



SANDYMOOR

Draft Supplementary Planning Document

Statement of Consultation



Presented for Public Consultation between
XX December 2007 and XX January 2008

Forward Planning
Environment Directorate
Halton Borough Council
Rutland House
Halton Lea
Runcorn
WA7 2GW

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Introduction

Under the Planning and Compulsory Purchase Act 2004 it is a requirement to prepare and publish a Consultation Statement for a range of planning policy documents, including Supplementary Planning Documents (SPDs). This is a reflection of Government's desire to "strengthen community and stakeholder involvement in the development of local communities". In due course the Council will be adopting a Statement of Community Involvement (SCI), that will set out how the public will be consulted on new planning policy and significant planning applications. Once the SCI is adopted, all such planning documents will be required to conform with its provisions. This Consultation Statement has been prepared in advance of the SCI, but aims to reflect the intentions of Government planning guidance for reporting on community involvement in the plan making process.

This Statement of Consultation sets out the details of the Partnership Consultation conducted by Halton Borough Council in relation to the draft Sandymoor SPD. It also provides details on the significant non-statutory consultation held with various bodies throughout the preparation of the draft Sandymoor SPD. It is being made available during the formal period of public consultation, alongside the draft Sandymoor SPD and the Sustainability Appraisal Report, in accordance with Regulation 17 (1) of the Town and Country Planning (Local Development) (England) Regulations 2004.

Stakeholder Consultation

Initial Partnership Consultation Period: 28th July 2006 – 14th August 2006

Date of consideration of representations: Various

The following section of this Statement establishes the consultation undertaken to date during the preparation of the draft Sandymoor SPD. This includes comments received by the Council during the statutory Pre-Production and Partnership Consultation periods between **2nd February 2006** and **16th March 2006**, and **28th July 2006** and **14th August 2006** respectively, and also sets out additional feedback received during further non-statutory consultation with key stakeholders and bodies, including that at the following events:

- **Stakeholder Event at Sandymoor Hall** – 21st September 2004;
- **Public Exhibition at Sandymoor Hall** – 1st April 2005;
- **Public Exhibition at Sandymoor Hall** – 27th November 2006.

Given the significant number of consultees involved in the Sandymoor SPD preparation process, for ease of reference, the consultee comments and responses are each individually displayed.

N.B. – All paragraph and page references relate to the numbers as set out in the Partnership Consultation draft Sandymoor SPD.

Environment Agency

Consultee	Date and Method of Response	Comments	Response
Environment Agency	Letter dated 22 February 2006 (Response to Pre-Production Scoping Report)	EA welcomes and supports the inclusion of ' <i>Biodiversity and Landscapes</i> ' as long-term priorities in the SA for Sandymoor.	Noted
		The development of Sandymoor provides an ideal opportunity to sensitively incorporate a ' <i>Sustainable Urban Drainage System</i> ' (SUDS).	Existing sewerage system designed to accommodate surface water drainage. Roof drainage/SUDS where appropriate.
		Reedbed and wetland creation would enhance biodiversity, and contribute to the Cheshire and Halton Biodiversity Action Plan (BAP) targets for Phragmites Reedbed.	Opportunity for Phragmites Reedbed is contained in area designated for wildlife and particularly in the

			southern Sandymoor nature reserve area.
		Reference should be made to existing flood storage basins adjacent to Keckwick Brook downstream in Manor Park.	Noted
		Opportunities exist to enhance and undertake sensitive remedial works to the channellised Keckwick Brook Corridor.	As part of overall wildlife strategy the existing brooks will be enhance to improve wildlife habitats.
		The EA will object to any residential development in areas of high flood risk. The EA supports the development of open space in flood-risk areas.	Flood mitigation design work is currently being undertaken to incorporate potential flood risk areas into the proposed open spaces.

Natural England (formerly English Nature)

Consultee	Date and Method of Response	Comments	Response
Natural England	Pre-Production Scoping Report Consultee	No Comments Received	-----

English Heritage

Consultee	Date and Method of Response	Comments	Response
English Heritage	Letter dated 6 th February 2006 (Pre-Production Scoping Report)	EH acknowledge the conclusion that the SPD is unlikely to have significant environmental effects, and thus does not require a SEA.	Noted
		Identify that the Scoping Report does not include information on the historic and built character of the area in the section on <i>Site-Specific Baseline information</i> .	Noted
		EH suggest that the baseline information be supplemented by an appraisal of the ' landscape and townscape character ' of the area to identify areas of importance, and areas for protection and enhancement. This is considered important in reference to the aims of the SPD; to promote high-quality design and create a sense of	The character of the area has been formed by the 80's/90's development. There is a chance to create a unique new character at Sandymoor. No formal appraisal has been published but as part of design process

		place.	the important landscape and townscape characteristics have been identified, and protected and enhanced where possible.
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Countryside Agency

Consultee	Date and Method of Response	Comments	Response
Countryside Agency	Letter dated 27 th February 2006 (Pre-Production Scoping Report)	CA considers that the draft SPD for Sandymoor is unlikely to have a significant effect on the landscape, nor the enjoyment of it through access.	The draft Masterplan has taken into account effects on the local landscape and has also recognised and enhanced access to the wider countryside as well as providing access through the development.
		The Scoping Report does not refer in detail to landscaping issues.	Noted

Government Office for the North West (GONW)

Consultee	Date and Method of Response	Comments	Response
GONW – Diane Wheatley	E-mail dated 8 th August 2006 (Partnership Consultation draft SPD)	1) Page 4 Site Context: it would be useful here in the site context to show an extract from the proposals map to illustrate the main UDP policies that will apply. It would also be helpful of the masterplan diagram where included nearer the beginning of the document so that the reader has the main context for the details in the further chapters.	Accepted. A UDP extract will be provided in the SPD/Design Statement.
		2) Para 2.3: it would be helpful here to give up to date context of the supply coming forward and how this affects the release of phase 2 housing sites.	Noted. A phasing strategy for the development of Sandymoor is still to be determined at present.
		3) Para 3.13: reference to Masterplan in appendix 1, but it is not included there.	Noted. This will be included in the SPD.
		4) Para 3.19: flood risk is an important issue that will need to be taken into account. In relation to the 'land swap' with land in southern Sandymoor, it appears from the new	Accepted. The changes relate to new flood and other constraints, and do differ from the UDP. However these issues

		plans that the residential development site boundaries will be changed / extended from those on the proposals map in the adopted UDP. This could cause problems as landowners and nearby residents may have concerns about this new proposal as they differ from what is in the UDP.	have been discussed between stakeholders during the consultation process. The Masterplan is there to provide the illustrative context for this area in light of the re-configuration of developable land. It is proposed that a planning application will be submitted to Halton BC for the proposed 'land-swap' as per the UDP proposals map.
		5) Section 4: supplementary policy guidance. There is a list of UDP policies in the back of the document, but it would be beneficial to refer to them within the main text of the document, to help the reader to see how they apply: for example, in this section many considerations seem to supplement UDP policies, so it would be useful to refer to them briefly here. Some of the references to appendices are incorrect in this section.	Noted. The relevant generic UDP policies will be listed within an Appendix in the final SPD.
		6) SMTP3: it would be helpful to include a diagram showing this greenway network: I found this and others hard to find on the main masterplan, but it was hard to read the masterplan writing so it could be that the writing was just too small for me find this. You may wish to look at the scale/printing of the masterplan diagram if other people are having similar problems.	Accepted. This will be provided in the Design Statement and SPD.
		7) General: there is some repetition in the document, which you will probably cut down on in the final draft.	Noted.
		8) Chapter 5: there are references to high and low densities in this chapter: it would be helpful to explain this in the context of SMH2.	Noted.
		9) Page 35: public transport is mentioned briefly here and another couple of parts of the document. It would be beneficial to build on this element and look at the provision of public transport in order to highlight it to developers, given the importance of making these new developments sustainable and accessible.	Existing bus, bicycle, and pedestrian routes and proposed additions will be provided in the Design Statement and the SPD.
		10) Page 39: references to areas	Noted.

		on the diagram need moving down (you probably already have this covered).	
		11) Page 41: fourth paragraph, last sentence: change wording to ‘..would be no direct <u>vehicular</u> access to individual buildings...’.	Noted.
		12) Para 10.2: the parking standards referred to appear to be different to those in the UDP. You will also need to take in account your forthcoming transport and accessibility SPD.	Noted. Car parking standards and street design principles have previously been agreed with Halton BC.
		13) Section 11: the development of the Brookwood area involves the establishment of a local centre, so section 11 should refer to PPS6.	Noted.
		14) General: more mention could be made of monitoring and the role of the AMR in assessing the effectiveness of the SPD/policies.	Noted. A section will be included within the SPD referring to its management and annual review.
		15) General: as the SPD supplements the UDP, when this is replaced the SPD may need revising.	Noted. It will be reviewed during the LDF process.

Sandymoor Community Association

Consultee	Date and Method of Response	Comments	Response
Sandymoor Community Association	Partnership Consultation draft SPD Consultee	No Comments Received	N/A

United Utilities

Consultee	Date and Method of Response	Comments	Response
United Utilities	Letter dated 10 th August 2006 (Partnership Consultation draft SPD)	<p>Water Supply A water supply can be made available to the proposed development.</p> <p>A separate metered water supply to each unit will be required at the applicant's expense and all internal pipework must comply with current water supply (water Fittings) regulations 1999.</p> <p>Our water mains will need extending to serve any development on this site. The applicant, who may be required to pay a capital contribution, will need to sign an Agreement</p>	Noted.

