

**Halton Unitary Development Plan (2005)**  
**Assessment of conformity with National Planning Policy Framework (2012)**

Policy Ref	Policy Title	Comments on conformity with NPPF	Compliant	Partially Compliant	Not Compliant
<b>Part One</b>					
<b>Strategic Policies</b>					
<b>S1</b>	Regeneration	To be replaced by Core Strategy		-	
<b>S2</b>	The Built Environment	N/A - Policy not "saved" in 2008			
<b>S3</b>	The Green Environment	To be replaced by Core Strategy		-	
<b>S4</b>	Pollution and Health	To be replaced by Core Strategy		-	
<b>S5</b>	Major Accident Land Use Risk	To be replaced by Core Strategy		-	
<b>S6</b>	Reuse and Remediation of Previously Used or Contaminated Land	To be replaced by Core Strategy		-	
<b>S7</b>	Minerals and Waste	To be replaced by Core Strategy		-	
<b>S8</b>	Sustainable Waste Management Facilities	To be replaced by Core Strategy		-	
<b>S9</b>	Waste Management Facilities	To be replaced by Joint Waste Local Plan		-	
<b>S10</b>	Reducing Greenhouse Gas Emissions	To be replaced by Core Strategy		-	
<b>S11</b>	Renewable Energy Sources	To be replaced by Core Strategy		-	
<b>S12</b>	Areas at Risk from Flooding	N/A - Policy not "saved" in 2008			
<b>S13</b>	Transport	To be replaced by Core Strategy		-	
<b>S14</b>	A New Crossing of the River Mersey	To be replaced by Core Strategy		-	
<b>S15</b>	Leisure and Tourism	Broadly in conformity with the NPPF (paras 37 and 156). Provisions of this UDP policy are expanded upon in policies LTC1-LTC10.	✓		
<b>S16</b>	Retail Hierarchy	To be replaced by Core Strategy		-	

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S17	Retail Development	To be replaced by Core Strategy		-	
S18	Provision of Land for Housing	To be replaced by Core Strategy		-	
S19	Provision of Land for Employment	To be replaced by Core Strategy		-	
S20	Regional Investment Sites	To be replaced by Core Strategy		-	
S21	Green Belt	To be replaced by Core Strategy		-	
S22	Unallocated Land in Urban Areas	No specific reference to unallocated land in the NPPF. The UDP policy therefore provides additional local advice over and above, but not inconsistent with that included in the NPPF.	✓		
S23	Open Countryside	No specific reference to policies for open countryside in the NPPF. However, policy is in line with para 156, section 11: Conserving and enhancing the natural environment without conflicting with section 9: Protecting Green Belt land.	✓		
S24	Sustainable Urban Extensions	To be replaced by Core Strategy		-	
S25	Planning Obligations	To be replaced by Core Strategy		-	
<b>Part Two</b>					
<b>Chapter 1 - Regeneration</b>					
RG1	Action Area 1 - Southern Widnes	Conforms with the core planning principles by promoting mixed use development (para 17), alongside a number of other principles including planning for a mix of housing (para 50), sustainable transport modes being promoted ahead of car travel (para 29) and planning positively to achieve high quality and inclusive design (para 57).	✓		
RG2	Action Area 2 - Central Widnes	Conforms with the core planning principles by promoting mixed use development (para 17), setting a local approach to housing	✓		

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		density reflecting local circumstances (para 47), pedestrian and cycle movements given priority over car travel (para 35), planning positively to achieve high quality and inclusive design (para 57) and discouraging development from being polluting (para 109).			
<b>RG3</b>	Action Area 3 - Widnes Waterfront	Conforms with the core planning principles by promoting mixed use development (para 17), sustainable transport modes being promoted ahead of car travel (para 29), planning positively to achieve high quality and inclusive design (para 57), discouraging development from being polluting (para 109) and improving public access to the waterfront (para 114).	✓		
<b>RG4</b>	Action Area 4 - Runcorn and Weston Docklands	Conforms with the core planning principles by promoting mixed use development (para 17), planning positively to achieve high quality and inclusive design (para 57), discouraging development from being polluting (para 109) and improving public access to the waterfront (para 114).	✓		
<b>RG5</b>	Action Area 5 - Halebank	Conforms with the core planning principles by promoting mixed use development (para 17), alongside a number of other principles including planning for a mix of housing (para 50), pedestrian and cycle movements given priority over car travel (para 35), planning positively to achieve high quality and inclusive design (para 57) planning positively for community facilities (para 70) and discouraging development from being	✓		

