

Public Document Pack



Executive Board Sub Committee

Thursday, 19 March 2009 10.00 a.m.
Marketing Suite, Municipal Building

A handwritten signature in black ink, appearing to read 'David W R'.

Chief Executive

ITEMS TO BE DEALT WITH IN THE PRESENCE OF THE PRESS AND PUBLIC

PART 1

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Members are reminded of their responsibility to declare any personal or personal and prejudicial interest which they have in any item of business on the agenda no later than when that item is reached and, with personal and prejudicial interests (subject to certain exceptions in the Code of Conduct for Members), to leave the meeting prior to discussion and voting on the item.	
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*Please contact Caroline Halpin on 0151 471 7394 or e-mail caroline.halpin@halton.gov.uk for further information.
The next meeting of the Committee is on Thursday, 2 April 2009*

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In accordance with the Health and Safety at Work Act the Council is required to notify those attending meetings of the fire evacuation procedures. A copy has previously been circulated to Members and instructions are located in all rooms within the Civic block.

REPORT TO: Executive Board Sub Committee
DATE: 19 March 2009
REPORTING OFFICER: Strategic Director – Health & Community
SUBJECT: Request to waive standing orders
WARD(S) Borough-wide

1.0 PURPOSE OF THE REPORT

1.1 To seek a waiver of standing orders for the Strategic Director of Health & Community.

2.0 RECOMMENDATION: That Standing orders 8.3, 8.3.1 and 8.3.2 be waived to allow the Strategic Director to pay all providers of community care and supporting people services 4 weeks in advance with effect from April 6th 2009.

3.0 SUPPORTING INFORMATION

3.1 Providers of both residential and domiciliary care services are currently paid 6 weekly in arrears for the services they provide to Halton residents.

3.2 The Council now requires all invoices to be paid within 10 days of receipt so that businesses are not adversely impacted on by the 'credit crunch'. Provider invoices are submitted and are checked before payment to ensure that the services listed have been provided before service users are invoiced for the care they have received.

3.3 The volatility of the care market is well documented and there is a need to ensure that providers have sufficient cash flow so services are not suddenly withdrawn from the most vulnerable and needy people in our society.

3.4 Standing order 8.3 states

8.3 INVOICES AND CREDITOR PAYMENTS

8.3.1 Each Operational Director shall be responsible for ensuring that all accounts arising from within their Directorate are properly examined, verified and certified before submission for payment.

8.3.2 The authorised certifying officer shall only certify accounts for payment once the following matters have been established by that officer:

- the works, goods or services to which the account relates have

*been received, carried out, examined and approved;
- the quantities, prices, extensions, calculations, discounts,
allowances, credits and tax are correct, the account has not been
previously passed for payment, all details and analysis of VAT
have been properly dealt with.*

These standing orders therefore preclude the Strategic Director being able to make any payments in advance to providers.

3.5 Payments to Supporting People providers had to be made 4 weeks in advance, as required under the Supporting People contract framework issued on 1st April 2003. This framework is being reissued on April 2009 and we will no longer be statutorily required to make payments in advance to these providers. To maintain market stability it is proposed that we continue to pay Supporting People providers 4 weeks in advance and make adjustments when their invoice is presented for payment.

3.6 To ensure that providers have sufficient cash flow available and to avoid unnecessary termination of services, it is proposed that, with effect from March 2009, providers be paid in advance for services. Advance payments would be based on 90% of the average payment made to them by the Council in the previous 36 weeks. Any adjustments plus or minus to the amount paid in advance will be made when the provider submits their next actual monthly invoice 4 weeks later. Failure to provide an invoice for the actual service delivered will result in immediate termination of the facility for payment of advance fees.

4.0 POLICY IMPLICATIONS

4.1 None.

5.0 OTHER IMPLICATIONS

5.1 Amounts paid to providers over the year will not incur additional costs for the Directorate as payments will be balanced back to actual invoices and adjusted accordingly throughout the financial year.

6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

6.1 Children & Young People in Halton

None

6.2 Employment, Learning & Skills in Halton

Advance payments will help to stabilise the care market and thus employment.

6.3 A Healthy Halton

A stable care market ensures that the health and care needs of Halton's residents are met.

6.4 A Safer Halton

A stable care market reduces the risk of the most vulnerable people in society being placed at risk.

6.5 Halton's Urban Renewal

None.

7.0 RISK ANALYSIS

7.1 Failure to ensure that providers of care services have sufficient cash flow to operate during the current economic climate may impact on care service provision to needy and vulnerable people.

7.2 The amounts paid in advance to providers of domiciliary and residential will cost the Directorate £8,770 per annum in respect of lost interest payments.

7.3 The amounts paid in advance to providers of Supporting People Services will cost the Directorate £3,750 per annum in respect of lost interest payments.

8.0 EQUALITY AND DIVERSITY ISSUES

8.1 None.

9.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

None.

REPORT TO: Executive Board Sub Committee
DATE: 19th March 2009
REPORTING OFFICER: Strategic Director - Health & Community
SUBJECT: Residential Care contracts 2009-2015.
WARDS: Borough wide

1.0 PURPOSE OF REPORT

- 1.1 To request suspension of the relevant procurement standing orders 3.1-3.9 under the exceptional circumstances set out in this report, to enter into new contracts for the provision of Residential and Nursing Care.

2.0 RECOMMENDATIONS:

- (i) **In the exceptional circumstances set out below, for the purpose of standing order 1.6, procurement standing orders 3.1 –3.9 be waived on this occasion to permit the Strategic Director Health and Community to enter into contracts on an individual ‘spot purchase’ basis with providers of registered Residential Establishments that meet the Council’s quality criteria; and**
- (ii) **The Strategic Director, Health and Community be authorised, in consultation with the portfolio holder for Health, to enter into ‘spot purchase’ contract arrangements at the Borough-wide rate for each type of service provision as set out in section 6.1 of this report, for the contract period of three years from April 2009 to the end of March 2012, with an option to extend for a period of up to a further three years from April 2012 to the end of March 2015: and that these purchasing arrangements be reviewed on an annual basis by the Strategic Director, Health and Community, in consultation with the portfolio holder for Health.**

3.0 SUPPORTING INFORMATION

- 3.1 Halton’s current contract for the provision of Residential and Nursing Care expires at the end of March 2009. The Authority has a statutory duty to meet the needs of physically frail and vulnerable people that are assessed as requiring residential and nursing care. The provision of this care is delivered within residential establishments (services that provide both accommodation and care) registered with the Commission for Social Care Inspectorate (CSCI). CSCI are the statutory regulators of residential and nursing care and all residential establishments must be built to CSCI standards and must operate within CSCI standards. This report relates to purchasing arrangements for the provision of residential and nursing care for clients to whom the local authority owes a statutory duty of care.

- 3.2 As commissioners of residential and nursing care, Halton Borough Council could enter into two different types of purchasing arrangements with registered homes in the borough:

Block purchase arrangement

In this option the Authority would seek submissions from all existing registered homes and enter into an agreement with a limited number of these homes for the 'block purchase' of all or a proportion of the bed spaces within the home. Under this option the Authority is bound to meet the cost of the bed spaces purchased regardless as to whether or not they are occupied.

Spot purchase arrangement

This is the current arrangement for the provision of residential and nursing care. Under this option commissioners agree a reasonable fee for the provision of care and enter into an agreement with registered homes within the borough that meet both HBC quality standards and comply with CSCI quality standards for the purchase of care on a person-by-person or individual 'spot purchase' basis.

This report proposes that Halton continues with the existing method of 'spot purchase' based on the following rationale:

- The high number of vacant residential bed spaces would pose a risk of wasted resources, as under block purchase arrangements the Authority could be committed to funding empty beds
- Entering into agreement with a limited number of homes restricts client choice i.e. a client may wish to be placed in a residential home close to their family, if the Authority choose to only contract with selected homes in the borough, clients could end up placed away from their family.
- Commissioners and providers alike have to be aware of the potential impact of Personalisation on any future purchasing arrangements for the provision of care. Entering into block purchase arrangements directly with providers could mean that beds block purchased by the Authority remain empty because clients have opted for an individual budget to purchase care in an alternative setting of their choice.

- 3.3 Suspension of standing orders is therefore requested due to the particular circumstances set out in sections 3.1-3.2 of this report, in that compliance with standing orders relating to procurement is not practicable, in that placing a limitation on our arrangements to purchase, beyond the requirements to meet CSCI standards, would restrict clients choice on where they can live and ending current arrangements with homes could mean that extremely frail and vulnerable older people would be asked to leave their existing homes in order to transfer to an alternative home under contract with the Authority. Moving frail and vulnerable people can cause the individual to experience a lot of distress and can pose a significant risk to their health. Waiving standing orders also allows the Authority to reach informed decisions regarding a fair rate for the purchase of registered care that is applied to all homes operating across Halton.

- 3.4 The proposed contractual arrangements would be for a period of three years, with an option to extend for a further three years, subject to annual approval of

the Strategic Director Health and Community, in conjunction with the portfolio holder for Health.

- 3.5 In preparation for the renegotiation and subsequent award of new contracts, Health and Community established a project group in 2008 work on the development of a Residential Care Strategy for Halton, which would direct and inform commissioning intensions for the next six years.
- 3.6 The draft strategy is now complete and key findings include:
- Fees paid in Halton for the provision of Residential and Nursing Care are significantly lower than in neighbouring authorities
 - There is a shortage of EMI/Nursing beds
 - Clients placed in residential care by Halton social care teams are highly dependent and are likely to have complex needs
 - There is a high level of voids (standard residential care)
 - Haltons referrals into residential care have decreased year on year and this trend looks likely to continue
- 3.7 In order to inform the development of the Residential Care Strategy the Authority consulted with existing residential homeowners and reported a significant level of dissatisfaction with the current fee rates. Providers have consistently relayed the challenge of delivering quality residential care in Halton when the fee rate is set so low.

Examples of the challenges to providing quality care in Halton include:

- Limited resources to appoint experienced or highly qualified staff
 - Difficulties retaining staff due to non-competitive rates of pay and training programmes that only meet the minimum statutory requirements
 - Difficulties recruiting staff due to limited resources to conduct recruitment campaigns
 - Limited resources available to invest in the living environment i.e. decoration, replacement of carpets and furniture etc.
- 3.8 Commissioners are also aware of a number of issues with residential care in Halton for example:
- All registered homes are operating at or above the CSCI quality rating of 'Adequate'. However, a number of homes rates as 'Adequate' have required significant ongoing support from commissioners and members of HBC contracts staff to achieve and then sustain this rating.
 - Sign up to Health and Community provider training programmes for residential care staff has been good. However attendance on the day has been poor with providers struggling to find the capacity to release staff to attend.
- 3.9 A regional comparison of fees has been carried out as part of the work undertaken to inform the development of the Residential Care Strategy. This comparison bears out commissioner and provider concerns that current fee levels in Halton are lower than that paid within neighbouring authorities. Fees across the region range as follows:

Service provision	Lowest rate (base)	Highest rate (base)
Residential	£331.00	£384.75
Residential Dementia	£401.38	£459.78
Nursing	£331.00	£449.00
EMI Nursing	£400.82	£459.78

- 3.10 In order address the concerns set out in sections 3.6-3.7 and in order to introduce a fair rate for the purchase of care in Halton, this report proposes a 4.95% increase on existing fees impacting on community care budgets.
- 3.11 It is further proposed that, in order to address under provision of EMI Nursing beds, that the current rate for the purchase of EMI Nursing is significantly increased, in order to encourage the provider market to consider reconfiguring services to provide EMI nursing. It should be noted that this would have no impact on the community care budget, as clients placed in EMI Nursing beds qualify for continuing health care and as such are 100% funded through the PCT. In agreement with our health partners this report therefore proposes 14% uplift for EMI Nursing.
- 3.12 The revised rates and the financial implications of the changes are set out in section 5 of this report.
- 3.13 In addition, in order to address the over provision of standard residential bed spaces and under provision of beds for people with complex needs, the strategy proposes replacing the residential dementia rate with a High Dependency rate that will be payable in respect of any client assessed by care managers as highly dependent. It is intended that the introduction of the dependency rate will allow providers to accept clients with more complex needs. It is intended that the model will be based on levels of need as opposed to condition and will be applied to any client placed in residential care that is assessed as highly dependent.

In order to assess the current and future impact of the move to a dependency model, care management undertook a desktop analysis of current dependency levels. This assessment identified that approximately 70% of current service users may qualify for the dependency premium and it is also anticipated that 70% of future placements may qualify for the premium. This report proposes that commissioners work in partnership with providers to introduce a dependency model within the first year of the contract.

- 3.14 Before proposing the adoption of a dependency rate the Residential Steering Group considered a number of changes to fee rates including the potential to introduce a Quality Fee. Members considered demand for services and the tendency in Halton to place people in care with complex needs and opted to progress the development of the dependency rate. However, the steering group also recognised the need to reward good quality.

As such, the quality of care should be subject to ongoing assessment and

providers that persistently fail to meet the required standards of care should have the base rate reduced until such a time as the quality of care has improved or the contract is terminated. This report proposes that commissioners work in partnership with providers to introduce a local quality framework within the first year of the contract.

4.0 BUSINESS CASE FOR WAIVING STANDING ORDERS

4.1 Value for Money and Competition

The proposed rates set out in this report are competitive when compared with rates paid in neighbouring authorities.

By entering into spot purchase arrangements, at a fee that is set across the borough, the rate of business secured by each home is dependent on clients' choice, which is highly dependent on the clients and their families' view of the quality of service offered by each home.

4.2 Transparency

CSCI Inspection Reports on registered homes and HBC Contract Monitoring Reports are open to public scrutiny under the Freedom of Information and Local Government Acts although the contract itself is likely to be exempt from disclosure under the 2000 Act subject to application of the Public Interest test at the time of any request for access.

4.3 Propriety and Security

The usual anti-corruption integrity clauses will be built into the contract document and only staff with a need to know will have information about the contract.

The contract specification will set out requirements in respect to minimum standards for the delivery of care and will include comprehensive standards relating to Adult Protection.

4.4 Accountability

Accountability for the report and recommendations would remain with the Strategic Director Health and Community, in conjunction with the portfolio holder for Health. The decision is a matter for the Sub-Committee but would appear to be consistent with the Council public stewardship duties in relation to use of resources. The process and paperwork is open to the annual audit process, internal audit and access by other regulatory and enforcement bodies.

4.5 Position of the contract under the Public Contract Regulations 2006

As this is for care services (Health and Social Care services) this contract is largely exempt from the 2006 Regulations so there is no need to advertise for expressions of interest in the official Journal. However, it is necessary to advertise the award of contract within 48 days of the date of the award.

5.0 POLICY IMPLICATIONS

5.1 The introduction of the dependency model will change a number of care

management processes as such the development work to be undertaken within the first year of the contract will include the necessary changes to policies and procedures.

6.0 FINANCIAL IMPLICATIONS

6.1 The table below shows the percentage increase from the rates currently paid to the proposed rates.

Effect of proposed changes

Current rate	£	Proposed rate	£	% Increase
Basic Residential	334.33	Basic Residential	350.88	4.95
Dementia Residential	394.20	Higher Dependency level	413.71	4.95
Basic Nursing	357.25	Basic nursing	374.93 +*FNC	4.95
EMI Nursing	378.23	EMI Nursing	*431.18 +*FNC	14

* All costs paid by PCT

6.2 The estimated expenditure incurred as a result of these proposals, will be met within the existing community care budget for Older People.

7.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

7.1 Children & Young People in Halton

None

7.2 Employment, Learning & Skills in Halton

None

7.3 A Healthy Halton

Good quality residential and nursing care provides a healthy living environment and protects the health of frail and vulnerable people and assists people to manage the effects of long-term illness. In particular, the provision of residential land nursing care supports delivery of Focus 4 of the key objectives for Healthy Halton:

Helping people to manage the effects of ill health, disability and disadvantage

Improving the health and well being of vulnerable adults particularly older people by increasing the number of older people gaining access to holistic care packages.

7.4 A Safer Halton

Residential Care also provides a safe environment for frail and older people,

which may contribute to achieving a reduction in the fear of crime.

7.5 Halton’s Urban Renewal

None

8.0 RISK ANALYSIS

8.1 The rates proposed in this report may not be accepted by some of our existing providers. In this event their contracts would expire on 31st March 2009. This could result in adverse publicity regarding the level of fee offered by the Authority to purchase care and could result in some providers service notice on vulnerable clients.

8.2 Whilst the likelihood of providers asking clients to move out of their homes is viewed as unlikely, officers will work with Corporate Communications to respond to any potential adverse publicity.

9.0 EQUALITY AND DIVERSITY ISSUES

9.1 These contracts deliver care to the most frail and vulnerable people. The service specification will set out commissioners quality standards in respect to dignity in care and adult protection and the contract will include comprehensive clauses on equality and diversity.

10.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

10.1	Document	Place of Inspection	Contact Officer
	Residential and Nursing Care Contract.	2 nd Floor Runcorn Town Hall	Angela McNamara
	Residential and Nursing Care Specification	2 nd Floor Runcorn Town Hall	Angela McNamara
	Draft Residential and Nursing Care Strategy	2 nd Floor Runcorn Town Hall	Angela McNamara

REPORT TO: Executive Board Sub Committee

DATE: 19 March 2009

REPORTING OFFICER: Strategic Director, Health and Community

SUBJECT: Request to extend contracts for Adult Mental Health Residential Care Services

WARDS: Borough Wide

1.0 PURPOSE OF REPORT

1.1 The purpose of this report is to request that the existing contracts for residential care at Leahurst and Woodcrofts be extended to no later than 31st March 2010.

2.0 RECOMMENDATION: That

- (1) in the exceptional circumstances set out below, for the purpose of standing order 1.6, procurement standing orders 3.1 to 3.9 be waived on this occasion on the basis that the residential services offered by Hilton Residential Homes Ltd and Woodcrofts Residential Homes Ltd should be reviewed in light of the changing needs of people with severe and enduring mental health problems, the proposed amendments to residential care contracts aligning funding scales to levels of dependency. In addition, the existing contract for these services be extended to 31st March 2010 in line with the contracted rate previously agreed by Board, plus an inflationary uplift of 2.5%, to allow a full review to take place; and**
- (2) a report outlining the current and future residential needs for people with severe and enduring mental health mental health problems be presented to the Health Policy and Performance Board by the end of 2009.**

3.0 SUPPORTING INFORMATION

- 3.1 The focus of all mental health services is recovery and social inclusion for people with mental health problems, by supporting the individual to live as independent a life as possible, empowering them to take control of their lives and helping to develop or maintain the life skills necessary to do so.
- 3.2 Halton Borough Council is performing well in supporting adults with mental health problems to live in their own home rather than being admitted to

long-term residential care. However, there are still two residential homes in the Borough providing care to people with mental health problems. At times, residential care is the most appropriate place for people to recover from a significant episode of mental illness but with the improvements in mental health treatment and care in the community, it should no longer be seen as a long-term support solution. The people currently residing in these homes should be offered choices in how they live and provided with the necessary support to retain or regain their independent living skills, if at all possible.

- 3.3 Leahurst has 26 places whilst Woodcrofts has 21, both provide services for adults with mental health problems and are owned by two different providers. At present, Leahurst has 13 Halton Borough Council residents and Woodcrofts has 12 Halton Borough Council residents. CSCi completed unannounced inspections during 2007 and both homes were rated as 'Good'.
- 3.4 Fees are paid under the existing residential contract rate agreed by Executive Board Sub Committee in June 2005 plus annual inflation uplifts. The current fee level in respect of Leahurst and Woodcrofts is £378.23.
- 3.5 A review of the current and future needs of those people with mental health needs living in residential care will be undertaken this year and a report detailing the outcomes of the review will be submitted to the Health Policy and Performance Board by the end of 2009.

4.0 POLICY IMPLICATIONS

- 4.1 In the document Journey to Recovery (2001) the Government states that people must be supported in settings of their own choosing, have access to community resources including housing, education, work, friendships – or whatever *they* think is critical to their own recovery and working to recovery based on service user and carer aspirations is a real possibility for the majority.

5.0 FUNDING IMPLICATIONS

- 5.1 The agreement of Board is sought to extend the current residential contract for both homes to 31st March 2010. Fees from 1st April 2009 will be paid at the current rate plus an inflationary uplift of 2.5%.
- 5.2 The cost of providing these services is met by the Community Care budget. The review of residential care services is not expected to add any costs and in the medium to long term, as people become more independent, there may be reduced support costs.
- 5.3 The estimated value of the 12 month extensions for the residential cares

services, based on current rates of occupancy are as follows:

Residential Home	Estimated annual cost
Leahurst	£159,980
Woodcrofts	£144,068

6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

6.1 Children & Young People in Halton

None identified

6.2 Employment, Learning & Skills in Halton

None identified

6.3 A Healthy Halton

These services offer a range of care and support to people with mental health problems that have a positive impact on a person's sense of self worth and mental health.

6.4 A Safer Halton

None identified

6.5 Halton's Urban Renewal

None identified

7.0 Risk Analysis

7.1 The risk to vulnerable people is reduced through contracting providers who have demonstrated that they deliver good quality services for people with mental health needs.

8.0 Equality and Diversity

8.1 Agencies working under contract to the Council are expected to comply with the Council's policies relating to Ethnicity and Cultural Diversity as well as promoting social inclusion of some of the most disadvantaged people in the Borough.

8.2 Equality and Diversity will also form part of the social worker's review for each person residing in the two care homes

9.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100B OF THE LOCAL GOVERNMENT ACT 1972.

9.1 There are no background papers under the meaning of the act.

REPORT TO: Executive Board Sub Committee

DATE: 19 March 2009

REPORTING OFFICER: Strategic Director – Children and Young Peoples Directorate

SUBJECT: Review of Fees & Charges – Foster Carers 2009-10

WARD(S) Boroughwide

1.0 PURPOSE OF THE REPORT

1.1 In accordance with the annual budget review, to seek the Boards approval of the proposed increases in fees and charges for the rates paid to foster carers.

2.0 RECOMMENDATION: That the proposed fees and charges outlined in the Appendix be approved.

3.0 SUPPORTING INFORMATION

3.1 The Appendix attached to this report details the current and proposed fees and charges for Children's Services foster carer rates.

3.2 It is proposed that the basic foster care allowances for 2009-10 are increased in line with the recommended minimum allowances proposed by the Fostering Network (Appendix 1).

3.3 For those circumstances where the Fostering Network does not make a recommendation, it is proposed that the rates are increased by 2.45% (Appendix 2).

3.4 The basic allowances for foster carers includes a weekly allowance plus birthday, Christmas and holiday allowances. Fees will need to be increased with effect from 1st April 2009.

4.0 POLICY IMPLICATIONS

4.1 There are no policy implications as a result of this report.

5.0 RESOURCE IMPLICATIONS

5.1 Provision exists to meet this expenditure within the Council's approved budget for children in care placements.

6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

6.1 Children and Young People

Increasing the Foster Carer allowances in line with the rates proposed by the Fostering Network will improve the authority's ability to recruit and retain Foster Carers and reduce the dependency on higher cost independent agency and out of borough placements.

6.2 Employment Learning and Skills in Halton Borough Council

N/A

6.3 A Healthy Halton

N/A

6.4 A Safer Halton

Sufficient provision is required for the increased numbers of children who need to be cared for by the local authority.

6.5 Halton's Urban

N/A

7.0 RISK ANALYSIS

7.1 The proposals will reduce the risk of not being able to recruit or retain foster carers in Halton. There are ongoing risks in relation to increased numbers of children requiring to be cared for by the local authority and difficulty in recruiting appropriate foster carers within Halton, however robust gate keeping and monitoring measures are in place.

8.0 EQUALITY AND DIVERSITY ISSUES

8.1 The provision for Children in Care within Foster Care is based on, wherever possible, a clear match between the needs of children and the skills of their prospective carers. Additionally by potentially improving both the recruitment and retention of carers the equality of opportunity for Children in Care in Halton will be improved.

9.0 IMPLEMENTATION DATE

9.1 Fees and charges for foster carers will need to be increased with effect from 1st April 2009.

**10.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE
LOCAL GOVERNMENT ACT 1972**

Document	Place of Inspection	Contact Officer
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None.

APPENDIX 1 - Children's Services – Fostering Rates

Boarding Out Allowance paid to all carers:	£ Current	£ Proposed
Age 0 – 4	121.68	125.09
Age 5 – 10	138.61	142.49
Age 11 – 15	172.55	177.38
Age 16 +	209.86	215.74

Enhanced Boarding Out Allowance paid to carers who are managing people with complex needs:

Age 0 – 4	232.65	239.16
Age 5 – 10	249.39	256.37
Age 11 – 15	282.95	290.87
Age 16+	322.83	331.87

Christmas Allowances All Children

Age 0 – 4	121.68	125.09
Age 5 – 10	138.61	142.49
Age 11 – 15	172.55	177.38
Age 16+	209.86	215.74

Birthday Allowances All Children

Age 0 – 4	121.68	125.09
Age 5 – 10	138.61	142.49
Age 11 – 15	172.55	177.38
Age 16+	209.86	215.74

Holiday Allowances – Lump Sum All Children

Age 0 - 4	243.36	250.18
Age 5 - 10	277.22	284.98
Age 11 – 15	345.10	354.76
Age 16+	419.72	431.48

	Current £	Proposed £
Specialist Foster Scheme Weekly Payment (plus basic foster care allowance)	341.40	N/A
Home From Home full day	30.27	31.01
Home From Home ½ day	14.90	15.26
Day Care full day	17.50	17.93
Day Care ½ day	8.75	8.96
 Clothing Allowance (one off payment)		
Age 0-4	271.23	277.87
Age 5-10	361.71	370.57
Age 11-16	552.10	556.80
Age 16-17	543.49	556.80
 School Uniform	 166.54	 170.62

Any other rates not listed for Children's Services will be increased by 2.45%

Adoption
& Fostering
in Halton

**FOSTER CARE
ALLOWANCES
GUIDE**

**APRIL 2009 –
MARCH 2010**

The following allowances apply from 1st April 2009 to 31st March 2010.

FOSTER CARE ALLOWANCES

The Foster Care Allowance has two levels of payment. A Foster Care Allowance and an Enhanced Foster Care Allowance. The Foster Care Allowance will be banded by age and will be paid to all carers whether they are approved for the general pool of Local Authority Foster Carers or approved as a carer for a specific child who is a relative or friend.

The Enhanced Allowance will be paid to carers who are managing young people with complex needs. It is acknowledged that caring for such young people is likely to lead to increased costs to the family. Eligibility for enhanced allowance will be assessed by the child's social worker and the carers supervisory social worker, and subject to approval and regular review.