		<p>under Sections 41, 42 & 43 of the Water Industry Act 1991.</p> <p>The provision of a mains water supply could be expensive.</p>	
		<p>Several water mains cross the site. As we need access for operating and maintaining them, we will not permit development in close proximity to the mains. A modification of the site layout, or diversion of the main at the applicant's expense, may be necessary.</p> <p>Any necessary disconnection or diversion required as a result of any development will be carried out at the' developers expense.</p> <p>Under the Water Industry Act 1991, Sections 158 & 159, we have the right to inspect, maintain, adjust, repair or alter our mains. This includes carrying out any works incidental to any of those purposes.</p> <p>The developer should be instructed to contact our Water Fittings Section at Warrington North WwTW, Gatewarth Industrial Estate, off Liverpool Road, Sankey Bridges, Warrington, WA5 2DS.</p>	<p>Noted. The Masterplan takes account of the main utilities, and easements have been integrated into the design where they are required.</p> <p>Noted.</p> <p>United Utilities (Water Connections) have been contacted.</p>
		<p>In considering the sustainability of the development, it is encouraging to see (page 36) comments on energy efficiency. However, we have not found any similar comments on water demand management. Whilst we currently have no potable water shortage in the north west of England, we cannot be complacent and predictions of global warming impacts suggest we should manage the demand for water when possible.</p> <p>United Utilities is aware that some local authorities are utilizing a national scheme "EcoHomes" and are adopting this as a means of encouraging developers towards environmental sustainability. Indeed the former Office of the Deputy Prime Minister (ODPM) now the Department for Communities and Local Government is likely to require its application in future development. Water efficiency is part of the scheme. For information the web link is - http://www.breeam.org/ecohomes.html</p> <p>Whilst water meters encourage responsible use of potable water, we would also advise attention to building design to conserve potable water. This could include water saving devices</p>	<p>Noted.</p> <p>The Design Codes currently being drafted reflect an initial target of EcoHomes 'very good.' Water saving devices are required.</p>

		<p>such as low volume taps (except at the kitchen sink), low volume showerheads, dual flush toilets, save-a-flush devices, water efficient washing machines and dishwashers.</p> <p>In this way, the Sandymoor development is an opportunity for the local authority to demonstrate its responsible 'green' vision for the future.</p>	
		<p>Wastewater This development must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the watercourse/soakaway/surface water sewer and may require the consent of the Environment Agency.</p> <p>This is the most sustainable system of draining development sites</p>	<p>Noted. A separate drainage system already exists and has adequate capacity to take the additional flow from the updated Masterplan.</p>
		<p>Several public sewers cross the site and we will not permit building near to them. We will require an access strip of no less than 6 metres wide, measuring at least 3 metres either side of the centre line of the sewer, for maintenance or replacement. Therefore, a modification of the site layout, or a diversion of the affected public sewer at the developer's expense may be necessary.</p>	<p>Noted. The Masterplan incorporates the correct width of easement required for the size and depth of sewers present.</p>
		<p>General Deep rooted shrubs and trees should not be planted in the vicinity of underground/overhead utility services.</p> <p>United Utilities offers a fully supported mapping service at a modest cost for our electricity, water mains and sewerage assets. This is a quality service, which is constantly updated by our Map Services Team (Tel No 0870 7510101) and I recommend that the applicant give early consideration in project design as it is better value than traditional methods of data gathering. It is, however, the applicant's responsibility to demonstrate the exact relationship on site between any utility assets that may cross the site and any proposed development.</p>	<p>Noted.</p> <p>Noted.</p>

Manchester Ship Canal Company

Consultee	Date and Method of Response	Comments	Response
Louise Morrissey,	Partnership Consultation draft	Expressed that Peel Holdings would wish to continue to be consulted at an	Noted.

Peel Holdings	SPD	early stage as the proposals progressed to avoid any avoidable objections, and to ensure that the integrity of the canal is not affected by any development proposals.	
Janet Roberts, Bridgewater Trust	Partnership Consultation draft SPD Consultee	No Comments Received.	-----

Persimmon Homes (formerly Westbury Homes)

Consultee	Date and Method of Response	Comments	Response
Broadway Malyan (on behalf of Persimmon Homes)	Letter dated 18 th August 2006 (Partnership Consultation draft SPD)	Structure and Purpose and Status We would first like to express our disappointment to the Council for publishing the SPD for stakeholder consultation, when there is vital information missing from the document relating to the flood risk area boundary. The flood area boundary will have significant impacts on the Masterplan and therefore the content and details of the SPD. We understand the Council wants to move forward with the adoption of the document, but we feel that consultation at this stage is meaningless, as many of the stakeholders comments will be affected by the flood area boundary. On this basis, we therefore reserve the right to make further comments once this information has been published.	Noted. The content for much of the SPD is generic so would not alter. Character area codes would not alter. Only the Masterplan and extent of the northern character areas may change.
		We also have other concerns regarding the content and structure of the document. Although the beginning of the document states that it is an SPD, chapters 5 to10 have the content of a design guide/ design code as oppose to planning policies supplementary to the Halton UDP. We would strongly urge the Council to redraft the document to contain chapters 1 to 4 and 8 as an SPD, with the information contained within chapters 5 to10 redrafted as a design guide/ design code with the appropriate status.	This is part of a discussion the consultancy team has been having. Proposals have included 3 separate documents comprising one overall pack of Policy (SPD), Design (Masterplan) and Guidance (Design Codes). At present the format and content of the document is still being discussed.
		We are also of the view that the design guide/ design code should ensure a fair level of flexibility and not be overly prescriptive. We understand the need	Disagree. The code is not considered to be overly prescriptive. The coding is sufficiently

		for the design of the development to be cohesive between sites, however we are of the opinion that this should be reflected in the design of public space as oppose to being overly prescriptive about the detailing and use of materials for the dwellings	prescriptive about dwellings to give the cohesive development design rather than use of standard house types. Equally the open space coding affords flexibility.
		<p>Draft PPS25: Development and Flood Risk</p> <p>Although reference is made to draft PPS25: <i>Development and Flood Risk</i> within chapter 11, the document fails to address the implications of the new Direction and the impacts the Direction could have on the delivery of the Masterplan. The document also fails to apply the exceptions test to the SPD.</p> <p><i>“The Exceptions Test should be applied to LDD allocations for development and used to draft criteria- based polices against which to consider planning applications. Where it needs to be applied, it should be done as early as possible – in LDDs and in Supplementary Planning Documents (such as development briefs). This will minimise the need to apply it to individual planning application”</i></p> <p>PPS25 ‘Development and Flood Risk’ Paragraph D7</p> <p>Draft PPS25 along with the flood risk Direction is due to be published in Autumn 2006 and should therefore be given the appropriate weight as emerging national policy. We feel particular attention should be given to applying the exceptions test to the document to ensure the robustness of the document.</p>	Noted. Further information to be added to SPD to reflect these comments.
		<p>Planning obligation</p> <p>Extensive discussions have already taken place to agree the Heads of Terms with regard to developer contributions, which has led to a signed Section 106 agreement with contributions index linked. We are concerned about references, within the SPD, that suggest further developer contributions will be sought. We strongly object to increasing the amount sought by the Council, as this</p>	Noted. The SPD will not seek to require additional S106 contributions from developers beyond that already agreed and signed for with regards to respective S106 Agreements with Halton BC.

		could have serious implications on the development of Sandymoor and possibly prevent development from coming forward.	
		<p>Outline consents</p> <p>The document fails to recognise outline consents already achieved on the site. We would like the Masterplan illustrations redrafted to show where outline consents have already been granted. The principle of developing the site for 149 houses, road, and associated landscaping has already been achieved on our client's site, we are therefore of the opinion that the SPD should be redrafted to recognise this consent.</p>	Noted. The final phasing strategy to be included in the SPD will provide information relating to extant planning permissions at Sandymoor.
		<p>Road location</p> <p>After several discussions with the Council, we are disappointed to see that the road layout on the Masterplan still does not go underneath the pylons on the eastern site of the site. If the road does not go directly underneath the pylons, then the developable area of our client's site is significantly reduced, and would prevent the developable area of the site from coming forward.</p> <p>Our comments are supported by PPG3: <i>Housing</i>, which states that:</p> <p><i>'Local planning authorities should avoid development which makes inefficient use of land' and 'encourage housing developments which make more efficient use of land'</i></p> <p>The document also goes on to add:</p> <p><i>'Local planning authorities should therefore examine critically the standards they apply to new developments particularly with regards to roads, layouts and car parking to avoid the profligate use of land'</i></p> <p>Draft PPS3: <i>Housing</i> also reiterates the need for new housing developments to make the most efficient use of land.</p> <p>We would like to see the road on the Masterplan go underneath the pylons, which will increase the developable area of our client's site, as well as</p>	The road layout, agreed with HBC, takes advantage of a route beneath the power lines. A separate diagram indicating the route beneath the power lines was sent to Persimmon. The alignment of the road is constrained in this location due to the floodplain, the location of the mitigation storage areas, the location of the supporting pylons and the design radius of the bend. The final Masterplan will provide the most efficient use of land in this area by aligning the highway under the o/h cables as much as is practicable. The UDP Proposals Map indicates an open space corridor approximately 100m in width from the edge of development to the railway embankment. The Masterplan proposes the reduction of this corridor to a minimum of 50m, thus increasing the potential development area. Land between the power lines and the railway remains an open space corridor,

		opening up further land between the railway lines and the pylons	though where the flood plain allows there will be pockets of development.
		Phasing Policy SMH1 addresses the phasing of the Sandymoor development, however the phasing schedule has not been included in the document. We would like to express our disappointment in the Council for publishing the document for stakeholder consultation without including this important information. As with the flood area boundary information, we reserve the right to make further comments once this information is known.	This will be included in a section on implementation and phasing in the Design Statement, the final draft of which will take into account the flooding issues.