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		polluting (para 109).			
<b>RG6</b>	Action Area 6 - Castlefields and Norton Priory	Conforms with the broad principles of the NPPF by encouraging open space as a part of residential development (para 73).	✓		
<b>Chapter 2 – Built Environment</b>					
<b>BE1</b>	General Requirements for Development	This key policy in the Halton UDP can be seen to conform with the NPPF as it contributes to the achievement of sustainable development. It is an all-encompassing policy which covers a wide variety of topics detailed in the NPPF.	✓		
<b>BE2</b>	Quality of Design	This key design policy in the UDP conforms to one of the core planning principles by seeking to secure high quality design. Policy also includes many of the elements included in Section 7: Requiring good design.	✓		
<b>BE3</b>	Environment Priority Areas	Policy requires particular regard to design standards in certain areas of the Borough which is in conformity with the guidance in Section 7, including ensuring that developments are visually attractive (para 58).	✓		
<b>BE4</b>	Scheduled Ancient Monuments	In conformity with para 132 which specifically refers to substantial harm or loss of designated heritage assets of the highest significance being wholly exceptional. It should be noted that the correct term is now "Scheduled Monument".	✓		
<b>BE5</b>	Other Sites of Archaeological Importance	Para 139 states that non-designated heritage assets of archaeological interest should be considered subject to the policies for designated heritage assets and as such, this	✓		

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		policy is felt to be in conformity.			
<b>BE6</b>	Archaeological Evaluations	In conformity with para 128 which requires an appropriate desk based assessment and where necessary, a field evaluation.	✓		
<b>BE7</b>	Demolition of Listed Buildings	Policy in conformity with para 132 which states that substantial harm or loss of a Grade II listed building should be exceptional, whereas substantial harm or loss of a Grade I or Grade II* listed building should be wholly exceptional.	✓		
<b>BE8</b>	Changes of Use of Listed Buildings	Whilst no specific reference to the change of use of listed buildings is included in the NPPF, the UDP policy is felt to conform to paras 131-134.	✓		
<b>BE9</b>	Alterations and Additions to Listed Buildings	In conformity with paras 128-129, and 131-134 of the NPPF.	✓		
<b>BE10</b>	Protecting the Setting of Listed Buildings	In conformity with para 137 of the NPPF which states that proposals that preserve the positive setting of heritage assets should be treated favourably.	✓		
<b>BE11</b>	Enabling Development and the Conservation of Heritage Assets	Policy is in conformity with para 140 of the NPPF which refers to assessing the benefits of any proposed enabling development.	✓		
<b>BE12</b>	General Development Criteria - Conservation Areas	In conformity with para 126 and 137 of the NPPF in that it sets a positive strategy for development proposals in conservation areas. The UDP policy provides much more detailed advice than provided in the NPPF.	✓		
<b>BE13</b>	Demolition in Conservation Areas	Para 138 refers to dealing with a situation where the loss of a building (or similar) in a conservation area is proposed, where it makes a positive contribution. Therefore the UDP policy is felt to conform to the advice of	✓		

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		the NPPF.			
<b>BE14</b>	Outline Applications – Conservation Areas	N/A - Policy not “saved” in 2008			
<b>BE15</b>	Local List of Buildings and Structures of Architectural and Historic Interest	Locally listed structures are not specifically referred to in the NPPF. Para 135 refers to the effect of proposals on the significance of a non-designated heritage asst. The UDP policy accords with the principles of the guidance.	✓		
<b>BE16</b>	Alterations to and New Shop Fronts	The NPPF does not provide guidance on detailed matters such as the treatment of shop fronts. However, the UDP policy can be seen to conform para 58 regarding design, particularly where it refers to using streetscapes and buildings to create attractive and comfortable places to live, work and visit.	✓		
<b>BE17</b>	Advertising and Advertisements	Para 67 of the NPPF refers to the control of outdoor advertisements. This paragraph refers to control with regard to amenity and public safety, which are the two main elements of this UDP policy. The policy is therefore viewed to conform.	✓		
<b>BE18</b>	Access to New Buildings Used by the Public	Whilst there is not specific reference to the needs of disabled persons or those with mobility issues in the NPPF (covered by other legislation), the UDP policies are consistent with and go beyond the basic principles in the NPPF. Paras 57-58, 69 refer to the importance of inclusive design and creating accessible environments. Therefore these local policies can be seen to be in compliance.	✓		
<b>BE19</b>	Disabled Access for Changes of Use, Alterations and Extensions		✓		
<b>BE20</b>	Disabled Access in Public Places		✓		

