross
Sandymoor SPD Draft Statement of Consultation	Rutland House	Alasdair Cross

Sandymoor SPD Draft
Sustainability Appraisal
Report

Rutland House

Alasdair Cross