

Your update

Neighbourhoods Matter – planning for the renewal of Hallwood Park and Palace Fields



Planning permission submitted

We have now reached a major milestone with our regeneration plans by submitting the Local Centre masterplan as a planning application to Halton Borough Council.

The Council have around 2 weeks to acknowledge this planning application, before they can take the next step in the process and make it available for the public to view.

The Uplands masterplan is still being finalised, which means we will submit a separate planning application at a later date.

To view the Local Centre masterplan see the inside pages. To find out more about the next steps the Council will take on the Local Centre planning application, see page 4.

Contact us

Phone: 0345 111 0000

Email:

hp.pf.enquiry@riverside.org.uk

Visit: www.riverside.org.uk/haltonlea or go to our Facebook page at www.facebook.com/groups/haltonlea.

Your feedback on the Local Centre

We were delighted with the number of people who took part in February's consultation. In summary, focusing on the Local Centre, we can tell you that:

- 72%** of respondents agreed / strongly agreed with the community and housing proposals to create a well-designed, mixed use heart of Palace Fields community
- 77%** of respondents agreed / strongly agreed the proposals for the Tricorn land would restore and preserve its heritage for all
- 67%** of respondents agreed / strongly agreed the transport and movement proposals will create a more connected centre
- 74%** of respondents agreed / strongly agreed the landscape improvements will create a green, attractive, and biodiverse area.

Please visit www.riverside.org.uk/haltonlea to see the full consultation feedback.

"I like the openness and accessibility and the safe feeling with it being more overlooked by local residents"

"I will use the local facilities more"

"The housing element is fantastic and definitely needed"

"I like the levelling up of the busway and the removal of the subway"

"You haven't included enough 3 bed bungalows in the Local Centre"

Your New Local Centre Masterplan



We've listened to the feedback from the recent consultation and are pleased to share with you the masterplan for your new Local Centre.

Creating a local heart of the communities



Your Local Centre

134 proposed new homes, comprising:

- 40 two bedroom Extra Care apartments
- 23 one bed Extra Care apartments
- 2 one bed Extra Care bungalows
- 5 two bed bungalows
- 2 three bed bungalows
- 15 two bed houses
- 2 four bed houses
- 13 one bed own front door apartments
- 32 two bed own front door apartments

Proposed demolition, comprising:

- 20 apartments
- 6 houses
- 4 Commercial Units
- Bethesda church building
- C20 extensions to Tricorn



Better Housing Choices and Local Centre



A Safe Community



Better and Safe Travel



Community Activities



Climate Change Responsibility

Have you seen the video of what your new Local Centre will look like?

Go to www.riverside.org.uk/haltonlea to see the proposals come to life.

What does the submission of a planning application mean and what happens next?



Pre-application discussions complete

During the consultation earlier this year, Riverside's consultant team (architects, planning consultant and engineers) have held discussions with Halton's planning officers (called a pre-application process). This allowed Riverside to check the plans adhere to Halton's overarching planning policies and other requirements, and for us to discuss specific elements of the draft plans with the Local Planning Authority (Halton Borough Council). This information, with the feedback from the consultation has helped us to refine the plans before submitting a planning application, for example by ensuring there are some 3 bed bungalows in the Local Centre.

Planning application submitted

We have now submitted a planning application for the new Local Centre of Palace Fields. This submission asks the Local Planning Authority to check and review the plans from a number of perspectives, such as where the proposed roads are, the types of housing, how close the homes are to each other and how the green space is designed.

Have your say on the planning application

The Local Planning Authority is required to publicise and consult statutory consultees and local residents on the application. This is likely to include writing to neighbours within and near to the boundary of the application, publishing information on their website and putting up a notice on or near the site, usually on lampposts. This is when the Council's consultation starts with you. At this point, we will write to you and provide a guide on how you can share your views directly to the Local Planning Authority. The Local Planning Authority will also consult with statutory bodies such as the Local Highway Authority, Historic England and service providers such as United Utilities, local gas suppliers, etc.

The masterplan is then revised

The Local Planning Authority will use the information from the consultation to ask Riverside to amend elements of the masterplan. The Council may then choose to re-consult on the revised plans with residents, statutory bodies and service providers.

Halton Planning Committee

The Local Planning Authority will then submit their recommendation to the Council's Planning Committee where the committee will either grant, defer or refuse planning permission. This is likely to happen around summer time and we will keep you updated with dates as soon as we know more.

If planning permission is granted

If granted, planning permissions does not confirm the exact start date of any building works. Rather, this provides Riverside with the ability to progress to the next stage of the regeneration, which will include more detailed design work, submitting any further information to the Local Planning Authority that is required for approval before development begins and looking at a start date on-site.



How to get in touch

Facebook group

Check out our Facebook group where you can ask questions and see updates from Riverside.

<https://www.facebook.com/groups/haltonlea/>

Website

There's lots of useful information on our website

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Email

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