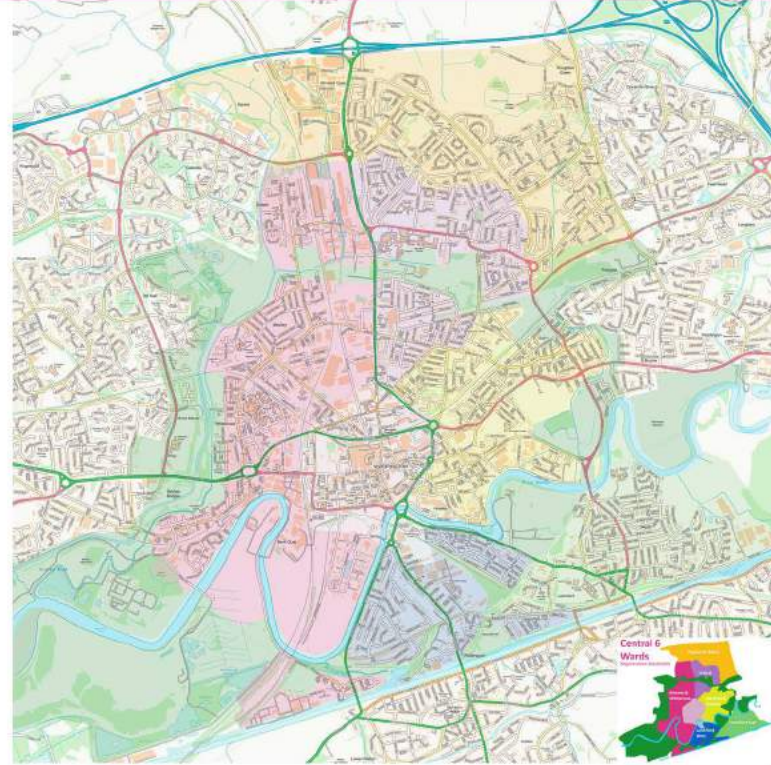# Warrington Central 6 Regeneration Masterplan

Welcome

Welcome to the second phase of the community engagement to help produce a Masterplan that will shape the regeneration of the **Central 6 Neighbourhoods** of Warrington:

Bewsey & Whitecross
Fairfield & Howley
Latchford East
Latchford West
Orford
Poplars & Hulme

The Central Area Renewal Board has appointed a team of consultants led by Kevin Murray Associates (KMA) to work with the community and other stakeholders to help develop a Masterplan that has the input and ideas of those who live in, work in and visit these neighbourhoods.

What is a Masterplan?

A Masterplan is a plan for the future of an area, combining physical elements like streets, buildings and spaces, with other services and programmes like health, maintenance and community volunteering.

A Masterplan will guide development, investment and projects in the Central 6 areas for the next 25-30 years.

Your ideas

In Stage ONE, over November and December almost 1,000 people contributed many fantastic ideas about the future of the Central 6 ward areas. This has been used to produce a set of themes and potential projects.

Thanks to everyone who has contributed so far.

It is important to remember that this is a long-term plan. There is a lot of work to take forward and progress over the next 25-30 years.
Identifying your priorities will help to create a plan that is realistic and deliverable. Understandably not everything can be achieved immediately or even in the short term but may be delivered later in the plan programme.

The next panel tells you about the priorities and ideas that you have put into the process

We still need your views.
Is this the right direction for the Masterplan?

Please fill out a feedback form before you leave

In Stage ONE, we asked you to indicate what you think is important in your neighbourhood, based on issues that were raised in previous consultations or any new issues you wished to bring up.

The table below shows the result of how the issues ranked:

RANK

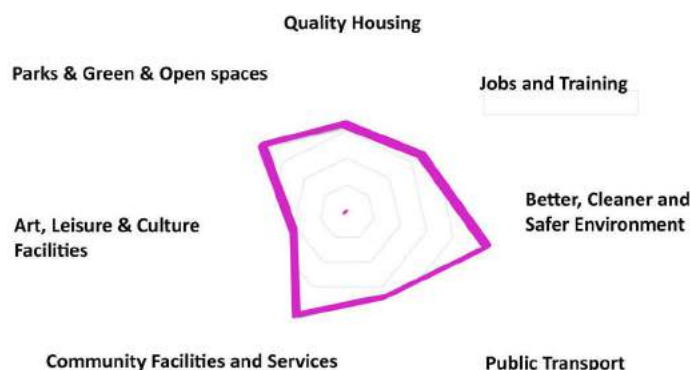1 BETTER, CLEANER AND SAFER ENVIRONMENT

2 COMMUNITY FACILITIES AND SERVICES

3 PARKS & GREEN & OPEN SPACES

4 JOBS, BUSINESSES & TRAINING

5 PUBLIC TRANSPORT

6 QUALITY HOUSING

7 ART, LEISURE & CULTURE FACILITIES

We also asked for your big ideas for the Central 6 Areas. There were many great ideas and solutions that were put forward. The ideas that came up most frequently are shown below:

Active travel
Better movement through bike paths, connected routes and improved pavements;

Green space
Maximising the benefits of green space with activities that make spaces well used and keep out anti-social behaviour;

Community spirit
Projects and events to help neighbours get to know each other and share what's happening in the area; and

Air quality
Cleaner air by removing/reducing congestion, reducing traffic and town centre industry

Some of your comments

"More activities and play spaces in parks - places for people to meet and get to know each other"

"If providing a better, cleaner and safer environment isn't fixed then the value to making improvements in anything else is lost."

"Provide more places that are disability accessible, and offer more activities"

"We need affordable homes in a clean and safe environment"

"I'd like to see a better bus service, especially earlier and later in the day"

"There should be better access to the river"

"My big idea is more street lights so people feel safer"

Vision and Themes

From all of this feedback, the design team have developed the following vision statement for the Masterplan:

A Happy, Healthy Warrington

A safer, cleaner, greener and healthier Central 6 area that is fully included and connected into the future prosperity of Warrington.

10 Improvement Themes

We have now analysed the hundreds of topics and ideas that were submitted and grouped these into 10 themes, and separated what you said the **issues** were from the possible **solutions**.
We have also added some other solutions for problems that you identified.

For each theme, we have suggested a goal, or direction from what you have told us so far.

We would like now to check with you that the vision is right, and that the project ideas reflect the quality of place that you want to live in.

Vision and Themes

1. Is the Masterplan heading in the right direction?
   Do you support the Vision Statement? Are there any changes you would make to this?

2. Are the goals right? Do you support these?

3. Are there any missing issues or solutions?
   Are there details you would like to add to what is here?

4. What projects do you consider to be the top priorities?

5. On the map – are there any locations you would like to mark for specific projects?

Feedback
Please provide your feedback comments on the forms provided, or electronically via Facebook on fb.me/central6masterplan

Next steps
The KMA team will analyse the feedback from this second stage and begin developing more specific ideas and proposals.

The aim is to present these ideas and proposals at the third stage of consultation and engagement in early June 2019.

If you wish to be notified of the third stage, please ensure that we have your correct address or email on your feedback form.

Thank you for taking the time to come and visit and for your feedback

A. Arts, Culture and Leisure

GOAL: *Inclusive, accessible and affordable facilities for cultural and leisure provision and participation - connecting local arts scenes to the rest of the town.*

Central 6 Issues	Action/Intervention
Need accessible + local facilities – for exercise and indoor leisure	1. Review leisure provision – what can be provided locally? And where? 2. If no local provision – how does access to facilities work better?
Sports facilities needed, providing a variety of outdoor pitches and different sports	3. New pitch provision programme 4. Upgrade changing facilities etc. 5. Improve access to existing provision
Family-focused leisure needed – provision of cinema and theatre	6. New facilities for Warrington to serve growing population – not necessarily ward specific 7. Ensure provision in accessible location 8. Affordable pricing – not necessarily premium offer
Disability access important for inclusive venues and activities	9. Review and upgrade facilities where necessary 10. Consider more specific/tailored provision of activities
Skate park facilities, though some existing ones are underused or dominated by anti-social behaviour	11. Deliver one indoor skatepark facility – paid for to ensure it is used as it should be 12. Alternative approach – ensure scale and quality of facility that encourages high level of use

B. Access to jobs, business and training

GOAL: *Increased involvement of key local organisations and big businesses using their activity to create greater economic and social benefit in the Central 6 area*