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BE21	Telecommunications Apparatus	This detailed policy on telecommunications infrastructure can be seen to be in conformity with paras 43-44 of the NPPF as it does not impose a ban on telecoms equipment in any area of the Borough. <b>The UDP policy does not refer to interference with other electrical/air traffic equipment but the guidance in the NPPF provides this.</b> BE21 is supplemented by the Telecoms SPD.		✓	
BE22	Boundary Walls and Fences	The NPPF does not provide any policy guidance on the treatment of boundary walls or fences as this is a very detailed matter. However the UDP policy can be seen to conform to the broad design principles in the NPPF.	✓		
BE23	Temporary Buildings	No guidance is provided in the NPPF for proposals for temporary buildings (apart from those in the Green Belt). The UDP policy therefore provides additional local advice over and above but not inconsistent with that included in the NPPF.	✓		
<b>Chapter 3 – The Green Environment</b>					
GE1	Control of Development in the Green Belt	This policy can be seen to broadly comply with para 89, which is the main paragraph in the NPPF which deals with inappropriate development in the Green Belt and the exceptions. <b>The UDP policy does not refer to limited infilling in villages or limited affordable housing. The NPPF also broadens the scope for infilling or redevelopment of previously developed sites in the Green Belt (the</b>		✓	

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		<b>previous advice stated that this only applied to major existing developed sites identified in adopted local plans). Therefore the guidance in the NPPF prevails on these matters.</b>			
<b>GE2</b>	Hale Village Green Belt	No guidance is in the NPPF provided to deal with settlements which are inset into the Green Belt. However, as the policy is designed to safeguard the character of the village, the non-Green Belt guidance in the NPPF is relevant, to which the policy is in compliance.	✓		
<b>GE3</b>	Extensions, Alterations and Replacement of Existing Dwellings in the Green Belt	Para 89 of NPPF states that extension, alteration or replacement of a building (subject to a number of criteria) constitutes appropriate development in the Green Belt.	✓		
<b>GE4</b>	Re-use of Buildings in the Green Belt	Para 90 states that the re-use of buildings in the Green Belt (provided that they are of permanent and substantial construction) are not inappropriate.	✓		
<b>GE5</b>	Outdoor Sport and Recreation Facilities in the Urban Fringe and Open Countryside	No specific reference to policies for urban fringe or open countryside in the NPPF. The UDP policy itself supplements policy GE1. Green Belt policy in the NPPF states at para 89 that provision for outdoor sport and outdoor recreation are appropriate uses in the Green Belt.	✓		
<b>GE6</b>	Protection of Designated Greenspace	Para 74 of the NPPF states that existing open space, sports and recreational buildings and land should not be built on, apart from where specific criteria can be satisfied. The UDP policy is therefore in conformity.	✓		
<b>GE7</b>	Proposed Greenspace	Para 73 refers to assessments of open space,	✓		



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	Designations	sports and recreation facilities being used to determine what provision is required. The UDP policy seeks to designate further greenspaces to meet the Borough's requirements and as such, demonstrates conformity.			
<b>GE8</b>	Development within Designated Greenspace	This policy is similar to GE6 above and as such, para 74 of the NPPF is most relevant. This para refers to development that is for alternative sports and recreational provision being appropriate. As such, the policy is compliant.	✓		
<b>GE9</b>	Redevelopment and Changes of Use of Redundant School Buildings	This UDP policy seeks to retain the ancillary community and recreational facilities related to schools, when the school itself becomes redundant. The policy is therefore compliant with para 70 of the NPPF which states that planning policies should guard against the unnecessary loss of valued facilities and services.	✓		
<b>GE10</b>	Protection of Linkages in Greenspace Systems	Para 75 states that policies should protect and enhance public rights of way and access. Para 114 of the NPPF refers to planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. As such, the UDP policy can be seen to comply with the NPPF.	✓		
<b>GE11</b>	Protection of Incidental Greenspaces	Whilst incidental greenspace is not referred to in the NPPF, para 74 of the NPPF states that existing open space, sports and recreational buildings and land should not be built on, apart from where specific criteria	✓		