Table 1 : Foster Care Allowances

	<u>Maintenance</u>	<u>Clothing</u>	<u>Pocket Money</u>	<u>Total Weekly Allowance</u>
0-4	£93.82	£27.51	£3.76	£125.09
5-10	£106.86	£28.50	£7.13	£142.49
11-15	£124.17	£44.35	£8.86	£177.38
16-17	£151.02	£47.47	£17.25	£215.74

Christmas Allowance – equivalent to 1 week allowance

Birthday Allowance – equivalent to 1 week allowance

Table 2 : Enhanced Foster Care Allowances

<u>Age Bands</u>	<u>Weekly Allowance</u>	<u>Christmas Allowance</u>	<u>Birthday Allowance</u>
0-4	£239.16	As above	As above
5-10	£256.37		
11-15	£290.87		
16-17	£331.87		

REDUCED FOSTER CARE ALLOWANCES

In recognition of what Foster Care Allowances are for, the payment of the weekly allowance will only be reduced if young people are out of the placement for more than 3 nights, or where the Care Plan clearly identifies the status of the placement as shared care.

A reduced Foster Care Allowance may also be paid in the following circumstances:-

When a child returns home as part of a rehabilitation plan and the care plan identifies the need to retain the existing placement for a set period of time. This must be stated clearly in the Care Plan and as a result half of the Foster Care Allowance will be paid for the specified period.

SHARED CARE

Where a placement is clearly identified as a shared-care arrangement, the Directorate will pay the Foster Care Allowance, or Enhanced Foster Care Allowance, whichever applies, for the days the young person is in placement. During the period when the young person is at home, or at the alternative placement, half the Foster Care or Enhanced Foster Care Allowance will be paid, whichever applies.

FOSTER CHILDREN OF WORKING AGE

If a young person is 16 or 17 years old and is in full-time education, carers will continue to receive the Foster Care or Enhanced Allowance, whichever applies.

If a young person is 16 or 17 years old and is not in full-time education, carers will continue to receive the Foster Care or Enhanced Foster Care Allowance, less £34.68 in respect of the young person in placement. The young person will be expected to contribute £34.68 a week towards their keep (if the child is only in receipt of benefits this may be reduced).

Foster Care Allowances are not payable once a young person reaches 18 years of age and is no longer looked after. Should the young person remain with the carer as a Care Leaver, the young person will be entitled to claim Income Support and Housing Benefit. This will be identified via the young person's Pathway Plan.

HOLIDAY ALLOWANCES

Holiday Allowances should be paid automatically to all carers who have children in placement over the summer holiday period. The Allowance should be paid automatically at the beginning of July. If the money is needed in advance, for deposits, this would need to be requested via the Social Worker.

We would expect carers to embark upon activities and day trips with young people during the holiday period, using the Allowance to cover such costs. Carers not going away during the summer, but planning a holiday later in the year would be expected to use the money paid automatically during the summer for such purposes.

Carers should not take children out of school for holidays during term time.

We continue to expect carers to take children away on holiday, rather than having to move children whilst a carer is away. Payment of Holiday Allowances as outlined will help to support this action.

Similarly, carers going on holiday in advance of the summer holiday period will be able to request the Allowance early. Holiday allowances should be paid as follows:-

Table 3

<u>Age</u>	<u>Holiday Allowance</u>
0-4	£250.18
5-10	£284.98
11-15	£354.76
16-17	£431.48

CLOTHING ALLOWANCES

A discretionary allowance up to the following amounts can be paid for each child when initially placed. This payment will only be made once, irrespective of the number of placements a child has.

<u>Age</u>	<u>Clothing Allowance</u>
0-4	£277.87
5-10	£370.57
11-15	£556.80
16-17	£556.80

School Uniform

The Directorate will meet the costs of new school uniform when a child starts school or moves to secondary school, up to an amount of £170.62

DISCRETIONARY PAYMENTS

Additional payments may be made for such things as special dietary needs, special clothing, severe enuresis or encopresis (i.e. 5 – 7 nights consider payment of £8.53 - £11.38). These payments will be made at the discretion of the Directorate and requests for such payments should be made via the Social Worker. Carers may seek advice through their Supervisory Social Worker if they wish to access these payments.

BABY SITTING

Foster carers may claim up to £3.15 per hour for baby sitting costs whilst attending approved meetings or training events.

Agreement to fund baby-sitting should be obtained by foster carers from their Supervisory Social Worker.

TELEPHONE CALLS

The basic Fostering Allowance includes an element for telephone calls. The Directorate will only consider reimbursing carers for excessive costs e.g. child maintaining contact with a relative living abroad.

TRAVEL/MILEAGE EXPENSES

The basic Fostering Allowance includes an element for travelling costs, which are part of the normal pattern of expenditure including looking after foster children. Travel costs, arising from the need to meet Children and Young People's Directorate requirements, beyond the normal pattern of family expenditure, can be claimed.

Examples of travelling costs which the foster care should be expected to absorb within the Fostering Allowance would include:

- Normal trips to see the child's General Practitioner if local to the foster carers.

- Transport to and from school where the school is less than three miles from the foster home.
- Taking and collecting the child from social activities.

Examples of travelling costs which the Children and Young People's Directorate would expect to meet would include:

- Travel to and from school where the school is more than three miles from the foster home and the child is not entitled to a school pass. In such cases it is the cost of travelling for distances over the three miles which will be met.
- Transport to and from contact meetings.
- Attendance at Case Conferences and Child Protection Meetings.
- The cost of travel to and from hospital where the child has a regular appointment with the hospital Consultant, or Specialist.

Travel costs will be met at the rate of **29.95p** per mile, or the cost of public transport and should be claimed monthly by the foster carer on the appropriate form. The form must be fully completed and signed by the foster carer and passed to the child's Social Worker. Any claims received later than 3 months from the date the travel took place will **NOT** be paid.

Where it is known that foster carers are expecting to be travelling long or frequent journeys, then the amount of travelling costs to be claimed should be negotiated by the Social Worker with the carer and agreement sought with the Social Work Team Manager. It may be that agreement is reached to cover the cost of petrol in such cases.

Day Care Mileage Claims for Children not Looked After

Mileage incurred as a result of undertaking day care, will be paid at the volunteer driver rate of **45.9p** per mile. This is because no Foster Care payments are received in relation to these children and so no element of that Allowance can contribute to the costs.

RIGHTS OF PASSAGE

When a child or young person is taking part in a formal ceremony to celebrate or symbolise their entry into full membership of their religion, up to £23.27 may be claimed for the purchase of gifts to commemorate this event.

HOSPITALITY

Where a foster carer, as part of a contact plan, rehabilitation programme, bridging plan or similar activity, provides food to siblings, parents, relations or new foster carers, a single payment of up to £11.37 per day may be claimed through the Social Worker.

FOSTER CARERS INVOLVED IN TRAINING

Carers who contribute to the training of new foster carers will receive a payment of £15.77 for each evening session attended or £40.96 per day for their contribution to this work.

ACCOMMODATION

If accommodation problems are preventing a foster carer from taking in a child or the needs of an existing foster child require extra space, help may be available towards the extra interest payments incurred in extending the house or moving to a larger house or other alterations. Please seek advice from the Local Authority about accommodation issues.

EQUIPMENT

The local authority will provide the furniture and other equipment required to enable a family to foster i.e. beds and bedding, cots, car seats, wardrobes etc. This is something that a carers link worker will speak to them about once a carer is approved.

SHORT BREAK SERVICES FOR CHILDREN WITH DISABILITIES

The home from home scheme is operational in Halton Borough Council.

Arrangements for short breaks and payments must be recorded within planning meeting minutes.

Payments for Carers are:-

Full day, ie more than 6 hours	£31.01
Part day, ie 6 hours of less	£15.26

For a period of more than 6 hours in a given day, the carer will receive a full day's payment. For a period of less than 6 hours in a day the carer will receive a part day's payment.

All home from home claims should be completed on the relevant form and submitted for payment on a regular basis. The scheme may attract some other discretionary payments, but before agreement is made, you should consult the home from home link worker.

DAY CARE PAYMENTS

Carers looking after a child or sibling group, for a full day (over 6 hours) will be paid £17.93 for each child. A half-day (up to 6 hours) will be paid at £8.96 for each child.

All day care claims should be completed on the relevant form and submitted for payment on a regular basis. Where Day Care is provided for a child who is subject to enhanced allowances, an additional £8.40 or £4.20 respectively will be paid.

APPENDIX FOR ENHANCED ALLOWANCES

Criteria for payment of the Enhanced Foster Care Allowance are outlined below. For children in the age range 0 – 12 years a **number** of the following circumstances or behaviours will apply. For children in the age range 12 – 16 years at least one of the following will apply. Enhanced allowances will be reviewed every 6 months or when a child moves placement, in some cases it may be appropriate to identify a specified period of time for the payment at the start of the payment. Payment of an enhanced allowance will cease following a period of two years except in exceptional circumstances i.e. child with severe disabilities.

1. Children who have experienced three or more placement breakdowns (breakdowns not moves) within a 12 month period.
2. Children permanently excluded from school.
3. Children with severe disabilities.
4. Children who are frequently missing from home.
5. Children displaying sexualised behaviour and needing a high level of supervision and attention.
6. Children displaying very challenging behaviour, ie drugs related, alcohol related, offence related, emotional difficulties etc.
7. Care leavers where this is a need to support carers with Independence Training, providing a cushion which allows them to take risks with young people who are learning to manage finances.
8. Children in sibling groups who are to be placed together for permanence. This could be a criteria which will stand alone (whatever the children's age). This payment will be for sibling groups of two or more, one allowance per sibling group would be paid in such circumstances and will be paid for a period not exceeding two years. The allowance would need to be applied for at the point of matching. Approved payments would begin following approval of the match by the Agency Decision Maker.

REPORT TO: Executive Board Sub Committee

DATE: 19th March 2009

REPORTING OFFICER: Strategic Director, Children and Young People

SUBJECT: Play Service Charges

WARDS: Boroughwide

1.0 PURPOSE OF THE REPORT

1.1 To consider proposals for increasing Play Service charges for childcare, building hire (Windmill Hill Playcentre) and Holiday Playschemes.

2.0 RECOMMENDATION: That the proposed charges are agreed and are implemented from 1st April 2009

3.0 SUPPORTING INFORMATION

3.1 Childcare fees were last increased in 2006/07 and are as follows:

Breakfast Club	£3.00 per day, 7.30am – 9.00pm
After school	£3.00 to 4.00pm
	£5.00 to 5.00pm
	£7.00 to 6.00pm
Holiday care	£15.00 full day, 7.30am – 6.00pm
	£8.00 half day

Proposed fees from 01.04.09:

Breakfast Club	£3.25
After school	£4.00 to 4.00pm
	£6.00 to 5.00pm
	£7.50 to 6.00pm
Holiday care	£16.00 full day
	£10.00 half day

Increases are largely in line with annual inflation at 3 to 4% pa except for to 4.00pm; after school and half day holidays were the increase also includes the need to reflect in charges the way that delivery costs include the following, regardless of length of provision:

- a. Collected from school and are
- b. Provided with a snack

Increases would also keep charges in line with the sector norm (Childcare Audit)

3.2 Room Hire

In addition to delivering open access play and childcare service, Windmill Hill Playcentre is a multi-use building extremely well used by both CYPAN 5 team for the delivery of their services and by the local community. CYPAN services as part of the Children's, Families and Extended Services Division do not pay a room hire fee.

Charges for community use are currently;

Community Groups	£4.50 per hour
Commercial / Private	£6.25 per hour
Community Use Weekends	£6.75 per hour Saturdays £9.00 per hour Sundays
Commercial/Private Weekends	by arrangement

Proposed:

Community Groups	£5.75 per hour
Commercial/Private	£10.00 per hour
Community Use Weekends	£10.00 per hour
Commercial/Private	£17.50 per hour

(By arrangement includes children's parties / functions / weddings etc)
NB bookings are not accepted for 16ths, 18ths, 21st birthdays etc.

These revised charges bring Windmill Hill Centre in line with charges levied at the Authorities other Community Centres operated by Culture and Leisure.

4.0 Playscheme Charges

To reflect the developing partnership approach to delivering holiday (sessional) play activities. Halton Play Council will increase its sessional playscheme charge to £1.00 per session (session = 2.5hrs) to bring in line with charges for similar sessional (holiday) activities delivered through extended schools.

5.0 OTHER IMPLICATIONS

5.1 Childcare provision at Windmill Hill Play Centre will shortly become part of the expanding remit of Windmill Hill Children's Centre. For a period of transition (12 months maximum) childcare provision will be provided by the existing Play Service. The childcare provision is required to be self-sustaining. The fees proposed will enable this to happen.

6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

6.1 Children and Young People in Halton

The Local Authority has a duty under the Childcare Act to secure sufficient childcare provision to meet the needs of the local population. The provision provided via The Play Service contributes towards fulfilling that duty.

6.2 Employment, Learning and Skills in Halton

Provision of childcare supports the employment and skills agenda, supporting access to employment via the provision of childcare to working parents.

6.3 A Healthy Halton

Not applicable

6.4 A Safer Halton

Not applicable

6.5 Halton's Urban Renewal

Promoting access to employment contributes to the economic re-generation of communities.

7.0 RISK ANALYSIS

7.1 Staffing structures are flexible to childcare demand.

8.0 EQUALITY AND DIVERSITY ISSUES

8.1 Childcare provision is accessible to all children regardless of need or ability.

9.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

9.1 Not applicable

REPORT TO: Executive Board Sub Committee

DATE: 19th March 2009

REPORTING OFFICER: Strategic Director - Environment

SUBJECT: Design of New Residential Development
Supplementary Planning Document (SPD) -
Approval for Statutory Period of Public
Consultation

WARDS: Boroughwide

1.0 PURPOSE OF THE REPORT

1.1 The purpose of this report is to seek approval for the publication of the draft Supplementary Planning Document (SPD) on Design of New Residential Development for the purposes of statutory public consultation in April and May 2009

2.0 RECOMMENDATION: That

- 1) The draft Supplementary Planning Document (SPD) Design of New Residential Development is approved for the purposes of statutory public consultation;**
- 2) The comments received at the stakeholder consultation stage, as set out in the Statement of Consultation and responses to them are noted;**
- 3) Further editorial and technical amendments that do not materially affect the content of the SPD be agreed by the Operational Director - Environmental & Regulatory Services in consultation with the Executive Board Member for Planning, Transportation, Regeneration and Renewal, as necessary, before the document is published for public consultation; and**
- 4) The results of the public consultation exercise and consequent recommended modifications to the draft SPD be reported back to the Executive Board for resolution to adopt as a Supplementary Planning Document.**

3.0 SUPPORTING INFORMATION

3.1 The Purpose of the Design of New Residential Development SPD
The purpose of the Design of New Residential Development SPD is to supplement the Halton Unitary Development Plan (UDP) and to provide additional practical guidance and support for those involved in the planning and design of new development within Halton Borough. It will also be used by the Council in its assessment of applications for planning permission for schemes of residential development or mixed

use schemes containing a residential element. Specifically the SPD will help to: -

- a) Design new residential and mixed use developments that understand their context and embrace the principles of good urban design;
- b) Seek the use of quality materials that respond to the character and identity of their surroundings and reduce environmental impact;
- c) Ensure an appropriate mix of dwelling size and type within new development to create mixed and inclusive communities which meet the Borough's housing needs;
- d) Create better, more sustainable places where people will want to live; and
- e) Secure "sustainable and environmentally friendly new housing developments, including affordable housing" (Planning Policy Statement 3 (PPS 3): Housing).

The Council will seek to encourage residential schemes of development that are appropriate to their context and take full advantage of the opportunities for improving the character and quality of an area and the way it functions. The Local Planning Authority will seek to improve any development proposal that does not provide for, or meet the principles encouraged and required by this SPD, the Halton Unitary Development Plan or as superseded by the Local Development Framework (LDF).

Design of New Residential Development SPD – Appendix 1

- 3.2 The draft Design of New Residential Development SPD can be viewed at Appendix 1. Once adopted, the document will supersede the New Residential Development Supplementary Planning Guidance adopted in May 1999.

Stakeholder Consultation Stage – Appendix 2

- 3.3 The new planning system requires that a record be kept of any consultees, their comments and how they have been taken into account, throughout the production of an SPD. A list of those consulted so far at the earlier Stakeholder consultation stage, carried out in December 2008 and January 2009, the comments received, and how these were taken into account, is contained in Appendix 2 to this report.

Scoping stage & Sustainability Appraisal– Appendix 3

- 3.4 Another requirement is that a scoping exercise must be undertaken to see if a Strategic Environment Assessment (SEA) is required to assess the environmental effects of the SPD. In February & March 2007 a Scoping Report was consulted upon in line with the relevant regulations. The conclusion was that a SEA was not required in relation to this SPD.
- 3.5 An additional new requirement in relation to producing a SPD is that a Sustainability Appraisal (SA) is produced. The purpose of the SA is to independently assess the contribution that the Design of New Residential Development SPD will make to achieve the social, economic and

environmental objectives of sustainable development. The SA also refers back to the conclusion and responses received in relation to the earlier Scoping Report in 2007.

- 3.6 The SA Report (Appendix 3) will be consulted upon at the same time as the Design of New Residential Development SPD.

The final stage after the public consultation process

- 3.7 Once the formal public consultation exercise has been conducted, the responses will be recorded and taken into account in making any recommended revisions to the SPD.
- 3.8 It is intended that a further report will then be taken to Executive Board, seeking formal adoption of the revised Design of New Residential Development SPD.

4.0 POLICY IMPLICATIONS

- 4.1 This SPD has been produced to ensure that through its function as a Local Planning Authority, the Council complies with national and regional guidance and advice and contributes, wherever possible, to meeting the priorities of the community its serves as set out in the Halton Community Strategy and Corporate Plan.
- 4.2 Nationally, the SPD reflects the guidance set out in:
- PPS1 'Delivering Sustainable Development' by promoting high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development.
 - PPS3 'Housing' by ensuring that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live.
- 4.3 Regionally, the SPD reflects guidance as set out in the Regional Spatial Strategy (RSS) for the North West (September 2008). In particular it reflects Policy DP1 by promoting sustainable communities, making the best use of existing resources and infrastructure, managing travel demand and reducing the need to travel, and promoting environmental quality.
- 4.4 Locally, the SPD directly relates to a number of policies within the Halton Unitary Development Plan. It is particularly intended to provide further detail of what the Council expects in relation to Policies BE1, BE2 and H2. In addition, work is currently progressing on replacing the Halton UDP with the new system of plan making. As such all UDP policies will be replaced in the future by Development Plan Document policies.
- 4.5 This SPD when adopted will form part of the Local Development Framework for Halton and will be a material consideration in the

consideration of any applicable planning applications. It will provide an easier to understand and more detailed policy framework than the UDP itself.

5.0 OTHER IMPLICATIONS

5.1 No other implications.

6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

A Healthy Halton

6.1 A good quality residential environment with opportunities for safe walking, cycling and children's play will help raise health standards.

Halton's Urban Renewal

6.2 A good quality residential environment will assist in the urban renewal of the Borough by providing well designed areas where people will want to live.

Halton's Children and Young People

6.3 A good quality residential environment suitable for families with young and older children will improve the quality of life for children and young people.

Employment, Learning and Skills in Halton

6.4 No direct implications arising from this SPD.

A Safer Halton

6.5 The design principles set out in the SPD will help to produce safer neighbourhoods by designing out crime and promoting principles such as natural surveillance.

Corporate Effectiveness & Business Efficiency

6.6 No direct implications arising from this SPD.

7.0 RISK ANALYSIS

7.1 These proposals are not so significant as to require a full risk assessment.

8.0 EQUALITY AND DIVERSITY ISSUES

8.1 Equality and diversity issues have been taken into account by ensuring new residential development meets the needs of all social groups within the Borough.

9.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

Document	Place of Inspection	Contact Officer
Halton Unitary Development Plan, April 2005	Rutland House	Andrew Pannell
New Residential Development Supplementary Planning Guidance (SPG), May 1999	Rutland House	Andrew Pannell
Halton Local Development Scheme, 2009	Rutland House	Andrew Pannell



Halton Borough Council
**Design of new
residential development**



Design of new residential development

Operational Director
Environmental and Regulatory Services
Environment Directorate
Halton Borough Council
Rutland House
Halton Lea
Runcorn
WA7 2GW



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foreword

"Good design is crucial in Halton, not only to create new areas where people live and work but to breathe life back into places suffering from economic and social decline. By seeking good quality buildings and public spaces we can contribute to restoring community identity and civic pride; and attracting people, investors and visitors to the area."

Councillor Rob Pollhill
Deputy Leader of Halton
Borough Council

Upton Rocks



Waterbridge Mews



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I purpose

I.1 Purpose of the proposed Supplementary Planning Document (SPD)

The purpose of the Design of New Residential Development SPD is to supplement the Halton Unitary Development Plan (UDP) and to provide additional practical guidance and support for those involved in the planning and design of new development within Halton Borough. It will also be used by the Council in its assessment of applications for planning permission for schemes of residential development or mixed use schemes containing a residential element. Specifically this SPD will help to: -

- a. Design new residential and mixed use developments that understand their context and embrace the principles of good urban design;
- b. Seek the use of quality materials that respond to the character and identity of their surroundings and reduce environmental impact;
- c. Ensure an appropriate mix of dwelling size and type within new development to create mixed and inclusive communities which meet the Borough's housing needs;

- d. Create better, more sustainable places where people will want to live; and
- e. Secure "sustainable and environmentally friendly new housing developments, including affordable housing" (Planning Policy Statement 3 (PPS 3): Housing);and
- f. provide provision for comprehensive and combined communication infrastructure.

1.2 By stating this purpose, the Council will seek to encourage residential schemes of development that are appropriate to their context and take full advantage of the opportunities for improving the character and quality of an area and the way it functions. The Local Planning Authority will seek to improve any development proposal that does not provide for, or meet the principles encouraged and required by this SPD, the Halton Unitary Development Plan or as superseded by the Local Development Framework (LDF).

1.3 When new residential schemes are shown to increase the burden on the infrastructure of the Borough, this will be expected to be mitigated through financial contributions or other forms of planning gain.

2 how to use this document

2.1 This design guidance should be used by all designers and developers

involved in the creation of new residential development or for alterations to existing buildings where the end use is residential.

2.1.1 By making full use of this guidance and through pre application discussion undertaken before a planning application is submitted, this will result in a more complete planning application being submitted and reduce the possibility of amended plans being required and associated delays in the planning and development process.

2.1.2 Council planning officers will use this guidance as a planning tool for the assessment of development proposals and in raising the quality of the built environment.

2.1.3 The requirement for design consideration, reinforced through national and local policy, means that the Council can refuse planning permission on design grounds. This document aims to guide developers through the stages of assessing a development site and producing a scheme which responds to the site and to local needs.

2.1.4 The Council does not wish to be overly prescriptive in guiding the details of development as this may restrain architectural creativity.

Whilst there is a move towards a more design based approach, certain standards must be achieved and maintained regardless of location and building style having particular regard to transport and access requirements and maintaining the privacy and amenity of existing residents at properties that adjoin the development site.

2.1.5 During the design process it is anticipated that conflicts are likely to arise between design principles. It is recommended that in such cases early communication with the Council is established. In all cases the Council will welcome innovative and creative solutions to design and development issues, however, the emphasis of responsibility to demonstrate the benefits of the scheme and why it should be approved lies with the developer and not the Local Planning Authority to demonstrate otherwise.

2.1.6 For further information on making a planning application, readers are directed to appendices on 'Making a Planning Application' and the Councils website on 'Validation Check Lists' which outline what is required upon submission of a planning application and accompanying documentation.

2.2 Character and Context

2.2.1 New residential developments need to be designed to reflect and enhance the character of the surrounding built form, having regard to size and scale of buildings, building lines, roof height and pitch, window and door proportions, vertical and horizontal emphasis, architectural detailing, materials and any other notable features and views. In areas that have little existing distinctiveness, such as Greenfield sites, developers should aim to create a new sense of place drawing on elements from a wider context.

2.2.2 Undertaking a character and context appraisal is therefore essential to informing any potential development ideas. All applicants for new residential schemes will need to demonstrate that the

scheme is robust and sufficiently detailed in terms of analysis and the key design principles outlined in this guide. This will be done through the preparation of a Design and Access Statement that will be submitted alongside the planning application and this document should also therefore be read in conjunction with the Council's prepared guidance on Producing Design and Access Statements. Detailed and helpful advice is also available through the CABE document 'Design and access statements: How to write, read and use them' available at www.CABE.org.uk.

2.2.3 A design and access statement should demonstrate how the proposed scheme has taken account of the local context and how it will contribute to the area. The scheme should include clear proposals for the treatment of

landscape and the public realm. The main issues influencing the design should be explained in a clear, structured and visual way. This will help people who are consulted on the development to understand what is trying to be achieved, the constraints on the development and how the design has been applied to the individual context of the site. It should also include details of any existing landscape features, including trees, and those worthy of retention which should be designed into the scheme as an integral feature to enhance the scheme. A detailed assessment also helps planning officers to assess the proposals more quickly and potentially reduces the need for costly redesign resulting in delays.

2.2.4 Undertaking a character and context appraisal is essential to informing any potential development ideas. The first section of the design and access statement should therefore be based on a process of observation, research and illustration. A well developed site analysis will assist in the proper integration of new development into its context including fully diagrammed site plans, photos and illustrations to demonstrate a clear understanding of the site and its constraints. As a minimum this should include analysis of:

- a. Existing and historic uses of





- b. Constraints on development including any potential barriers and/ or conflicts and how these have been taken into account;
 - c. The character and nature of the surrounding environment and streetscape;
 - d. The location, status (i.e. Listed) of existing buildings within and surrounding the site;
 - e. The location of habitable rooms and frontages that face the site;
 - f. The size, shape, orientation, topography of the site;
 - g. Tree survey in accordance with British Standard 5837 and details of any planting and landscape features within/ adjoining the site;
 - h. Location and routes of relevant utilities and services;
 - i. Accessibility of the site including existing roads, footpaths, cycle ways, public transport routes;
 - j. Relevant microclimate considerations including prevailing wind direction, solar path and potential shadowing; and
 - k. Important view corridors and views into and from the site.
- Advice on carrying out detailed site appraisals is available through the Urban Design Compendium and CABE details for which are included as an Appendix to this document. Reference should also be made to the Council's advice note 'Trees on Development Sites' available through the Council's web site.



3 design principles

3.1 The Importance of Design

3.1.1 The Government has expressly stated its commitment to good urban design through its policies, advice and ministerial statements. The principles of creating high quality sustainable places has been central to the vision and ideas set out in the Urban and Rural White Papers and through advice contained within PPS1. In December 2000 a ministerial statement confirmed that Government commitment to urban design was not a passing trend.

3.1.2 As well as social and environmental benefits of better design, research published by CABI and the DETR also identified wider economic benefits and “more profitable and sustained regeneration activity” (The Planning Inspectorate- Guidance for Inspectors on Design 2007)

“Urban Design is the art of making places for people. It includes the way places work and matters such as community safety, as well as how they look. It concerns the connections between people and places, movement and urban form, nature and the built fabric, and the processes for ensuring successful villages, towns and cities.... Good design can help create lively places with distinctive character; streets

and public spaces that are safe, accessible, pleasant to use and human in scale; and places that inspire because of the imagination and sensitivity of their designers” (By Design- Urban Design in the planning system: towards better practice, DETR and CABI 2000).

