

# Your update

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



## Next steps for The Uplands

Since gaining feedback on The Uplands draft plans we have analysed the information and will shortly be reaching the next stage in designing The Uplands.

To learn more about the feedback please visit our website, which can be found below.

We aim to submit a planning application for The Uplands the week commencing 28 August.

Once Halton Borough Council have received the planning application, they have around two weeks to validate it. The council will then make it available to view on their planning portal website and this is when they will ask for comments on the plans.

To learn more about the planning application process Halton Borough Council will go through, please see the 'Local Centre and The Uplands 29th July Residents Meetings Recording' which can be found in the Hallwood Park and Palace Fields 'news' section on our website.

## 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**.

## Halton Planning Committee vote in favour of Local Centre Plans

**On Monday 7 August, Halton Borough Council's Planning Committee voted in favour to grant planning permission for the Local Centre. To see the plans that have been endorsed please visit 'The Plans' section of the website.**

This endorsement enables Riverside to move to the next stage of the Local Centre delivery and during the next few months we will be starting the next stage of detailed designs and looking at delivery timescales in more details.

We will also be inviting households in the local area to more detailed events in October to come and view the endorsed plans for the Local Centre, learn more about how the works will take place and to meet the builder. Please go to the next steps for the Local Centre which can be found on page 6.

To see The Uplands Masterplan that is being submitted to a planning application please go to page 2.



Transforming **lives**  
Revitalising **neighbourhoods**

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# Your Uplands Masterplan



**Better Housing Choices  
and Local Centre**



**Community Activities**



**A Safe Community**



**Climate Change  
Responsibility**



**Better and Safe Travel**



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

The Uplands,  
Palace Fields  
Vision



## Your Uplands

### 257 proposed new homes comprising:

- 1 x one bed bungalows
- 22 x two bed bungalows
- 2 x three bed bungalows
- 34 x two bed houses
- 102 x three bed houses
- 23 x four bed houses
- 26 x one bed apartments
- 47 x two bed apartments

### Proposed demolition comprises:

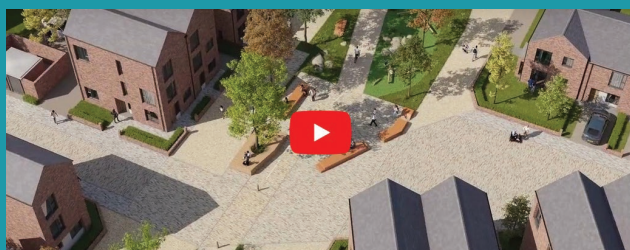
- 107 apartments (The Knoll)
- 210 houses
- Palace Fields Community Centre

### Total new homes delivered across the Local Centre and The Uplands:

391 New homes

### Have you seen the video of what your new Uplands will look like?

Go to [www.riverside.org.uk/haltonlea](http://www.riverside.org.uk/haltonlea) to see the proposals come to life.



# How has your feedback changed the proposed plans?



## Green Avenue

“Great for the many children within the estate to have a safe place to play”

“How will the green avenue be maintained, concept is great!”

“I like the green avenue.”

“Green Ave will be hazardous for people because of kids on bikes.”

“Why are you creating a new entrance to town park?”

Within the plans the entrance proposals are to improve an existing entrance to Town Park, not to create a new entrance. The specific materials used, including the soft and hard landscaping will be designed and agreed in conjunction with the Open Spaces Team at Halton Borough Council. This will ensure the improvements made by Riverside are complimentary to the recent improvements

Halton Borough Council have made to two existing entrances to Town Park; one to the North-East of The Uplands onto Palace Fields Avenue and one to the North-West onto Holt Lane.

Ensuring the green avenue minimises opportunities for anti-social behaviour comes from the way it is designed. It has been designed utilising the various design standards and best practice design principles including the Designing Out Crime guidance. For example, ensuring an overlooked presence of housing to create light and a presence of people; and ensuring boundary treatments (the materials between two elements e.g the road and grass) are chosen to create space with a purpose.

