

5.0 Challenges and Opportunities

The Challenges and Opportunities

Potential future opportunities (ie HS2, UClan, Harris

Quarter Leisure Development...)

- To provide the foundation for the proposed strategy it is useful to outline the principal challenges and opportunities to be respectively addressed and capitalised upon in realising the potential of Stoneygate.
- 5.2 This summary of challenges and opportunities reflects baseline survey work and stakeholder engagement.

stakeholder engagement.	•
Opportunities	Challenges
City Centre Location	Poor quality environment
Gateway location (on to A6)	Low footfall (away from the Cardinal Newman College and Queens Retail Park areas) Perception of crime and lack of safety
Improved accessibility	
Development opportunities	
Cardinal Newman College	Poor pedestrian environment
Queens Retail Park	
Major landowners	Poor links to the City Centre (and Bus Station)
Existing resident community	Lack of parking / lack of access to parking
Heritage assets	Viability Successfully achieving changes of use (especially on car park sites)
Stakeholder support	
Creative industries	
Social media	Lack of pedestrian and cycle access, particularly east-west
Development opportunities for improved active travel and transport linkages.	Multiple ownership
Provision of inclusive design for all	Supporting the growth of the College
Enhancement and provision of children's play areas (LAPs, LEAPs, NEAP)	Bringing sites forward for development
Provision and enhancement of public realm and high quality development.	
Sustainable design and construction methods	
Renewable energy options	
Explore scope for a district heating network	
Regeneration	
Affordable Housing	
Realisation of the City Centre living strategy	
Job creation	

Key Figure 7: Challenges and Opportunities Key development sites identified Horrocks Quarter - a key Area dominated by roads, bus development opportunity. movements and gap sites Primary Existing Routes One way traffic impacts environment and vitality of 'lower' Church Street Series of empty gap sites, currently have negative impact on the character of the area, but present opportunity for key Bus development sites Station Percy St Queens Retail Park Lack of safe and direct east west pedestrian routes ey Development Site Stoneygate St. John's Minster Low quality **Onward Homes** environment for housing. Cardinal Poor linkages to Newman Queen Street and City Centre. College Frenchwood Manchester Road Heritage assets Stoneygate Historic is a key north-Lack of clear, safe route south link but poor such as St John's Core - fine grain with a from College to City Centre Minster and mix of buildings of value, environment and Bus Station Arkwright House gap sites, industrial and



have opportunity

to enhance area



surface level parking.