3.1.3 By Design summarises the objectives of urban design as:

- ▶ Character - A place with its own identity
- ▶ Continuity and enclosure - A place where public and private spaces are clearly distinguished
- ▶ Quality of the public realm - A place with attractive and successful outdoor areas
- ▶ Ease of movement - A place that is easy to get to and move through
- ▶ Legibility - A place that has a clear image and is easy to understand
- ▶ Adaptability - A place that can change easily
- ▶ Diversity - A place with variety and choice

3.1.4 According to The Planning Inspectorate – Guidance for Inspectors on Design, good urban design is not the same as good architectural design and not simply about visual quality. It is also about ensuring:

- ▶ efficient use of land and resources
- ▶ that they function properly in terms of, for example, access and linkages with other buildings and areas
- ▶ that they provide a safe and attractive environment, minimising risk and fear of crime and ensuring adequate levels of amenity including daylight and sunlight
- ▶ flexibility and adaptability in light of future changing needs.

The following sections of this chapter are considered to identify some of the key design considerations and principles contributing towards securing well designed residential developments.

3.2 Achieving Appropriate Density

3.2.1 There has been a re-emerging emphasis on the concept of housing density resulting, in the main, from economics, a shifting government emphasis towards sustainable use of land and resources and satisfying housing need. Planning Policy Statement 3 seeks to re-affirm the long standing minimum standard of 30 dwellings per hectare (12 dwellings per acre) as the national indicative minimum to guide policy development which, attributed to the Housing Act of 1919 (‘Homes

for Heroes Act'), has remained largely unchanged. Guideline figures as indicated in the Halton UDP state that densities of less than 30 dwellings per hectare net should be avoided. Densities of 30-50 dwellings per hectare are encouraged.

3.2.2 High-density development of greater than 50 dwellings per hectare net will be encouraged on sites in, or adjacent to, existing built up areas which provide for good levels of accessibility, well served by public transport and designed to fit with the existing character of the area. Responsibility will however rest with the developer to demonstrate that such high densities are appropriate to the specific site.

3.2.3 Concepts of higher density are often associated with town cramming and poor quality partly resulting from mistakes of the 1960s. According to the Urban Design Compendium (2000) however "this misses the fundamental point. Density is only a measure. It is a product of design, not a determinant of it... The recommended approach is design-led, concentrating on sustainable urban quality. Market considerations influence many of the housing forms and this, together with the design-led approach, makes density a measure of the product, not a determinant of it."

3.2.4 The approach to town centre and suburban sites can require a differing approach to secure appropriate densities of development. Modern suburbs are often associated with low-density estates based on the cul-de-sac layout. There are however many historical examples to suggest that such trends and perceptions need not continue. Indeed many of the classic Garden City suburbs, such as Hampstead and Letchworth, act as markers to how densities of approximately 30 dwellings to the hectare can be appropriately designed to provide more successful and popular housing developments in the long term.

3.2.5 Varying approaches can be used to secure developments of similar density within any given site. It is not always necessary to automatically suggest high-rise apartments to secure developments of appropriate density. Well-considered and imaginative design solutions can be used to meet market demand and achieve a development appropriate to the individual character of the site and market.

3.2.6 The character and design of residential schemes have, in recent times, largely come to be determined by highway design standards. Such developments often therefore fail to provide for any

Achieving Appropriate Density

Principles

Make density a measure of the product not a determinant of it.

Provide density suited to the specific characteristics of the site and surrounding areas.

Increase densities in town centres and other areas with good facilities and services and around public transport centres.

Respond to the massing of buildings on adjoining plots by varying density across the development site.

Create varied streetscape by incorporating a range of building forms and heights with good relationship at street level.

Ensure that high density development is set within good quality landscaping and amenity space with good internal space standards.

A well designed neighbourhood should provide integrated servicing and waste recycling facilities;

Ensure that developments are well integrated into safe and attractive open space networks

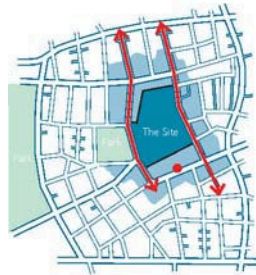
Within Conservation Areas and other areas of particular character and adjoining Listed Buildings, particular attention should be paid to ensure massing and density of development are compatible with the area.

distinctive identity, are wasteful of land and infrastructure and encourage car dependency. The Council will seek to apply such standards with greater degrees of flexibility and look favourably on innovative design solutions that seek to be more people oriented whilst satisfactorily accommodating the car. More detailed advice on how this can be achieved is provided by the Department for Transport document 'Manual for Streets'.

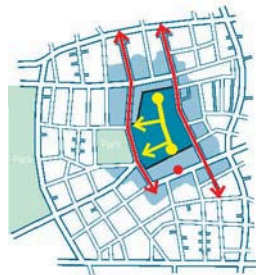
3.3 Connecting Places

3.3.1 Creating attractive and viable residential areas is as much about the spaces and connections between the buildings as the buildings themselves. It is important when designing new residential developments to introduce good movement networks well integrated into the surrounding system. Where residential development is off the main road network, the highway system should be designed to offer priority to pedestrians and cyclists. Traffic calming should be integrated as an imaginative and attractive part of the design not bolted on as an after-thought.

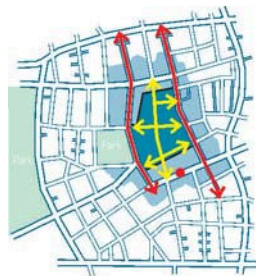
3.3.2 Linkages should, as far as practicable, follow pedestrian desire lines and the most direct route, give flexibility in the choices of routes, be well lit and take advantage of



Consider how best the site can be connected with nearby main routes and public transport facilities



The typical cul-de-sac response creates an introverted layout, which fails to integrate with the surroundings.



A more pedestrian-friendly approach that integrates with the surrounding community links existing and proposed streets, and provides direct links to bus stops



The street pattern then forms the basis for perimeter blocks, which ensure that buildings contribute positively to the public realm

Key
 ↔ Principal routes
 ↔ Internal street
 ● Bus stop

natural surveillance from overlooking buildings and public spaces to promote community safety.

3.3.3 Far greater emphasis is now being placed upon the needs of disabled people in the design of the street. It should also be noted that the needs and considerations vary according to varying disabilities and design should ensure, as far as possible, that any measures to accommodate a particular group are considered sympathetically and that do not cause further problems to others.

3.3.4 Many sites are now being developed that have specific topographical problems requiring substantial engineering solutions and retaining walls. Attention needs to be given to this issue at the outset to avoid potential future conflicts with securing access for all. Restraining structures also need to be designed sympathetically with the scheme and not simply use the cheapest construction options.



de Stryp Netherlands



Kingshill Lacuna Kent



Kingshill Lacuna Kent

3.3.5 Detailed guidance on how to respond to these issues is provided by the Department for Transport and communities and Local Government through the document 'Manual for Streets' (MfS). This document should be used in parallel with this guidance to achieve the most appropriate design solution for a scheme. The main principles in the approach to street design that MfS recommends are summarised in para. 1.6.1 (p.13).

3.3.6 For highways which are to be adopted, the Council as Highway Authority is prepared to consider design solutions which introduce



A bad street pattern which lacks permeability. New development should avoid cul-de-sac street layouts as this decreases the permeability of a site, resulting in less movement across the area.



A good well connected street pattern. Instead development should aim to use a block system of design in which the development is arranged into blocks that are surrounded by streets that service the site. Buildings of appropriate size, proportion and layout will help create well defined streets and spaces.

new concepts of shared surface, layout or use of materials. Such proposals must be fit for purpose and incorporate materials appropriate to the situation and capable of being readily sourced to enable ease of future maintenance.

Connecting Places

Principles

Design roads to reduce traffic speeds along new residential streets and create a pedestrian friendly environment. Traffic calming should be designed as an integral part of the scheme not bolted on.

Plan development to maximise links to existing or proposed public transport facilities and service centres.

Look at innovative design solutions to ensure emergency and service vehicles can be accommodated.

Promote cycling and walking by providing safe and attractive open space and networks.

Create links between the proposed and existing development appropriate to the existing street pattern particularly where cul-de-sacs are used.

Ensure ease of access and movement for all including the elderly and people with disabilities to allow freedom of choice.

Provide a hierarchy of routes and spaces suited to the development to enable residents and visitors to have ease and choice of movement.

Avoid creation of isolated routes with poor surveillance which could become unsafe and encourage anti-social behaviour.

Actively promote community safety by ensuring that development overlooks streets and pedestrian and cycle routes.

Ensure residents and visitors can easily find their way around the development through the arrangement of buildings, spaces, routes and landmark features.

Consideration of such issues must be given at an early stage and proposals should include details of proposed surfacing materials. Early discussion on all these matters is recommended with the Councils Highways Network Team.

3.4 Amenity Space – Public and Private

The provision and treatment of outdoor space, whether public or private, is vital in achieving a successful and attractive environment and to quality of life and is as much a part of the design as buildings and roads. All new residential development must therefore provide a mix of public and private outdoor amenity space. The type and level of provision will vary depending on the characteristics of the development, the site and its context. Open space should be designed as an integral part of the development from the outset and shall, under no circumstances, be considered as an optional extra or the land left over once the houses and roads have been accommodated. In any case it is important that a clear distinction is made between public and private areas through the use of appropriate boundary treatments and landscaping to ensure the security of private areas and provide clear responsibility for maintenance.

3.4.1 Private Amenity Space

3.4.2 New housing must provide a landscaped garden space appropriate to the scale and function of the dwelling and the character of the development. The majority of that space should normally be located to the rear of the dwelling, be of a useable shape (long thin gardens or acute angles should be avoided) and should be designed to provide a reasonable degree of privacy and not be significantly overlooked. Measures to improve privacy such as the careful use of walling or fencing, or the positioning of dwellings, garages and outriggers should be considered. Consideration of how inside and outside spaces relate to one another is vital, as is the orientation of space to receive sunlight and act as an interface between dwellings.

3.4.3 An area of between 50 – 100 square metres is considered sufficient for both sitting out and children's play for new houses. The size of the garden and residential plot should also be proportionate to the scale of the dwelling. As such the Council will apply the following minimum standards: -

For dwelling houses

- ▶ Houses having 1-2 bedrooms

shall have a minimum private garden space of 50sq. m per unit

- ▶ Houses having 3 bedrooms shall have a minimum private garden space of 70sq. m per unit
- ▶ Houses having 4 or more bedrooms shall have a minimum private garden space of 90sq.m per unit

In any case garden provision should relate to the character of the scheme being designed and to the area in which it is to be located. Calculation of the number of bedrooms will include any room allocated as, for example, a study or store but capable of being used as a bedroom. Please note that these figures relate to private rear garden area. Front gardens, driveways, garages, parking and servicing, and bin and cycle stores will not be considered to be part of this amenity area.

For flats/ apartments

- ▶ Minimum 50 square metres designated and laid out as communal garden with seating per development, and
- ▶ For developments of 6 or more flats/ apartments, an additional 10 square metres per flat/ apartment of private amenity space such as balcony, terrace or roof garden.

Where it is not possible to provide this full additional amenity space as private space and the Local Planning Authority are in agreement, any deficit shall be added to area of communal gardens. This space should be designed to encourage use through providing seating and a focal point or landscaping features. Lighting, overlooking and the creation of small pockets of biodiversity help to create a useable pleasant environment.

Please note that Juliet balconies do not count towards private amenity space. Garages, parking, and servicing, and bin and cycle stores will not be considered to be part of this amenity area. In highly urban developments such as town centres, balconies (or terraces) may be counted towards the total private/ communal garden provision where the Local Planning Authority are in agreement regarding the appropriateness, the wider character and quality of the development.

3.4.4 Where it can be demonstrated that the specific circumstances of development justify, a smaller garden or private amenity area may be allowed. This may occur, for example, where the area is characterised by small plot development including small infill plots and traditional terraced areas or for large scale developments

including a large number of flats/ apartments. Such requirements may also be relaxed for areas of the Borough where development is required to achieve wider regeneration objectives or the sites in question provide significant challenges in their own right. In any such case it will be for the developer to provide appropriate justification and conditions may be attached to restrict future extensions and/or outbuildings through permitted development rights.

3.4.5 Such standards or particular site constraints should not however inhibit developers and architects from providing innovative solutions to amenity requirements. Roof gardens, for example, are considered an appropriate solution to the provision of private space, especially in town centre locations where space is at a premium. The use of both projected and recessed balconies should also be explored with the emphasis that this should be useable space not merely decorative. Balconies should be provided at a size and specification in keeping with the development and be able to accommodate chairs and a small table as a minimum.

Amenity Space – Public and Private

Principles

Design all outdoor private spaces to be safe and secure, and provide private gardens for family homes.

Developments including flats/ apartments should provide appropriate open space.

Where balconies are to form part of open space provision they should be large enough to accommodate a table and chairs, be oriented to maximise access to sunlight and be protected from noise, sources of air pollution and minimise overlooking issues.

Public and private spaces should be clearly defined through use of railings, hedges and other appropriate boundary treatments.

Retain existing walls, hedgerows and other features which can contribute to the character and biodiversity of a development.

Design and orientate properties to provide a positive relationship to the street. Blank elevations and high walls and fences facing public areas should be avoided.

Ensure that boundary treatments are well designed and integrated so as not to compromise long-term management and maintenance.

3.5 Communal Amenity Space and the Public Realm

3.5.1 The provision of communal amenity space as an integral part of new residential development can make a valuable contribution to the quality of the development and the character of the neighbourhood as well as potentially increasing the value of the properties themselves. Well-designed communal spaces can also encourage and increase the potential for interaction between residents. Such provision should be made in accordance with the Councils adopted SPD on the Provision of Open Space and, as such, for development for 50 persons or greater, it will be necessary to incorporate all, or as much as possible, of the open space on or adjacent to the site.

3.5.2 Consideration of open space should be given from the outset as



In this development at Barons Court, Hammersmith homes, landscape, routes and parking are blended together seamlessly.

an integral part of the scheme and should be enhanced, where possible, through the retention of local features such as mature trees. Appropriate design, maintenance and security through natural surveillance can encourage use by a variety of groups and act as a more effective solution to potential problems of anti-social behaviour than more reactive solutions. Proposals should include provision for play, whether formal areas with

play equipment or informal landscaped areas. The public realm including streets and open-spaces are the most commonly accessible



environment for children's play and should be designed with this in mind. In any case, development will also be required to meet the requirements set down by the Councils adopted Supplementary Planning Document: Provision of Open Space (July 2006).

3.6 Privacy, Amenity, sun and daylight

3.6.1 Privacy within the home and adequate levels of daylight and sunlight are important to enable residents to feel comfortable in their home and enjoy satisfactory levels of amenity. Care needs to be taken to ensure that areas intended to be private, whether internal or external, do not suffer significant overlooking and that the form of a development does not compromise

the outlook or quality of space provided within dwellings.

3.6.2 Whilst the Council will not seek to stifle good and varied urban design and innovative design solutions to achieve good standards of privacy, amenity and outlook, maintaining such standards are considered to be particularly important in assessing the potential impact of proposals for new dwellings on the amenity of occupiers of existing dwellings which adjoin the site. It is also considered that greater potential exists through careful design, relative orientation and positioning of habitable rooms to achieve a relaxation of such standards between the front of dwellings across an intervening street whilst maintaining satisfactory levels of privacy and amenity.



Communal Amenity Space and the Public Realm

Principles

Integrate communal amenity space into the design of developments from the outset. Developments including family housing should consider the requirements for children's play, either through on-site provision or through contributions to adjacent facilities in accordance with the Councils adopted UDP Policy H3 and SPD: Provision of Open Space.

Adequate mechanisms and resources must be put in place to ensure the satisfactory future management of all communal spaces.

Provide communal outdoor areas that offer a variety of facilities for residents and can be used in a multi-functional way.

Communal amenity areas, including play facilities, seating, bedding and lighting, should take account of the needs of users with disabilities and of all groups.

All amenity spaces must be designed with due regard for community safety requirements. Play areas should be sited in open, welcoming locations, overlooked by houses or from well used pedestrian routes, accessible by wide hard-surfaced footpaths, and well-served by services such as litter and dog bins.

Careful attention should be given to design and location of landscaping to ensure that future plant growth will not interfere with natural surveillance, but will provide a visual and noise buffer from private amenity areas and habitable rooms within dwellings.

Small, fragmented strips of land (e.g. over sewer lines, or incidental to parking areas) will not be considered as a contribution to open space requirements.

Provision should be made for young children to play safely, as well as for older children and teenagers. Children should be able to walk and cycle freely and safely.

Play equipment, signage and furniture should be of attractive design but robust and vandal resistant. The choice of play equipment should encourage active and creative play.

3.7 Privacy

3.7.1 Privacy is an important design consideration in ensuring that residents feel at ease within their home. To ensure this, general planning standards prescribe minimum separation distances between habitable rooms are required. Readers are referred to the previous chapter Continuity and Enclosure and also to the Councils House Extensions Guidance SPD and Designing for Community Safety SDP.

Careful design can help create privacy in a number of ways: -

- ▶ Varied building lines can create oblique views, allowing the fronts of dwellings to be brought closer together than where facing views are direct;
- ▶ It is generally acceptable for rooms such as living rooms and kitchens to face the street with bedrooms located towards more private parts of the home. Where buildings directly abut the street or other public areas, it is considered that a small landscaped strip as a minimum, with railings or other appropriate boundary treatment, can work to secure appropriate levels of privacy for future occupiers.

- ▶ Windows can be designed in relation to the function of the room: generous windows for living rooms overlooking the street or garden; frosted windows for bathrooms; and smaller windows for bedrooms. Bay windows provide oblique views down a street;

- ▶ Careful orientation of primary and secondary windows can enable dwellings to be drawn close together whilst still providing surveillance of the public realm;

- ▶ Screening and landscaping can limit overlooking between windows. The provision of obscure/fixed glazing, mature tree planting and positioning of ancillary outbuildings as means of mitigating intrusive, direct overlooking is acceptable in some case. Each situation will be considered on its own merits.

3.7.2 Proposals will normally be required to satisfy minimum standards for separation between properties set down in fig X of the document. This will seek to ensure that all dwellings within and adjoining new developments achieve a reasonable degree of

privacy and amenity and enjoyment of daylight and sunlight. Whilst it is not possible to provide standards relating to all potential relationships between dwellings, the distances within these diagrams are intended to provide a basis for the minimum distances and principles which will be employed.

3.7.3 In any case where it may be accepted that the development does not satisfy these minimum separation distances, the Council will utilise the following 25 degree assessment to ensure suitable daylight is maintained to any habitable rooms within and/ or adjoining developments. This approach applies where any potentially affected window will, as a result of the development, directly face another building, wall or other structure. It is considered that suitable daylight is achieved where a clear unobstructed view above a line of 25 degrees from the horizontal is maintained from the



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Privacy

Principles

Explore innovative solutions that maintain privacy whilst creating well lit and well designed spaces. These could include: creating varied floor levels; staggered facing windows; using louvres, opaque glazing or reflective glass; roof lighting; glass brick walls; and high or low level and shaped windows.

Where the distance between facing habitable windows in new developments do not meet those set down within fig XXX of this document, it must be demonstrated how privacy has been incorporated into the design proposals for individual dwellings.

Where new development abuts existing residential development, maintain the existing expected levels of privacy and outlook and ensure that the distance between facing habitable room windows complies with the separation and privacy distances set down within fig XXX of this document.

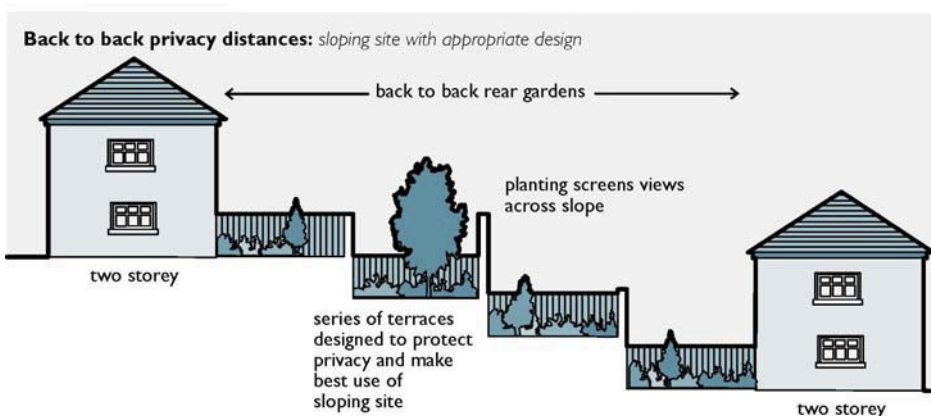
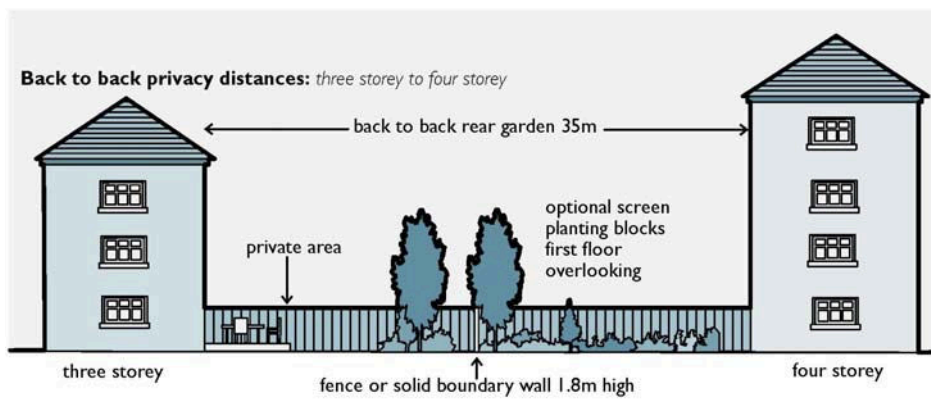
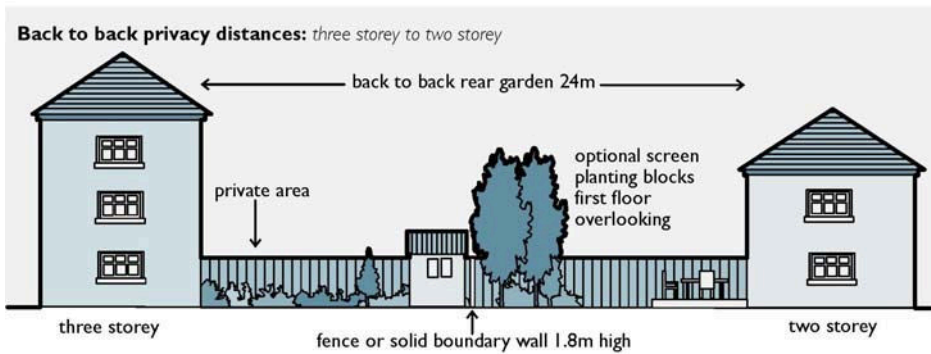
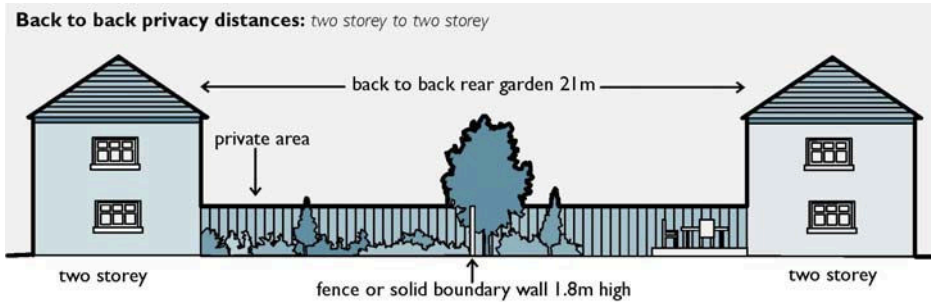
Consider the position and orientation of habitable rooms and the location of their doors and windows to minimise overlooking and maintain privacy.

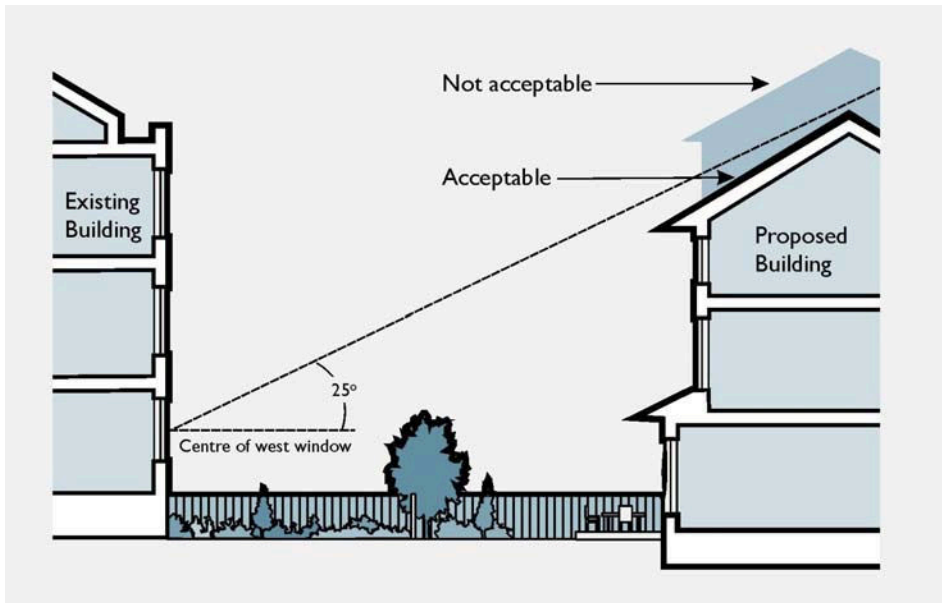
Give consideration to the location and orientation of habitable rooms in relation to possible sources of noise and potential sources odour or pollution such as primary traffic routes.

Orientate habitable rooms to maximise their outlook and view.

Use insulation, double/ triple/ acoustic glazing to minimise the impact of external sources of noise, or vibration transfer that could occur from traffic or conflicting uses.

Consider innovative ways of creating privacy in private external areas through the use of planting, canopies, the orientation of spaces and screening.