Woodland Trust

Consultee	Date and Method of Response	Comments	Response
Woodland Trust – Peter Leeson	E-mail dated 3 rd August 2006 (Partnership Consultation draft SPD)	With the backdrop that the Trust would rather this area were not developed at all.... for my part I must note how pleased I am to see the results of many of the discussions we have had with your colleagues and partners being included within this document. It is important to feel that we have a genuine involvement in this process and there are comments we can see which relate back to points the Trust's officers have raised on the ground. Specific comments are as follows:	Noted.
		1. It is helpful to have the Woodland Trust mentioned by name in the document as it will give interested parties a link to us for further discussion/ information.	Noted.
		2. I note that the stand-offs for buildings mentioned start at 15m. We have previously said that our preferred standard is 30m but understand from discussion that this is not always possible given the other site constraints / density required etc. I note that proposed village centre abuts Sandymoor Wood - the comments relating to wall and stand off were discussed on site.	The comments relating to wall and stand-offs were incorporated into the illustrative plans for the Local Centre. Where possible we have tried to meet the preferred standard, but in some locations this stand-off is reduced to 20m. One reason for the

			stand-off is to reduce impact on woodlands from garden tipping over back fences. Buildings will be designed to face onto the woodland edge and eliminate this possibility.
		3. I note that houses adjacent to woodlands are to front onto them, again something we have raised with your team and are pleased to see included.	Noted.
		4. One concern relating to woodland management is that we have to ensure reasonable management access is available to all areas of woodland for both conservation management and, post development, more importantly for safety (should the need arise to fell any woodland edge tree for safety reasons. It would be helpful to include an express statement to note the requirement for adequate management access.	Whilst we need to clearly distinguish between Woodland Trust ownership and other wooded areas at Sandymoor, it is accepted that woodland will continue to play a key role in the creation of an attractive built and natural environment.
		On the "not so good" side: 1. Woodlands are not mentioned at all until point SMGE6. I would suggest that a very significant part of the site's landscape and its function for wildlife is supported by its woodland elements. Therefore I would welcome the following additions: (a) Purpose The second bullet point of 1.1 to say "Promote high quality design to create an attractive built environment with woodland, open spaces, and a sense of place and community. (b) Site Context Either as part of the "Nature Conservation" bullet or as a separate head we need to mention woodlandsthey are after all a significant landscape feature, conservation feature, access and recreation feature and development constraint ...they also cover a lot of the site!	Accepted. Noted. Woodland is the subject of a section in the Design Statement, but the description could be strengthened further in the SPD. Noted.
		On a wider matter, we do need to ensure the maximum potential use of a "green" building approach in relation to	This issue is still being discussed and the Design Codes deal with

		<p>construction techniques, materials and standards of design. It would be helpful to set minimum targets for these - I note you have referred to present regulations -</p> <p>but I would also be interested to see thought given to potential community schemes for shared power and heating, use of solar (or other forms of renewable) energy and structural features such as green roofs and bringing these to the fore.</p>	<p>much of this subject. The issue is how far the key stakeholders can meet all these aspirations. This is a 7 – 10 year project and so a long-term perspective is considered appropriate.</p>
Woodland Trust - Tim Kirwin	Meeting on 6 th November 2006	Pleased to see that the Woodland Trust's requirements in terms of distances from the tree canopy and orientation of development at the interface between residential units and woodland has been taken into account.	Noted.
		At a detailed design stage, access to Bog Wood must be achievable, and advised that a new bridge and gates into Bog Wood will need to be constructed.	Noted.

Halton Borough Council (Various Departments)

Consultee	Date and Method of Response	Comments	Response
Jonathan Farmer, HBC Highways	E-mail dated 11 th August 2006 (Partnership Consultation draft SPD)	<p>3.9 - street design guide is now ch10 not app 3 - but it doesn't mention how traffic management is altered on existing roads as promised by this paragraph!</p> <p>Chapter 3 general - need a detailed plan is needed showing exactly what paths are going to be provided, and their purpose (greenway/bridleway etc) and specification (and phasing - who builds what?) - in accordance with the transport policies for each key area set in chapter 5</p>	Accepted. These will be provided in the Design Statement. Footpaths, cycleways and bridleways are shown in the open spaces. Who develops what is still being formulated with Halton BC but it seems likely that much will be done by Halton BC utilising S106 contributions.
		6.2 - the avenue description should be on the same line	Noted.
		Street lighting should be consulted on the suitability of the columns and other furniture shown on page 48	Street lighting and furniture is to be agreed with Halton Borough Council. These elements could be bespoke for the whole of Sandymoor or for each character area, but will ultimately require Halton BC agreement.
		10. Street Design Guide Principles - It	Accepted.

		is possible that the movement network may need to change significantly particularly in the short term due to flood risk info	
		General point - some of the titles of the tables don't seem to tally with the surrounding text and diagrams – e.g. should page 85 be "access rd" and page 72 "farm lane" please verify	Noted.
		10.4 - make it clear 20 zones in only very localised areas (cushions are the only type of vertical calming acceptable on bus route) - generally people will not expect the likely levels of through traffic in a 20 zone	Noted. All routes within the Masterplan area (i.e. 'Village Street,' home zones) will be designed for speeds of 20mph or less except the Avenue, to be designed for speeds up to 30mph.
		Avenue table - general width should be 6.75 due to bus route and close proximity of parking (locally narrowed to 6m) - similar to Poundbury	Noted.
		For trees in all tables don't state deciduous but that species and locations to be agreed with HBC (they look at bit close to the carriageway on some diagrams - clear stem needs to be higher than 2m for buses) - Tom Gibbons was asked to liaise with us but hasn't done so.	Noted. Species and locations to be agreed. We have recently produced the planting strategy diagram that shows specific trees to certain areas. Halton BC needs to make comment on this.
		Village street should directly serve only 300 dwellings	The 'Village Street' is part of a network of routes that could serve more than 300 units. Other routes would also help distribute traffic within 'Brookwood' character area.
		Village street square diagram (p67) visibility to right on bottom road is misleading	Noted.
		10.10 remove "where possible" at the end increase	Noted.
		Diagram on page 82 appears to have barrier preventing visibility from drive - needs altering	Noted.
		The guide should also make reference to the forthcoming manual for streets	Noted.
John Tully, HBC Legal Services	E-mail dated 3 rd August 2006 (Partnership Consultation draft SPD)	Is the concept of a 'Sandymoor Masterplan' going to disappear with the adoption of the SPD? If so, we need to be careful about any impact on the Section 106 Agreement entered into with the CNT (EP) on 28th	The Masterplan is to be incorporated into the SPD as an illustrative concept identifying development plots, areas of open space and the proposed transport

		February 2005. If the 'Sandymoor Masterplan' continues to exist as a separate entity there could be an impact upon the Section 106 Agreement.	network within Sandymoor. Upon adoption the SPD will be used by the Local Authority to regulate development at the site.
John Tully, HBC Legal Services	E-mail dated 14 th August 2006 (Partnership Consultation draft SPD)	<u>Supplementary comment following query</u> My original query was whether the concept of a Masterplan will still exist after we have the SPD. If it will both documents will be made easier to read if they both state how they relate to each other and what their specific tasks are. If the Masterplan is to be incorporated in the SPD would it be better to refer to the Masterplan in the introduction to the SPD and then not to refer to it thereafter (so as not to give the impression that there are two distinct things - SPD and Masterplan)?	The SPD and Masterplan are two separate entities – an SPD does not statutorily require the inclusion of a Masterplan. The SPD seeks to control development at Sandymoor through generic and area-specific policies, whereas the Masterplan purely serves as an illustrative layout identifying the development prospects of the site.
Phil Watts	E-mail 04/08/06	A minor point but OD -EH and P no longer exists. Now OD-E and R S	Noted.

Residents Feedback - Public Exhibition 1st April 2005

A public exhibition was held at Sandymoor Hall on 1st April 2005 from 11am to 7pm, an event managed by English Partnerships and GVA Grimley. The purpose of this consultation event was to inform local residents and the wider Halton community of the emerging Sandymoor development proposals and to encourage constructive feedback. Invitations were distributed by post to all existing Sandymoor residents, and the event was further publicised in a local newspaper to extend the invite to non-Sandymoor residents. At the event, the development proposals for Sandymoor were displayed on a series of large exhibition boards, providing an overview of the development site and the emerging Masterplan. Members of English Partnerships and the consultant design team (GVA Grimley LLP, Atkins, RSK Group, Jon Rowland Urban Design), and Halton Borough Council were on hand at the event to welcome attendees, discuss the information presented on the exhibition boards, and answer any questions raised in relation to the proposals. The visual display boards and individual comments forms were retained in Sandymoor Hall for 2 weeks following the open day to enable further representations to be made by people unable to attend the exhibition due to work commitments. A commentary of the comments received from attendees at the above event is provided in the table below:

Consultee	Date and Method of Response	Comments	Response
Unsigned		<p>Care must be taken in the ‘management’ of the proposed ‘public house’. It must not become an area where individuals can ‘hang out’ and increase noise levels and to act in a disorderly manner.</p> <p>Ensure that the site for the proposed primary school will be used for this purpose, with the current purpose not being changed in order to accommodate a site for more houses.</p> <p>Do not build like the current ‘Badger Homes’ apartments. A concrete jungle is <u>not</u> required.</p> <p>Speed humps required on Pitts Heath Lane. Youngsters still driving too fast on this road. There will be inevitable accidents on this road with so many children crossing to the local centre and playing fields.</p>	<p>The management of the pub will be largely dependant on its operator. However, EP will give careful consideration to prospective operators through the tendering process. In addition, Halton Borough Council will, where deemed necessary, attaché conditions to future planning applications to protect the amenity of neighbours.</p> <p>Traffic calming scheme has been designed and approved for construction along Pitts Heath Lane in the vicinity of the Local Centre.</p>
<p><i>Gavin & Wendy Segal, 33 Walsingham Drive WA7 1XB</i></p>		<p>We feel very strongly about traffic calming measures being introduced on Walsingham Drive. It is essential given the high volume of traffic that will be on the road.</p> <p>Whilst we see the proposed retail development as a positive move, the area does suffer from gangs of youths loitering in the evening at the moment – especially around the park. We would be interested to view firm proposals on dealing with this issue – which will undoubtedly escalate on the building of shops etc.</p> <p>Linked in with the above – what is being done to address the issues on the children’s park at the moment?</p>	<p>The Masterplan provides two new additional routes that will be used minimising the impact to Walsingham Drive. However, as part of the overall scheme, speed reduction measures will be provided along Walsingham Drive. Funds for this scheme will be secured by EP through the developer of Sandymoor South in order for the scheme to be implemented by HBC or the developer.</p> <p>EP is keen to ensure that the detailed</p>

			design of the local centre encourages 'secure by design' principles and this will be considered in greater detail at the reserved matters application stage.
Kerry Lockyer, 28 Chatteris Park, Sandymoor WA7 1XE		At what point will a decision from the LEA be made on building a primary school? This is the first year that Sandymoor children have not "made it" into Daresbury or Moore Primary Schools and this situation is clearly going to get worse as the number of dwellings increases. I would be very grateful for a reply as I have an 18 month old and am just about to give birth again! PS fantastic news about no social housing – this is a big relief!	Halton response required after latest discussions with LEA.
Unsigned		We will welcome: <ul style="list-style-type: none"> - Recycling facilities at local centre - Full time private childcare – private day nursery - Chemist - Health centre, GP's, dentists etc - Traffic calming measures - Primary school <p>We have 2 children aged 3 and 1. Currently we rely on 2 cars to take them to nursery, to visit the health visitor, GP, dentist and need to drive to get day to day items such as milk.</p>	As part of the the local centre devt, it is intended for recycling provision to be accommodated. Commercial uses such as a chemist, nursery provision will be dependant on the preferred developer . Community provision is currently being reviewed and the planning authority is supportive of proposals. Critical mass is an important factor in providing these facilities and this continues to be monitored.
Unsigned		These facilities should be provided before more housing is built: <ul style="list-style-type: none"> - Primary school. - Private day nursery for 0-3 year olds - Reduction in car dependency i.e 	A recent local centre application has been submitted to Halton BC and EP is committed to providing a such a development. The