Central 6 Issues	Actions/Interventions
School places – concern there won't be capacity as Warrington grows	1. Work with the Education sector to monitor and plan school place in line with demographic growth needs
Apprenticeship opportunities – better information on what is available and routes into work	2. Make more of Warrington University Technical College (UTC) and other providers as a route to skills and employment 3. Better connections with schools 4. Raise awareness of where to find current information
Availability of higher skilled training and work, moving beyond apprenticeships & logistic centre work	5. Employers to make more jobs available in Central 6 postcodes
Space and support for small business	6. Identify new and work with existing development opportunities for small business space – workshop units with uses that can co-locate with other uses; co-working, arts and craft space, etc. 7. Identify new and work with existing support pathways – raise awareness of what is available in terms of business start-up advice, mentoring and financing
Health and wellbeing improvements needed to address lack of economic opportunity, inclusion, affordability	8. Grow capacity with smaller groups to be able to get contracts that allow them to grow support in the community

C. Community Action

GOAL: *A knowledgeable and increasingly actively involved community, leading to more community influence and greater impact from the work of individuals and community groups.*

Issues	Action/Intervention
More community mixing of different backgrounds and cultures to build cohesion	1. Informal networking/social events that provide personal contact points 2. Neighbourhood level delivery groups – more formal
Strengthen social activities to support wellbeing - need for upskilling/capability building	3. Provision of classes/support on personal debt and finances, healthy cooking, basic computer skills etc. – including raising awareness of what support is available
Tackle isolation and loneliness for all members of the community	4. Programmes and activities to address isolation and loneliness, including raising awareness of existing problems
Weak connections between business and traders and the community?	5. Encourage local business to get involved in local events, upkeep of areas etc.
Weak connections with large businesses	6. Neighbourhood action – Corporate Social Responsibility (CSR) activities through clean ups, event sponsorship and other activities
Food poverty and access	7. Support and promote food availability/banks and develop opportunities to help people on the food ladder, e.g. food pantry and community shop models
Homelessness	8. Prioritise awareness and response to homelessness locally
Drug issues	9. Progressive approach to awareness and programmes for rehabilitation

D. Community Facilities

GOAL: *Building a range and choice of attractive, diverse, welcoming facilities and services in each neighbourhood. Centrally located facilities are easy to get to via a range of travel options. Linking community opportunities to the willingness of business to get involved.*

Central 6 Issues	Actions/Interventions
Need for local facilities that are up to date and meeting current needs	1. Complete or upgrade those in pipeline: e.g. Bewsey Dallam Hub 2. Maintain/upgrade/modernise all well-used facilities: e.g. St Werbergh's, Fairfield, Westy
Cost of using facilities can be prohibitive for some	3. Review letting policy at local level to consider affordability of access 4. Provide additional support for key groups that work to support communities 5. Raise awareness of current support levels
Underused facilities requiring some support to improve	6. Sharing of good practice/coaching with successful community centres 7. Community ownership/stewardship programmes – give people the opportunity to take on the operation of a local centre 8. Create a pathway to enable communities to take on the above
Maintaining balanced quality of local shops + attractive neighbourhood character	9. Review, update and apply planning policy firmly 10. Encourage local food and local service start-ups 11. Consolidate around retail hubs that are functioning well 12. Identify development opportunities in 'new neighbourhoods'
Youth anti-social behaviour impact on neighbourhood, e.g. personal safety of elderly and other youths	13. Review, develop and signpost youth activities 14. Impact of developing youth zone(s) – how to get participation in activities 15. Role of local Football and Rugby clubs in providing activities in/beyond their sport 16. Youth fair/marketplace – touring exhibition that raises awareness of all that is on for youth 17. Review capacity for youth provision

E. Health and Wellbeing

GOAL: *Tackling all factors affecting good health by creating greater positive economic and social opportunities. Encouraging healthy modes of travel.*