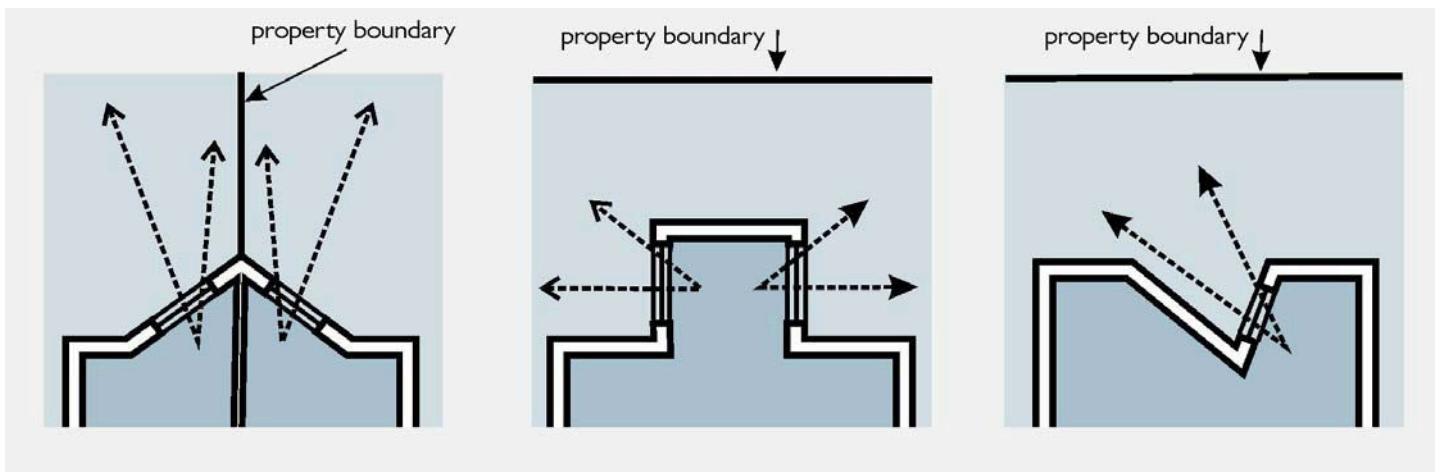
centre of the lowest level habitable room window as indicated in the diagram below. For the avoidance of doubt in such cases, a conservatory will be considered as a habitable room.

3.7.4 The impact of the height, scale, and massing of a development should be considered in specific relation to an individual site and its surroundings. As stated throughout this document, such standards will be enforced more stringently to

protect the amenity and outlook of existing neighbours adjoining development sites. A much greater degree of flexibility will be allowed where the planning authority are satisfied that this can be justified through quality urban design and innovative approach. This is more likely to be the case within town centres provided the developer and architect can provide suitable justification.

3.7.5 In any case where a proposed development fails such tests it will be the responsibility of the developer and architect/ designer to demonstrate that the merits of the scheme outweigh such perceived harm and/ or that adequate protection can be secured through innovative design solutions.

Overlooking of adjacent properties or secluded private open space can often be avoided with careful arrangement of windows







3.8 Parking and servicing

Access to parking for cars, cycles and service vehicles for bins and recycling collection is an integral part of any development. Providing creative, well designed and accessible means of parking and servicing within a development is important to its overall quality and the long term success of the street and local environment. Innovative and less conventional solutions that address the needs of residents and bring wider benefits to the development through cycle initiatives and green travel plans will be actively encouraged. There are many ways of incorporating these within a development and there is no one right solution. In any case it will be the responsibility of the applicant to demonstrate and satisfy the Council that the proposed solution is appropriate to the development. Access to parking for



cars, cycles and service vehicles for bins and recycling collection is an integral part of any development. Providing creative, well designed and accessible means of parking and servicing within a development is important to its overall quality and the long term success of the street and local environment. Innovative and less conventional solutions that address the needs of residents and bring wider benefits to the development through cycle initiatives and green travel plans will be actively encouraged. There are many ways of incorporating these within a development and there is no one right solution. In any case it will be the responsibility of the applicant to demonstrate and satisfy the Council that the proposed solution is appropriate to the development.

Car Parking

3.8.1 The way in which car parking is



Parking and Servicing

Principles

Integrate a mix of car parking layouts into a scheme from the outset that reflect the nature and location of a development.

Consider the provision of car parking within a development relative to its location, the availability of public transport and the standards set out in Draft RSS Parking Standards or any superseding document.

Incorporate disabled car parking into the development and ensure it is clearly marked and appropriately positioned. Where the scheme is mixed use, consider the needs for disabled parking in all elements of the scheme.

Design car parking to minimise its negative effect on the quality of the public realm and dominance of the streetscape, particularly in high-density developments. Consider the use of levels, planting, street furniture and lighting to integrate parking into the streetscape and minimise the impact.

Avoid large-scale car-parking courts. Design them as an integral part of the public realm.

Provide car parking spaces and cycle facilities that are overlooked, safe and secure and accessible.



arranged can have a fundamental effect on the character and quality of a place. Cars should not be allowed to dominate the area or inconvenience pedestrians and cyclists.

3.8.2 Where private parking is provided within the curtilage of a dwelling a number of options exist to reduce the impact of parked cars on the street scene whilst maintaining security. The most obvious of these is for parking, including driveway, garages and car ports to be located to the side or rear of the house behind the front building line or designed as an integral feature of the design. Basement and undercroft parking may also be considered. Parking within the front curtilage acts not only to dominate the street scene

but also to break up views and natural surveillance and is therefore unlikely to be acceptable.

3.8.3 A certain amount of on-street parking can serve to have a beneficial traffic calming effect but the layout should be specifically designed to incorporate it. Such spaces should be broken up through landscape detail including tree planting to provide a more pedestrian environment and variety through the street.

3.8.4 In accordance with RSS Interim Draft Parking Standards for the North West new development will be required to make adequate provision for car and cycle parking in line with the following standards:

Developers must also demonstrate



Provide car parking in basement with limited ground floor area used just for access, allowing ground floor frontage to be maximised for active uses such as housing.



Use discreet and innovative solutions for parking, especially where high densities are required. Use levels and hard and soft landscaping to break up, limit, and soften its usual impact.



	No. of Beds	Car Parking	Cycle parking
Dwelling Houses	1 bedroom	1	1 allocated 1 communal
	2 to 3 bedrooms	2	2 allocated 1 communal
	4+ bedrooms	3	4 allocated 2 communal

that adequate provision is made throughout the scheme for visitor parking whether designed to be on street or within shared parking courts but as an integral part of the scheme.

The above figures are set as maximums but any reduction in parking allocation must be agreed with the planning authority which may require a detailed accessibility audit.

3.8.5 Shared communal parking does not need to be the remote, insecure parking courts often associated with residential schemes of the 1970's. Courtyard parking

can be satisfactorily accommodated behind groups of buildings as a



shared private courtyard. In such cases, entrances should be between buildings or through feature archways which respect the street frontage to avoid excessively wide openings which can break and damage the continuity of the street. Shared communal parking, particularly for visitors, may also be satisfactorily incorporated within a landscaped area within the street but only if carefully designed as an integral feature. In all cases, such spaces should be designed, not simply as car parks, but as spaces where cars are parked. They should be properly overlooked by and be easily accessible from surrounding residential properties, should be small scale to avoid large expanses of car parking and broken up with landscaping and clear pedestrian routes. Basement and multi-storey parking can also be successfully

integrated into residential schemes but this must be done sensitively and care must be taken to integrate them into the urban fabric by surrounding them with single aspect flats or appropriate landscaping and/or orientation and elevation treatments.

3.8.6 Consideration should be given from the outset to include suitable provision for cycle storage within all developments. Commonly this has been included as a segregated shared cycle store with security and

other perceived issues. Consideration of alternatives should however be given whether storing cycles on a wall rack within private areas or, better still, a private secure ground floor space which can also be used for a pram, buggy or electric mobility scooter.

Servicing and Waste

3.8.7 Careful consideration needs to be given to access for waste collection, disposal and recycling.

	Width / Depth / Height lid up (all in mm)	
1100L bins	1375 / 990 / 2370	commercial waste container for a business or less
240L bins	580 / 740 / 1750	normal domestic waste container for a household
140L	480 / 550 / 1700	recycling paper waste container for a household



3.8.8 For houses, the council is seeking to roll out a three bin collection service incorporating multi-material collection for recyclables, green waste collection and residual waste not suitable for recycling. All new residential schemes should include a designated area within the curtilage of each property for the required storage of bins for waste and recyclables which is readily accessible. These storage areas should be carefully located and designed to discourage unscreened storage of bins within front gardens

Parking and Servicing

Principles

Explore innovative solutions to reduce and integrate car parking within a development such as home zones, cycle initiatives and travel plans.

Where underground car parks are incorporated into developments, include security measures such as CCTV and provide good lighting to create a safe environment. Consider the position of vents, grilles and access points to minimise negative impact on the public realm.

In mixed-use developments, servicing areas should be screened from residential areas through the orientation of buildings and the public realm, and use of planting, railings, gates and low-rise walls, so as to minimise the impact of service yard activity on the public realm.

A screened external area should be provided with sufficient space for storing segregated waste. In blocks of flats, provide communal recycling and composting facilities.

Internal storage areas should be designed into each unit of a new development to allow occupants to segregate their waste into refuse and recyclables, and store it temporarily, until it can be transferred to external bins.





which can become unsightly and detract from the character of the area. These should be sited behind the building line and/ or include an appropriate bin store or screen.

Consideration should be given to the width between new builds and perimeter fencing to accommodate the following as appropriate:

3.8.9 Waste storage within flatted or courtyard schemes should have designated external storage areas that are sensitively designed and located. As waste collection vehicles will not normally enter unadopted areas due to concerns over the capacity of such areas to accommodate the weight of such vehicles without damage, careful consideration will need to be given to ensure that storage areas are sited to allow ease of access for residents and proximity and

accessibility to an highway to allow collections without causing highway obstruction. Extra attention will also be needed to provide appropriate enclosure and screening to such areas to prevent such potentially unsightly and utilitarian functions detracting from the development. In such shared facilities, adequate provision also needs to be made to enable the segregation of multi-material and green recycling and residual waste. Where there are separate areas for general refuse and recycling, the recycling area should be easiest to access by residents to encourage use as far as possible. Where waste disposal chutes are proposed for residents on upper floors of multi-storey development provision must also be made for waste segregation.

3.8.10 For all new dwellings, whether flats or houses, the developer will be required to supply them with

appropriate bins including recycling facilities prior to occupation. All new houses will be required to be supplied with a composting bin within the rear garden area of each dwelling to actively encourage residents to compost kitchen and garden waste. Developers will also be required through their Design and Access Statements to identify alternative schemes for flatted developments such as provision of communal composting facilities (subject to appropriate maintenance through management company) and/ or wormeries to further reduce the burden of waste. All new developments to accommodate 50 persons or more will be required to include provision for shared underground recycling collection points as an integral part of a well designed residential layout in line with a design approved by the Council. Such schemes can be secured through conditions attached to any planning permission.

3.8.11 Further advice on the current requirements, size and suitable location of refuse storage and collection requirements are contained as an appendix to this document. Please note however that these may be subject to change and early consultation with the Waste Collection Authority is advised on detailed proposals prior to submission for planning approval.

3.9 A Safer Place to Live

3.9.1 The streets and public spaces between buildings should feel safe and pleasant to be in. The principle access to houses should be from overlooked and safe areas and not hidden within dark alleyways and courtyards. Buildings should therefore be positioned and oriented to contribute to a feeling of a safe and secure environment maximising the scope for natural surveillance.

3.9.2 By providing windows, doors and balconies that front onto the street and public spaces at regular intervals to create active frontages, the opportunity for communities to police their own environment is maximised. This also acts as a natural deterrent to crime and



A Safer Place to Live

Principles

Design buildings to front onto the street to create a safe and active environment.

Consider the number of dwellings required and the positioning of windows and doors to create an active front on to the street.

Avoid building backs such as rear boundary walls, service yards and garage courts facing onto the street that do little to create an active environment.

Position habitable rooms so they front on to the street. Privacy may be maintained through the use of raised ground floor uses, screening, orientation of windows and planting.

Provide access to all individual dwellings from the street to encourage activity, social interaction and safe access to properties.

Wherever possible, create a mix of dwelling types, uses and sizes to attract different users with varying patterns of activity throughout the day and night. This will help to lengthen the period of natural surveillance.

Design streets for community safety by following the principles of Secured by Design (www.securedbydesign.com).

Provide good lighting outside buildings and in car parks and clear, highly visible signage to ensure confidence or use at dusk and night time.

Follow the guidance of Safer Places, which lists seven attributes of sustainable communities that are particularly relevant to crime prevention (Safer Places: The Planning System and Crime Prevention (Department for Communities and Local Government)).

antisocial behaviour. Any development should therefore seek to maximise potential for security by design through natural surveillance with careful consideration given added measures such as lighting, boundary treatments and other security features as required.



3.10 Respecting the Environment

3.10.1 The shift towards more sustainable forms of development will require a wider approach embracing global as well as local environmental concerns and a lifecycle approach to individual schemes.

3.10.2 A general principle for sustainable buildings is that they should be designed to be long life, low maintenance, energy efficient, and adaptable to meet changing needs.

3.10.3 There are a number of innovative approaches developers can take in achieving a higher sustainable homes rating. Many approaches are now familiar and becoming more and more common such as incorporating solar panels to heat water, having a shaped roof to collect rainwater for toilet flushing, or roof tiles that can be made from recycled materials.

3.10.4 The fabric of the building can too be made from natural or renewable sources with features such as lime cement and wall insulation made from recycled newspaper all contributing to reducing the amount of energy required to build and heat a building and allowing the building to breathe providing a healthy atmosphere.



3.10.5 With growing urbanisation, the increase in the proportions of hard landscaping, roads, driveways and roof areas has, coupled with climate issues, dramatically brought flooding to the forefront of current issues. Any development within Flood Risk Zones 2 and 3 and proposals for development of any site exceeding 1 Ha within Flood Risk Zone 1 will require a detailed Flood Risk Assessment (FRA) in accordance with PPS25

Respecting the Environment

Principles

Ensure an energy efficient design of new homes. Appropriate design, orientation, layout and construction of buildings can avoid energy loss and minimise energy demand through natural lighting, heating and cooling.

Maximise opportunities for the use of renewable energy, such as solar power, combined heat and power systems and wind turbines.

Incorporate grey water recycling systems, minimise the use of treated water through use of dual flush toilets and provide opportunities to collect rainwater.

Surface water run-off should be managed on-site through inclusion of permeable surfaces, storage on site, green roofs, infiltration techniques and water butts.

Ensure that key landscape features, including trees, hedges and watercourses identified through detailed surveys, are protected, and that development is best sited to take advantage of and maintain landscape features and character.

Protect existing habitats and wildlife corridors by integrating them into the network of open spaces from the outset of development, and maximise biodiversity through the provision of native planting and creation of watercourses within a development.

Consider the external microclimate surrounding dwellings through provision of canopies and porches for shelter, by minimising over-shadowing and by orientation of buildings to avoid wind tunnels.

Any nearby building, trees or fences can potentially cast shadow and reduce solar gains. Careful layout can still maximise solar gain within the constraints of higher density developments.

Deciduous trees can be useful for providing shading from glare and overheating during the summer especially for properties with a southerly aspect, whilst the bare branches will allow solar access during the winter.

(Development and Flood Risk). Sustainable Urban Drainage Systems (SuDS) attempt to replicate more closely natural drainage systems thereby minimising impacts on water courses and potential flooding. In designing such systems, detailed consideration must be given to long-term maintenance and/ or adoption. Engineered solutions to drainage and flood risk issues may raise maintenance obligations and costs to the Council and may therefore require developer contribution by means of legal agreement. In any case hard surfacing for driveways etc within the curtilage of properties will be required to comply with published 'Guidance on the permeable surfacing of front gardens' produced by the Environment Agency and Department for Communities and Local Government or any superseding guidance. Any hardstanding within a property boundary shall be designed and constructed in such a way as to prevent surface water runoff onto the highway.'

3.10.6 Recently published Government Policy in the form of North West of England Regional Spatial Strategy to 2021 (RSS) also provides that:

"In advance of local targets being set, new non residential

developments above a threshold of 1,000m² and all residential developments comprising 10 or more units should secure at least 10% of their predicted energy requirements from decentralised and renewable or low-carbon sources, unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that it is not feasible or viable."

3.10.7 All proposals for residential development will be required to demonstrate how this RSS policy will be complied with unless it can be demonstrated that the principles can be achieved through alternative and compensatory means such as increased insulation or energy efficiency measures.

3.10.8 It is not the intention of this document to specify environmental standards above those specified under current Building Regulations, Regional Spatial Strategy or that contained in PPS25: Development and Flood Risk. Developers are however encouraged as far as possible to design features into new dwellings and residential schemes that take account of these emerging issues and seek to maximise the features which may be incorporated that seek to address them. Any such added provision over and above current requirements, the

additional financial cost associated with it and the wider potential environmental benefits of the scheme may be given weight as a material consideration in balancing all factors including such as housing numbers and separation distances, parking provision etc.

3.11 Other Considerations

The following are intended to give an indication of some other areas of consideration in defining the quality and success of a scheme. They are not however intended as an exhaustive checklist.

Contribution Towards Infrastructure and Services

Any new development will benefit from the services and facilities provided by the Council and, as such, will be required to make appropriate contributions by means of legal agreement to the additional cost of providing and maintaining these services and facilities as a result of the development. The Council is currently producing a separate Supplementary Planning Document (SPD) relating to Planning Obligations and contributions and other planning gain will be assessed in accordance with that document. In the mean time contributions will be calculated on a case-by-case basis and in accordance with adopted SPD on the provision of Open Space.

Detailing the Environment

3.11.1 The features and details of an individual building or development can enhance or detract from its character and success. A suitable mix of detailing for roofs, windows, entrances etc will impact positively on the quality of the development, raising a development above the bland and adding to the architectural strength and character of the development. It is not always necessary however to replicate existing building styles and where appropriate, modern building styles and forms will be encouraged.

3.11.2 Quality landscaping, retained and new tree planting and public art are features that can further serve to enhance a development. Attention to detail is essential in



Detailing the Environment

Principles

As appropriate use architectural details from the local neighbourhood, such as gable ends, porches, pillars, mouldings, coursing, surfacing and other architectural details for use in the design palette. Draw on local traditions of built form, materials and craftsmanship, such as masonry, ironwork or stained glass.

Building details should provide similar levels of visual interest to a development when viewed from a variety of distances.

Consider the reinterpretation of historic details in a contemporary way. Use architectural expression to reflect local styles and features yet seek to create a development which is distinctive in it's own right.

Consider the visual impact of roof forms. These can be used as a landmark at focal points and reflect the local context where appropriate but also become an over-dominant feature especially when viewed from higher ground.

Building facades can be enlivened with bays, balconies or porches. 'Juliette' balconies can add interest where deeper balconies are not possible.

Consider how to use public art to contribute to the quality of the development; and

Provide detailed heads of terms for legal agreement at an early stage following pre-application discussion.



3.12 Backland and Infill Development

Character and quality are considered key issues in assessing any application for backland or infill development. Particular care is needed to ensure that such development seeks to harmonise with and respect its surroundings even if of a differing architectural style or not particularly prominent from public view. Building plots should normally be of similar size and shape to those in the surrounding area and proposals should seek to make a positive contribution to the area in terms of design, scale, building density and layout. As such, proposals that would appear cramped or squeezed in and lead to the relative over-development of the plot will be resisted.

defining a place whether within a buildings structure or the spaces between buildings through fencing, gates, lighting and boundary treatments and other street furniture. In all such cases care needs to be had that any such features are suited to their setting and will remain so into the future. Tree species in particular must be chosen to ensure that they will have room to mature and that roots won't cause damage to adjoining highways and property.





Appendix I

Policy background

National Policy

This SPD has been produced to ensure that through its function as a Local Planning Authority, the Council complies with national and regional guidance and advice and contributes, wherever possible, to meeting the priorities of the community it serves.

Planning Policy Statement 1 (PPS1): Creating Sustainable Communities, states that 'good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning.' Planning policies should promote high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development' and that 'design which fails to take the opportunities available for improving the character and quality of an area should not be accepted.

Planning Policy Statement 3 (PPS3): Housing. Strategic housing policy objectives that underpin PPS3 are aimed at ensuring that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live. Implementing design principles will have a pronounced impact on

achieving this goal. This is recognised within the document under the heading "Achieving high quality housing". The first paragraph reads "Good design is fundamental to the development of high quality new housing, which contributes to the creation of sustainable, mixed communities". It is then further stated that poor design that fails to take account of character, quality and functionality should not be accepted.

High design standards will be applicable to all types of housing so that there is a "wide choice of high quality homes, both affordable and market housing, to address the requirements of the community."

This SPD seeks to provide more detailed guidance to deliver the objectives contained within PPS1 and PPS3 in Halton.

Regional Policy

One of the core principles of the Regional Spatial Strategy (RSS) for the North West is to secure high environmental and design quality within the Region. Policy DP7 states that environmental quality should be protected and enhanced.

Local Policy

The Halton Unitary Development Plan (UDP) contains a number of

strategic aims and objectives. These are set out in Part 1 of the UDP. In relation to housing these include:

- ▶ A reduction in the rate of population decline;
- ▶ To ensure that housing densities on new sites allow for a variety of types of housing to meet the needs of new and existing households in the Borough;
- ▶ To ensure a high standard of design, layout and landscaping in new residential development;
- ▶ To protect residential amenity; and
- ▶ To make residential neighbourhoods more self sufficient and sustainable.

Part 2 of the UDP contains policies that seek to implement the broad aims and objectives contained within Part 1 of the UDP. Whilst this SPD is produced to provide additional practical guidance and advice in relation to the policies in the UDP, and more specifically linked to policies BE1, BE2 and H2, work is currently progressing on replacing the Halton UDP with the new system of plan making. As such all UDP policies will be replaced in the future by Development Plan Document policies.

This SPD is also intended to contribute to the priorities,

principles, objectives, and targets as set out in the Halton Community Strategy for a Sustainable Halton 2006-2011. "Promoting Urban Renewal" and "Safe and Attractive Neighbourhoods" are two of five priorities from the strategy that are relevant to this SPD and objectives from them include:

- ▶ Promotion of sustainable development
- ▶ Remoulding and enhancement of town centres and adjacent residential areas; and
- ▶ Ensuring high quality design and landscaping throughout the Borough and eradicate visible dereliction.

The Corporate Plan 2006 - 2011 outlines goals to help build a better future for Halton. It has five priorities, including "Promoting Urban Renewal" and "Safe and Attractive Neighbourhoods". This SPD will help to meet targets and objectives as set out in the Councils Corporate Plan.

As part of the new style of development plan production there are a number of emerging and adopted planning documents which sit along side this SPD. A single document should not however be read in isolation although the following documents are considered to be of particular relevance:

- ▶ Provision of Open Space SPD
- ▶ Designing For Community Safety SPD

Understanding the issues

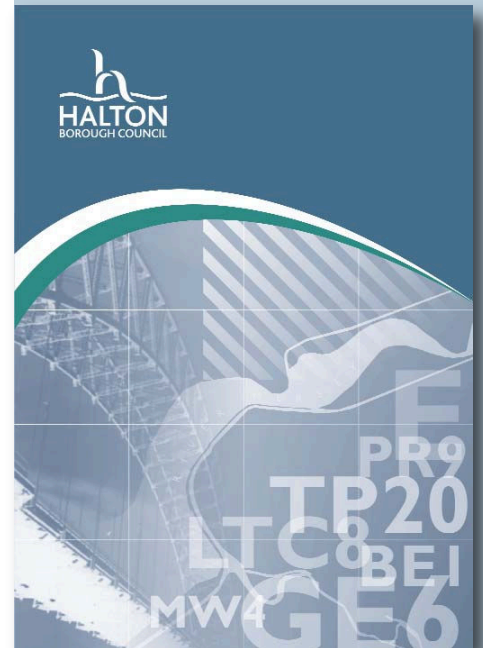
Meeting the Needs of Borough

The UDP sets out the planning policy approach, including land use allocations to deliver the housing figures allocated to Halton for the period 1996 - 2016 within the Regional Spatial Strategy (RSS). The Halton UDP contains the Regional Spatial Strategy (RSS) allocation of 4620 new dwellings at 330 per annum, for the period 2002 to 2016.

Adopted RSS will reset the figures above for the period 2003-2021 with a new figure of 500 dwellings per annum and a target for affordable housing is for the local authority to set. This will be done through the core strategy and subsequent affordable housing SPD. This situation will be kept under constant review in light of changing housing market conditions.

Emerging Issues

At the time the UDP was produced, evidence showed that there was adequate stock of affordable housing. More recent evidence from an updated study



(Housing Needs and Market Assessment Survey 2006) shows that the availability of quality affordable housing is now a problem and that due to the national trend of increasing prices, there is now a problem arising between income levels in the borough and the current cost of housing.

On sites where the provision of affordable and intermediate housing is appropriate, it is important that high standards of design and layout are met. Government guidance states that such housing should not be easily distinguishable from open market housing through design or position within the site. It is also advised that, within large scale developments, the affordable housing element should be split into smaller groups and dispersed throughout rather than concentrated in a single group to help promote social inclusion and create more mixed and balanced communities.

In order to best achieve planned levels of growth it is important to make the most efficient use of land, especially previously developed land (PDL). This will assist in achieving national and local sustainability objectives and also those targets contained within national planning guidance. This document will therefore help in achieving higher

densities of well designed types housing so as to provide all parts of the community with an affordable decent home.

Design in its broadest sense must however also encompass matters of sustainability, use of renewable resources and measures to prevent crime. New developments should create areas that are safe, secure and pleasant. To do this they must adhere to the principles of "Secured By Design" which are laid out in the 2005 Supplementary Planning Document "Designing for Community Safety"

Brownfield / Greenfield Context

The approach of a mix of greenfield and brownfield housing allocations within the Borough can require differing approaches in securing appropriate development and good design.

Brownfield

Within the Borough there is a large number of previously developed vacant or derelict sites. Such sites are often referred to as brownfield sites. The Council produces an annual report on the number and distribution of brownfield sites; this forms part of the National Land Use Database (NLUD).

Many of the sites identified as part

of the NLUD survey are complex and can be costly to develop. As a result of Halton's legacy from its industrial past, some sites are heavily contaminated and will require remediation before being suitable for residential development. In such locations appropriate ground investigation will often be required to inform the design of the development. Such design consideration can therefore influence the final development proposals, but they must not be at the expense of good place making. Early contact with the Councils Contaminated Land Team is advised in such cases.

Greenfield

In respect of greenfield housing allocations, these are predominantly detached from the existing urban fabric of the Borough, with little in the way of context to inform design. With such sites it would be easy to fall into the trap of creating a housing estate, rather than a vibrant residential neighbourhood designed to create a sense of place and identity.

With reference to both Brownfield & Greenfield sites, too often a single development is considered in isolation to its surroundings, so that for example, adjoining residential developments will barely relate to each other and the wider environs.

This is especially true of the regeneration areas within the borough, where numerous developers have taken interest in a single site and not considered the significance of adjoining residential uses until the latter stages of the planning process. By considering adjoining sites as early as possible a much higher standard of development can be realized. The requirement for design consideration within the UDP and forthcoming LDF documents means that the Council has the authority to refuse planning permission on design grounds. In any case the Council will expect any new development to not merely replicate surrounding developments but to demonstrate how it will enhance the character and quality of residential places and spaces within them.

Historical Context - The 'New Town' Experience

Runcorn was designated a new town in 1964, the architectural and design legacy is still apparent today. The redevelopment of Southgate into what is now Hallwood Park is a very important design lesson that all those involved within the design and development of residential areas can learn from.