		<p>local shops</p> <ul style="list-style-type: none"> - Skate park for older kids including graffiti wall, not just ball activities <p>A church would benefit the community.</p> <p>A new train station.</p>	<p>revised scheme proposed an improved design and layout which will be marketed as soon as planning approval is granted. EP is committed to providing an over-provision of open space at Sandymoor including neighbourhood equipped play area in the south</p> <p>A local equipped play area to the east and a multi use games area, along with two sport pitches in the north. Passive recreation and wildlife conservation space is provided throughout the whole of the area but principally along the edges and down the centre of the development areas</p>
<p><i>Craig Welsh, 30 Rudheath Lane WA7 IGD</i></p>		<p>You should be commended on the consultation exercise. However:</p> <ul style="list-style-type: none"> - There seems to be a lack of response to deal with some of the current issues rather than worry about future ones. - There are a lot of houses and the play areas are concentrated to one end. - The ideas about landscaping are great and should be encouraged, but will they be maintained. - The sooner the land ownership is simplified the better. 	<p>Noted.</p> <p>The Sandymoor Masterplan seeks to incorporate areas of low and high density throughout the site. The play area are located within areas of higher density, where a higher number of residents are anticipated.</p>
<p><i>Mr & Mrs Allen, 23 Newmoore Lane, Sandymoor</i></p>		<p>Concern of public house. Plus youths meeting place. Vandalism.</p> <p>Heavy goods vehicles using Newmoore Lane.</p>	<p>Planning conditions will be attached to any planning approval to assist in managing the Local Centre area.</p>

<p>WA7 IQX</p>		<p>People out of the area using playing fields (ie football matches etc).</p>	<p>The pub's management will depend mainly on its operator, but EP is committed to ensuring that the Local Centre is an attractive and well-designed environment, taking account of surveillance issues and secure by design principles.</p> <p>HGV deliveries will be kept to a minimum, but this will be dependant on the final operators of the Local Centre. Delivery routes will be from the Daresbury Expressway through Pitts Heath Lane, not normally using Newmoore Lane. The unloading will take place in a dedicated service yard away from existing properties.</p> <p>EP and Halton will be unable to restrict the use of the playing fields and other areas of open space to the residents of Sandymoor. The influx of non residents for football matches etc will be dependant on what community events are arranged. Provision however will be made to ensure that vehicles are accommodated appropriately where necessary.</p>
<p>C Jones, 52 Malmesbury Park, Sandymoor</p>		<p>Home Zone Areas: Looks as though this will look very different to existing area. I certainly do not want this, and sure most people who already are</p>	<p>Home Zones are streets where pedestrians and vehicles share the</p>

		<p>settled in the area also <u>will not</u> want this. Please reconsider and keep with the existing design in the area.</p> <p>Your new idea on Home Zone, looks like a <u>Council Estate design</u>!! No thank you.</p>	<p>road space safely, where quality of life takes precedence over the ease of traffic movement.</p>
<p><i>Chris Jones, 52 Malmesbury Park WA7 1XD.</i></p>		<p>Home Zone Areas: Increasing the housing density <u>does not</u> look like a good idea to improve Sandymoor at all.</p> <p>Some of the proposed ideas and diagrams look more like a Council estate than a high value residential area.</p> <p>You need to look at the existing area and continue in that fashion. Why change something that is clearly very good. Sandymoor works fine with large 4 bed detached houses. We do not need something which is clearly out of character with the rest of the area.</p>	<p>The most efficient use of development land and particularly land that is classed as Greenfield is an extremely important Central Government policy. The Regional Spatial Strategy for the North West soon to be adopted, states that development in urban area must reach a density of 40 houses per hectare. IEP is committed to a high level of design quality ensuring the use of appropriate materials and layouts. The character of some of the newer phases of development may differ to the existing areas but will add to the variety and offer of housing provision in the Sandymoor area.</p>
		<p>No set date for school to be built.</p> <p>Pub not needed.</p> <p>Football/games area next to centre with lights and camera (gate access for Sandymoor only). Card key.</p> <p>No access from Custody Suite (locals only).</p> <p>Overhead power lines to be moved.</p>	<p>This is out of the control of EP. The LPA is keen to provide an update from the LEA regarding the future provision of a school.</p> <p>Prospective developers will consider the development of a pub in more detail. It is considered however that the pub will provide for one aspect of a variety of uses at the Local Centre.</p>

			<p>The network of footpaths and bridleways run throughout the proposed development area linking into the existing systems that are found on the development boundary. No direct access from the Custody Suite is being made.</p>
<p><i>Tony Miller, 27 Godstow WAY IUE</i></p>		<p>More “street” lighting on footpaths/cycleways (more so for winter) in “open land” areas.</p> <p>New ponds and trees placed in such a way to stop “travellers” gaining access to land. This would benefit wildlife and air quality.</p> <p>Between Godstow and Pitts Heath Lane, plan shows green area with existing woodland. There are only 4 trees in the field, more should be planted in this area, it is starting to flood, trees would help this problem.</p> <p>More areas for teenagers (skateboard/BMX/football kick around).</p> <p>A discrete area for re-cycling for cans/bottles (non combustible).</p> <p>Little information boards pointing out wildlife.</p> <p>In some fenced off ‘green areas’ perhaps encourage horses/donkey owners to graze these areas.</p> <p>On main roads have bollards on curves and bends to slow traffic. Some of these bollards could have a pedestrian refuge, so that people who are slow walkers can cross the road safely.</p> <p>These ‘reviews’ and comment sheets are very good for public relations and public information.</p>	<p>Street lighting will be considered as part of the detailed planning application that will come forward at the next stages of development.</p> <p>The proposed open spaces are planned with additional tree and shrub planting, mostly of native origin. Trees tolerant of damp conditions will be required at detailed design stage.</p> <p>Sport pitches and a multi use games area are planned to help cater for teenagers. Much of the planned open space will be managed for wildlife. If, as part of the open space management, opportunity arises for grazing this suggestion could be adopted.</p> <p>The Local Centre proposals include an area for recycling provision. Recycling proposals will be</p>

			<p>included in any future detailed application.</p> <p>English Partnerships and the Council value the comments made by all interested parties and will ensure that their comments are considered.</p>
<p><i>R Henney, 10 Holford Moss, Sandymoor, Runcorn WAY 1GB</i></p>		<p>Further information reference proposed bus routes planned for estate.</p> <p>Chester bus route turns at Keckwick Lane to Expressway when main housing is further down Pitts Heath Lane towards Holford Moss.</p> <p>Due to lack of doctor/medical facilities in the area of Sandymoor we are still under our Castlefields Health Centre – with no adequate bus service to this centre suffering from walking/driving restrictions. A bus service to all local health centres is most important.</p>	<p>The new avenue will provide the extension of the existing routes to the rest of Sandymoor. Bus Service providers will be consulted at the appropriate time to assess the frequency of service.</p>
<p>Unsigned</p>		<p>Too many houses.</p> <p>Houses should remain as detached/semi where possible.</p>	<p>The proposed number of units reflects the Halton UDP, and emerging RSS figures for Halton Borough.</p> <p>In accordance with National Planning Policy expressed through PPS3, Sandymoor will provide a mix of dwelling houses to provide people with a choice of housing provision.</p>
<p><i>Mr & Mrs D Jones, 52 Dorchester Park, Sandymoor WA7 1QB</i></p>		<p>We have no real objections to the proposed housing providing no social housing is developed.</p> <p>Local Centre/Crime Magnet - We have strong reservations in regard to the Local Centre as we will be right opposite it. The Co-op at Windmill Hill should be seen as an example of how this sort of 'facility' is a magnet</p>	<p>Noted. No social housing is currently planned at Sandymoor.</p> <p>A recent local centre application has been submitted to Halton BC and EP is committed to providing such a</p>