We acknowledge the concerns some community members have raised about the potential misuse of the green avenue. We are still very much in the design stage and will be working closely with Cheshire Police’s Designing Out Crime Officer to strike a balance ensuring an accessible and safe space is created to the community.

Riverside will be ensuring soft and hard landscaping is used that not only creates a welcoming usable space but is also maintained easily ensuring a year round open space.





# Visitors Parking

“The car parks where visitors can park (now) won’t exist as we can only park one car on the front not two.”

“More safe car parking.”

“Doesn’t look like every home has a parking space?”

Following the draft plan sharing sessions, visitor parking was expressed as a concern for The Uplands. We have listened to your feedback and adjusted the proposed plans for visitor parking. The current ad-hoc visitor parking has been rationalised into the new areas of public realm and within existing streets.

All new homes will have a minimum of 1 parking space and the number of parking spaces increases with the size of the property. Allocated parking spaces can be found either on a driveway for houses or immediately outside for apartments.

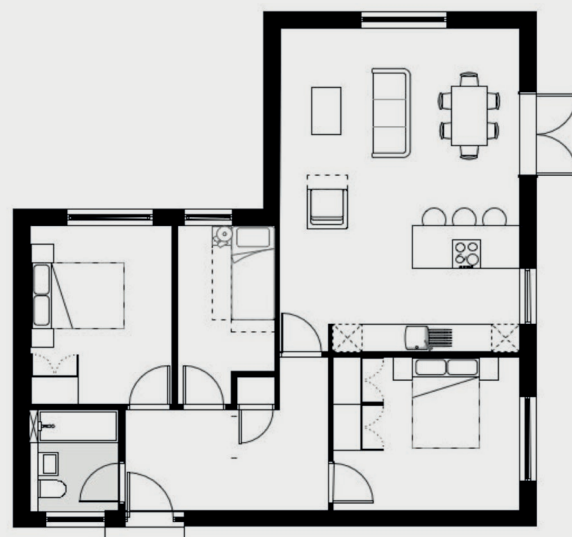


## 3 Bed Bungalows

“As yet there are no 3 bedroomed bungalows [in The Uplands]”

In the March 2023 newsletter, which focused on the submission of the Local Centre planning application, we shared that 3 bed bungalows have now been included following your feedback. You also shared the same concern for the draft plans on The Uplands. We have listened to your feedback and updated the proposed Uplands plans to include bungalows with three bedrooms.

At the draft plan sharing sessions, we shared floor plans of proposed new housing. The images to the right show two different options of the potential layouts of 3 bed bungalows which have been designed using generous space standards.



# Next steps

Below you will find a timeline over the next six months. This shows the key stages in further designing the regeneration across the Local Centre and The Uplands, the planning application process and future consultation and engagement.

## Local Centre Households

### Local Centre Engagement Events

**When:** October 2023

**How:** Ahead of any construction work taking place in the Local Centre we will host drop in sessions where you can meet the developer and construction company, learn about the phasing and timescales and view the final plans. A letter invite will be sent out to residents with more information on dates and times closer to the time.

### Local Centre Resident Meetings

**When:** Continuous

**What:** Following the submission of the Local Centre plans as a planning application we invited those who's homes are identified for potential demolition to a 1-2-1 meeting with the regeneration team to discuss next steps if the application was approved. We continue to work with these households and invite those who have not spoken to us yet to a meeting.

### Local Centre Delivery Begins

**When:** Winter 2024

**What:** Delivery of the Local Centre will begin with the first phase. More information on this first phase can be seen at the above events in October 2023.

## The Uplands Households

### The Uplands Planning Submission

**What:** Week commencing 28 August

**How:** The planning application will be submitted to the council and around 2 weeks later the council will upload it to their planning portal.

Residents will be informed by the council when they are taking comments on the application and how to submit these. We will update our website and Facebook group with the reference number for you to view the application and provide your comments.