Southgate was designed by the eminent British architect James Stirling. Completed in the 1970's it

was designed as a residential neighbourhood of ultra modern flats and was praised for setting 'new standards in housing design'. The properties were however soon proven to be impractical and became unpopular with residents. In 1989 Southgate was demolished and was replaced by more conventional housing which now operates more successfully as a mixed tenure residential neighbourhood.

The lesson that has been learnt relating to residential design and layout from the unsuccessful new town solutions at Southgate and Castlefields is that they did not meet the requirements for good urban design set out in PPS1: Creating Sustainable Communities, PPS3: Housing and 'By Design' described above. In particular they failed to build in flexibility and adaptability in the light of future changing needs by creating a fixed design solution that was short lived. Innovative and contemporary residential design is encouraged, where appropriate, but this must not be at the expense of the purpose of creating residential environments - creating places where people will want to live now and in the future.



Appendix 2

waste storage and collection guidance as part of new residential development

BI.1 Introduction

BI.1.1 The UK landfill directive requires an increase in the re-use, recycling and composting of waste material as a means of reducing the amount of material being sent to landfill and achieving sustainable waste targets.

BI.1.2 The Councils own Community Strategy 2006 - 2011 aims to ensure that 40% of municipal waste is recycled or composted by 2011 as part of meeting the urban renewal objectives.

BI.1.3 As part of new residential development it is vital that waste collection and storage facilities and the opportunities for residents to separate out their waste are properly considered at the earliest possible stages.

BI.1.4 The following text is part of an overall process of improving design within Halton and should be read in conjunction with other Council policies. The guidance will help developers produce successful waste management strategies and will also assist in complying with Part H of the Building Regulations 2002.

BI.1.5 New developments are expected to incorporate a waste management strategy, this guide is

designed to help achieve this. Appendix ? of this document also details specific waste requirement as regards eco homes standards.

BI.2 Housing

BI.2.1 To encourage occupants to recycle waste, internal storage areas should be integrated into kitchen or utility space to encourage occupants to segregate their waste into refuse and recyclables, and store it temporarily, until it can be transferred to external bins.



BI.2.2 It is the Council's intention

to roll out the introduction of multi materials collections for recyclable items to all suitable properties, in addition to residual waste collections (i.e. mixed household waste not destined for recycling or diversion from landfill). The normal service for all new properties will therefore consist of a three-bin collection system for those properties with gardens, and a two-bin collection service for those without gardens. The table below shows the container sizes that developers will need to make allowances for at individual properties.

BI.2.3 All site plans submitted, as part of a planning application should clearly identify the location of designated waste container storage areas. These areas should be located within the boundary of each property and be enclosed to hide wheeled bins from general view.

BI.2.4 Bins should not be stored in public view or visible from a highway. The diagram below illustrates how the boundary wall

Waste Type	Refuse	Garden Waste	Co mingled recyclables
Container Type	Wheeled bin	Wheeled bin	Wheeled bin
Capacity	Up to 240 Litres	240 Litres	140 Litres

provides an enclosure for wheeled bins and is in a location that makes it easy for the householder or collection worker to present bins to the kerbside on the day of collection.

BI.2.5 Collection vehicles used by Halton Borough Council are detailed later in this document.

BI.2.6 Bin storage should be sited so that the distance householders are required carry refuse is no more than 30 metres (excluding vertical distance).

BI.3 Apartments

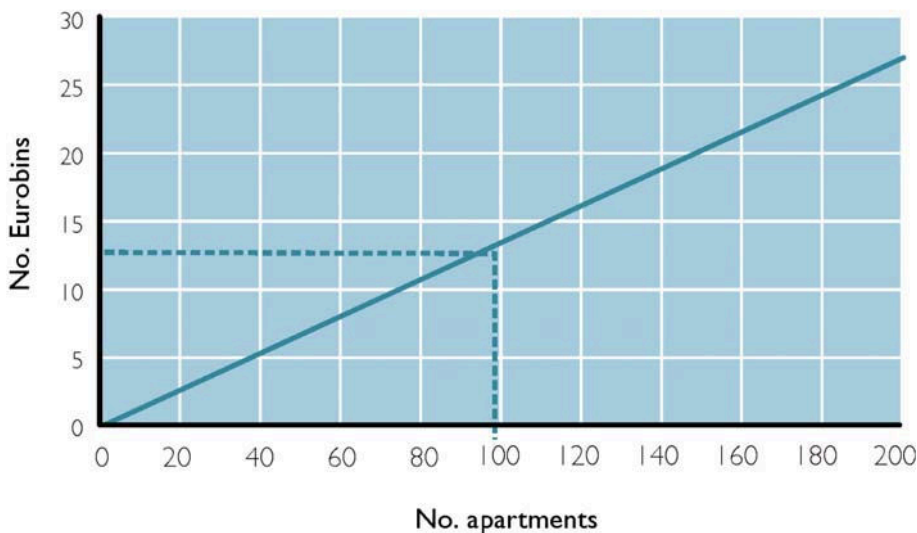
BI.3.1 Many of the principles that apply to the design of bin storage

for houses will be relevant to apartment developments, however, if individual storage points are not provided, communal storage areas will normally be serviced by the use of 1100 L Euro bins.

BI.3.2 The number of bins required in an apartment development can be calculated using the graph below.

BI.3.3 The total number of bins required for a development will be split between residual waste at 60% and recyclables at 40%. For example if a development requires a total of 10 bins, 6 will be for residual waste and 4 for recyclables.

Euro Bins required for apartment developments



Many current developments are not equipped to store the increased number of wheeled bins now required for each property. As a result they not look highly untidy and clutter up peoples driveways.

BI.3.4 Within the 40% recyclable bins the council will allocate different waste streams within this figure as appropriate to the development site.

BI.4 Location and design standards

BI.4.1 Waste storage areas should be sited within a development so as to allow residents and collection workers to safely access the facilities. Bin collection points should not obstruct users of any highway or inconvenience access to properties.

BI.4.2 Bins should not be taken through buildings in order to be emptied. The collection point should ideally be located near to a highway so that a container should not have to be moved more than 10 m to the refuse vehicle.

BI.4.2 Communal bin storage should provide sufficient space between and around the bins to allow for manoeuvring and cleaning. This minimum distance should be 150mm. If two Euro bins are positioned facing each other there should be 1000 mm clearance between the two.

BI.4.3 Smooth and durable surfacing should be provided at the bin storage area and on the route to the collection point. These paths



Container	Dimensions		Floorspace required	
1100L Eurobin	Width	1375mm	1575mm x 1190mm	
	Depth	990mm		
	Height	1370mm		
	Height (with open lid)	2370mm		
240L wheeled bin	Width	580mm	780mm x 940mm	
	Depth	740mm		
	Height	1100mm		
	Height (with open lid)	1750mm		
140L wheeled bin	Width	480mm	680mm x 750mm	
	Depth	550mm		
	Height	1100mm		
	Height (with open lid)	1700mm		
Can sack	Placed at top of glass or paper bin for collection so no floorspace required.			

should be clear of kerbs, (dropped kerbs are acceptable) steps or steep gradients. The maximum slope allowed is 1:12, however this may be exceeded in exceptional circumstances provided the greater gradient is only for a short distance.

BI.4.4 Please note that access paths to bin storage areas should provide adequate clearance for containers on either side of the path whilst they are being manoeuvred to the collection vehicle. For example, where communal parking spaces are to be placed next to such paths in apartment developments. The use of markings in the form of hatched areas may be required to designate access points.

BI.4.5 A series of no more than 3 steps may be acceptable for bins not exceeding 250 litres.

BI.4.6 In certain circumstances communal bin stores may not be able to be located within 10 metres of the nearest highway. In cases such as this an appropriate hard surfaced access and turning space must be provided to bring refuse vehicles within range of the bins. The maximum slope on this access can be no greater than 1:20. For the first 7 metres of access, road width should be 4.1 m to allow traffic to pass without causing congestion.

BI.4.7 Waste storage areas should ideally form part of the main building structure. If the structure is free standing it should be inconspicuously located in a convenient location to the side or rear of the building and be properly planned and constructed as part of the development.

BI.4.8 Storage areas must be located and designed in a manner that avoids noise, visual intrusion, odour or loss of privacy resulting from the comings and goings of refuse collectors.

BI.4.9 Storage areas must have hard surfaced, impervious flooring incorporating suitable drainage that takes wastewater discharge into the sewer. This will allow adequate cleaning of storage areas, which will not contaminate surrounding natural water or SUDS systems.

BI.4.10 Where storage facilities are enclosed, ventilation systems should be provided top and bottom away from windows and ventilation of the main buildings.

BI.4.11 In densely populated areas where site size is at premium it may be preferable to investigate the option of underground storage of waste and recyclable material. This is mentioned with particular reference to town centre sites and infill developments where design



features will be critical in making a development fit neatly into its environment.

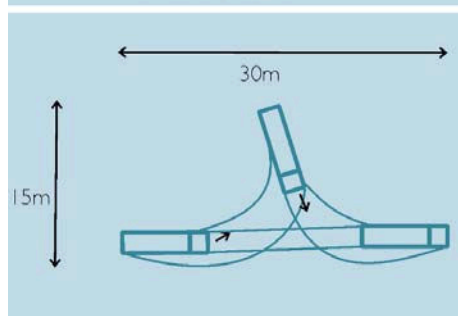
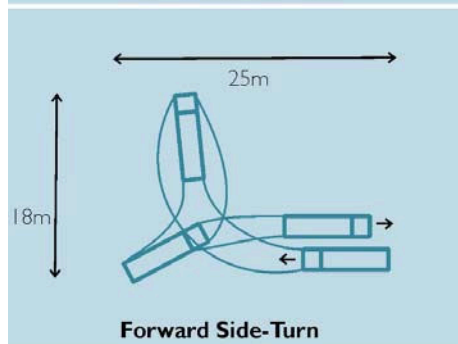
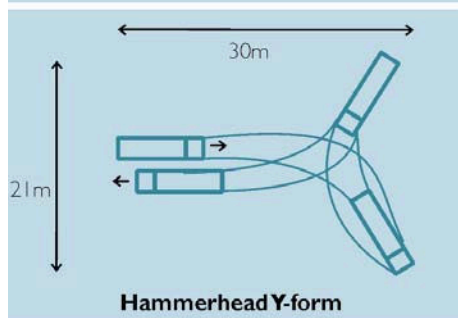
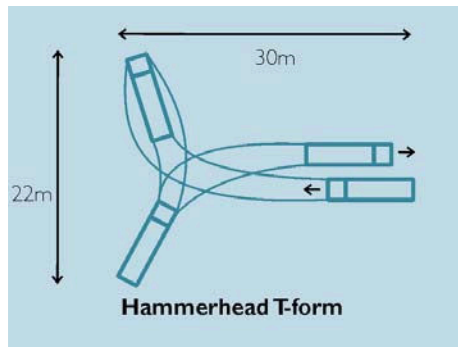
BI.4.12 The aesthetics of bin storage facilities can be improved by using screening. Landscaping, railings, low rise walls and gates can all be used as measures to minimise the unsightly visual impact. Any screening will need to be a minimum of 450mm above the height of the bins. Storage shelters will need suitably styled roofing, high enough for bin lids to be opened fully. Bin storage may have doors which would need to open outwards to allow bins to be brought out and manoeuvred into position. Doors will not be allowed to obstruct an access or pathway.

BI.4.13 Chutes can be provided in an apartment development provided that a scheme is included that enables residents to recycle. Different types of recyclable material will be collected in the future in addition to those currently collected from apartments. Waste management strategies using chutes must take this into account.

BI.5 Collection Vehicles

BI.5.1 With reference to the turning circles above, developers will be required to provide sufficient room the manoeuvre and load a vehicle of the following dimensions.

Length - 11 m
 Length When Loading - 13.1 m
 Width 2.4 m
 Width when Loading - 4.1m
 Height - 6m



BI.5.2 Fully laden vehicles weigh up to 29 tonnes therefore any roadway or access should be capable of sustaining this load.

BI.6 Mixed Use Development

BI.6.1 Separate stores for refuse and recycling containers should be provided for the commercial aspects of a development and the residential aspects. No mixing of commercial waste and residential waste is permitted.

BI.6.1 Relevant contact details for the Councils waste department can be found within appendix B of the Design of New residential Development SPD. Developers should contact this section at the beginning of the design process to discuss implications for waste.

Appendix 3

Trees on Development Sites



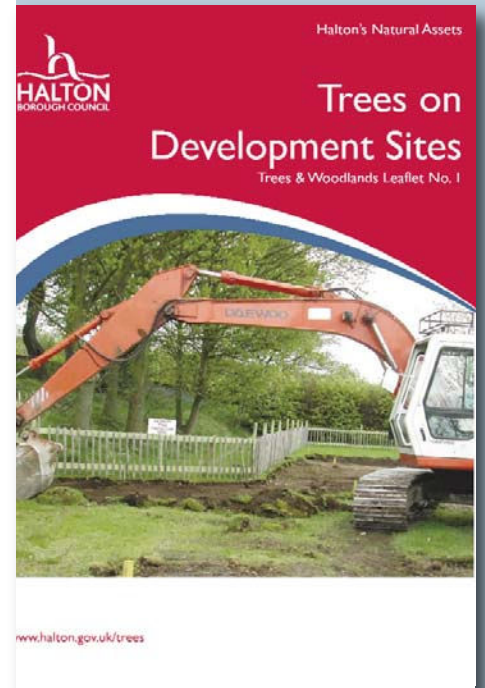
Established trees are generally of great value to the environment and usually held in high regard by the majority of nearby residents. Because of their size, shape and colour, trees are often prominent features in the local landscape and reflect the changing seasons in a familiar and pleasing way. They bring nature into the urban environment and add to the quality of life. It is therefore not surprising that controversy can arise when trees appear to be threatened by a development proposal. The careful retention of healthy trees can give a sense of maturity to a new development and can be a significant asset when selling new properties. However, there is no point in trying to keep trees which are overmature or defective and which could soon become dangerous in their new surroundings. Where there are trees on a potential development site, pre-application consultation with the Council is advisable at an early stage of the planning process. Where the trees are a critical issue,

developers are advised to engage a specialist consultant to prepare a detailed report about the arboricultural implications of the development. Such a commitment may be necessary to show that all the factors relating to trees have been properly considered and that the granting of planning permission will not result in a net loss to the environment. The Council's policies regarding trees on development sites are contained in the UNITARY DEVELOPMENT PLAN and the NATURAL ASSETS STRATEGY. In summary, these policies aim to protect the most important trees from development, to replace any which are unavoidably lost, and overall to increase the number and quality of trees in the Borough.

Legal Considerations

In determining planning applications, the Council will seek to retain trees wherever this is appropriate in the interests of public amenity. Trees can be afforded legal protection in a number of ways:

- ▶ When included in a Tree Preservation Order,
 - ▶ When situated within a designated conservation area,
 - ▶ When subject to a planning condition,
 - ▶ When subject to felling licence requirements.
- Without due thought and



consideration, trees on development sites can be threatened in a number of ways, including:

- ▶ Felling to create more space for construction works,
- ▶ Careless use of machinery, causing damage to roots, trunk or branches,
- ▶ Ground compaction or contamination,
- ▶ Alterations to the existing soil level or water table,
- ▶ Excavation of service trenches.

It is strongly recommended that landowners or developers consult with the Council before undertaking any tree work. Otherwise, any unauthorised work may lead to prosecution.

British Standard

British Standard 5837 "TREES IN RELATION TO CONSTRUCTION" should be regarded as an essential reference for all those concerned with the development of sites containing



trees. It gives valuable guidance, following a logical sequence from the initial survey through the design period to the protection of retained trees from site works by the provision of temporary fencing. All developers of land in Halton where trees are present are expected to adopt these principles when submitting applications for planning permission.

Tree survey and design of development



An essential first stage of planning a development should be to carry out a thorough survey of existing natural features. Such a survey should plot all trees accurately and record details of species, size, approximate age and physical condition. The trees should then be categorised in accordance with the BS5837 guidelines:

Category R - Trees which should be removed for reasons of sound arboricultural management (e.g. trees

which are dead, diseased or dangerous).

Category A, B and C - Trees to be considered for retention and graded according to their condition, value and useful life expectancy.

The information gathered from the tree survey should be taken into account when designing possible layouts for the site. The trees which are worthy of retention should be clearly marked on the plan, with the full branch spread shown to scale. Wherever possible, any roads, access drives, footpaths or service trenches should be routed so as not to trespass beneath the branches of trees to be retained. This area is where the majority (but not all) of the roots will be located close to the surface, and so should not be disturbed if the trees are to survive. Buildings should be positioned a reasonable distance away from any trees, bearing in mind nuisance factors to future occupants such as light obstruction and leaf fall, as well as safety factors such as the possibility of falling branches in adverse weather conditions. The distance allocated between trees and buildings is of critical importance and should depend on the size, species and condition of the each tree. Only by ensuring that the tree has adequate space, including allowance for future growth, can a satisfactory

juxtaposition be achieved. The architect should always seek guidance from an experienced arboriculturalist in this respect.

Arboricultural method statement

Damage is usually unnecessary and can be avoided if the importance of trees is recognised and appreciated from the start by all concerned. An arboricultural method statement is a useful means of describing all the measures to be taken to ensure the protection and continued healthy existence of all trees shown to be retained on the approved plan. In particular, before any site works begin, all trees to be retained should be protected by robust temporary fencing. The minimum distance between the tree and fence should be determined by a qualified arboriculturalist, with reference to British Standard 5837. The protective fencing must remain in place for the duration of the development and no activity whatsoever should take place within the enclosed area, unless the advice of an arboriculturalist is first sought. There may be other special ways of working which need to be taken on some sites and these should also form part of the arboricultural method statement. For example, the installation of underground services could be proposed if carried out in

accordance with NJUG 10 (National Joint Utilities Group, Publication 10), or the provision of some hard surfacing could be proposed if carried out in accordance with APN 1 (Arboricultural Practice Note 1, "Driveways close to trees"). It may be appropriate to carry out surgery on some trees which are retained on development sites. This should only be carried out by a specialist contractor, with the consent of the Council and in accordance with British Standard 3998 (see Leaflets 3 & series)



Depth of foundations

When building in the vicinity of trees, special precautions may be necessary to ensure that the roots do not cause damage in the future. This is particularly important where the soil has a clay content. By extracting water, trees can in some cases influence the moisture content (and therefore the volume) of shrinkable soils, leading to subsidence. Foundations need to be provided to a depth that is below



the level of any likely soil movement. The depth of foundation for all new buildings should comply with current building regulations, usually as determined by reference to NHBC Standards, Chapter 4.2 "BUILDING NEAR TREES". Further advice is available from the Council's Building Control Officers.

Landscaping

After site work has been completed, an approved landscaping plan should be implemented during the first available planting season. This should include the planting of suitable trees:

- ▶ To enhance the new development,
- ▶ To compensate for any trees which have been felled,
- ▶ To complement those trees which have been retained, and
- ▶ To ensure continuity of tree cover in the future.

Large-growing trees should be sited



wherever there is room for unrestricted growth, such as wide verges or public open spaces. Species of more modest ultimate size should be used on narrow verges or in gardens.

The series of "Trees & Woodlands" Leaflets:

- ▶ No. 1 – TREES ON DEVELOPMENT SITES
- ▶ No. 2 – TREE PLANTING & MAINTENANCE
- ▶ No. 3 – THE CARE OF MATURE TREES
- ▶ No. 4 – TREE WORK CONTRACTORS
- ▶ No. 5 - MANAGING TREES OWNED BY THE COUNCIL

These information leaflets have been produced to support the Council's approved NATURAL ASSETS STRATEGY. One of the policies contained in the Natural Assets Strategy is: "The Council recognises the important contribution made by trees and woodlands to the environment and is committed to the responsible and sustainable custodianship of this resource on any land which it owns or influences." For further information, contact:

John White (Trees & Woodlands Officer)

Landscape Services

Picow Farm Depot

Picow Farm Road

Runcorn

WA7 4UB

Telephone: 01928 583918

E-mail: john.white@halton.gov.uk2



Halton Borough Council
Design of new residential development

Operational Director
Environmental and Regulatory Services
Environment Directorate
Halton Borough Council
Rutland House
Halton Lea
Runcorn
WA7 2GW
www.halton.gov.uk/forwardplanning

Appendix 2

Comment Reference	Stakeholder Comment	Date Received	Response	Date Modified	Further Comments
INT/SH/1	Greater emphasis needs to be placed related contributions to Borough services and infrastructure and the burden development places on these	23.12.2009	Agreed- statement added at 3.11	12.02.2009	
INT/SH/2	Larger developments should be required to provide underground recycling collection facilities as integral part of the scheme	23.12.2009	Agreed – statement added 3.8.10	12.02.2009	
INT/SH/3	All new dwellings should be provided with appropriate bins prior to occupation	23.12.2009	Agreed – Statement added 3.8.10	12.02.2009	
INT/SH/4	Reference to standard waste and recycling bins should be given to ensure that adequate space is provided within development for storage and manoeuvring of bins	29.12.2008	Table added 3.8.6	12.02.2009	
INT/SH/5	Increase emphasis on transport and access requirements	30.12.2009	Agreed – Rewording of section 2.1.4 and 2.2.2	12.02.2009	
INT/SH/6	Reference required to main principles of residential layout	30.12.2009	Agreed – Reference added at section 3.3.5	12.02.2009	

	design				
INT/SH/7	Increase reference to principles within Manual for Streets through document	30.12.2009	Agreed – Emphasis added	12.02.2009	
INT/SH/8	Care needed in designing shared parking courts which should be small scale with natural surveillance –suggest use Sandymoor 28 as an example	30.12.2009	Agreed – Emphasis added 4.8.8 and photographs added	12.02.2009	
INT/SH/9	Suggest reference added to new Permitted Development Rules.	30.12.2009	Not for this document – Permitted Development Rights may be removed where considered necessary.	12.02.2009	
INT/SH/10	Reference required to width of streets/ boundary treatments appropriate to use/ traffic flow.	30.12.2009	Considered adequately addressed through reference to Manual for Streets principles.	12.02.2009	
INT/SH/11	Statement required that servicing from road only appropriate if safe to do so with adequate turning etc	30.12.2009	Considered adequately addressed through reference to Manual for Streets principles.	12.02.2009	
INT/SH/12	Check reference to Cheshire Design Aid	30.12.2009	Reference removed with emphasis on Manual for Streets principles	12.02.2009	
INT/SH/13	Re-emphasis required to allow for innovative/ variety of materials but subject to demonstration that sustainable, durable and economic to maintain.	31.12.2009	Agreed – statement added 3.3.4	12.02.2009	
INT/SH/14	Delete reference to parallel or angled bays to allow flexibility	31.12.2009	Agreed – Deleted at 4.8.4	12.02.2009	

INT/SH/15	Statement required that where trees are to be allowed within adoptable areas, careful attention required for species choice to avoid potential conflicts/ maintenance issues	31.12.2009	Agreed – statement added 4.11	12.02.2009	
INT/SH/16	Need to look at legal agreement contributions and budget management to ring fence contributions to allow for appropriate maintenance	31.12.2009	Noted- Not for this document but emerging SPD on legal agreements	12.02.2009	
INT/SH/17	Public footpaths need careful design with security in mind to avoid future claims/ need for alleygating per ‘Manual for Streets’ document	31.12.2009	Agreed –Considered adequately covered through-ought document including reference to Manual for Streets	12.02.2009	
INT/SH/18	Greater emphasis needs to be made to designing for needs of all including disabled people. Extra care needs to be had where significant levels differences require significant retaining structures.		Agreed – statement added 3.3.3/ 4	12.02.2009	
INT/SH/19	Greater emphasis should be placed on the need for a quality tree survey in accordance with British Standards to fully inform design	08.01.2009	Agreed – point ‘g’ and additional statement added at 2.2.4	12.02.2009	
INT/SH/20	Councils Trees and Woodlands Leaflet No.1 should be included as appendix	08.01.2009	Agreed – Appendix 3 added	12.02.2009	

During the stakeholder consultation, the following people were consulted:

Name:	Position:	Division:
Phil Watts	Operational Director	Environmental & Regulatory Services
Mick Noone	Operational Director	Highways, Transportation and Logistics
Derek Sutton	Operational Director	Major Projects
John Tully	Group Solicitor (Environment)	Legal Services
Jimmy Unsworth	Head of Service	Waste Management
Peter Searing	Head of Strategic Asset Management	Property Services
Colin Dutton	Section Leader	Highways
Stuart Baxter	Divisional Manager	Environmental Health
Simon Walker	Lead Monitoring and Compliance Officer	Waste Management
Jonathan Farmer	Section Leader (Transport Policy and Planning)	Transportation
John White	Trees & Woodlands Officer	Landscape Services

Halton Borough Council

Draft Design of New Residential Development

Sustainability Appraisal Report

Public Consultation
Month & Year

Presented for public consultation
between date and date

to:
Operational Director
Environmental & Regulatory Services
Environment Directorate
Halton Borough Council
Rutland House
Halton Lea
Runcorn
WA7 2GW

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- D Testing the purpose of the SPD against the SAF

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1 Summary and outcomes

Non-technical summary

- 1.1 This document contains the information relating to the appraisal of the draft Design of New Residential Development Supplementary Planning Document (SPD) in relation to how it contributes to meeting environmental, social and economic objectives. Put simpler, this document assesses how the SPD contributes towards achieving development that ensures a better quality of life for everyone, now and for future generations. The technical name for this document is a Sustainability Appraisal or SA for short. The SA is required to be produced because of new government guidance and legislation relating to the planning system.
- 1.2 The objectives that are used to test whether the Design of New Residential Development SPD contributes towards achieving sustainability have been taken from the information gathered during the production of the Core Strategy SA and from other documents that identify the sustainability priorities of the local community. The main source of these objectives is the Community Strategy, produced by the Halton Strategic Partnership in consultation with the people of Halton, which was based on a new State of the Borough Report and a telephone survey of residents.
- 1.3 The objectives that are used to test the sustainability of the SPD are set out in a table (Appendix A), this table is called the Sustainability Appraisal Framework (SAF). This table sets out how the Council will measure each of the objectives to see if quality of life in Halton is improving. Earlier this year, in advance of producing the full SA, the Council asked a number of bodies if they agreed with the objectives that we included in the SAF. These bodies agreed with us, all their comments and how the Council responded is set out in Appendix B.
- 1.4 At the same time as asking these bodies about the SAF, we also asked if they agreed with us if we needed to produce a Strategic Environment Assessment (SEA) of the SPD. The SEA is like an SA but looks in more detail at the effects that the SPD could have on the environment. SEA is required by a European Directive on plans and programs that could have a significant effect on the environment. The Council made an initial screening of whether a full SEA was needed to be produced, and decided it was not. The bodies agreed with us. This decision has been set out in the Design of New Residential Development SPD – Statement of Determination, which can be found in Appendix C.
- 1.5 The Council then tested the draft SPD against the objectives in SAF, to appraise if the SPD contributes to achieving sustainability. This is set out in a table (Appendix D). The appraisal recognises that the

SPD is supplementary policy and will not make dramatic changes to the way that we live, but will make small changes to the design of new residential development. Therefore, the SPD will not significantly affect any of the environmental, social or economic objectives set out in the SAF.