		<p>for anti-social behaviour such as excessive litter and vandalism (not to mention the noise). Will it still be possible for us to sit out in our garden at night? We haven't even mentioned the pub (proposal)!</p> <p>Medical Centre - Our GP surgery is in Frodsham 7 miles away! Unless we register at Runcorn Old Town our children have no access to a local GP in an emergency. How can Halton PCT be serious about not having this development with all the new houses planned?</p>	<p>development. The revised scheme proposes an improved design and layout which will be marketed as soon as planning approval is granted. Planning permission was previously granted for the Local Centre in August 2004. The development of a Local Centre at Sandymoor is identified within the adopted Halton UDP.</p>
<p><i>Mark Rowland, 26 Woodthorn Close, Daresbury WA4 6NQ</i></p>		<p>My only concern surrounding these plans is the time scales involved. I have been hearing these plans for the past 4 years and all that gets built is a local community centre.</p> <p>I would suggest urgent attention should be placed upon the local centre as the following are desperately required and would reduce the number of car journeys undertaken within Sandymoor.</p> <ul style="list-style-type: none"> - Local shop i.e Co-op, Spar - Local fast food outlet - Local public house/restaurant/family dining - Local school 	<p>Noted.</p> <p>A recent local centre application has been submitted to Halton BC and EP is committed to providing such a development. The revised scheme proposes an improved design and layout which will be marketed as soon as planning approval is granted. Planning permission was previously granted for the Local Centre in August 2004. The development of a Local Centre at Sandymoor is identified within the adopted Halton UDP.</p>
<p><i>Michael Whittaker, 25 Seaton Park WA7 1XA</i></p>		<p>I have some concern about the lack of clarity re the proposed development for the local centre. What is meant by mix of uses and a number of dwellings? This could mean anything and have numerous impacts on the residents of Seaton Park. Are there any restrictions on the nature of the dwellings?</p>	<p>The proposed Local Centre development will comprise up to 34 residential dwellings, and up to 3,000 sq. m of commercial and retail floorspace. The residential element of</p>

			the development will include a mix of apartments and dwellings.
<i>Simon Par, 23 Chatteris Park, Sandymoor</i>		Temporary use of school field as football facilities. Spoken with both Lance Houghton of EP and Dick Tregea of Council and both are interested in pursuing further.	Noted.
<i>Mr K Newnes, 10 Walsingham Drive, Sandymoor WA7 1XJ</i>		<p>Statements are made referring to “higher densities” in respect of housing. What are the current density levels and what levels are proposed.</p> <p>Phase 3 mentions social housing has been excluded – can you confirm that this is the case.</p> <p>In the recent circular mention was made of the proposal for flats. Is this still a consideration and if so in what area will this construction take place.</p> <p>In light of the large housing development that is going to occur it would be helpful if:</p> <ul style="list-style-type: none"> – The commencement date of the first development was known. – The proposed phasing of the building programme with aligned dates. 	<p>The average density provided across Sandymoor is 40 dwellings per hectare in accordance with the emerging Regional Spatial Strategy.</p> <p>No social housing is currently planned for development at Sandymoor.</p> <p>At present, the exact location of the dwelling types is still to be finalised, albeit there will be a mix of apartments and dwellinghouses.</p> <p>At present, this information is still to be confirmed, albeit the anticipated start date in southern Sandymoor is late 2009.</p>
<i>Chris Feneton, 21 Newmoore Lane WA7 1QX</i>		<p>Thanks – nice presentation.</p> <p>Looks generally great. Like the resiting of the football pitches nearer to the village centre.</p>	<p>Noted.</p> <p>Noted.</p>
<i>A Mills, 22 Steventon.</i>		<p>We <u>do</u> need a medical centre, better public transport, and shops. These should be built before more houses go up.</p> <p>Everyone has to travel to a medical centre by car – or in my case, sometimes on a bus. When you are feeling poorly, you do not want to stand for hours at a cold bus stop!</p>	<p>Noted. Planning permissions sought for the development of the Sandymoor Local Centre.</p> <p>Noted.</p>

<p><i>Mr & Mrs Hasoun, 69 Dorchester Park</i></p>		<p>Local centre development should be planned with consideration to surrounding existing properties. This will impact directly on us with increase in noise level of proposed access road; and loss of privacy as this was the main reason we bought the house 11 years ago.</p> <p>No consideration given to ex Pitts Heath Lane with regards to hard and soft landscaping in conjunction to proposed new access road.</p> <p>Traffic calming should be consulted, as this will impact on size of proposed developments.</p> <p>No adequate crossing points currently provided on Pitts Heath Lane and an accident is waiting to happen.</p> <p>Consultation should be considered to be done directly with residents by EP not Sandymoor Community Association.</p>	<p>Local Centre layout has been carefully considered to provide dedicated service facilities and good pedestrian links with the rest of Sandymoor to keep the increase use of the proposed access road to a minimum.</p> <p>Traffic calming has been approved in the vicinity of the Local Centre, including dropped crossings for pedestrians.</p>
<p><i>Mr & Mrs Sutton, 40 Steventon, Sandymoor WA7 1UB</i></p>		<p>I feel that Sandymoor currently lacks a true village feel and this will be achieved through a local pub along with enhanced facilities for older (teenage) children – basketball/football pitches etc. These should be prioritised!</p> <p>Buses in/out of Runcorn and Warrington until midnight would also help local people to enjoy an active social life whilst supporting the environment through the use of public transport!</p>	<p>Noted. The Local Centre proposals incorporate a public house, whilst a range of games area provision is proposed throughout the site.</p> <p>Noted.</p>
<p><i>Helen Guttridge, 29 Seaton Park WA7 1XA</i></p>		<p>Pitts Heath Lane needs traffic calming i.e speed humps at entrance to estates and by playgrounds.</p>	<p>Traffic calming has been approved in the vicinity of the Local Centre.</p>
<p><i>David Macmillan, 26 Newmoore Lane WA7 1QD</i></p>		<p>After 12 years of promises, when does the public house open?</p> <p>The facilities for teenagers are poor.</p>	<p>The Local Centre proposals provide for the construction of a public house. No date of opening is currently available.</p> <p>Noted.</p>

		<p>No bus service after 6pm, therefore parents have to drive their teenagers everywhere. It is difficult to live in Sandymoor unless each adult drives and runs their own car.</p> <p>Secondary schools – poor choice as schools that we would send our children to in Runcorn are not allocated to Sandymoor children. I currently foster a boy who goes to the Grange and there is no bus for him.</p>	<p>Noted.</p> <p>Noted. There is a reserved school site at Sandymoor, but this will only come forward when the Local Education Authority identify the requirement for this.</p>
<p><i>Janine Iyanda, 4 Lady Richeld Close, Sandymoor WA7 1XQ</i></p>		<p>Make Sandymoor into a village.</p> <p>Overall the plan seems very good and well thought out.</p> <p>Concern is around no definite plans to build the school.</p> <p>As part of the planning specification for land release – should include more consideration for land drainage, as gardens do flood even though the houses are not near flood plains and gardens are boggy.</p> <p>Sandymoor to be included in Sure Start areas as otherwise new parents are very isolated as its is not a very ‘community spirit’ area with no heart for meeting etc or access points. Local parents and child group has a waiting list. It needs a centre to develop into a community.</p> <p>More access roads, not everyone will use public transport and with increase in properties traffic will more than triple – blocking main highways. Daresbury Expressway is always busy at the moment and this will become more problematic as thoroughfare to M56.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted. There is a reserved school site at Sandymoor, but this will only come forward when the Local Education Authority identify the requirement for this.</p> <p>Noted.</p> <p>Noted. The Sandymoor masterplan seeks to create a new “local community” providing open space provision and local facilities for people in which to meet.</p> <p>Highway improvement works to the wider network, including the Daresbury Expressway, will be funded by the Sandymoor development.</p>

		<p>Local shops and pub – beneficial.</p> <p>Car parking areas required.</p> <p>Good mixture of types of houses is brilliant and the designs so far are excellent. Caters for all tastes. Put up more 4 bed detached properties rather than 3 storey mews as floor plan space too small. Properties at affordable prices.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
Unsigned		<p>Concern regards traffic Keckwick Lane. If new housing developed serious traffic problems. Newmoore Lane/Keckwick Lane used as rat run for Daresbury Lab etc. Daresbury Park as Expressway blocked.</p> <p>Keckwick Lane land floods badly.</p>	<p>Flood mitigation work is currently being planned.</p>
Harris, 27 Walsingham Drive WA7 IXB		<p>Please consider incorporation of the planting of new trees to help reduce the impact of “flooding” and thereby lower water plain – reforestation.</p> <p>Consider construction of new traffic route first to minimise impact of extra traffic/speeding along Walsingham Drive.</p>	<p>Extensive new tree planting is proposed for open spaces, including trees that are tolerant of occasional flooding.</p> <p>New access will be provided over the canal. Speed reduction measures are proposed along Walsingham Drive.</p>
Kevin & Brenda O’Farrell, 21 Malmesbury Park WA7 IXD		<p>Pleased to hear that there is no proposed social housing for Sandymoor, as I believe there is enough provision in Halton and this may detract future buyers from investing in the area.</p> <p>Would welcome the Village Centre to be developed as a priority, which is much needed.</p> <p>Bus services are very poor. Much needed better provision required between the remainder of Halton and Warrington for evening/weekend use. Preventing the use of cars.</p> <p>Ensure that the landscape be protected and continue to be maintained to a high standard once adopted by HBC. This gives a pleasing visual impression.</p>	<p>New landscaping will be maintained to high standards.</p> <p>Noted. No timescales are available at present for its development.</p> <p>Noted. The Avenue will facilitate bus services through Sandymoor, in addition to new provision.</p> <p>Noted.</p>

		<p>Shrubs and flowers/trees and seating provision welcomed. In particular once the village centre is completed and along the Ride/ponds.</p>	<p>Extensive new tree planting is proposed for open spaces, including trees that are tolerant of occasional flooding.</p>
<p><i>R Miles, 19 Seaton Park WA7 1XA</i></p>		<p>I would be interested to hear English Partnerships' views on a public house? I believe it would be just a magnet for crime, drugs etc and it would be an unnecessary intrusion since we have a community centre.</p> <p>A bit disappointed details of proposed Sandymoor local centre were not advertised.</p>	<p>The Local Centre proposals incorporate the development of a Public House. Measures will be implemented to minimise anti-social behaviour and crime.</p> <p>Noted.</p>
<p><i>Mr & Mrs Bradburne, 2 Godstow WA7 1UE</i></p>		<p>We would hope that developers would build more bungalows such that people like ourselves would be able to sell 4-bed detached and 'downsize' enabling us to stay within the Sandymoor area we cherish as our home.</p>	<p>Noted. A mix of dwelling types will be developed at Sandymoor in accordance with the objectives expressed through PPS3, Housing. This will include apartments and townhouses.</p>
<p><i>Alison Banks, 5 Malmesbury Park, Sandymoor, Runcorn WA7 1XD</i></p>		<p>Excellent Information!</p> <p>However, one major concern I have, as a parent of 2 primary school children is the LACK OF CHOICE of a reasonable standard of secondary education. To achieve a reasonable standard of education we currently have to apply out of the Borough, even that is now becoming a lottery as to whether a place is secured. The inner Halton schools in Runcorn – Heath, Grange and Chads – are all in a small triangle in the town and Sandymoor is too remote to secure places for our children.</p> <p>Families, having moved to a lovely area, are faced with few options and many have resorted to moving house. I know people who initially wanted to move to the area, have changed their minds – purely because of the secondary school situation – Halton Council <u>HAVE</u> to address this!</p>	<p>Noted.</p> <p>The Sandymoor masterplan reserves the allocated school site for future development. The development of a school will be determined by the Local Education Authority at a time when it is considered such a facility is required.</p>