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		can be satisfied. The UDP policy is therefore in conformity.			
<b>GE12</b>	Protection of Outdoor Playing Space for Formal Sport And Recreation	Para 74 of the NPPF states that existing open space, sports and recreational buildings and land should not be built on, apart from where specific criteria can be satisfied. The UDP policy is therefore in conformity.	✓		
<b>GE13</b>	Intensifying Use of Existing Outdoor Sports and Recreation Provision	The NPPF does not deal with detailed matters such as intensification of use land for outdoor sports provision. However, para 125 refers to limiting the impact of light pollution from artificial light on local amenity, which the UDP policy also seeks to limit.	✓		
<b>GE14</b>	Noisy Outdoor Sports	Para 123 of the NPPF refers to avoiding, mitigating or reducing noise arising from new development. As such, this UDP policy which seeks to restrict the use of land for noisy outdoor sports is in compliance with the NPPF.	✓		
<b>GE15</b>	Protection of Outdoor Playing Space for Children	Para 74 of the NPPF states that existing open space, sports and recreational buildings and land should not be built on, apart from where specific criteria can be satisfied. The UDP policy is therefore in conformity.	✓		
<b>GE16</b>	Protection of Allotments	Whilst the NPPF does not refer to allotments, para 74 of the NPPF states that existing open space, sports and recreational buildings and land should not be built on, apart from where specific criteria can be satisfied. The UDP policy is therefore in conformity.	✓		
<b>GE17</b>	Protection of Sites of International Importance for Nature Conservation	N/A - Policy not "saved" in 2008			

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GE18	Protection of Sites of National Importance for Nature Conservation	<p>Para 113 of the NPPF requires LPAs to set criteria based policies against which proposals for any development on or affecting protected wildlife areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites. Policies GE18, 19 and 20 of the UDP accord with these high level principles and are therefore in compliance.</p> <p>Para 118 states that proposed development likely to have an adverse effect on a SSSI should not normally be permitted. Policy GE18 conforms to the aims of the NPPF.</p>	✓		
GE19	Protection of Sites of Importance for Nature Conservation		✓		
GE20	Protection and Creation of Local Nature Reserves		✓		
GE21	Species Protection	<p>Para 117 of the NPPF promotes the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species. Therefore the UDP policy is in conformity.</p>	✓		
GE22	Protection of Ancient Woodlands	<p>Para 118 states that planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland. Therefore the UDP policy conforms to the NPPF.</p>	✓		
GE23	Protection of Areas of Special Landscape Value	<p>Para 113 refers to setting criteria based policies against which proposals for any development on or affecting landscape areas will be judged, with protection being commensurate with their status. Therefore policies GE23 and 24 are in accordance with the NPPF.</p>	✓		
GE24	Protection of Important Landscape Features		✓		

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GE25	Protection of Ponds	Detailed matters such as ponds and hedgerows do not feature in the NPPF. However the policies can be seen to conform to para 117 of the NPPF promotes the preservation, restoration and re-creation of priority habitats, ecological networks and as such these policies can be seen to comply.	✓		
GE26	Protection of Hedgerows		✓		
GE27	Protection of Trees and Woodland	Trees protected by a TPO or within a conservation area are not referred to in the NPPF as they are covered by separate Regulations. Para 118 does refer to refusing planning permission for development resulting in the loss of aged or veteran trees. This policy is therefore in broad conformity, although the policy goes beyond that prescribed at the national level.	✓		
GE28	The Mersey Forest	Policy GE28 requires tree planting and other landscape improvements. The policy is therefore in general conformity with Section 11: Conserving and enhancing the natural environment.	✓		
GE29	Canals and Rivers	The NPPF does not include any specific reference to canals or rivers. However the UDP policy refers to matters such as improving access, promoting recreation and tourism opportunities and the viability of landscape and wildlife resources which are all referred to elsewhere in the NPPF.	✓		
GE30	The Mersey Coastal Zone	Para 114 states that LPA's should maintain the character of the undeveloped coast, protecting and enhancing its distinctive landscapes. Therefore this criteria based	✓		