- 1.6 Overall, the appraisal shows that the SPD will have a positive effect upon contributing towards achieving sustainability, but there is one objective that is difficult to test the SPD against because the Council is unsure how the SPD will affect those objectives. The appraisal also tells us that the positive effects will mainly only be seen in the longer term because the SPD will make gradual changes to places over many years as new development happens.
- 1.7 This SA is not the end of the process, if you think that the appraisal has missed something out, or hasn't properly realised the effect that the SPD could have on a particular objective then let us know by following the instructions in section 1.10 – 'How to comment on the Appraisal'. A final SA, which includes all the comments received on this appraisal, will be published alongside the SPD when it is adopted. Sources of further information about the process and purpose of Sustainability Appraisals can be found in Appendix F.

Statement on the difference the process has made

- 1.8 Although the scope of the SPD is

not significant, it is supplementary policy, providing practical guidance in relation to policies contained within Halton Unitary Development Plan (UDP), the SA process has made a valuable contribution to the process of producing the SPD. Firstly, it focused attention at the pre-production scoping stage to identify the key areas that the SPD needed to address. This was achieved through the analysis of baseline information. This process has helped to shape the purpose of the SPD, which has provided a strong foundation upon which the rest of the SPD has been constructed.

- 1.9 Secondly, by testing the SPD against the SAF it has helped to recognise the limitations of the SPD and how these might be overcome through additional planning policies or by other means (such as the need for better training within the planning section to understand 'design' better). The 'testing' process has also helped create a sharper more responsive SPD focused upon its purpose and contributing to achieving sustainability. The SA process has made a real difference to help ensure a quality end product.

How to comment on the Appraisal

- 1.10 If you would like to make comments on the SA or the SPD, which it has been produced to appraise, please complete one of the representation forms, which can be obtained from places of inspection, from the Council's website or by contacting the

Planning & Policy Division.
Representations may be accompanied by a request to be notified at a specific address of the adoption of the SPD and hence the publishing of the final SA. The formal period of public participation in relation to the SPD and this SA, commences on **date**, for a six week period until **date**.

2 Sustainability Appraisal Rationale

Approach taken

2.1 The methodology selected to be applied within this Sustainability Appraisal (SA) has been chosen to ensure that the Supplementary Planning Document (SPD), and the Local Development Framework (LDF) as a whole, is tested against the most appropriate sustainability criteria.

2.2 SA is fundamentally based on an objectives-led approach whereby the potential impacts of a plan are gauged in relation to a series of objectives for sustainable development. In other words, the objectives provide a methodological yardstick against which to assess the effects of the SPD. The Sustainability Appraisal Framework (SAF) – as the Guidance refers to it – consists of objectives and associated targets and indicators, the SAF is set out Appendix A.

2.3 The methodology of the SA has therefore been drawn from the information collected during the production of the LDF and the priorities, objectives and targets of other documents such as the Community Strategy, the sub-regionally agreed Merseyside objectives and the regional sustainability framework – ‘Action for Sustainability’. This approach has been agreed by both the Council and the Statutory Environmental Bodies and has been used for earlier SAs, which have assessed earlier SPDs. However, the SAF used in these earlier documents has now been updated using the information

collected as part of the production of the Core Strategy.

2.4 It is our intention that the objectives, targets and indicators that form the SAF within this document will be broadly consistent throughout all future SAs that the Council undertakes. However, as the SAF evolves there may be situations that require the framework to be reviewed. These situations could include:

- a new baseline information emerging that better reflects the current objectives in the sustainability framework,
- b changes to the objectives in the sustainability framework, and
- c direction from a consultation body that information within the framework needs amending, such as through consultation on this SA Report.

When the SA was carried out?

2.5 The SA process began in February 2007 with the production of the SA Scoping Report; this document was consulted upon between 15th February and 22nd March 2007. The responses to the Scoping Report were considered and have informed and lead to the production of this document. The SA process has been an integral part of the production of the SPD, and has been prepared to enable its publication to coincide with the public consultation on the draft Design of New Residential Development Supplementary Planning

Document.

- 2.6 It is not now considered necessary to re-consult on the Scoping Report, since the document remains unchanged. Therefore, it is unlikely that any further issues would arise as a result.

Who carried out the SA?

- 2.7 Halton Borough Council has conducted the entire process of the production of the SA, with consultation at the appropriate stages with statutory consultation bodies (for the SA and SEA process) and other stakeholders as necessary. This approach was felt to be commensurate to the intended purpose of the SPD. Responses to the Scoping Report, particularly those from the statutory consultation bodies, acknowledged the scope of the SPD and did not raise any significant issues that would deem it necessary for the SA to be produced externally / more independently.

Who was consulted, when and how?

- 2.8 The scope of the SA was formally consulted upon between 15th February and 22nd March 2007. The consultation was targeted at those who the Council felt were best placed to further shape the SA process and the purpose of the proposed SPD. A list of those consulted, their comments and the how these have been addressed in the SA is contained in Appendix B.

3 Background

Purpose of the SA process and the SA Report

3.1 The Design of New Residential Development SPD will form part of the Halton Local Development Framework (LDF). This document will not form part of the Statutory Development Plan for Halton. To be able to be formally adopted as part of the Halton LDF, the process of forming the SPD must comply with Part Five of The Town and Country (Local Development) (England) Regulations 2004. Part Five requires the production of a SA for SPDs. The purpose of preparing a SA is to encourage sustainable development, through improved integration of sustainability considerations throughout the preparation and adoption of land use plans and policies.

Purpose of Design of New Residential Development SPD (Draft)

3.2 The purpose of the Design of New Residential Development SPD is to complement the Halton Unitary Development Plan (UDP), to provide additional practical guidance and support for those involved in the planning and design of new development within Halton Borough. Specifically this SPD will help to: -

- a Design new residential and mixed use developments that understand their context and embrace the principles of good urban design;
- b Seek the use of quality

materials that respond to the character and identity of their surroundings and reduce environmental impact;

- c Ensure an appropriate mix of dwelling size and type within new development to create mixed and inclusive communities which meet the Borough's housing needs;
- d Create better, more sustainable places where people will want to live; and
- e Secure "sustainable and environmentally friendly new housing developments, including affordable housing" (Planning Policy Statement 3 (PPS3): Housing).

3.3 The geographical coverage of the SPD is therefore borough wide.

Compliance with the Strategic Environmental Assessment (SEA) Regulations

3.4 In accordance with the Environmental Assessment of Plans and Programmes Regulation 2004, the SA Scoping Report included a Strategic Environmental Assessment (SEA) screening statement. The Council's intermediate determination of the statement was that the proposed SPD was unlikely to have a significant environmental effect and accordingly does not require a SEA to be produced. The four statutory agencies (Natural England, Environment Agency, English Heritage and Countryside Agency) were consulted as part

of the pre-production scoping stage and they agreed with the Council's determination, their comments are set out in Appendix B.

- 3.5 Therefore a formal determination can be made that the Design of New Residential Development Supplementary Planning Document is unlikely to have significant environment effects and accordingly does not require a Strategic Environmental Assessment. This decision has been set out in the Design of New Residential Development SPD – Statement of Determination, which can be found in Appendix C.

4 Sustainability objectives, baseline and context

Relationship to other relevant plans and programmes

4.1 In producing the Sustainability Appraisal (SA) Scoping Report for the Core Strategy the Council considered a large number of relevant plans, policies and programmes. However, in relation to the proposed SPD a smaller number of documents with a specific relationship to new residential development have been identified.

National Planning Statements

4.2 **Planning Policy Statement (PPS) 1: Creating Sustainable Communities**, states "Planning authorities should plan positively for high quality design." Good design should contribute positively to making places better for people. Design which is inappropriate in its context should not be accepted.

4.3 **Planning Policy Statement 3: Housing**, promotes the creation of places, streets and spaces which meet the needs of people, which are attractive, have their own distinctive identity, and positively improve local character. It also promotes the use of designs and layouts that are inclusive, safe, take account of public health, crime prevention and community safety, ensure adequate natural surveillance and make space for water where there is flood risk.

4.4 **Planning Policy Statement 7: Sustainable Development in Rural**

Areas, promotes the use of tools such as Landscape Character Assessments, Village or Town Design Statements and the design elements of Village or Parish Plans. It also encourages a positive approach to innovative, high-quality contemporary designs that are sensitive to their immediate setting and help to make country towns and villages better places for people to live and work.

4.5 **Planning Policy Statement 9: Biodiversity and Geological Conservation**, highlights the need for biodiversity and geological conservation within development.

4.6 **'Better Places to Live: A Companion Guide to PPG3: By Design'** published by the DETR in 2000 provides specific urban design advice to help deliver the objectives of PPG3. This companion guide considers the principles of urban design and the features of urban form, together with advice on the design and layout of successful residential housing developments, such as understanding character, privacy, orientation and safety.

4.7 Additional good practice guidelines include **'Planning - A Guide for Householders'** published by the DETR (2002). This document states that the purpose of the planning system is to protect amenity and the environment in the public interest. Further advice contained in this

document state that a well-designed building or extension is likely to be much more attractive to you and to your neighbours and it is also likely to add value to your house when you sell it.

Regional Spatial Strategy & Sustainability Framework

- 4.8 The vision for the Regional Spatial Strategy for the North West (September 2008) is to offer high quality living environments that meet the needs of inhabitants of North West towns and cities.
- 4.9 Policy DP1 sets out the spatial principles which underpin the RSS. These include promoting sustainable communities, making the best use of existing resources and infrastructure, managing travel demand and reducing the need to travel and promoting environmental quality.
- 4.10 Policy DP2 is aimed at promoting sustainable communities by building places where people want to live and work and meeting the diverse needs of existing and future residents, promoting community cohesion and contributing to a high quality of life.
- 4.11 Policy DP4 is aimed at making the best use of existing resources and infrastructure, by directing new development towards brownfield land firstly.
- 4.12 Policy DP5 states that development should be located so as to reduce the need to travel and that all new development should be genuinely accessible by public transport.
- 4.13 Policy DP7 is aimed at promoting

environmental quality. Paragraph 4.10 states that good design, creativity and innovation, are essential to improve the built environment and make better use of land to support sustainable patterns, for example promoting energy efficiency or car-free neighbourhoods. Policy DP7 states that environmental quality should be protected and enhanced by: "promoting good quality design in new development and ensuring that development respects its setting taking into account relevant design requirements, the NW Design Guide and other best practice."

- 4.14 In addition Policy L2 promotes the understanding of housing markets in order to influence across all types, sizes, tenures and values to ensure the needs of the wider population are met. Policy L4 encourages the monitoring of the availability of land for housing, and Policy L5 promotes the provision of affordable housing.

Unitary Development Plan

- 4.15 The Halton Unitary Development Plan (UDP), which was adopted in April 2005, contains a number of strategic aims and objectives. These are set out in Part 1 of the UDP. In relation to environmental quality, these include creating a safe and healthy Halton, and ensuring that future development is of a quality of design that enhances the built environment and encourages the use of energy efficient design. At the centre of these strategic aims and objectives is the desire of the Council to create sustainable places that all people will want to

live and work within.

- 4.16 Part 2 of the UDP contains policies that seek to implement the broad aims and objectives contained within Part 1 of the UDP Plan. The proposed SPD is intended to support Policy BE1 General Requirements for Development & BE2 Quality of Design, which state that development must be of a high quality of design in respect of character, layout and compatibility with surrounding uses. Further to this Policy H2 Design and Density of New Residential Development states that where feasible new development should incorporate a mix of dwelling types and sizes, at varying densities to meet a wide range of housing needs.
- 4.17 The UDP was subject to a SA at two key stages in its production. These were the UDP First Deposit and Second (Revised) Deposit stages. This process has helped to ensure that the policies that this SPD is based upon contribute towards achieving sustainable development.
- 4.18 On 27th March 2008, Government Office North West (GONW), acting on behalf of the Secretary of State, confirmed the UDP policies that are saved, and those that expire after 6th April 2008. Six policies have now expired, and the remaining UDP policies saved until superseded by policies within the Local Development Framework in due course. The UDP Proposals Map has also been saved in its entirety.

[Community Strategy & Corporate Plan](#)

- 4.19 The intended SPD will be

produced to contribute to the priorities, principles, objectives and targets of the Halton Community Strategy (2006). This strategy co-ordinates the resources of the local public, private and voluntary organisations towards common purposes.

- 4.20 Two of the main priorities set out in this strategy cover issues that are expected to be raised in the proposed SPD, within the priority to *Halton's urban renewal* one of the objectives to support and sustain thriving neighbourhoods and open spaces that meet peoples expectations and add to their enjoyment of life. Within the priority to a *Safer Halton* one of the objectives is to create and sustain better neighbourhoods that are well designed, well built, well maintained and valued by the people who live in them, reflecting the priorities of residents to improve public perceptions and attractiveness.
- 4.21 Halton Borough Council is signed up and committed to contributing to achieving the priorities of the Community Strategy. The Council's priorities are set out in the Corporate Plan. This plan also has five priorities, including 'safe and attractive neighbourhoods' and 'promoting urban renewal'.
- 4.22 The intended SPD is being produced to help meet this target and others set out within the Council's Corporate Plan. The priorities in the Community Strategy and the Corporate Plan are based on the priorities set by the people of Halton. These were

identified through community involvement via area panels, focus groups, and a telephone questionnaire. The Corporate Plan was based on the same community involvement and statistical information compiled for the State Of Borough Report, 2005.

Baseline Information

4.23 The baseline information for this SPD can be put into two categories. Firstly, information relating to specific residential design issues that will be covered by the intended SPD; and secondly, other generic sustainability baseline information that is consistently applied as a baseline to all appraisals within Halton and that was collected as part of the production of the SA of the Core Strategy.

Residential Issues

4.24 The composition of the population in Halton in terms of age and household size is also changing, with the following points being particularly relevant for housing taken from the 2001 census:

- The number of households has increased by 3,000 from 45,857 in 1991 (although the Council's own council tax records suggest an increase of nearly 6,000 to 51,000);
- The over 75-year-old group has increased by 17%;
- The average household size has fallen from 2.8 in 1991 to 2.44 in 2001; and
- The proportion of single person households has increased from 22.7% to 27% over the same period.

4.25 Additional Population and housing baseline information taken from the 2001 census is set out below:

Household Composition 2001

- One person households 27.3%
- Couples with no children 16.5%
- One parent families with children 13.6%
- Families with children 30.5%

Housing Tenure

- Total dwellings 2004 51,855
- Private 71.9%
- Council 12.9%
- Housing Association 15.2%

Housing Type 2001

- Detached 19.2%
- Semi detached 33.0%
- Terraced 37.5%
- Other (flats etc.) 10.3%

Generic sustainability baseline information

4.26 The Council has identified a range of generic sustainability baseline information that it feels needs to be considered by all SA applied to land use plans and policies. This baseline information can be found in Appendix 2 of the Core Strategy SA Scoping Report. The key elements of this baseline information have been included within the Sustainability Appraisal Framework (SAF), which can be found in Appendix A.

Predicted future baseline information

4.27 The current generic baseline information will continue to be used until such a time as it is felt a review of the baseline is required. Situations that may require the baseline information to be reviewed could include

- a new baseline information emerging that better reflects the current objectives in the sustainability framework,
- b changes to the objectives in the sustainability framework, and
- c direction from a consultation body that baseline information needs amending.

4.28 It is felt that the current generic baseline information represents a competent rationale for assessing the sustainability issues that are relevant to Halton and the wider area, specific baseline information to assess the effect of the proposed SPD.

Difficulties in collecting data and limitations of the data

4.29 Ideally the baseline information, found in Appendix 2 of the Core Strategy SA Scoping Report and in the SAF (Appendix A of this document), should relate to 2007, unfortunately due to the time it takes to collate data this has not been possible in many cases. As far as possible the most up date information has been used for each set of data provided.

4.30 The information tables also contain some omissions because, in some cases, it has not been possible to establish the most appropriate targets, figures or sources. Some difficulties in collecting data have also been associated with the reliance on external bodies to collect the data. For example, where external bodies have collected data for their own purposes, in the future the data may not be available, or not available in the

same format, in order to make reliable comparisons. Where possible the Council will look to overcome these problems by including information that is known to be collected by the Council or will be collected by the Council in the future. This may require further monitoring and data collection to be undertaken in the future.

4.31 It should be noted that the baseline information, found in Appendix 2 of the Core Strategy SA Scoping Report, represents a 'work in progress' in the sense that it will be added to / amended as new indicators / sources of baseline information come to the attention of the Council.

Sustainability Issues

4.32 In determining an appropriate SA approach to apply to this SPD, it is important to draw upon sources that identify those sustainability issues that are relevant to Halton and the wider area. This can be achieved by identifying issues that are based upon sound quantitative analysis; and / or involved extensive community participation.

4.33 The key sustainability issues for Halton and the wider area include:

- **Unemployment** - 'Halton: Gateway to Prosperity' 2005-2008
- **Disparity in employment** - 'Halton: Gateway to Prosperity' 2005-2008
- **Access to Employment** - State of the North West Economy

- (Sub-regional Report) (Oct 2004)
- **The need to raise the levels of education & skills** - The State of the Borough (Jan 2005)
 - **The need to foster enterprise and entrepreneurship** - The State of the Borough (Jan 2005)
 - **Reliance on a narrow economic base and low wage economy** - 'Halton: Gateway to Prosperity' 2005-2008
 - **The need to improve the Economy** - The State of the Borough (Jan 2005)
 - **The need to revitalise the Town Centres** - Community Strategy (2006)
 - **The image of the Borough** - 'Halton: Gateway to Prosperity' 2005-2008
 - **The need to improve health & life expectancy** - North West Public Health Observatory & Community Strategy (2006)
 - **Long-term ill** - 2001 Census & Community Strategy (2006)
 - **Ageing residents & the need to grow the health-care sector** - Department of Health
 - **Perception of crime levels and fear of crime** - 'Quality of Life Survey' of 1999
 - **Increased demand for affordable housing** - Land Registry and Housing Needs Study
 - **Providing an appropriate and balanced housing supply** - Draft Housing Strategy 2005/06 to 2007/08
 - **Providing appropriate sites to meet the needs of Gypsies and Travellers** - Circular 01-2006 'Planning for Gypsy and Traveller Caravan Sites'
 - **Improve access to Services from the East of Runcorn** - Local Transport Plan 2
 - **Improve access to Services in Widnes** - Local Transport Plan 2
 - **Improve access to Services to those who do not own cars**
 - **Community facilities**
 - **Amount, location and access to Recreational Space** - PMP Open Space study
 - **Population** - Nomis
 - **Deprivation** - 2004 Index of Multiple Deprivation (IMD)
 - **Water quality** - Environment Agency
 - **Conserving biodiversity, habitats and species**- Securing The Future - Delivering UK Sustainable Development Strategy
 - **SSSI** - English Nature, April 2005
 - **Waste Management** - Halton's Waste Management Strategy 2004
 - **Transport congestion & pollution** - Local Transport Plan 2
 - **Air Quality** - Local Transport Plan 2
 - **Design quality in development** - Housing Audit (CABE, 2005)
 - **Protecting cultural & built heritage** - English Heritage (2005)
 - **Obtaining energy from renewable sources** - Securing The Future - Delivering UK Sustainable Development Strategy
 - **Requiring energy efficiency improvements** - Securing The Future - Delivering UK Sustainable Development Strategy
 - **Ensuring the most effective use of land** - Draft RSS (2006)
 - **Water resources** - Securing The Future - Delivering UK

Sustainable Development
Strategy

- **Climate change** - Securing The Future - Delivering UK Sustainable Development Strategy
- **Industrial legacy** - Community Strategy (2006)

4.34 The issues highlighted blue are those issues which are considered to be of particular importance with regard to the proposed Design of New Residential Development SPD.

5 Plan issues and options

Main strategic options considered and how they were identified

5.1 Three strategic options for delivering the purpose of the draft SPD were considered. These were identified and considered as part of the Design of New Residential Development SPD SA Scoping Report. This approach was taken as it was felt important that before the Council resources were committed to progressing the policy response selected to deliver the intended purpose of the SPD, the option selected was:

- a based on which would address the issues identified in the scoping report;
- b most likely to contribute to achieving sustainable development, and
- c supported by the statutory consultation bodies and other stakeholders.

5.2 In summary, the options considered during the pre-production scoping stage were identified based on the preliminary purpose and geographical coverage of the intended SPD. Significantly the coverage of the SPD is borough wide and does not directly relate to an identified geographical area. The preliminary purpose and coverage were consulted upon, and neither has been amended as a result of responses to the SA Scoping Report consultation exercise. The comments received in relation to the Pre-Production Scoping

Report consultation and the Council's responses are contained in Appendix B.

5.3 The preferred option identified and selected in the Scoping Report is the option appraised within this SA. For comprehensiveness the options considered at that stage in the process are contained in Appendix E.

How social, environmental and economic issues were considered in comparing the options and choosing the preferred option.

5.4 As stated in 5.1 the purpose and coverage of the intended SPD were tested as part of the Scoping Report and have not been amended as a result of the SA Scoping Report consultation exercise. The report included the formal screening exercise required by Strategic Environmental Assessment (SEA) regulations. This exercise made an initial assessment of the characteristics of the proposed SPD, and its (environmental) effects, and of the area likely to be affected by it. This assessment demonstrated that the purpose and coverage of SPD would not have a significant environmental effect.

5.5 This process also contributed to identifying the limited scope of the SPD, that it will only provide additional practical guidance to policies that have already been scrutinised and consulted upon through the plan making process,

which are adopted in the Unitary Development Plan (UDP). This recognised that the UDP itself had been through the Sustainability Appraisal process. The screening process identified that the purpose of the SPD is to promote sustainable development by creating a better designed, more pleasant, healthier and safer environment. The statutory SEA bodies and other stakeholders have agreed with the Council's conclusions during the screening process.

- 5.6 The preferred option for delivering the purpose of the intended SPD has been established and tested through the Scoping Report, it is recognised as contributing to achieving sustainability and that its scope is only to provide additional practical guidance. This is felt to represent a sufficient scrutiny of comparison of the options identified. It also establishes that the preferred option that has been selected is commensurate to the scope of the intended SPD.

Other options considered, and why these were rejected

- 5.7 This was established and consulted upon as part of the Scoping Report. The relevant extract is contained in Appendix E.

Proposed mitigation measures

- 5.8 No proposed mitigation measures were considered necessary at this stage in the process, because of the scope of the SPD and its purpose of providing supplementary practical guidance to the adopted UDP.

6 Assessment of the social, environmental and economic effects of the draft Design of New Residential Development SPD

Significant sustainability effects of the draft SPD

- 6.1 The Scoping Report, which incorporated the formal SEA screening statement, established that the intended SPD was unlikely to have a significant environmental effect. Additionally, the screening statement established that the intended scope of the SPD will be to provide additional practical guidance to policies within the adopted UDP. Within the context of this, an assessment of the likely social, environmental and economic effects can be made to accompany the draft Design of New Residential Development SPD, this is set out in Appendix D.
- 6.2 The assessment tests the likely effects that the proposed SPD will have on the social, environmental and economic objectives, indicators and targets set out within the Sustainability Appraisal Framework (SAF). These objectives, indicators and targets have been derived from the Community Strategy, the sub-regionally agreed Merseyside objectives and the regional sustainability framework – ‘Action for Sustainability’. This will ensure that the SPD is tested against local, sub-regional and regional priorities. The SAF was established in the Scoping Report and is

contained in Appendix A.

Consideration of sustainability issues in developing the draft SPD

- 6.3 The pre-production stage enabled the identification of the social, environmental and economic issues relevant to Halton and to the intended purpose of the SPD, this was mostly through the collection and analysis of baseline information. This process influenced the preliminary purpose of the SPD and the preferred option to achieve its delivery. Additionally, the approach taken in relation to the SA, was also identified. These issues were ‘tested’ and consulted upon through the Scoping Report consultation. The outcome of this consultation led to the production of the draft SPD which has continued to take into account the relevant social, environmental and economic problems that can be addressed through the purpose of the SPD.

Proposed mitigation measures

- 6.4 No proposed mitigation measures were considered necessary after the testing of the SPD against the objectives contained within the SAF because the assessment did not identify any issues that could be suitably mitigated for. Additionally, the scope of the SPD and its purpose of providing

supplementary practical guidance to the adopted UDP means that necessary policy checks are in place that afford greater protection to areas such as protected wildlife habitat, which the SPD is supplementary to.

Uncertainties and risks

6.5 The assessment of the likely effects that the proposed SPD will have on the social, environmental and economic objectives (as set out in Appendix D) identified that the effect of the SPD on a number of objectives was difficult to determine. This creates a degree of uncertainty in relation to the effects of the SPD. Additionally, the incremental cumulative nature of the changes that the SPD will make to places is difficult to test and predict against the objectives in the SAF.

7 Implementation

Links to other tiers of plans and programmes and the project level

7.1 The strategy for implementation of the proposed SPD, once adopted as a formal SPD will include Council Officer training in relation to the guidance set out in the SPD. This is to ensure that its purpose is achieved more consistently across the Borough. The SPD will also be actively signposted by relevant Officers to ensure that the general public and the development industry is fully aware of the content of the SPD, and take it into account within their proposals.

Proposals for monitoring

7.2 The objectives, targets and indicators contained within the SAF will be monitored as part of the Council's Annual Monitoring Report. This will bring together the monitored data from their source, such as the Regional Sustainable Development Framework for the North West monitoring report, and collect data deficits where appropriate.