Central 6 Issues	Action/Intervention
Provide good access to local health services – GP, Dentist	1. Co-location of services in community hub areas 2. Raise awareness of what is available 3. If no local provision – consider how better access can work 4. Improve routes and modes of physical access – walking, cycling, public transport 5. Offer of additional wider wellbeing services – not necessarily GP, education of what is available, self-referral etc.
Hospital not fit for future needs, so new provision to be planned	6. Options assessment to consider other site factors including patient and staff access and costs health and well-being implications, impacts on local business and residents (active travel options, access to open space) 7. Hospital parking re-think to encourage modal shift, increase direct bus routes, safe routes for walk/cycle, multi-storey car park 8. Access to outdoor spaces for health and wellbeing benefits, such as safe green route to Sankey Valley Park
Air and noise pollution/quality has real and perceived impact on local health and quality of life	9. Atmospheric monitoring to track changes in key areas 10. Relocate industry as opportunity arises to shift it away from centre/residential core 11. Pilot diesel vehicle strategy and low emission zone
Develop much more community benefit from a network of green spaces and waterways	12. Improve quality of, and access to, green spaces and the river and canal. 13. Strengthen network of cycle routes and footpaths, including wayfinding 14. Add value to spaces with community gardens/sensory gardens, etc. 15. Connect green spaces through grey-to-green street strategy and pocket parks

F.   Housing and Neighbourhoods

GOAL: *Quality places to live. Strengthen range and quality of build and design of housing provision through refurbishment, new-build and tenure mix. New housing has a positive relationship with neighbourhoods, bring net contribution to areas.*

Central 6 Issues	Actions/Interventions
Private rental and HMO properties being poorly managed e.g. in Whitecross	1. Better regulation and management/enforcement of HMO/private sector properties 2. Rapid response to ASB/fly-tipping
Mismatch between available housing stock (house type, size, tenure) and changing demographics, including allocation pressures	3. Monitoring, analysis and planning to meet future needs (homelessness and all households) 4. Identify new development opportunities for mixed community and tenure in sustainable locations, with use and design guidance
Concern additional housing will impact negatively on traffic and local services	5. More housing in sustainable locations, including bus, cycle, walk routes and car free or pooling approach. 6. Plan new services within larger schemes – using policy and masterplan briefs
Empty homes impact upon some neighbourhoods	7. Identify problem areas and concentrations of empty homes 8. Develop local level strategies with landlords/owners for re-occupation and re-use
Desire for neighbourhoods and communities – currently some feel neighbourhoods are fractured	9. Drawing together all the elements to create distinctive places with unique character and identity that people feel proud to live in and be part of

G. Maintenance and Management

GOAL: *Change perceptions so these neighbourhoods are seen as quality places to live through maintenance and management. Resource effective management to improve safety, identity, health and sense of pride in neighbourhoods. Create a new character/distinctiveness for Warrington's greenspace.*

Central 6 Issues	Actions/Interventions
Recurring issues around unkempt areas arising from dog fouling, fly tipping, excess refuse, etc.	1. Intensive/targeted response by Environment Team and/or enforcement 2. Education programmes to help change behaviours 3. Refuse storage upgrade to be fit for purpose: bins that fit storage, vice versa; collection frequency; clarity/education on recycling system; street sweeping.
General appearance needs improvement – negative impacts on impression, attitude and pride of place	4. Review tree and flower planting and maintenance regime – cutting back overgrown foliage etc. 5. Involve community/CSR in regimes for neighbourhood upkeep
Footpath upkeep concern about overgrown paths don't' feel safe or available for use	6. Review regime of maintenance 7. Include foliage cut back for safety reasons
Cycle and path maintenance needed due to poor quality surface	8. Surface upkeep and repairs.

H. Open and Green Spaces

GOAL: *Creating an integrated network of diverse green spaces, that gives every neighbourhood access to places for health, leisure, active travel, growing play and community activity. Green corridors that provide places of habitat and physical connections.*