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		policy in the UDP is in compliance.			
<b>Chapter 4 – Pollution and Risk</b>					
<b>PR1</b>	Air Quality	Para 124 of the NPPF requires planning policies to sustain compliance with EU limit values or national objectives for pollutants. The UDP policy accords to these high level principles.	✓		
<b>PR2</b>	Noise Nuisance	Para 123 of the NPPF refers to avoiding, mitigating or reducing noise arising from new development. The NPPF guidance does not go as far as refusing development which contains a new noise source, but the UDP policy is felt to comply with the NPPF.	✓		
<b>PR3</b>	Odour Nuisance	Para 120 requires that policies ensure that new development is appropriate to its location, to prevent unacceptable risks from pollution. Policy PR3 therefore complies.	✓		
<b>PR4</b>	Light Pollution and Nuisance	Para 125 of the NPPF requires planning policies to limit the impact of light pollution on local amenity. Policy PR4 complies.	✓		
<b>PR5</b>	Water Quality	One of the Core Planning Principles is that planning should contribute to conserving and enhancing the natural environment and reducing pollution. The UDP policy therefore complies with this principle.	✓		
<b>PR6</b>	Land Quality	The NPPF does not include a great number of references to contaminated land or contamination. However, as described above under PR5, reducing pollution is one of the Core Planning Principles and therefore this UDP policy regarding contamination of soil or sub-soil complies with the NPPF.	✓		

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PR7	Development Near to Established Pollution Sources	Policy PR7 accords with the principles of para 123 of the NPPF (with specific reference to noise pollution) which recognises that development will often create some noise pollution and that such development should not have unreasonable restrictions put on them because of changes in nearby uses.	✓		
PR8	Noise Sensitive Developments	Policy PR8 accords with the principles of para 123 of the NPPF which recognises that development will often create some noise and that such development should not have unreasonable restrictions put on them because of changes in nearby uses.	✓		
PR9	Development within the Liverpool Airport Public Safety Zone	Detailed matters such as proposals for development in close proximity to airports are not included in the NPPF, as this is subject to separate legislation and controlled by the Civil Aviation Authority. However the inclusion of policies PR9 and PR10 accords with para 172.	✓		
PR10	Development within the Liverpool Airport Height Restriction Zone		✓		
PR11	Development of Sites Designated under the Control of Major Hazards (Planning) Regulations 1999 (COMAH)	Para 172 concerns public safety from major accidents, stating that planning policies should be based on up-to-date information and on the mitigation of the consequences. By responding to the hazardous installations in the Borough through planning policy, the UDP policy adheres to the advice in the NPPF.	✓		
PR12	Development on Land Surrounding COMAH Sites		✓		
PR13	Vacant and Derelict Land	N/A - Policy not "saved" in 2008			
PR14	Contaminated Land	Para 109 relates to remediating and mitigating contaminated land. Policy PR14 relates to the detailed requirements necessary in the development of	✓		

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		contaminated land and as such accords with the aims of the NPPF.			
PR15	Groundwater	One of the Core Planning Principles is that planning should contribute to conserving and enhancing the natural environment and reducing pollution. Para 143 also refers to impact on the flow and quantity of groundwater from mineral development. The UDP policy therefore complies with these principles.	✓		
PR16	Development and Flood Risk	Guidance on Flood Risk is provided in the Technical Guidance accompanying NPPF. <b>The UDP policy does not refer to the Flood Zones designated by the Environment Agency (Zones 1-3) and the varying probability of flooding in these areas. Neither does it refer to the sequential or exception tests and it does not detail the vulnerability classification of different land uses. The UDP policy is therefore deemed to be out of date and the guidance in the NPPF and particularly the associated Technical Guidance should prevail.</b>			✓
<b>Chapter 5 – Minerals and Waste</b>					
MW1	All Minerals and Waste Management Developments	This policy is an all-encompassing policy which seeks to ensure that mineral and waste development do not have an adverse effect on assets of value to the Borough or on amenity. As such, elements of this policy are picked up throughout the NPPF and its Technical Guidance, and the policy can be seen to be in broad conformity. Planning	✓		