<p><i>Bennett, 14 Rudheath Lane, Sandymoor WA7 1GD</i></p>		<p>If a school site is planned then why wait for other schools in the area to fill up. They are not of a good enough standard for my children. In my opinion Sandymoor should have its own school.</p>	<p>The Sandymoor masterplan reserves the allocated school site for future development. The development of a school will be determined by the Local Education Authority at a time when it is considered such a facility is required.</p>
<p><i>M Lee, 33 Newmoore Lane</i></p>		<p>Traffic calming measures are a must for Newmoore Lane. It has become a major rat run. There are more and more cars and wagons using it. There should be signs warning of cars merging onto the main road from driveways. Speed restrictions.</p>	<p>The new roundabout and gateway features have been designed to provide a reduction in speed and an extension of the 30mph limit along Newmoore Lane/Runcorn Road.</p>
<p><i>Rob Edwards, 19 Famley Close, Norton WA7 6WN</i></p>		<p>An excellent presentation – very informative and the on hand help from the consultants was superb.</p> <p>A slight concern about the type and affordability of property coming on stream. More 2/3 bedroom houses are needed in the area, not 4/5/6 bed ‘executive’ style homes.</p> <p>However as long as I have lived in the area, the land has always been earmarked for development and the masterplan presented today appears to be a good compromise which would satisfy the vast majority of people who live in the area.</p>	<p>Noted.</p> <p>A mix of dwellings, including apartments and townhouses, are proposed at Sandymoor to provide people with a greater choice of accommodation.</p> <p>Noted.</p>
<p><i>Mr M Beecroft, 56 Malmesbury Park, Sandymoor WA7 1XD</i></p>		<p>I am very concerned at the effect the proposals will have on the rich wildlife in the area. The level of development being proposed and the high density of housing and road building will destroy the magnificent environment we are blessed with.</p> <p>The proposals to build a road though Bog Wood will meet with considerable opposition and I would be at the forefront of opposing such a move.</p>	<p>Proposals allow for landscaping that is designed for wildlife to increase its conservation value.</p> <p>No road is planned to be built through Bog Wood.</p>

		As a concerned resident I urge the planners to review the need for such intense development in the area and the destruction of so much of the natural environment.	No highway will be constructed through Bog Wood.
Unsigned		<p>We cannot see the reason for THREE playing fields so close together. This will cause gangs to come from every area not just Sandymoor, therefore reducing the appeal of the area for future buyers.</p> <p>Is it not possible to turn some of the area into a nature reserve or picnic area. Maybe as it is prone to flooding it could be made into a pond or fishing lake. Why turn such a beautiful area into what will become a scruffy, dirty area.</p> <p>Is it not possible for horses to use some of the land as they will have to be moved anyway due to the development of the custody suite.</p>	The open space in the north can be used for a variety of activities, not just playing fields although a report from HBC indicates that junior football pitches are required in this part of Runcorn. The area is part of the flood mitigation design and would include wetland areas. These would not be suitable for fishing.
<i>H Williams, WA7 IQX</i>		Not happy with 3 sports fields in one spot. This roundabout will stop some rat-running but what traffic-calming measures are to be put in place on Newmoore Lane.	The playing fields in northern Sandymoor are required as part of the proposed flood mitigation measures. The Sandymoor SPD will require consideration of potential traffic calming measures within the site, albeit this will be subject to further discussion with Halton Borough Council.
Unsigned		<p>We moved here to live in an area of open spaces and natural beauty. The woods, ponds and open spaces should be retained.</p> <p>We would not wish to see speed bumps/road calming measures used as they give the impression that high levels of speeding and car thefts are a problem for the area.</p>	<p>Abundant open space is indicated that includes additional trees and ponds. Existing ancient woodland is being retained.</p> <p>The speed reduction measures provided within Sandymoor will include many different methods to achieve appropriate speeds – including horizontal deflection,</p>

			street dimensions, reduced visibility and perception.
<i>Mr & Mrs Thompson, 12 Sherborne Close WA7 1QR</i>		<p>I have grave concerns regarding the position and the amount of sports/playing fields located behind and to the side of Sherborne and Glastonbury Close. I believe this will attract large groups of youths throughout the evening, causing litter and increased noise. We currently have to stop foul language being used by children playing behind our property as my 2-year-old daughter has started repeating what is being shouted.</p> <p>I feel this area would become impossible to sell due to the surrounding environment, I would feel strongly enough to consider relocating.</p>	The sport pitch area is positioned to coincide with areas prone to flooding and will be used to provide flood mitigation as well as the playing fields. An HBC report shows a lack of junior pitches in this part of Runcorn.
<i>Pam & Tony Hayes, 54 Chatteris Park</i>		<p>Tunnel leading from Manor Park to Sandymoor, under Expressway. When will it be filled in (blocked off to prevent criminal element of our society gaining access to the residents and their property).</p> <p>When will the school be built?</p> <p>Why are you building high density housing when this is a semi rural area? High density housing will be out of place in this area.</p> <p>We do not need a pub in this beautiful area. We all know the problems alcohol causes! The custody suite will give us enough problems to cope with.</p>	<p>Noted.</p> <p>The Sandymoor masterplan reserves the allocated school site for future development. The development of a school will be determined by the Local Education Authority at a time when it is considered such a facility is required.</p> <p>Emerging RSS for the North West promotes new residential development at a density of 40 dwellings per hectare. Sandymoor seeks to conform to these objectives.</p> <p>The Sandymoor Local Centre proposals provide for the development of a new</p>

			Public House. Measures will be implemented which seek to minimise problems of anti-social behaviour and crime.
<i>Mr G J Goodwin, 2 Ely Park, Sandymoor, Runcorn, Cheshire WA7 1XG</i>		<p>Overall the masterplan appears to have changed very little from the original plan with the exception of the incorporation of the flood plain and some commentary on the headlines of the proposals.</p> <p>The masterplan lacks detail. It does not explain in simple terms the implications of PPG3 and the need for higher densities. I would suggest that the masterplan should be split into areas within the housing ‘pods’ identifying the number type and density of units envisaged eg Area 1 - 40 units/ha achieved with 3 storey apartments/town houses; Area 2 - 30 units/ha achieved with 4-bed detached. By doing this residents will have a better picture of what is to be built in each part of the site and can better identify feature areas.</p> <p>More detail of the local centre including its design concept would be of benefit within the masterplan. Past contemporary plans submitted have concerned residents in the past. The preference would be for a Cheshire Village local centre as opposed to a contemporary modern design.</p> <p>Design codes should be included in the masterplan providing assurances on the material form of the development. Again some of the modernist contemporary designs included on the information boards would be in my view inappropriate and concern local residents.</p> <p>Whilst it is appreciated that the original masterplan had a through route proposed down Village Street and past the end of the Ride, I am disappointed especially given the past consultation</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted. The Sandymoor Design Codes will form part of the Developers Brief, and proposals for Sandymoor will be required to conform to these codes.</p> <p>Noted.</p>

		<p>that there are no plans or details to show the cutting off of Village Street at the Ride despite there being a clear opportunity to do so in this masterplan.</p> <p>I am disappointed to see the loss of the existing ponds at Brook Wood and the reduced woodland by Bog Wood. Further detail needs to be provided of the relocated ponds and the nature conservation area so as to provide assurances that the excellent facilities that the current ponds offer are being replaced with something of equal quantity.</p> <p>A phasing plan within the masterplan with details of how the sites will be accessed for construction would be of huge benefit to alleviate the concerns of residents regarding construction vehicles and disturbance periods.</p>	<p>Noted. 35 compensatory ponds are proposed at Sandymoor, and these are identified in the SPD.</p> <p>Noted. A phasing programme for the development of Sandymoor is still to be finalised.</p>
<p><i>Dr & Mrs Hodgkinson, 14 Seaton Park, Sandymoor, WA7 1XA.</i></p>		<p>Our main concerns are as follows:</p> <p>The 'Home Zone' style of housing. We are concerned about the high density of houses that this entails, coupled with inadequate car parking facilities. Due to its location, Sandymoor will always be a prime location for commuters to live, given the proximity of the motorway network, allowing easy travel to major areas of employment, including Liverpool, Chester and Manchester. The village centre, whilst a good idea, will not prevent Sandymoor being a commuter village. Nor will the provision of bus routes and cycle ways (existing cycle ways are practically unused – this is not the Netherlands, i.e. flat! Most people would not be prepared to cycle into Runcorn or Warrington). Most of our neighbours and ourselves work some distance from home and have changed jobs since moving here, facilitated by good road links. Trying to impose restrictions on car use (whilst being good in theory) will not encourage people to move here.</p> <p>The issue of road safety (given as one reason for the proposed Home Zone layout) is less of a problem than suggested. In general, on most</p>	<p>Home-zone streets are proposed in areas of low, medium and high density at Sandymoor. The principles behind these streets is not about housing type or density, but providing an attractive, traffic calmed environment that accommodates the needs of all road users, including pedestrians, cyclists and motorists. Parking standards within the development will meet Halton Borough Council's standards. This scheme will therefore provide similar levels of parking to other new developments within the area that use more 'traditional streets'.</p>