Central 6 Issues	Action/Intervention
Quality of many spaces not at a level where people are attracted to use them	1. Review management and maintenance regime, including signing and lighting 2. Grow the volunteer input across neighbourhoods – e.g. Sankey Valley Rangers 3. More facilities, such as benches, toilets and bins
Lack of green space/community gardens in some areas	4. Identify areas that could be provided as space and adopted by community 5. Support community adoption including rehabilitation of contaminated sites – lessons from stalled spaces 6. Re-green concreted areas in neighbourhoods
Exploit greater potential impact of all green spaces for Central6 wards	7. Connect greenspaces around central area (the doughnut) through linear parks - use for active travel 8. Audit of "circle" green space, quality, connections etc. 9. Access to/for health, social prescribing etc. 10. Add and link up more pocket parks 11. Use Building with Nature criteria to address flood risk management, habitats
Play spaces – quality and range need to be improved, inadequate across neighbourhoods	12. Improve range and quality of play spaces including safe places to play in local areas 13. Offer community ownership/stewardship
Heavily trafficked streets in key areas – impacts on green space, active travel and air quality	14. Employ a grey-to-green transformation strategy 15. Introduce more traffic calming and street safety, eg near schools
River currently underutilised along the river banks as sequence of places for activity	16. Safer path network along river bank for walking and cycling – well lit, foliage cut back, with no 'fear points' 17. Identify multi-activity hubs along the river – e.g. Warrington Rowing Club, outdoor gym 18. Wider connections to link up a waterways/green network

I. Sense of Safety

GOAL: *Creating a place where people of all ages can live full and active lives, without fear or no go areas. Creating sense of community that brings feeling of safety and accountability.*

Issues	Actions/Interventions
Pedestrian and cycle safety threatened by traffic speed and poor crossings and junctions	1. Improve crossings with stronger bias for pedestrian and cycles – particularly at school/community locations 2. Reduce traffic volumes, particularly large vehicles through-traffic routed outside central Warrington 3. Prevent rat-running connected to reducing overall congestion on main routes 4. Modal shifts - A change in how we travel and get around to be encouraged alongside measures to reduce overall congestion
Safety concerns regarding drug activity including discarded paraphernalia	5. Multi-agency response required to a complex problem
Sense of safety in key locations/routes especially at night and dark	6. Improved lighting in streets, alleys, public spaces and parks 7. CCTV monitoring in key public places/routes 8. Periodic police presence in hotspots

J. Transport and Movement

GOAL: *Better connected, affordable, efficient, inclusive, accessible movement options within neighbourhoods + other destinations. Give people the opportunity for active travel.*

Issues	Actions/Interventions
Congestion is a major issue, with health and economic impacts	1. Reduce through traffic that could be routed elsewhere, especially when Motorway has high congestion 2. Modal shift in the 'final mile' around centre, with positive plan for active travel and public transport 3. Measures to reduce reliance/desirability of car travel into town centre including effective parking charges 4. High occupancy lanes – car sharing to incentivise. 5. Park and Ride provision at motorway junctions – 10year strategy. Bus needs to be quicker to incentivise people onto the bus 6. Last mile distribution – consolidate deliveries onto smaller/ fewer vans, electric, bike couriers etc
Bus service inadequacies in routes and frequencies	7. Update strategy with bus providers – establish bus forum 8. Improve reliability, frequency and information on these 9. Extend start/finish time of services, particularly connecting to areas that have shift working 10. More extended through-routes rather than hub model e.g. directly to hospital
Sense of pedestrian danger from traffic	11. Pedestrian first approach – then cyclists – to transport planning and road use 12. Improved walking routes away from main traffic corridors 13. More segregated cycle ways, rather than shared paths
Dangerous rat-running in neighbourhoods	14. Traffic calming and enforcement in residential areas 15. Dealing with congestion
Dallam 'end of the line' isolation effect	16. Create additional access links 17. High quality walk/cycle routes
Lack of joined up cycle paths	18. Plan a stronger legible network 19. Reuse old railway lines – connection to longer distance routes

Improved quality, safety and maintenance of walking routes	See Maintenance and Safety section
Ease of Town Centre Access to facilities and services	20. Connection to Final Mile walking/cycle routes more easily with aim of reducing congestion etc. 21. Include in Council Travel Plan – consider how people can efficiently access the town centre
Crossings needed at Community and School hot spots	See safety section
Range of parking issues need to be addressed	22. Resident-only schemes – with good management needed (expiry dates on permits, monitoring etc.) 23. Hospital parking within a multi-storey car park 24. Commuter and town centre user parking – modal shift for final mile, from hubs/areas that have parking available. 25. Shopper parking updated with longer term strategy – parking charges, cheap parking for shorter term parking. Discourage commuter parking taking over spaces – keep high turnover
A49 road corridor is generally of a hostile scale with traffic and size of development	26. Build up the density and add in mixed uses over time to encourage human activity and presence 27. Address and manage traffic congestion

Warrington Central 6
Regeneration Masterplan