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		application requirements for waste management developments are detailed in the Joint Waste Local Plan.			
<b>MW2</b>	Requirements for all Applications	Detailed requirements to accompany planning applications for minerals operations and for waste facilities are not contained in the NPPF. However the UDP policy seeks to assess the long and short term environmental effects of the proposal, which accords with the policies in Section 11 of the NPPF regarding conserving and enhancing the natural environment.	✓		
<b>MW3</b>	Requirements for all Waste Management Applications	To be replaced by Joint Waste Local Plan		-	
<b>MW4</b>	Aggregate Minerals	This policy can be seen to accord with para 145 of the NPPF which deals with planning for aggregates.	✓		
<b>MW5</b>	Protection of Mineral resources	To be replaced by Core Strategy		-	
<b>MW6</b>	Aftercare	This policy accords with the approach advocated in the final bullet of para 145 regarding reclaiming worked land and the aftercare of mineral sites. The Aftercare of Waste landfill sites is a matter dealt with in the Joint Waste Local Plan.	✓		
<b>MW7</b>	Waste Recycling and Collection Facilities	To be replaced by Joint Waste Local Plan		-	
<b>MW8</b>	Aerobic Composting Facilities	To be replaced by Joint Waste Local Plan		-	
<b>MW9</b>	Anaerobic Digestion Facilities	To be replaced by Joint Waste Local Plan		-	
<b>MW10</b>	Wastewater and Sewage Treatment Facilities	To be replaced by Joint Waste Local Plan		-	
<b>MW11</b>	Extensions to Wastewater Treatment Facilities	To be replaced by Joint Waste Local Plan		-	
<b>MW12</b>	Recycling and Household Waste	To be replaced by Joint Waste Local Plan		-	



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	Centres				
<b>MW13</b>	Energy Recovery	To be replaced by Joint Waste Local Plan		-	
<b>MW14</b>	Incineration	To be replaced by Joint Waste Local Plan		-	
<b>MW15</b>	Landfill/Landrising of Non-inert Wastes	To be replaced by Joint Waste Local Plan		-	
<b>MW16</b>	Landfill/Landrising of Inert Wastes	To be replaced by Joint Waste Local Plan		-	
<b>MW17</b>	Waste Minimisation and Recycling	To be replaced by Joint Waste Local Plan		-	
<b>MW18</b>	Energy from Non-fossil Sources	This policy complies with para 97 of the NPPF as it sets out a positive strategy to promote energy from renewable and low carbon sources.	✓		
<b>Chapter 6 - Transport</b>					
<b>TP1</b>	Public Transport Provision as Part of New Development	Whilst standards for public transport provision are not detailed in the NPPF, the UDP policy broadly accords with para 34 which states that developments which generate significant movement should be located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. Para 35 is also relevant as it states that plans should protect and exploit opportunities for the use of sustainable transport modes, particularly by having access to high quality public transport facilities. The UDP policy is therefore felt to comply with the NPPF.	✓		
<b>TP2</b>	Existing Public Transport Facilities	This policy aligns with para 34 which states that plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods of people.	✓		
<b>TP3</b>	Disused Public Transport Facilities	These policies directly align with para 41 of	✓		

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<b>TP4</b>	New Public Transport Facilities	the NPPF regarding the protection of sites and routes that could be critical in developing infrastructure to widen transport choice. The future protection of these locations will be reassessed in the Site Allocations and Development Management Local Plan.	✓		
<b>TP5</b>	Taxi Ranks and Offices	The NPPF does not provide guidance on detailed matters such as proposals for taxicab offices or ranks. However the policy accords with other sections in the NPPF regarding good design (para 17), protection of amenity and limiting the impact of light (para 125) and noise pollution (para 123).	✓		
<b>TP6</b>	Cycle Provision as Part of New Development	Para 35 refers to giving priority to pedestrian and cycle movements, and ensuring that development have access to high quality public transport facilities. As such the UDP policy which sets out requirements for the above can be seen to conform with the NPPF.	✓		
<b>TP7</b>	Pedestrian Provision as Part of New Development	Para 35 states that developments should be designed to create safe and secure layouts which minimise conflicts between traffic and pedestrians. Therefore the UDP policy accords with these principles.	✓		
<b>TP8</b>	Pedestrian Improvement Schemes	This UDP policy seeks to secure improvements for pedestrians in specific areas of the Borough and therefore aligns with the objectives of para 35 as discussed under policy TP7.	✓		
<b>TP9</b>	The Greenway Network	Para 75 states that policies should protect and enhance public rights of way and	✓		