### The Uplands Resident Meetings

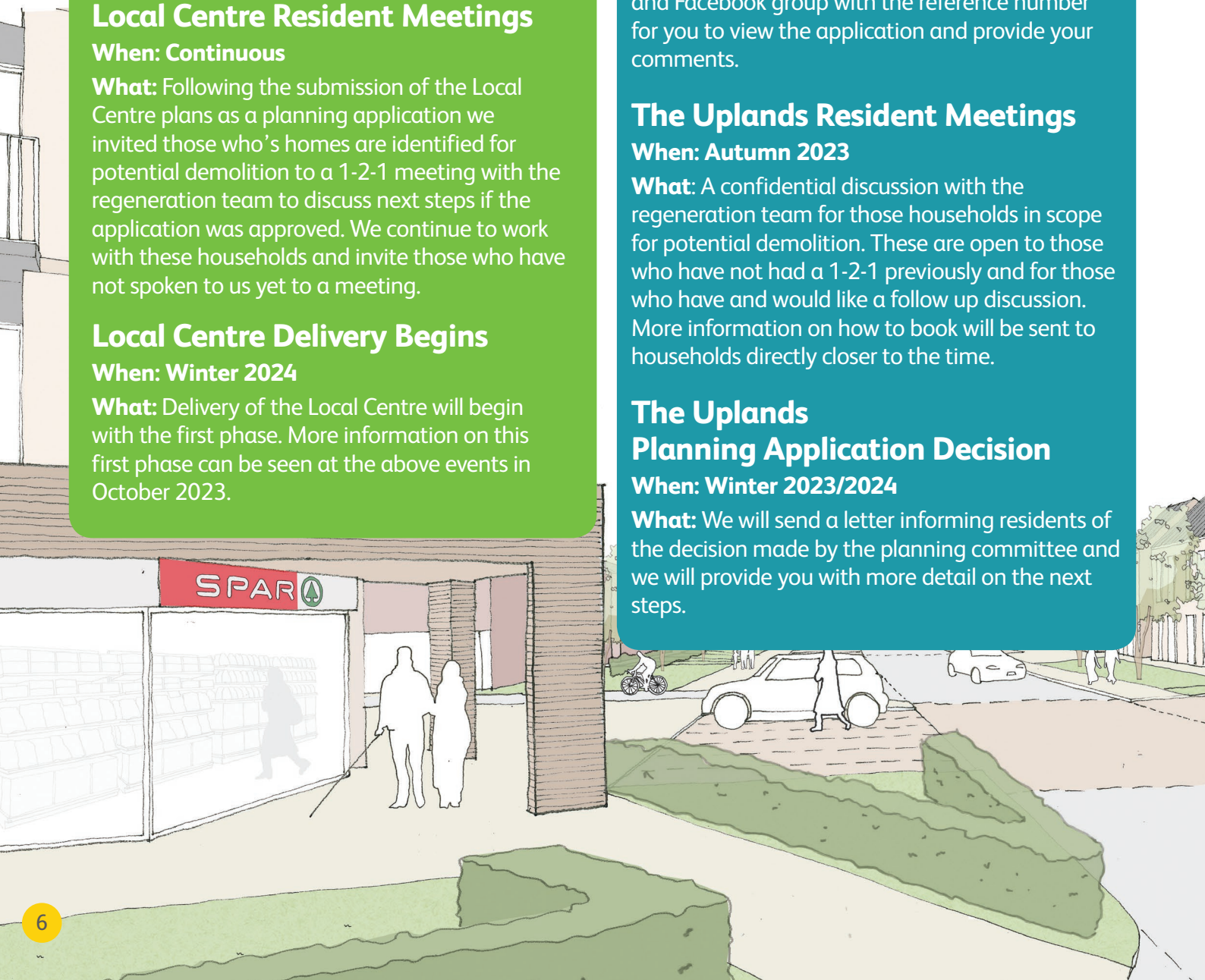
**When:** Autumn 2023

**What:** A confidential discussion with the regeneration team for those households in scope for potential demolition. These are open to those who have not had a 1-2-1 previously and for those who have and would like a follow up discussion. More information on how to book will be sent to households directly closer to the time.