Appendix A: Sustainability Appraisal Framework

	Objective	SEA Directive	Detailed Criteria	Indicator	Target	Baseline Data
Economic	1. To continue reducing the unemployment rate in Halton and increase the economic activity rate	Social inclusiveness Economic development	<ul style="list-style-type: none"> Will it encourage new employment that is consistent with local needs? 	Population in employment and unemployment	To bring Halton's employment and unemployment rates in line with England and Wales rate by 2021.	40% of people aged 16-74 in Halton are economically active and in full time employment, whilst 4.5% are economically active and unemployed. Compared to 40.6% of people aged 16-74 in England & Wales who are economically active and in full time employment with 3.4% economically active and unemployed. (Source: Office of National Statistics, April 2001)
				Job Density	To bring Halton's job density in line with England and Wales densities by 2016.	The 2003 job density, the ratio between total jobs to working age people, in Halton (0.76) is lower than the regional (0.81) and national average (0.83). The 2005 job density in Halton (0.81) is higher than the regional (0.80) but still lower than the national (0.84) average. (Source: Nomis)
	2. To improve educational attainment and opportunities for life long learning and employment	Social inclusiveness Economic development	<ul style="list-style-type: none"> Will it provide improved access to vocational training, education and skills for young people? Will it provide improved skills and 	% of 15 yr olds achieving five or more GCSE's at grades A-C or equivalent	Increase proportions achieving five or more GCSE's at Grades A*-C to 60% by 2010. (Community Strategy)	49.2% (does not have to incl. Maths and English) (2005) 33.3% (incl. Maths and English) (2006) 52.6% (does not have to incl. Maths and English) (2006) (Source: Department for Children, Schools and Families)

	Objective	SEA Directive	Detailed Criteria	Indicator	Target	Baseline Data
			<p>knowledge in the workplace?</p> <ul style="list-style-type: none"> Will it provide local employment opportunities for local people by linking in to local businesses? 	<p>% of adults educated to NVQ level 2, 3 or 4</p>	<p>Increase the % of adults qualified to Level 3 to 70% by 2010.</p> <p>Reduce the number of adults with no qualifications to 10% by 2010. (Community Strategy)</p>	<p>NVQ2 and above: Halton – 54.3%, GB – 61.5%</p> <p>NVQ3 and above: Halton – 33.1%, GB – 43.1%</p> <p>NVQ4 and above: Halton – 15.7%, GB – 25.2%</p> <p>(Source: Local Area Labour Force Survey, Nomis, Mar 2003-Feb 2004)</p> <p>NVQ2 and above: Halton – 55.1%, GB – 62.9%</p> <p>NVQ3 and above: Halton – 35.4%, GB – 44.4%</p> <p>NVQ4 and above: Halton – 18.5%, GB – 26.5%</p> <p>(Source: Nomis, Local Area Labour Force Survey, Jan 2005- Dec 2005)</p> <p>No qualifications: Halton – 20.2%, GB – 13.8%</p> <p>NVQ2 and above: Halton – 57.2%, GB – 63.8%</p> <p>NVQ3 and above: Halton – 33.9 %, GB – 45.3%</p> <p>NVQ4 and above: Halton – 16.8%, GB – 27.4%</p> <p>(Source: Local Area Labour Force Survey, Nomis, Jan 06 – Dec 06)</p>

	Objective	SEA Directive	Detailed Criteria	Indicator	Target	Baseline Data
Economic	3. To encourage sustainable economic growth and business development	Economic development	<ul style="list-style-type: none"> Will it encourage the growth of indigenous businesses? Will it improve the number of new, competitive businesses that last? Will it provide or contribute to the availability of a balanced portfolio of employment sites? 	Total number of VAT registered businesses	To increase the number of VAT registered businesses by 15% by 2010. (Community Strategy)	2,185 (2004) 2,305 (2005) (Source: Nomis)
				Percentage of business registrations and de-registrations	To increase the % of VAT registrations whilst decreasing the % of de-registrations	10.8 % VAT registrations and 9.8% de-registrations (Source: InterDepartmental Business Register (IDBR), Nomis, 2004) 10.8 % VAT registrations and 7.4% de-registrations (Source: DTI Small Business Service - vat registrations/deregistrations by industry, Nomis 2005)
	4. To improve the competitiveness and productivity of business	Economic development	<ul style="list-style-type: none"> Will it improve business development and enhance competitiveness? 	Gross Value Added (GVA) per head	Sustain levels of GVA at above the regional norm. (Community Strategy)	GVA per head for Halton and Warrington was £17,190 (Source: Merseyside Economic Review, 2005)
	5. To enhance the vitality and viability of the three town centres (Runcorn Old Town, Halton Lea and Widnes)	Economic development	<ul style="list-style-type: none"> Will it provide an improvement to one or more of the town centres? 	Footfall within the town centre	Increase footfall through each town centre by 25% by 2010. (Community Strategy)	Average weekly footfall within Halton Lea of 292,605 Average monthly footfall for Widnes 595,747 (July – Nov 2005) Average monthly footfall for Runcorn Old Town 187,207 (July – Nov 2005) (Source: Halton Lea – Brandspace, Runcorn and Widnes – Halton Borough Council Footfall Counters)

	Objective	SEA Directive	Detailed Criteria	Indicator	Target	Baseline Data
				Vacancy rates within the town centre	Decrease vacancy levels year on year.	Number of vacant units in 2005 Halton Lea – 35 Widnes – 4 Runcorn Old Town – 41 (Source: Town Centre Survey 2005, Halton Borough Council)
	6. To improve and promote the overall image of the Borough in order to attract investment.	Economic development	<ul style="list-style-type: none"> Will it encourage inward investment? 	Number of investment enquiries and the number of conversions (enquiries that are translated into actual, completed investment or expansion projects).	To increase the number of investment enquiries and the number of conversions.	317 enquiries 42 conversions (2004/5) (Source: Economic Development, Halton Borough Council)
Social	7. To improve health and reduce health inequalities	Population and human health, Social inclusiveness	<ul style="list-style-type: none"> Will it improve the standard of healthcare, particularly for the elderly? Will it support healthy lifestyles? 	Years of healthy life expectancy	Narrow the gap between life expectancy, at birth, in Halton and the national average by at least 10% by 2010. (Community Strategy)	Halton: Males – 73.90 years Females – 78.21 England: Males – 76.0 years Females – 80.6 (2000-2002) (Source: North West Public Health Observatory)
				Number of people who have a long-term illness	To reduce the % of residents in Halton with a long-term illness to within 1.5% of the England & Wales % by the 2011 Census.	21.5% of residents in Halton considered themselves to have a limiting long-term illness, compared to 18.2% for England and Wales as a whole. (Source: 2001 Census)

	Objective	SEA Directive	Detailed Criteria	Indicator	Target	Baseline Data
Social	8. To improve safety and reduce crime, disorder and fear of crime	Social inclusiveness	<ul style="list-style-type: none"> Will it encourage crime-sensitive design? Will it target, reduce and sustain a reduction in crime? Will it reduce the likelihood of violence and antisocial behaviour? 	Recorded crimes per 1,000 population	To reduce number of offences per 1,000 pop.	Halton offences per 1,000 population: Violence against the person 04/05 – 23 Sexual offences 04/05 – 1 Robbery 04/05 – 1 Burglary dwelling 04/05 – 4 Theft of a motor vehicle – 7 Theft from a vehicle – 11 (Source: Basic Command Unit - Recorded Crime for Six Key Offences 2004/05, Crime in England & Wales 2004/5, Home Office)
				Number of people reporting fear of crime	Reduce levels of expressed fear of crime and anti-social behaviour by 25% by 2010. (Community Strategy)	16.4% of people in Halton thought reducing crime would improve their local area. Just under three tenths (29.2%) of residents stated that they feel 'fairly unsafe' (17.3%) or 'very unsafe' (11.9%) when they are outside in their local area after dark.(Source: Halton Strategic Partnership Consulting the Communities of Halton 2005, March 2005)
	9. To provide well designed, good quality, affordable and resource efficient housing	Social inclusiveness	<ul style="list-style-type: none"> Will it provide for affordable housing for local people? Will it ensure that new housing is of a high standard of design and layout? Will it provide safe, secure and decent housing? 	Proportion of different housing types and tenures	To meet the requirements set out in the most up-to-date Housing Needs Survey.	Housing Type 2001: Detached 19.2% Semi detached 33.0% Terraced 37.5% Other (flats etc.) 10.3% Housing Tenure 2004: Private 71.9% Council 12.9% Housing Association 15.2% (Source: Annual Monitoring Report, Halton Borough Council, 2005)

	Objective	SEA Directive	Detailed Criteria	Indicator	Target	Baseline Data
	10. To improve access to basic goods, services and amenities	Social inclusiveness	<ul style="list-style-type: none"> Will it improve transport provision and accessibility? Will it provide for local retail needs? Will it improve public access to services and amenities? 	Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre.	To ensure that all new housing development is within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a town centre.	<p>% of housing completions 2004/5 within 30 minutes public transport time of key services: GP – 100% Hospital (Halton) – 48% Primary School – 100% Secondary School – 100% Employment – 100% Town centre – 100% (Source: Annual Monitoring Report, Halton Borough Council, 2005)</p> <p>% of housing completions 2005/6 within 30 minutes public transport time of key services: GP – 100% Hospital (Halton) – 21% Primary School – 100% Secondary School – 92% Employment – 100% Town centre – 93% (Source: Annual Monitoring Report, Halton Borough Council, 2006)</p>
	11. To ensure access to high quality public open space and natural greenspace	Social inclusiveness Biodiversity, fauna and flora, Cultural heritage and landscape	<ul style="list-style-type: none"> Will it ensure that all people have access to public open space within a reasonable distance from where they live? Will it improve access to natural greenspace? 	Number and area of Local Nature Reserves (LNRs)	Ensure no loss of LNR (number or area).	10 LNRs covering an area of 142.02ha (Source: Halton Borough Council, 2004)
Number of Green Flag Parks				To maintain and if possible increase the number of Green Flag Parks.	2005 - 5 parks 2007/8 – 6 parks in Halton have Green Flag Awards. (Source: the Civic Trust – Green Flag Awards)	

	Objective	SEA Directive	Detailed Criteria	Indicator	Target	Baseline Data
Social	12. To reduce social exclusion, deprivation and social inequalities	Social inclusiveness	<ul style="list-style-type: none"> Will it reduce poverty and social exclusion in those areas most affected? 	Index of Deprivation	For Halton to become less deprived and to move outside the 40 most deprived districts in England by 2010. (Community Strategy)	Halton is ranked 21 st , out of 354, in the average of ward scores where rank 1 is the most deprived. (Source: Indices of Deprivation 2004, Office of the Deputy Prime Minister)
				Average household income	To increase average household income in Halton to 90%+ of the national average by 2010. (Community Strategy)	The average household income in Halton is £27,898 which is 89.4% of the UK average (UK average salary is £31,200). (Source: Merseyside Economic Review, 2006)
Environmental	13. To minimise the risk of flooding in relation to both new & existing development whilst, protecting, improving and where necessary, restoring the quality of inland.	Water and soil	<ul style="list-style-type: none"> Will it improve the quality of controlled waters? 	Water quality (chemical & biological) classification of rivers, canals, estuaries and coastal waters and percentage lengths in different classes	To increase the % of rivers, canals, estuaries and coastal waters that classified as either good or fair year on year.	Halton: Biology 2004 Good – 0% Fair – 13.18% Poor – 79.39% Bad – 7.4% Chemistry 2004 Good – 11.0% Fair – 60.43% Poor – 20.55% Bad – 8.02% (Source: Environment Agency)

	Objective	SEA Directive	Detailed Criteria	Indicator	Target	Baseline Data
			<ul style="list-style-type: none"> Will it ensure that area within Flood Risk Zones 2 & 3 does not increase? 	New development with sustainable drainage systems installed.	To ensure Flood Risk Zones 2 & 3 do not increase.	The Council are currently preparing a Strategic Flood Risk Assessment.
	14. To protect, enhance and manage biodiversity	Biodiversity, Fauna & Flora	<ul style="list-style-type: none"> Will it protect sites and habitats of nature conservation value from inappropriate development? Will it improve the number and diversity of sites and habitats of nature conservation value in the Borough? 	Number and total area of internationally and nationally designated nature conservation sites	To maintain the number and total area of internationally and nationally designated nature conservation sites	<p>1 RAMSAR – 918.7ha 3 SSSI – 923.99ha 61 SINC – 742.65ha</p> <p>The RAMSAR site is also designated as a SSSI site therefore 918.7ha of the SSSI sites is also contributed as a RAMSAR. (Source: Annual Monitoring Report, Halton Borough Council, 2005)</p> <p>It should be noted that the Council will be undertaking Habitats Regulations Assessments as part of the production of the LDF. An Habitats Regulations Assessments is an assessment of the potential effects of a proposed plan on European Sites for Nature Conservation, such as the Mersey Estuary Special Protection Area.</p>
				Condition of SSSIs	95% of SSSI land should be in favourable or recovering condition by 2010. (Public Service Agreement (PSA) target)	<p>Flood Brook Clough SSSI - 100% unfavourable recovering (01/04/05) Flood Brook Clough SSSI - 100% favourable (13/03/06) Mersey Estuary SSSI - 99.95% favourable, 0.05% unfavourable recovering (Various 08/02- 03/04) Red Brow Cutting SSSI - 100% favourable (06/01) (Source: Natural England)</p>

	Objective	SEA Directive	Detailed Criteria	Indicator	Target	Baseline Data
Environmental	15. To minimise the production of waste and increase reuse, recycling and recovery rates.	Water and soil	<ul style="list-style-type: none"> Will it result in a reduction in the amount of waste requiring treatment and disposal? 	Level and % of household waste recycled	Waste Strategy 2000 set national recycling targets To recycle or compost at least 30% of household waste by 2010, and 33% of household waste by 2015.	<p>During 2004/05, 8885.57 tonnes (13.65%) of household waste arising was sent for recycling. (Source: Annual Monitoring Report, Halton Borough Council, 2005)</p> <p>During 2005/06, 8,929.48 tonnes (13.66%) of household waste arising was sent for recycling. (Source: Annual Monitoring Report, Halton Borough Council, 2006)</p>
				Total annual amount of municipal waste generated and % recycle or composted.	Ensure 30% of waste is recycled or composted by 2010. (Community Strategy)	<p>Total municipal waste(04/05) – 65,083 tonnes Total municipal waste recovered – 8885 (14%) Total municipal waste composted – 5957 (9%) Total municipal waste landfilled – 50240 (77%) (Source: Annual Monitoring Report, Halton Borough Council, 2005)</p> <p>Total municipal waste (05/06) – 65,377 tonnes Total municipal waste recovered – 8,929 (14%) Total municipal waste composted – 6,318 (10%) Total municipal waste landfilled – 50,132 (77%) (Source: Annual Monitoring Report, Halton Borough Council, 2006)</p>

	Objective	SEA Directive	Detailed Criteria	Indicator	Target	Baseline Data
	16. To improve air quality by reducing the need to travel and improving choice and use of sustainable transport modes and reducing air pollution from other sources	Air, Human Health, Climatic factors	<ul style="list-style-type: none"> Will it minimise the need to travel? Will it reduce car use and encourage the use of integrated and public transport? Will it improve air quality? 	Number and total area of Air Quality Management Areas and population living in AQMAs	To maintain 0 AQMAs	0 AQMAs (2005) 0 AQMAs (2007) (Source: Local Air Quality Management website)
				Travel to work by mode	To reduce the number of people travelling to work by car or van by 10% by 2011 and by 20% by 2021.	Percentage of people in Halton aged 16 - 74 in employment who usually: Work at or from home – 6.16% Travel to work by: Underground, metro, light rail, Tram or Train – 1.31% Bus, mini bus or coach – 7.12% Motorcycle, scooter or moped – 1.07% Driving a car or a van – 62.42% Passenger in a car or van – 9.06% Taxi – 0.65% Bicycle – 2.03% On foot – 9.78% Other – 0.41% (Source: 2001 Census)
Environmental	17. To protect, enhance and manage the rich diversity of the cultural and built environment and	Cultural heritage and landscape	<ul style="list-style-type: none"> Will it safeguard sites of archaeological importance? Will it preserve and enhance buildings which contribute to 	Number of Listed Buildings and Number and Area of Conservation Areas	To maintain the number of Listed Buildings and Number and Area of Conservation Areas	Halton has 122 Listed Buildings 2 of which are Grade I listed, 17 are Grade II* listed and the remaining are Grade II listed. Halton has 10 Conservation Areas and the total area is 92.78ha. (Source: English Heritage and Halton Borough Council)

	Objective	SEA Directive	Detailed Criteria	Indicator	Target	Baseline Data
				Number of Conservation Areas covered by an up-to-date Conservation Area Appraisal	To increase the number of Conservation Areas covered by an up-to-date Conservation Area Appraisal	Currently there are 0 Conservation Areas covered by an up-to-date Conservation Area Appraisal (Source: Halton Borough Council)
				Number of buildings and Scheduled Ancient Monuments 'at risk'.	To reduce the number of buildings 'at risk' to 0 by 2016.	There are 2 buildings 'at risk' in Halton these are Daresbury Hall which is Grade II* Listed and the Undercroft of West Range at Norton Priory which is a scheduled monument. (Source: English Heritage, Buildings 'at risk' Register, 2005 and 2007)
	18. To use land, energy, and water resources prudently and efficiently, and increase energy generated from renewable sources	Water and soil, Climatic factors	<ul style="list-style-type: none"> Will it enable development to re-use brownfield land and convert existing buildings? Will it encourage prudent and efficient use of energy? Will it use water efficiently and with care? Will it encourage the development of appropriate types of renewable energy resources? 	Proportion of housing built on previously developed land per year	PPG3 set a target of 60% of dwellings on PDL by 2008.	<p>61% of new and converted dwellings on PDL in 2004/05 42% in 2004 49% in 2003 28% in 2002 (Source: Annual Monitoring Report, Halton Borough Council, 2005)</p> <p>46% of new and converted dwellings on PDL in 2005/06 61% in 2005 42% in 2004 49% in 2003 28% in 2002 (Source: Annual Monitoring Report, Halton Borough Council, 2006)</p>

	Objective	SEA Directive	Detailed Criteria	Indicator	Target	Baseline Data
				Proportion of energy generated from sustainable and renewable sources	Energy White 2003 set a national target that 10% of the UK's electricity supply comes from renewable sources by 2010, 15% by 2015 and 20% by 2020.	Halton has capacity for the generation of 6.5MW from renewable sources. <ul style="list-style-type: none"> • Biomass: PDM (2 10MW) • Co-firing of Biomass: Shell Green Generation Plant (4.20MW) • Sewage Gas: Runcorn CHP (0.26MW) (Source: renewables northwest)

Appendix B: Statement of Consultation: Strategic Environmental Assessment (SEA) and Sustainability Assessment (SA) process

Draft Supplementary Planning Document (SPD): Design of New Residential Development
Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) - Statement of Consultation

SA Pre-production Scoping Report (incorporating SEA screening statement): 15th February to 22nd March 2007

Date of consideration of representations: 31st August 2007

Consultee	Date comments received and how responded	Comments	Response
Natural England	6 th March 2007 Email and Post	Paragraph 1.9. We note that the Council has concluded that the Draft SPD is unlikely to have significant environmental effects and that a SEA is not required.	Noted
		Paragraphs 2.1 to 2.5: While Planning Policy Statements 1 and 3 are included, we recommend that reference should also be made to PPS 7: 'Sustainable Development in Rural Areas' and PPS 9: 'Biodiversity and Geological Conservation', both of which have points of particular relevance to the SPD.	These documents have now been considered alongside PPS1 and 3.

		<p>Section 3: Sustainability Appraisal Framework and Appendix C. while there is much that we would support amongst the objectives, including objectives 11, 13 and 14, we would also welcome an objective which seeks to conserve and enhance the character and quality of the landscape. Appropriate design of development can help to achieve this.</p>	<p>Objective 17 has now been updated to reflect this comment and to bring the SAF of this SA document in line with other LDF documents.</p>
		<p>Although we understand that objectives have changed as a result of the LDF process, in the earlier draft of the document that Local Environmental Objective 1 aimed to 'bring about environmental improvements in all areas of the Borough'. This is clearly an aim that we would support.</p>	<p>The SAF has been amended to reflect the issues relevant to the Borough and to the LDF, the objectives are well evidenced it is felt that the previous objective was too wide and therefore difficult to determine- instead elements of this objective are now reflected in the new SAF.</p>
		<p>We also note from the recent consultation on the Town Centre Strategies for Runcorn Old Town and Halton Lea that objective 17 is much fuller than the text included in the Sustainability Appraisal for this SPD. The text reads: 'To protect, enhance and manage the rich diversity of the cultural and built environment and archaeological assets, <i>whilst maintaining and strengthening a local distinctiveness through the enhancement of the character and appearance of the local landscape, townscape and coast</i>'. The addition of the text in italics, which appears in the Town Centre Strategies' Sustainability Appraisals, would meet our concern about the lack of a landscape objective.</p>	<p>Objective 17 has now been updated to reflect this comment and to bring the SAF of this SA document in line with other LDF documents.</p>

Appendix C: SA of Design of New Residential Development SPD - Statement of Determination

C1 Requirements of the SEA Regulations

The Environmental Assessment of Plans and Programmes Regulation 2004 (from now on referred to as 'the regulations'), places an obligation on the Council to undertake a Strategic Environmental Assessment (SEA) on land use and spatial plans. Part of this process includes a screening exercise to determine the need for a SEA to be undertaken, by assessing if the proposed plan is likely to have any significant environmental effects. This screening process stage is particularly relevant where the plan being proposed can be considered to be small scale. The Design of New Residential Development Supplementary Planning Document (SPD) can be considered to be a small-scale land use plan.

C2 Screening Process Methodology

The regulations provide a set of criteria for determining the likely significant effects on the environment of land use and spatial plans. These criteria are derived from Annex 2 of SEA Directive (2001/42/EC) and are set out in Schedule 1 of the regulations and can be summarised as:

1. The characteristics of plans and programmes, having regard, in particular, to:
 - a The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;
 - b The degree to which the plan or programme influences other plans and programmes including those in a hierarchy;
 - c The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;
 - d Environmental problems relevant to the plan or programme; and
 - e The relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:
 - a The probability, duration, frequency and reversibility of the effects;
 - b The cumulative nature of the effects;
 - c The transboundary nature of the effects;
 - d The risks to human health or the environment (for example, due to accidents);
 - e The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
 - f The value and vulnerability of the area likely to be affected due to:

- i. Special natural characteristics or cultural heritage;
 - ii. Exceeded environmental quality standards or limit values; or
 - iii. Intensive land-use; and
- g The effects on areas or landscapes, which have a recognised national, [European] Community or international protection status.

These criteria will form the framework of the screening process

C3 Screening Process for Supplementary Planning Document (Draft): Design of New Residential Development

The purpose of the Design of New Residential Development SPD is to complement the Halton Unitary Development Plan (UDP), to provide additional practical guidance and support for those involved in the planning and design of new development within Halton Borough. Specifically this SPD will help to: -

- a Design new residential and mix use developments that understand their context and embrace the principles of good urban design such as movement, space and form;
- b Seek the use of quality materials that respond to the character and identity of their surroundings and reduce environmental impact such as through energy efficiency;
- c Ensure an appropriate mix of dwelling size and type within new development to create mixed and inclusive communities which meet the Borough's housing needs; and
- d Create better, more sustainable places where people will want to live.

The geographical coverage of the SPD is therefore borough wide.

Using the criteria in Schedule 1 of the regulations as a framework, the requirement for a need to carry out an SEA on the intended Design of New Residential Development SPD can be determined.

C4 Design of New Residential Development SPD - Statement of Determination

(as required by Regulation 11 of The Environmental Assessment of Plans and Programmes Regulations 2004)

Halton Borough Council in consultation with the statutory environmental consultation bodies (English Heritage, Natural England and the Environment Agency) has determined that the Design of New Residential Development SPD is not likely to have significant environmental effects and, accordingly, an environmental assessment will not be carried out as part of the Sustainability Appraisal process.

The SA Scoping Report, (Incorporating the Strategic Environmental Assessment Screening Statement), for the Design of New Residential Development SPD was available for consultation between 15th February and 22nd March 2007.

Reasons for this Determination

Using the criteria, detailed in Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004, for determining the likely significance of effects on the environment the following assessments have been made.

1. The characteristics of proposed Design of New Residential Development SPD	
Criteria	Assessment
(a) The degree to which the SPD sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	The SPD is intended to be supplementary and complementary to the adopted planning policy contained in the UDP.
(b) The degree to which the SPD influences other plans and programmes including those in a hierarchy	It is intended that the scope of the SPD will be to provide additional practical guidance to policies that have already been scrutinised and consulted upon through the plan making process.
(c) The relevance of the SPD for the integration of environmental considerations in particular with a view to promoting sustainable development	By seeking to improve the design and quality of all new residential development this SPD will help promote the image of the Borough, promote the use of more sustainable materials and hopefully improve the well being of residents.
(d) Environmental problems relevant to the SPD	The intended SPD is primarily concerned with improving the quality of the design of the built and local environment. However, promoting the use of more sustainable materials and construction methods is likely to improve the environmental quality of the development.
(e) The relevance of the SPD for the implementation of [European] Community legislation on the environment (for example, plans and programmes linked to waste management or water protection)	There are no direct linkages with the implementation of European Community legislation.

2. Characteristics of the effects and of the area likely to be affected by the proposed Design of New Residential Development SPD

Criteria	Assessment
(a) The probability, duration, frequency and reversibility of the effects	The probable effect of the intended SPD will be to improve the design of the built environment within the Borough.

2. Characteristics of the effects and of the area likely to be affected by the proposed Design of New Residential Development SPD

Criteria	Assessment
	<p>Once adopted as part of the Halton Local Development Framework (LDF), the short to medium term effects of the intended SPD will be incremental. It is intended that in the longer term the guidance will become incorporated into the mainstream design thinking of planning and design professionals operating within the Borough.</p> <p>As part of the LDF the intended SPD will be subject to annual review and its relevance and effectiveness will be monitored. The LDF system allows for the SPD to be amended, replaced or deleted relatively easily if required.</p>
(b) The cumulative nature of the effects	The likely cumulative nature of the effects from the intended SPD is improving the quality of the built environment within the Borough to create a safe, secure and pleasant environment for people to live within.
(c) The transboundary nature of the effects	There are no transboundary effects from the SPD due to the intended scope of its purpose and the geographical coverage it will have.
(d) The risks to human health or the environment (for example, due to accidents)	There are no significant or likely risks to human health or the environment from the intended SPD.
(e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	The intended SPD is not site specific or time constrained. Effects from the SPD will therefore be incremental and Borough wide, although the impact of this guidance will be concentrated in existing and new residential areas, and infill developments.
<p>(f) The value and vulnerability of the area likely to be affected due to:</p> <ul style="list-style-type: none"> i. Special natural characteristics or cultural heritage; ii. Exceeded environmental quality standards or limit values; or 	<p>The intended SPD is not site specific. It will not impact upon areas of value or vulnerability as identified in i - iii.</p> <p>The SPD will provide guidance to existing planning policies and be seen with the context of part of the LDF and not part of the Development Plan, which contains policies relating to safeguarding and enhancing the built and natural environment.</p>

2. Characteristics of the effects and of the area likely to be affected by the proposed Design of New Residential Development SPD	
Criteria	Assessment
iii. Intensive land-use.	
(g) The effects on areas or landscapes, which have a recognised national, [European] Community or international protection status.	The intended SPD is not site specific and would be supplementary to adopted planning policy. The practical guidance it will contain will be considered in the context of planning policies relating to safeguarding and enhancing areas or landscapes which have a recognised national, community or international protection status. Therefore the SPD is not likely to have a negative effect on such areas, but will seek to provide additional guidance on enhancing such areas, i.e. through acknowledging local distinctiveness in the design of new development.

In accordance with Part 2(9) of the Environmental Assessment of Plans and Programmes Regulations 2004, the Council, as the responsible authority consider that the intended Supplementary Planning Document: Design of New Residential Development is unlikely to have a significant environmental effect and accordingly does not require a Strategic Environmental Assessment.

This determination has now been subject to consultation with the statutory environmental consultation bodies, none of the bodies have disagreed with the Council's determination.