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		access. It also states that opportunities should be sought to provide better facilities for users. Therefore policy TP7 complies with these aims.			
TP10	The Trans-Pennine Trail and Mersey Way	This policy refers to a specific example of a public right of way and as such its aims accord with para 75 of the NPPF.	✓		
TP11	Road Schemes	No reference is made to road schemes in the NPPF. However, a number of the schemes will improve access for pedestrians and cyclists and make it easier for people to use public transport. It can be seen to broadly align with para 35 of the NPPF.	✓		
TP12	Car Parking	Policy TP12 sets maximum parking standards as detailed in Appendix 1 of the UDP. However there is no longer a requirement in the NPPF to set maximum parking standards for major non-residential uses, but this does not preclude LPA's from doing so. Para 39 of the NPPF refers to the considerations if local parking standards are to be set. The parking standards in the UDP were consistent with the previous advice in PPG13 and in RPG13 for the North West. <b>Whilst the Council is justified in setting maximum parking standards, they could benefit from being reviewed as part of the revisions to Development Management policies.</b>		✓	
TP13	Freight	By identifying sites for freight transfer facilities, the UDP policy is consistent with para 31. Reference to use of nearby railways and waterways for freight movements aligns with para 35 regarding accommodating the	✓		

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		efficient delivery of goods and supplies.			
TP14	Transport Assessments	By requiring a transport assessment for development that will have significant transport implications, the UDP policy is consistent with the advice in para 32.	✓		
TP15	Accessibility to New Development	Para 32 of the NPPF states that plans and decisions should take account of whether improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Policy TP15 has the same aims and is therefore fully compliant with the NPPF.	✓		
TP16	Green Travel Plans	By requiring Green Travel Plans for new development meeting the criteria listed in the UDP policy (including those which will generate significant amounts of movement), the policy is consistent with para 36 of the NPPF.	✓		
TP17	Safe Travel for all	These policies are viewed to be consistent with paras 32 and 35 of the NPPF which state that development should be located and designed to create safe and secure layouts which minimise conflicts between traffic and cyclists/pedestrians.	✓		
TP18	Traffic Management		✓		
TP19	Air Quality	Para 124 of the NPPF requires planning policies to sustain compliance with EU limit values or national objectives for pollutants. The UDP policy therefore accords to these high level principles.	✓		
TP20	Liverpool Airport	To be replaced by Core Strategy		-	
<b>Chapter 7 – Leisure, Tourism and Community Facilities</b>					
LTC1	Developments of Major Leisure	By encouraging leisure and community	✓		

Policy Ref	Policy Title	Comments on conformity with NPPF	Compliant	Partially Compliant	Not Compliant
	and Community Facilities within Designated Shopping Centres	facilities to locate in the Borough's town centres, the policy accords with para 23 of the NPPF in pursuing policies to support their viability and vitality.			
LTC2	Developments of Major Leisure and Community Facilities on the Edge of Designated Shopping Centres	These policies largely accord with paras 24 and 26 of the NPPF which state that the next preference after town centre locations is edge of centre locations, and finally, out of centre sites. The UDP policies also states that the proposal should be within easy walking distance of public transport facilities/accessible by a choice of means of transport and the main shopping areas, and this complies with the NPPF advice that preference should be given to accessible sites that are well connected to the town centre. The UDP policies also accord with national policy as it requires the impact of the proposed leisure development on the vitality and viability of the town centres to be assessed.		✓	
LTC3	Development of Major Leisure and Community Facilities in Out-of-Centre locations	<p>However, the requirement included in both UDP policies to demonstrate the need for the leisure development was deleted in a review of the previous PPS and has not been re-instated in the NPPF, and therefore this part of the UDP policy no longer applies.</p>		✓	
LTC4	Development of Local Leisure and Community Facilities	Para 70 of the NPPF requires planning policies to plan positively for the provision of community facilities and other local services to enhance the sustainability of communities and residential environments. This para also	✓		

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		goes on to state that planning policies should ensure an integrated approach to considering the location of housing and community facilities and services. The UDP policy which encourages local leisure and community facilities in town or neighbourhood centres, and in primarily residential areas, subject to their effect on the vitality and viability of centres and residential amenity therefore complies.			
LTC5	Protection of Community Facilities	Para 70 of the NPPF requires planning policies to guard against the unnecessary loss of valued community facilities and services, which is the same aim as this UDP policy.	✓		
LTC6	Children's Day Care Provision	Whilst the NPPF does not provide guidance on the location of children's day care provision, para 70 of the NPPF requires planning policies to plan positively for the provision of community facilities and other local services to enhance the sustainability of communities and residential environments.	✓		
LTC7	The Proposed Halton Arts and Cultural Centre Site	N/A - Policy not "saved" in 2008			
LTC8	Protection of Tourism Attractions	The NPPF does not cover detailed matters such as the protection of tourist attractions. However, as with LTC5 above, para 70 of the NPPF requires planning policies to guard against the unnecessary loss of valued community facilities and services, which is the same aim as this UDP policy.	✓		
LTC9	Tourism Development	Tourism does not feature prominently in the NPPF, however para 28 states that plans should support sustainable rural tourism, to	✓		