### The Uplands Planning Application Decision

**When:** Winter 2023/2024

**What:** We will send a letter informing residents of the decision made by the planning committee and we will provide you with more detail on the next steps.





Please note this is subject to change e.g. if planning for the Local Centre is not determined in mid-summer, this will push the future Local Centre elements back. We will ensure this is updated as required and is on our website.

## Communications going forward

**Following feedback from the community, we are changing how we send communication to you.**

From now on, you will only receive relevant information for your household direct to your door.

All newsletters and key documents will be uploaded to the website, so you are able to view the communications that are sent out to all residents.



### Hallwood Park and Palace Fields

All households across Hallwood Park and Palace Fields will receive updates in the following ways:

- Through our community newsletters, like this one, which will provide updates on any construction works, what stage the regeneration is at, community projects, climate change projects etc.
- At events held across the neighbourhoods to further gain your input in the next stages of design and to detail specific projects across the 10 years.
- Via our facebook group:  
[www.facebook.com/groups/haltonlea](https://www.facebook.com/groups/haltonlea).
- Through the local press avenues as we ensure we share big news stories with the local newspapers, both online and printed.
- From our website where you can see frequently asked questions, videos, plans and other key information:  
[www.riverside.org.uk/haltonlea](http://www.riverside.org.uk/haltonlea).

### The Uplands & Local Centre

All households in these areas will receive the same communication as the wider community of Hallwood Park and Palace Fields and you will also receive tailored information such as:

- Letters and Documents- Specific to your circumstance
- Events - Which will look at relevant aspects of the regeneration which apply to you.

### Have Your Say

If you have any ideas on how we can improve our communication with you going forward or any other types of communication you would like to see, please get in touch and let us know.

# Important information for you

## Local Centre

### Enabling Works

The plans that were reviewed at planning committee will now move to the next stage of design. While no large scale work will take place before our Local Centre events in October, please be aware that you may see some of our officers around the area for a number of reasons including:

- undertaking the next stage of site investigation works;
- making the area safe;
- taking measurements;
- reviewing existing services such as sewers.

We call these “enabling works” to enable the land to be ready for construction work.

### If unsure always ask

If you live in the Local Centre boundary for regeneration works we will always ensure we contact you by letter to notify you if we need access to your land to undertake any survey works and the company who will be visiting. Please always ensure you remain vigilant, ask to see an identification badge and contact the Regeneration Team if you have any concerns.

We will ensure you are kept up to date ahead of the start of construction works and as construction progresses.

## The Uplands

“I don’t want to wait for 5 years in limbo”  
“You are putting our lives on hold for many years, can it not start sooner?”

### Potential earlier start date

During our 1-2-1 discussions with households in The Uplands, some people whose home had been identified for potential demolition, asked if we could consider bringing the start date forward from 2028. We also appreciate several households expressed that they do not wish for their home to be included in the regeneration.

Originally, it was expected the Local Centre construction would finish ahead of The Uplands commencing. We now understand that The Uplands could potentially start around 2026, which would be towards the middle of the Local Centre construction timescale and not the end.

### Retained Households in The Uplands

Riverside will be working with those households not identified for potential demolition in The Uplands. We are keen to hear about what potential changes you would like and will be holding events in the future for you to come and share your ideas. We are keen to see what retro-fit (energy saving) improvements could be delivered. The Uplands is expected to commence in 3 years so we have time for these discussions and to scope out potential projects.

## Wider Hallwood Park and Palace Fields

Regeneration covers many areas, not just homes. Riverside will be working with the two neighbourhoods to develop and deliver community projects, landscaping changes, employment and training opportunities, youth outreach projects, Palace Fields woodland improvements and other projects during the course of the regeneration.

“I don’t live in The Local Centre or The Uplands. What benefit will be regeneration have for me?”

**If you have any ideas on potential projects please contact the regeneration team with your ideas.**

## 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:  
[www.riverside.org.uk/haltonlea](http://www.riverside.org.uk/haltonlea)

**Email** You can email us at

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