	<p>Sandymoor streets, road traffic volumes are low, as are speeds, due to the “old-fashioned” cul-de-sac layout. The only road with house access onto a through-road is Newmoore Lane. There is an argument for traffic calming, or a speed camera here, but this is a problem specific to this road. Sandymoor, on the whole, is a safe place for pedestrians and motorists (although there will always be exceptions).</p> <p>In terms of housing density, I realise that the Government are trying to impose upon us, smaller more affordable, high density housing, but I am concerned that high density housing is not appropriate for a semi-rural area like Sandymoor. I agree that the balance on Sandymoor should now move more towards smaller, more affordable houses, but please don't pack houses in like sardines in a can! History has shown that people generally don't like living in high density housing. I would hate for Sandymoor to be another failed experiment. Having looked into the 'Home Zone' principle I am not convinced that it is right for Sandymoor, but more suited to an urban development, close to amenities and employment opportunities.</p> <p>I feel the justification for the 'Home Zone' style of housing on Sandymoor is flawed.</p> <p><u>Good points:</u></p> <ul style="list-style-type: none"> - Location of sports areas on flood plain – sensible. - Wildlife corridors – good, but open grassland areas seem inadequate (will impact on wildlife). <p>Village centre – good.</p>	<p>Noted</p>
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<p>Darren Faulke, Woodthorn Close</p>		<p>Youth orientated sports fields should be dropped in favour of family orientated picnic areas. Playgrounds have already been vandalised and gang culture prevails.</p> <p>Existing pond area close to flood zone will feel too private by new dwellings enclosing it, especially if these buildings are tall town houses.</p>	<p>Playing field provision is provided in accordance with the requirements of the National Playing Fields Association Standards.</p> <p>Noted. Ponds will be designed to be accessible by the general public.</p>
<p><i>Mr & Mrs D Wilson, 22 Woodthorn Close, Daresbury, WA4 6NQ.</i></p>		<p>Please note our concerns. Increased traffic onto Keckwick Lane. Road is only suitable for light traffic. With the proposed mini roundabout – traffic will be directed onto the Lane which struggles to handle traffic already. There are no footpaths, which would endanger people walking up to the canal. Also road is used by horses coming down from the stables – which will also be dangerous.</p> <p>Traffic should be directed through Sandymoor to meet up with the Daresbury Expressway. We moved here to be in a semi-rural location – increase in the traffic would ruin a lovely country lane.</p>	<p>The new roundabout provides safe egress/ingress to the new site – it does not direct traffic along Keckwick Lane.</p> <p>Noted.</p>
<p>David Ash, 37 Newmoore Lane, Sandymoor, WA7 1QX. For Mandy (Wife), Sarah (10) and Thomas (7)</p>		<p>I attended the forum at the community centre and appreciated the opportunity to see and discuss the plans in detail. I would prefer Sandymoor to stay 'just as it is', but accept the need for change. I would obviously prefer if the plot directly opposite our house was not to be the first to be built.</p> <p>We are please to see that the established play areas are to be supplemented with sports fields, but a little concerned about how these will be supervised/maintained. We certainly don't want them to become a focal point for yobs/vandalism (there is growing evidence of these already in the play area nearest to Sandymoor Hall). Our <u>primary</u> concern, however, is one for traffic volume/safety and parking on Newmoore Lane.</p> <p>The current traffic volume/speed has already lead to several RTA's and many more very near misses. During recent roadworks on the Expressway</p>	<p>Noted.</p> <p>Noted. All routes within the Masterplan area (i.e. 'Village Street,' home zones) will be designed for speeds of 20mph or less except the Avenue, to be designed for speeds up to 30mph.</p> <p>The Masterplan provides two new additional routes that will be used</p>

	<p>the issue was assessed as significant enough for Halton Borough Council to impose a 20mph speed limit. This was followed by the application of very superficial attempts of traffic calming (these consist of imitation ‘painted on’ speed bumps. Needless to say, they have no effect, and the hazard remains. Can I draw your attention to the junction of Herons Way to Newmoore Lane (highlighted on the attached plan), and the fact that there is virtually zero line of sight vision of this junction when travelling towards Moore. In my view, it is a matter of time until there is a serious RTA at this junction.</p> <p>As development begins/continues the volume of traffic here will grow. The growth will come in 4 areas; (1) construction traffic, (2) residential traffic to/from the plot opposite our house, (3) traffic from the developing general area taking Newmoore Lane as a preferential route to Warrington (avoiding Daresbury Expressway), and (4) as (3) but traffic heading to junction 11 of the M56.</p> <p>As the volume grows then so does the risk. For this reason I would urge the installation of traffic calming measures between point ‘A’ and point ‘B’ again on the attached marked up plan <i>[these points show the whole length of Newmoore Lane up to proposed new mini-rooundabout on Calmington Lane]</i>. This would have a dual benefit; (a) dissuading the ‘rat running’ described above, (b) slowing the remaining traffic down. The result would be a significant reduction in the hazard, for modest outlay.</p> <p>The second concern re traffic is one of parking, especially in and around the new developments, where I understand parking space will be very limited. If we add this to the provision of sports fields and shrinking recreation areas elsewhere, then parking on Newmoore Lane is likely to become common place or even widespread (this happens already at point ‘C’ on the plan <i>[point denotes where Newmoore Lane intersects with Keckwick Brook]</i> due to</p>	<p>minimising the impact to Walsingham Drive. However, as part of the overall scheme, speed reduction measures will be provided along Walsingham Drive. Funds for this scheme will be secured by EP through the developer of Sandymoor South in order for the scheme to be implemented by HBC or the developer</p>
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		<p>cars bringing children to the park). For this reason I would urge the application of double yellow lines for some/all of Newmoore Lane.</p> <p>I would very much like a response on the above. My comments are intended as useful/constructive, and are based on genuine concerns rather than a desire to 'whinge'.</p> <p>P.S. I assume that these comments will be shared between all 6 partners in the development?</p>	
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Residents Feedback - Public Exhibition 27th November 2006

A further formal public consultation event was held at Sandymoor Hall on Monday 27th November 2006. Two weeks prior to the event, A5 colour leaflets were distributed to circa 1,500 existing residents within Sandymoor and the neighbouring Windmill Hill area, and the event advertised in the local press. The leaflets provided residents with a brief description of the development proposals, and additional information in relation to the consultation event including date, opening times and location.

The consultation event itself operated during the following hours:

- **7.45am – 8.45am**
- **12.15pm – 7.30pm**

The aforementioned opening hours sought to provide all Sandymoor and Windmill Hill residents with the opportunity to attend the consultation event sometime during the course of the day, in particular those people working outside of Runcorn. At the event, the development proposals for Sandymoor South were displayed on a series of large exhibition boards, providing an overview of the application site in the context of the emerging Masterplan including illustrative layout, physical linkages, and proposed landscaping. Members of English Partnerships and the consultant team (GVA Grimley LLP, Atkins, RSK ENSR, Jon Rowland Urban Design) were on hand to welcome attendees, discuss the information presented on the exhibition boards, and answer any questions raised in relation to the proposals.

Comments forms were distributed to all attendees upon entry as a means of formally recording the views and opinions of those in attendance. A comments box was made available in Sandymoor Hall for people to post their comments. This remained at the Hall for one week post-consultation to allow non-attendees the opportunity to comment.

All of the comments received from residents both during and after the consultation event are set out in the table below:

Consultee	Date and Method of Response	Comments	Response
<p>Mr A Plumbley 21 Walsingham Drive, Sandymoor, WA7 1XB</p>		<p>Newsagent/general food stores badly needed. We do not need a public house, as one is already being built at top of Pitts Heath Lane on Daresbury Express Way. There are plenty of wine bars/pub's etc in Stockton Heath 10 minutes away.</p> <p>Walsingham Drive does not require speed humps as these cause structural damage to houses, we had experience of this 10 years ago when the road was not made up; I would suggest a 30 mph indicator sign to slow traffic down. A sign also would be a good idea at the top of Walsingham Drive to stop large lorry's many from abroad, pointing out that this is a housing estate, and not an industrial estate.</p>	<p>Alternative methods of speed reduction, using horizontal deflection methods, are being considered along Walsingham Drive.</p>
<p>Mrs B Harrop, 15 Dorchester Park, Sandymoor, WA7 1WS</p>		<p>The village centre shops – a shop would be very welcome as long as it is not a late shop i.e. close by 8 or 9pm at latest and strict control on sale of drink, if sold. The last thing we want is teenagers hanging around at night with drink. This is a lovely area to live in and we do not want it spoiled.</p>	<p>Noted. The Local Centre proposals incorporate up to 3,000 sq. m of commercial and retail floorspace. The opening hours of the facility are currently unknown.</p>
<p>H Keiley Long Spinney</p>		<p>Very thoughtful layout incorporating housing of different sizes.</p> <p>Please, please can we have a convenience store near the community centre as soon as possible.</p> <p>I am very glad to hear there will be access to the new development from Windmill Hill Avenue to ease congestion – much needed with increase use of the roads due to more vehicular traffic.</p> <p>Good luck for getting on with the project as soon as possible.</p>	<p>Noted.</p> <p>Local Centre proposals incorporate 3,000 sq. m of retail and commercial floorspace.</p> <p>Noted.</p>