Further Information





A copy of this determination and the accompanying statement of reasons can be viewed or downloaded free of charge from the Council's website at www.halton.gov.uk









If you require any further help or information, please feel free to contact the Spatial Planning Team on 0151 907 8300 or at forward.planning@halton.gov.uk







Appendix D: Testing the Purpose of the Design of New Residential Development SPD against the Sustainability Appraisal Framework

Key

 Positive Effect
 Negative Effect
 Neutral Effect
 Unknown Effect

	Objective	Nature of Effect	Additional Comments
Economic	1. To continue towards reducing the unemployment rate in Halton and increasing the economic activity rate		This SPD is not expected to have any effect on the unemployment or economic activity rate in Halton.
	2. To improve educational attainment and opportunities for life long learning and employment		This SPD is not expected to have any effect on the educational attainment and opportunities for life long learning in Halton.
	3. To encourage sustainable economic growth and business development		This SPD is not expected to have any effect on sustainable economic growth and business development in Halton.
	4. To improve the competitiveness and productivity of business		This SPD is expected to have a neutral impact on the competitiveness and productivity of business within Halton.

Objective	Nature of Effect	Additional Comments
5. To enhance the vitality and viability of the three town centres (Runcorn Old Town, Halton Lea and Widnes)		The improved design and quality of new residential development within the town centres is expected to help enhance their vitality and viability.
6. To improve and promote the overall image of the Borough in order to attract investment.		The improved design and quality of house extensions should improve the perception of the residential areas of the Borough and should help to improve the overall image of the Borough.
7. To improve health and reduce health inequalities		The improved design, layout, and quality of new residential development will improve the perception of residential areas, improve residents living environments and will help to increase feelings of well-being.
8. To improve safety and reduce crime, disorder and fear of crime		The improved design, surveillance and security of new residential development will help to provide places that will contribute to reassuring communities and reducing the fear of crime.
9. To provide good quality, affordable and resource efficient housing		The improved quality and design, and the greater consideration of residential amenity will help to provide good quality housing.
10. To improve access to basic goods, services and amenities		The improved layouts and infrastructure promoted by this SPD are expected to increase the access to basic goods, services and amenities.
11. To ensure access to high quality public open space and natural greenspace		This SPD highlights the need for high quality open space within new residential development and should therefore increase access to open and greenspace.
12. To reduce social exclusion, deprivation and social inequalities		Through the provision of a mix of high quality residential development, this SPD may help to contribute to reducing social inequalities.

	Objective	Nature of Effect	Additional Comments
Environmental	13.To protect, improve and where necessary, restore the quality of inland, estuarine and coastal waters		This SPD is not expected to have any effect on the quality of inland, estuarine and coastal waters.
	14.To protect, enhance and manage biodiversity		The direct / indirect of this SPD on biodiversity is difficult to quantify. However, it is likely that any negative impacts on biodiversity will be mitigated through the Habitats Regulations Assessment process.
	15.To minimise the production of waste and increase reuse, recycling and recovery rates.		Through the careful design of waste and recycling facilities within new residential development, this SPD may help to minimise waste and increase recycling.
Environmental	16.To improve air quality by reducing the need to travel and improving choice and use of sustainable transport modes and reducing air pollution from other sources		This SPD is not expected to have any effect on air quality or the need to travel.
	17.To protect, enhance and manage the rich diversity of the cultural and built environment and archaeological assets, whilst maintaining and strengthening a local distinctiveness through the enhancement of the character and appearance of the local landscape, townscape and coast		The improved quality, layout and design and the greater consideration of residential amenity and local characteristics will help to improve the built environment and maintain local distinctiveness.
	18.To use land, energy, and water resources prudently and efficiently, and increase energy generated from renewable sources		Many of the principles and policies within the SPD promote the efficient use of resources.

Appendix E: Options Considered

Extract of Pre-Production Scoping Report

As a Local Planning Authority, it is important to consider the options available for meeting the purpose of the intended SPD. The options considered are:

Option 1: Do nothing

This approach relies on existing policy within the UDP and government advice, such as that contained within 'Better Places to Live: A companion guide to PPG3: By Design' or the 'Urban Design Compendium', produced by English Partnerships and the Housing Corporation, to help inform planning decisions and applications. Alternatively another agency or function of the Council could produce guidance we can subsequently adopt.

In seeking to achieve sustainable forms of development, it is important that practical guidance is produced that will have sufficient weight to promote better design within Halton. This can only really be achieved if a SPD is adopted. It would be difficult for another agency or function of the Council to lead on the production of what is essentially a planning document. Therefore although this option is rejected, it is necessary to ensure that all relevant agencies and functions of the Council are closely consulted throughout the production of the SPD as their knowledge relating to housing and urban design in particular will assist in creating an effective SPD.

Option 2: Adopt government documents as SPD

Another option is to seek adoption of Government documents as SPD. There are four documents which each (in part) contributes to meeting the purpose of the intended SPD. These are: Planning – A Guide to Householders; Better Places to Live, By Design: a Companion Guide to PPG3; the Urban Design Compendium, and; Places, Streets and Movement: a companion guide to Design Bulletin 32.

It is possible to adopt these documents as SPD for Halton, but firstly it would be difficult to amend them after a consultation exercise; secondly, the combined length of the documents would be difficult to digest by those involved in the planning and design of development, and; thirdly, the documents would not have the flexibility to respond to local circumstances. Therefore, it would not be the most effective means to deliver more sustainable places. It is clearly important that these four documents are used as a basis for developing a specific tailored document for Halton.

Option 3: Produce a Design of New Residential Development SPD

This option is to produce a Design of New Residential Development SPD. This would be produced to meet the specific purpose and objectives of the need for its production.

This is the most likely option to create more sustainable places, although the SPD must take into account national documents that relate to housing provision and housing design.

The intended SPD must be shaped throughout by those who are involved in seeking to meet the same objectives as those set out in the intended purpose of the proposed SPD. It is therefore proposed to progress with option 3.

Appendix F: Further Information

Further information relating to the purpose of the intended SPD:

To access a downloadable copy of the Planning Policy Guidance notes or Planning Policy Statements detailed in Section 2, or for further general planning information visit the Communities and Local Government website at www.communities.gov.uk or for a hard copy contact the department for Communities and Local Government by phone on 0870 1226 236.

To access a downloadable copy of 'Better Places to Live, By Design: a Companion Guide to PPG3' and 'Safer Places', documents relating to urban renewal, urban design and creating sustainable communities, and general planning information visit the Communities and Local Government website at www.communities.gov.uk

For information relating to urban design there are several documents available. Design at a Glance: A quick reference to national design policy, Design Review and The Value of Good Design can be downloaded free of charge from the CABE website at <http://www.cabe.org.uk/publications/> and The Urban Design Compendium produced by English Partnership and the Housing Corporation can be ordered online free of charge from English Partnerships at www.englishpartnerships.co.uk Urban Design Guidance: urban design frameworks, development briefs and masterplans, produced by the Urban Design Group, and From Design Policy to Design Quality, produced by the

RTPI, can be purchased from Thomas Telford Ltd.

Further information on the Secured By Design initiative, including details relating to the standards required for a development to receive Secured By Design accreditation may be found at www.securedbydesign.com

For information regarding any development affecting a historic building or conservation area 'Building In Context' will be able to provide advice. It is available from English Heritage and the CABE and can be downloaded free of charge from <http://www.cabe.org.uk> or for a hard copy contact English Heritage at: Customer Services Department, PO Box 569, Swindon, Wiltshire, SN2 2YP, Tel: 0870 333 1181, Fax: 01793 414 926

You can find out about the planning system and how it works at www.planningportal.gov.uk

Further information regarding Sustainability Appraisals and the Strategic Environmental Assessment can be found in the following documents:

- The Strategic Environmental Assessment Directive: Guidance for Planning Authorities (for land use and spatial plans), October 2003
- A Practical Guide to the Strategic Environmental Assessment Directive, September 2005
- Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, November 2005

Are available via the Department of Communities and Local Government website at www.odpm.gov.uk. This website also contains a general introduction to SEA and SA. The Department of Communities and Local Government can be contacted on 020 7944 4400.

- Strategic Environmental Assessment and Biodiversity:

Guidance for Practitioners, June 2004; and

- Strategic Environmental Assessment and Climate Change: Guidance for Practitioners, May 2004

Are available via the Environment Agency website at www.environment-agency.gov.uk or telephone 08708 506 506

REPORT: Executive Board Sub Committee
DATE: 19 March 2009
REPORTING OFFICER: Strategic Director - Environment
SUBJECT: Review of Fees and Charges
WARDS: Boroughwide

1.0 PURPOSE OF REPORT

1.1 In conjunction with the annual budget review it is proposed to increase the charges under the control of the Executive Board in accordance with the schedules shown in the Appendix.

2.0 RECOMMENDATIONS:

2.1 **The proposed fees and charges be agreed and referred to the relevant Policy and Performance Boards for information.**

3.0 SUPPORTING INFORMATION

3.1 The review of Fees and Charges has been carried out as part of the budget preparations. The review was carried out by increasing existing fees and charges in line with inflation.

3.2 The schedule includes a number of Statutory Fees that may increase during the coming Financial Year.

4.0 FINANCIAL IMPLICATIONS

4.1 The effects of the proposals have been incorporated into the draft budgets for 2009/2010. Charges are adjusted annually in accordance with the current inflation rate.

5.0 POLICY IMPLICATIONS

5.1 There are no policy implications.

6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

6.1 Children & Young People in Halton

There are no implications

6.2 Employment Learning & Skills in Halton

There are no implications

6.3 A Healthy Halton

There are no implications

6.4 A Safer Halton

There are no implications

6.5 Halton's Urban Renewal

There are no implications

7.0 RISK ALLALYSIS

7.1 Not Applicable

8.0 EQUALITY AND DIVERSITY ISSUES

8.1 There are no issues under this heading.

9.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

9.1 There are no background papers under the meaning of the Act.

APPENDIX

ENVIRONMENTAL INFORMATION

	<u>PRESENT</u>	<u>PROPOSED</u>
Charges will apply subject to and in compliance with current statutory regulations	£	£
The basis for charging is:		
(1) Where the information already exists in the format requested:		
Admin Charge - Charge inclusive of copying of first sheet.	10.76	11.10
A4 –per subsequent sheet.	0.49	0.50
A3 - per subsequent sheet	0.74	0.76
A2 –per subsequent sheet	1.47	1.50
A1 - per subsequent sheet	6.12	6.30
(2) Where assistance is required from Council staff to either extract interpret, or describe material, the staff time is charged at an hourly rate given below:		
Manager	112.55	116.00
Professional Staff	94.45	97.25
Admin. Support	56.76	58.50
Typing Fees (hourly rate)	51.59	53.25
(Minimum Charge – Half an Hour for above 4 items)		
Charges above are inclusive of VAT.		
Postage	At Cost	At Cost

REQUESTS FOR INFORMATION REGARDING POTENTIALLY CONTAMINATED LAND

	<u>PRESENT</u>	<u>PROPOSED</u>
Land contamination reports for a given property or site is issued detailing all information held by HBC relating to known or potential contamination including historical, land use, landfill locations and details of site investigations and remediation contamination	£	£
The Charge varies depending on the size of the site for which information is requested:-		
(1) For premises equivalent to less than 10 hectares in size. (e.g. a Single Domestic Property or a Small Factory Unit)		
(i) The premises site only	58.50	60.25
(ii) Any search of the premises site and the land within 250 metres of the site boundaries	95.50	98.50
(iii) Any search of the premises site and the land within 500 metres of the site boundaries	159.00	163.75
(iv) Any search of the premises site and the land within 1000 metres of the site boundaries	211.00	217.50
(2) For premises equivalent to more than 10 hectares in size. (e.g. a Housing estate or a large factory unit)		
(i) The premises site only	95.50	98.50
(ii) Any search of the premises site and the land within 250 metres of the site boundaries	159.00	163.75
(iii) Any search of the premises site and the land within 500 metres of the site boundaries	211.00	217.50
(iv) Any search of the premises site and the land within 1000 metres of the site boundaries	265.00	273.00

REQUESTS FOR ENVIRONMENTAL INFORMATION

For Commercial enquiries i.e. not schools, residents or bone fide student research

	<u>PRESENT</u> £	<u>PROPOSED</u> £
ENVIRONMENTAL PROTECTION ACT		
(1) List of authorised part "B" Processes	37.50	38.00
(2) List of authorised part "A" Processes (Available separately from the Environment Agency)	37.50	39.00
(3) Copy of Application for Authorisation from file	22.00 Per Document	23.00 Per Document
(4) Supplying a hard copy of the strategy for the inspection of contaminated land to commercial undertakings	22.00	23.00
(5) Supplying a hard copy of the air quality review and assessment to commercial undertakings	22.00	23.00
(6) Assistance from Council Staff to extract, Interpret or describe above material	24.00	25.00
OTHER INFORMATION		
(1) One months data from pollution monitoring station	312.50	322.00
(2) Three months data from pollution monitoring station	856.00	882.00
(3) Six months data from pollution monitoring station	1225.00	1262.00
(4) Supplying a copy of consultants report	37.50	39.00

Charges will apply subject to and in compliance with current statutory regulations

Note

Charges inclusive of VAT where applicable

ENVIRONMENTAL HEALTH SERVICES CHARGES

Charges will apply subject to and in compliance with current statutory regulations

	<u>PRESENT</u> £	<u>PROPOSED</u> £
(1)* Clearing Drains at Domestic Premises – Hourly Rate	66.00 (Minimum 1 Hour)	68.00 (Minimum 1 Hour)
(2)* Pest Control		
(i) Commercial Premises		
- Hourly Rate	58.00	60.00
- Minimum Charge (excluding materials)	74.00	76.25
(ii) Disinfestations of empty domestic properties	69.00(Inclusive of Materials)	71.00 (Inclusive of Materials)
Domestic Premises for wasps/ bees, fleas, ants and other seasonal pests (£10 refund if premises are visited but no treatment carried out)	21.75	22.50
(iii) Squirrels and moles	58.00	60.00
(3) Condemned Food Certificates		
(i) Charges under £5 to be waived. Maximum certificate charge – £220.00	5% of Total Value	5% of Total Value
(ii) The fee charged will be increased by the cost of any fees paid out for the specialised disposal of food.	At Cost	At Cost
(4) Certification of Food Products for Export		
- Certificates requiring signature	54.00	56.00
- Other documents requiring stamp	9.00	6.50
(5) Food Hygiene Training Courses		
(i) Basic Food Hygiene Course (minimum)	54.00	56.00
(ii) Other Course/Seminars	To vary According to Demand and to reflect full Cost recovery	To vary According to Demand and to reflect full Cost recovery
(6) Fresh Meat and Poultry Regulations 1990	As agreed with Strategic Director Environment	As agreed with Strategic Director Environment
(7) Kennelling of Dogs		
(i) Reclaiming of Stray Dogs	As agreed with Strategic Director Environment	As agreed with Strategic Director Environment
(ii)* Collection of Dogs from repossessed premises	68.50	70.50
(iii) Transportation of non seized animals i.e. dogs/cats to kennels or other premises	68.50	70.50
(8) EPA Authorisation - Application – Statutory Fee - Renewal – Statutory Fee	As Advised As Advised	As Advised As Advised
(9) Disclosure of Information		
(i) Information obtained under the Health and Safety at Work Act 1974 Etc.	116.50	120.00
(ii) Voluntary Disclosure of Information (Plus Photocopying Charge of 50p per Sheet)	98.00	101.00
(10) Acupuncture, tattooing, Ear Piercing and Electrolysis Establishments - Registration Fee	89.50	92.00

NOTE

Charges marked with an asterisk are subject to the addition of VAT at the Standard Rate.

HACKNEY CARRIAGE & PRIVATE HIRE VEHICLE CHARGES

	<u>PRESENT</u> 2008/09 £	<u>PROPOSED</u> 2009/10 £
(1) Single Status Driver		
- First Grant (Including 1 copy of user Guide)	159.00	164.00
- Renewal	144.50	149.00
- Extra copy of User Guide	14.00	14.50
- Extra copy of knowledge test syllabus	7.00	7.00
- Badges	At cost	At cost
(2) Vehicle Licence		
- Grant and Renewals 1 Year – Hackney Carriage	186.50++	192.50++
- Grant and Renewals 1 Year – Private Hire	189.50++	195.00++
****- Transfers Balance of 1 Year as above		
- Temporary Transfer (Licence issued for a maximum of 2 months)		50.00
(3) Private Hire Operator Licence		
*- Standard	503.50	518.00
** - Discounted	191.50	197.00
(4) Taxi Knowledge Test	18.00	18.50
*** Retest Fee (per re-test after second attempt)		
(5) LOWERHOUSE LANE DEPOT FEES:		
HACKNEY CARRIAGE & PRIVATE HIRE		
- Vehicle Test Fee	49.00	50.50
- Vehicle Re-test Fee	18.00	18.50
- Vehicle Test Un-notified Cancellation Fee	17.00	17.50
- ++Taximeter Sealing Fee	See ++	See++

NOTES

* Standard fee is charged if operator has 30 or more vehicles on system.

** Discounted fee is charged if operator has fewer than 30 vehicles in system

*** Further charges may apply per retest after second attempt

**** Unless part of a single transaction involving a simultaneous grant in which case £24.50

++ Includes Taximeter Sealing Fee. Owners of Private Hire Vehicles that are not equipped with meters may apply for the meter charge to be discounted from the annual licence fee.

LICENCE FEES

	<u>PRESENT</u> £	<u>PROPOSED</u> £
(1) Dangerous Wild Animals	56.00	57.50
(2) Pet Shops	56.00	57.50
(3) Animal Boarding Establishments	56.00	57.50
(4) Riding Establishments	56.00	57.50
(5) Breeding of Dogs	56.00	57.50
(6) Street Trading		
- First Grant & Renewal	318.00	327.50
- Additional Vehicles (Per Vehicle)	158.50	163.00
- "Static" First Grant	367.00	378.00
- Change of Vehicle	24.50	25.50
(7) Hawkers etc. Cheshire County Council Act	192.00	197.50
(8) Dealing in Game	58.00	59.50
(9) House to House Collections	Nil	Nil
(10) Street Collections	Nil	Nil
(11) Scrap Metal Dealers	Nil	Nil
(12) Motor Salvage Operator registration	59.00	60.50
(13) Sex Establishments	To be determined on application	To be determined on application
(14) Licensing Act 2003	See Councils Web Site for details	See Councils Web Site for details
(15) Gambling Act 2005	See Councils Web Site for details	See Councils Web Site for details

NOTES

The fee charged for items 1, 2, 3, 4, and 5 will be increased by the cost of any fees paid out for specialist reports required before a Licence is granted.

Items 9, 10, and 11 are not now chargeable

ROAD TRAFFIC REGULATION ACT 1984

	<u>PRESENT</u> £	<u>PROPOSED</u> £
(1) The making of a Temporary Order at the request of a Third party (The fee is inclusive of advertising costs)	1,500.00	1,600.00
(2) The making of a Permanent Order	As agreed with Strategic Director Environment	As agreed with Strategic Director Environment
(3) The issuing of a temporary closure notice (including emergency notices) at the request of a third party	230.00	240.00
(4) The Issuing of a diversionary notice at the request of a third party	190.00	200.00

HIGHWAYS ACT 1980

(1) Applying to the Magistrates Court for an Order to stop up or divert a highway - Permanent closure (Excluding appeal costs) Also applies to closures/diversions under Town & Country Planning Act 1990	525.00 Plus Technical & Advertising Costs	540.00 Plus Technical & Advertising Costs
(2) Issuing of Scaffolding/Hoarding permit	50.00	50.00 Plus 15.00 per week or part thereof
(3) Issuing of Skip Permit	33.00	34.00
(4) Removal of unauthorised skip	At Cost Minimum 134.00	At Cost Minimum 180.00 plus 7.00 to 15.00 per day storage fee
(5) Issuing of permits to erect structures/equipment over or under the highway	At Cost Minimum £64.00	At Cost Minimum £66.00
(6) Construction of vehicular crossings on footways	As agreed with Strategic Director Environment	As agreed with Strategic Director Environment
(7) Section 38 Agreements	8% of works cost Plus £500.00	8% of works cost Plus £500.00
(8) Section 278 Agreements	As agreed with Strategic Director Environment	As agreed with Strategic Director Environment
(9) Alfresco Dining Areas Licence - First Licence - Renewal of Licence	258.00 68.00	266.00 70.00
(10) 'A' Board Licence – Per Annum	50.00	50.00
(11) Shop Displays Licence – Per Annum	86.00	89.00
(12) Other Part Viiia e.g. Promotions & Leisure	At Cost Minimum 86.00 per licence	At Cost Minimum 89.00 Per licence
(13) Minor Highways Works Permits	750.00	772.50

HIGHWAY SEARCHES

(1) Letter and plan showing adopted highway	35.00	35.00
(2) Additional questions	10.00	10.00

SIGNING

(1) The design and erection of a traffic sign(s) at the request of a third party (VAT to be added in all cases)	As agreed With the Strategic Director Environment	As agreed With the Strategic Director Environment
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(2) Provision of H Bar Road Markings (VAT to be added in all cases)	55.75	57.50
(3) Authorisation of Temporary Direction Signs (Normally for Housing Developments and Events) (VAT to be added in all cases)	100.00	103.00
TRAFFIC SIGNALS		
(1) Supply of Information on Signals (VAT to be added in all cases)	50.00	60.00
BUILDING ACT 1984 Section 18		
Legal Charge for supplying and administering agreements (together with design checking and supervision charges as determined by the Strategic Director-Environment)	185.00	190.00
STREET NAMING AND NUMBERING		
- Up to 2 Dwellings	20.00	21.00
- Between 3 and 10 dwellings	100.00	103.00
- Schemes over 10 dwellings	300.00	309.00
(No VAT – Outside the Scope of VAT)		
ROAD SAFETY		
(1) Adult Cycle Training (Requests from outside Borough) – 3 Hour Course (VAT to be added in all cases)	50.00	51.50
(2) Clearance of Accident Debris	At Cost	At Cost
(3) Supply of Accident Data	50.00	51.50
Traffic Data		
Supply of Automatic Traffic Count Data	At Cost Minimum 50.00	At Cost Minimum 51.50
(No VAT – Outside the Scope of VAT)		
NEW ROADS AND STREET WORKS ACT 1991		
(1) Unit of Inspection (30% of Total) (Statutory Fee)	25.00	25.00
(2) Defective Reinstatements - Per inspection (maximum 3 No.) (Statutory Fee)	50.00	50.00
- Additional Single Inspection (Statutory Fee) (Appropriate if defect reported by a Member of public)	25.00	25.00
(3) Section 50 - Street Works Income		
(i) New Apparatus		
- Administration Fee (non returnable)	135.00	140.00
- Capitalised Fee in lieu of Annual Charges	160.00	165.00
- Inspection Charges (3 Number) (Statutory Fee)	75.00	75.00
(ii) Existing Apparatus		
- Administration Fee (non returnable) - payable in advance	100.00	103.00
- Inspection Charges (3 Number) (Statutory Fee)	75.00	75.00
Some New Road and Street Works Charges are Statutory Fees, (as indicated above) and are subject to change during 2009/10.		

MISCELLANEOUS

		<u>PRESENT</u>	<u>PROPOSED</u>
		£	£
1.	Supply photocopy of the following:		
(i)	A copy Building Regulation approval or completion certificate including Any other information normally attached (up to a maximum of 4 pages additional pages will be charged at 50p per copy)	20.55	21.50
(ii)	Four copies of the appropriate parts of an ordnance survey sheet necessary for the proper submission of a planning or building regulation (includes Ordnance Survey Licence)	27.40	28.50
(iii)	Any other chargeable documents	35.22	36.50
(iv)	Assistance from Council Staff to extract, interpret or describe this material	24.96	26.00
(v)	A4 Aerial Photograph	Charge as A4 Document	Charge as A4 Document
(vi)	Copy of tree preservation order	Charge as A4 Document	Charge as A4 Document
(vii)	Copy of Consultant Report	65.57	67.50
2.	Copy of larger format plans	9.79	10.25
3.	Map Production		
(i)	Administration Charge	10.76	11.10
(ii)	Price per Copy		
	A4	0.49	0.50
	A3	0.74	0.76
	A2	1.47	1.50
	A1	6.12	6.30
	A0	9.79	10.00
(iii)	Price Per Disc - cd-r	51.59	53.25
	- dvd-r	62.15	64.00
	Assistance from Council Staff to extract. Interpret or describe material	94.45	97.25
(iv)	Flat rate of £12.88 to be added for access to OS data	12.88	12.88
3.	Copies of weekly list of planning applications to non public authority applicants for one year, payable in advance.	276.00	285.00
4.	Section 106, Town & Country Planning Act 1990		
(i)	Charges to developers for the preparation of agreements under the above legislation relating to the adoption of open space, together with any necessary supervision		
	Legal & Supervision Costs	A fee to be negotiated as Appropriate	A fee to be negotiated as Appropriate
(ii)	Other Section 106 Agreements	As agreed With the Strategic Director Environment	As agreed With the Strategic Director Environment
5.	Provision of non statutory information		
(i)	Per question (Estate Agents, etc.)	35.24	36.50
(ii)	Per question reporting conditions compliance	60.19	62.00

NOTE

Charges inclusive of VAT where applicable.

REPORT TO: Executive Board Sub Committee

DATE: 19 March 2008

REPORTING OFFICER: Strategic Director, Health and Community

SUBJECT: 2009/10 Charges for Riverview Gypsy Site

WARD(S): Riverside

1.0 PURPOSE OF REPORT

1.1 To seek approval for revised site charges for Riverview Gypsy site for the financial year 2009/10.

2.0 RECOMMENDED – that the proposed 5.0% increase to pitch rental and 9.0% increase in water charges set out in the report be approved with effect from 6th April 2009.

3.0 SUPPORTING INFORMATION

3.1 The table below sets out the existing weekly charges levied for pitch rental and water/sewerage for 2008/09, and the proposed charges for 2009/10. These apply on a 48 week year.

	2008/09	2009/10 (proposed)	Difference
Pitch Rental	21 @ £46.66 1 @ £54.44	21 @ £48.99 1 @ £57.16	+ 5% + 5%
Water & sewerage	23 @ £ 8.78	23 @ £9.57	+ 9%

3.2 The Council's inflation allowance for general income for the coming year is 3%. The allowance for water and sewerage charges is 7% as there was a significant increase in charges introduced by the Utility companies during 2008/09.

3.3 However, an above inflation increase is being proposed in order to move towards a balanced budget and increases of 5% and 9% respectively for pitch rental and water rates, 2% above the Council's general inflation allowances, are proposed.

4.0 POLICY IMPLICATIONS

4.1 None.

5.0 OTHER IMPLICATIONS

5.1 The proposed charges will enable the Council to continue to properly fund the management and maintenance of the Riverview site.

6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

6.1 Children and Young People in Halton

None identified.

6.2 Employment, Learning and Skills in Halton

None identified.

6.3 A Healthy Halton

None identified.

6.4 A Safer Halton

None identified.

6.5 Halton's Urban Renewal

None identified.

7.0 RISK ANALYSIS

7.1 Not applicable

8.0 EQUALITY AND DIVERSITY ISSUES

8.0 Not applicable.

8.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

Document

Place of inspection

Contact Officer

None