<p>Cllr D Inch, 10 Great Riding, Norton Cross, Runcorn</p>		<p>Local amenities – doctors, dentist and local schools. When are they going to happen, road goes to now were – residence been involved – volume of traffic on Windmill Avenue East. How can you sort out.</p>	<p>Local Centre proposals incorporate provision for new local facilities. No timescales currently available for their development.</p>
<p>G Plumbley 21 Walsingham Drive, Sandymoor, WA7 1XB</p>		<p>Walsingham Drive needs traffic calming measures, but please not speed bumps. These may slow traffic but are very disruptive for residents who live by one.</p> <p>A convenience store is badly needed we were told 9 years ago one was to be built within 2 years.</p> <p>A new road from Pit Health Lane needs to be built before any new development is started, was all traffic is going to use Walsingham Drive, an extra 1200 homes will mean 2000 extra cars a day, on was it already a busy road.</p>	<p>Alternative methods of speed reduction, using horizontal deflection methods, are being considered along Walsingham Drive.</p> <p>Local Centre proposals incorporate provision for new local facilities. No timescales currently available for their development.</p> <p>An new access will be provided across the canal to Windmill Hill Ave. At worst a total of 469 residential units will be partly served by Walsingham Drive. Further information is available in the planning submission Transport Statement for Sandymoor South.</p>
<p>Thomas & Dawn Rossmueller, 81 Dorchester Park, Sandymoor</p>		<p>The design looks good on paper, however I have some concerns. Two access roads appear to few for such a large development. By becoming so large, Sandymoor may lose its appeal, which lies in it being surrounded by countryside. The market will become flooded by properties making both new and existing properties difficult to sell – possibly leading to down valuation of property prices. The loss of further tracts of countryside, leading to harmful environmental changes and a loss of habitat for wildlife.</p>	<p>The Transport Assessment for Sandymoor has identified that the proposed highway network at Sandymoor has sufficient capacity to accommodate an increased number of vehicular movements. Sandymoor is allocated for residential development in the Halton UDP, and the principle for its development has long been established given it represents a natural extension to the existing urban area.</p>
<p>Mr T Hossop 15 Dorchester Park Sandymoor WA7</p>		<p>Regarding the further expansion of housing in the Sandymoor area. I am very concerned about the reduction of the green area and</p>	<p>Sandymoor is allocated for residential development in the Halton UDP, and the</p>

1QA		removal of existing trees, which will have a drastic effect on the countryside, I am sure any additional housing can be accommodated in the redundant and reclaimed area's of Halton borough. Once the countryside has gone, it gone forever.	principle for its development has long been established given it represents a natural extension to the existing urban area.
Miss C A Spargo, Mr P R Kelsau, 20 Glastonbury Close		Get the balancing lake sorted out. Flooding is a huge issue to current residents as we are refused house insurance by some companies i.e. Barclays. Make the sustainable drainage 'compulsory' not a recommendation or an idea. Enforce it!	The masterplan provides elements of sustainable drainage along the full length of the Brook and main ditch. The existing positive drainage has the capacity to accommodate all sewerage discharge form the new development.
R Baxter, 22 Glastonbury Close		I have concerns as to the size – location of facilities for the current and expected level of teenagers that will have not a lot to do other than kick a ball around in the summer and no where to go in the winter – other than to the current community centre which I believe will not cope with the 'potential' users that could be attracted.	Along with the sport pitches and Multi Use Games Area a 'Pavilion' is also planned. The exact use of this building has not yet been determined
R G Knight, 28 Adlington Road, Runcorn, WA7 6NE		Fail to see the sense in using Windmill Hill Avenue East as the access route. Walsingham Drive appears to be must here direct i.e. easy access from the expressway, not the volume of traffic against the volume on Windmill Hill Avenue East, the volume of which, appears to be increasing as the months go by.	Windmill Hill Ave access provides a safer route for construction traffic in the short term and allows some traffic from Sandymoor south to have an alternative access to the wider area. Further information is available in the planning submission Transport Statement for Sandymoor South.
R L Seddon, 32 Adlington Road, WA7 6NE		The opening of Wharford Farm Road as an access route is sure to attract more traffic to Windmill Hill Avenue which is already a very busy and dangerous road. Traffic from Sandymoor will use Wharford Farm Road as short cuts to and from local shop and schools. Sandymoor should be provided with its own school before further houses are built. Access to the proposed site should be through Sandymoor and NOT Windmill Hill.	Further information on the likely impact of the Sandymoor development is available in the planning submission Transport Statement for Sandymoor South.
R Stanley & S		Our concerns are over the use of the	Construction traffic will

Ashcroft, 5 Culford Close, WA7 6NH		currently blocked road that joins Windmill Hill Avenue East adjacent to our close. Traffic from construction vehicles in the first instance and later residents and non residents creating noise and other disturbance is something we are opposed to. We would not be keen on this route being served by public transport vehicles, and have concerns over the removal of the present barrier allowing access for travellers. Any proposed screening for the purposes of noise reduction, could have implications for our property and our neighbours properties due to these being built in an elevated position. We have already had problems caused to drains by the existing trees and bushes.	be restricted by health and safety risk mitigation plans that must be in place before any development can take place. Further information on the likely impact of the Sandymoor development is available in the planning submission Transport Statement for Sandymoor South.
Ashea Mills, 22 Stevenson, Sandymoor, WA7 1UB		We do need a medical centre as a priority – especially as Sandymoor is getting bigger. We need a better bus service. We would like a few shops – e.g. chemist, spa.	Local Centre proposals incorporate provision for new local facilities. No timescales currently available for their development.
John Taylor, 41 Chatteris Park, Sandymoor, WA7 1XE		I am concerned that this new plan increases the density of housing. I am also concerned that the quality of this development is maintained. Whilst I am assumed there will be no shared ownership. This stance must be maintained. I have concerns of security that the perimeter road (Village Street) will become a race track.	The density of new housing development will be in accordance with regional planning guidance. Traffic management measures will be implemented to increase road safety, subject to an agreement with the Local Planning Authority.
Mary Allen 84 Dorchester Park		Will look forward to shops and medical centre please.	Noted.
Sue Cooper, 15 Oakmore, Sandymoor, WA7 1NR.		We definitely need a primary and secondary school within the area. Parents are finding it extremely difficult to get their children into primary and secondary and this causes a slump in selling our houses. We will not send our children to Halton high.	The Sandymoor masterplan reserves the allocated school site for future development. The development of a school will be determined by the Local Education Authority at a time when it is considered such a facility is required.
Mr A Miller, 27 Godston, WA7 1UE		I live in Godston, at the rear of my house there is a 'paddock', which is classed as a wood. This 'wood' only has a couple of trees. In the	Noted.

		<p>corner of sunnside the fields floods in heavy rain, this problem is getting worse, the drainage in no's 26, 27, 28 back gardens is getting worse. I would like to suggest more trees planted in this 'wood' to help with the drainage.</p> <p>I would like to see traffic calming on Pitts health Lane at Godston end traffic (local residents!!) Come off the Daresbury Epxressway at very advanced speeds, this section of Pittsheath lane has lots of young mothers and children crossing the roads – Moore school and nursery at Sandymoor Hall. There has been several 'minor' bumps on this section, no police where involved, so record will be kept.</p>	<p>Noted. Traffic calming measures will be implemented to increase road safety, subject to agreement with the Local Highways Authority.</p>
6 Walsingham Drive		<p>Do not want 'bump' traffic claming in Walsingham Drive. Before road surface was finishes off and it had pot holes and uneven surface the lorries and cars would bump over them causing pictures to more and cracks in the walls. It took a petition locally to get road surface finishes to stop this. Agree with the flashing signs that remind you of speed limit but do not want to see ramps in road. It also causes noise and we sleep at front of house.</p> <p>Not really keen on seeing a pub in Sandymoor as again this could bring trouble to the area. Pub has now been built at roundabout entrance to Sandymoor so not really needed anyway. Area needs local shop asap.</p>	<p>Alternative methods of speed reduction, using horizontal deflection methods, are being considered along Walsingham Drive.</p> <p>A public house is proposed at Sandymoor Local Centre, but measures will be implemented to minimise anti-social behaviour and crime.</p>
		<p>Please ensure street names are not too samey e.g. Glastonbury Close and Glastonbury Place as per map – very confusing for postman!</p>	<p>Noted.</p>
N Screen		<p>Get a pub and a shop asap!</p>	<p>Noted.</p>
Unsigned.		<p>Like the idea of the village green and more amenities at Sqandymoor. Concerned re traffic along Walsingham Drive. Concerned re how long building work take and construction traffic.</p>	<p>Noted. Traffic calming measures are proposed along Walsingham Drive to increase road safety. At present, building work is scheduled to take between 7-10 years.</p>

Ian Bradbury		I am interested in when more amenities will be built including: Doctors, Dentists, School, Shops, Pub.	Proposals for Sandymoor Local Centre have been submitted to Halton Borough Council. No timescales are currently available for the sites development.
Unsigned.		Please keep the emphasis on 'green' trees and pathways really make Sandymoor an environmentally pleasant place. Concerns over parking for visitors and 2 car households, will they end up parking in front of houses along roads?? Access to the area via Walsingham Drive as the main entrance/exit and congestion on mini roundabouts near expressway. Concern for house prices of present housing if smaller houses rented will this change the 'feel' of the area? New building should be owner occupied to keep the quality/respect for the area.	Noted. Tree planting and greenway routes are proposed at Sandymoor.
Unsigned.		A primary/secondary school is needed, so it is already very difficult to get children into Moore or a good secondary school, as no one would send their child to Halton High. No really bothered about a shop, I have lived here for over 10 years and it has never bothered me, as they attract gangs and litter. No very modern houses as they wouldn't fit in with the existing housing on Sandymoor. More speed bumps to slow traffic down.	The Sandymoor masterplan reserves the allocated school site for future development. The development of a school will be determined by the Local Education Authority at a time when it is considered such a facility is required.
Mr C Harrison, 20 Holford Moss, Runcorn, WA7 7GB		Whilst I agree with the policy of building new home so that every angle of placing more people into less space because if you don't there will be no green or brown space left. I have noticed a practice of builders being allowed to park vehicles on sections of pavements forcing people to walk in the road, I hope you will not allow this to continue. P.S. I have tried to place this in the Comments box, the people who are in the building have locked the perimeter gate (11 am Wed 29 th Nov) it is possible that other people with comments will not be able to place them in the	Noted. Conditions will be enforced by the Council upon the developer upon the grant of any planning permission.

		comments box and you will not get the response you should get.	
Unsigned		Good to keep as much greenery as possible. Could the football pitch area also be laid out for tennis courts? Village centre much needed now. I know you are working on this. New access road good – any traffic calming measures to be introduced?	Noted. Traffic calming measures are proposed at Walsingham Drive. The sports pitches will be grass facilities, as they form an important part of the flood mitigation measures in northern Sandymoor. Proposals for tennis courts will be considered.



Forward Planning
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