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		which parts b and d of the UDP policy relate. Para 23 of the NPPF relates to the promotion of tourism uses in town centres, to which parts a and c partly relate. The promotion of large scale tourist accommodation and conference facilities in town centre locations accords with the NPPF.			
LTC10	Water Based Recreation	This policy promoting water based recreation (subject to a number of criteria) accords with the Section 8 of the NPPF: Promoting healthy communities. The caveats to this policy align with the core planning principles of the NPPF.	✓		
<b>Chapter 8 – Shopping and Town Centres</b>					
TC1	Retail and Leisure Allocations	This policy sets out retail and leisure allocations and therefore accords with para 23 which states that LPAs should allocate a range of suitable sites (including appropriate edge of centre sites) to meet the scale and type of retail and leisure development needed in town centres.	✓		
TC2	Retail Development to the Edge of Designated Shopping Centres	This policy largely accords with paras 24 and 26 of the NPPF which state that the next preference after town centre locations is edge of centre locations. The UDP policies also states that the proposal should be within easy walking distance of public transport facilities/accessible by a choice of means of transport and the main shopping areas, and this complies with the NPPF advice that preference should be given to accessible sites that are well connected to the town centre. The UDP policies also accord with		✓	

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		<p>national policy as it requires the impact of the proposed retail development on the vitality and viability of the town centres to be assessed.</p> <p><b>However, the requirement to demonstrate the 'need' test for the retail development was deleted in a review of the previous PPS and has not been re-instated in the NPPF, and therefore this part of the UDP policy no longer applies.</b></p>			
TC3	Warrington Road/Eastern Widnes Bypass Site	This policy allocates a specific site in Widnes for bulky goods retail warehousing/leisure and therefore accords with para 23 which states that LPAs should allocate a range of suitable sites to meet the scale and type of retail and leisure development needed in town centres.	✓		
TC4	Retail Development within Designated Shopping Centres	This policy which states that retail proposals in Primary Shopping Areas and designated local centres should be approved, provided they contribute to a centre's vitality and viability accords with para 32 which states that Local Plans should recognise town centres as the heart of their communities.	✓		
TC5	Design of Retail Development	This policy which promotes good design in retail development can be seen to accord with section 7 of the NPPF which is entitled: "Requiring good design".	✓		
TC6	Out of Centre Retail Development	This policy largely accords with paras 24 and 26 of the NPPF which state that the next preference after town centre locations is edge of centre locations. The UDP policies		✓	



Policy Ref	Policy Title	Comments on conformity with NPPF	Compliant	Partially Compliant	Not Compliant
		<p>also states that the proposal should be within easy walking distance of public transport facilities/accessible by a choice of means of transport and the main shopping areas, and this complies with the NPPF advice that preference should be given to accessible sites that are well connected to the town centre. The UDP policies also accord with national policy as it requires the impact of the proposed retail development on the vitality and viability of the town centres to be assessed.</p> <p><b>However, the requirement to demonstrate the 'need' test for the retail development was deleted in a review of the previous PPS and has not been re-instated in the NPPF, and therefore this part of the UDP policy no longer applies.</b></p>			
TC7	Existing Small Scale Local Shopping Facilities Outside Defined Shopping Centres	This policy seeks to protect local shopping facilities outside of defined shopping centres and can therefore be seen to comply with para 70 which refers to guarding against the unnecessary loss of valued facilities and services.	✓		
TC8	Non-retail uses within Primary and Secondary Shopping Areas	This policy seeks to limit the number and concentration of non-retail uses in the Secondary Shopping Areas of the Borough's main Town Centres. Whilst guidance on matters such as this is not detailed in the NPPF, the policy broadly conforms with the advice in para 23 of the NPPF which states that LPAs should promote competitive town	✓		

Policy Ref	Policy Title	Comments on conformity with NPPF	Compliant	Partially Compliant	Not Compliant
		centres that provide customer choice and a diverse retail offer. The UDP policy also makes an allowance for residential development (subject to the requirements of the policy) which accords with the advice of the NPPF that residential can play an important role in ensuring the vitality of centres.			
TC9	Non-retail uses within Neighbourhood Centres	For the same reasons as for TC8 above, this policy can be seen to conform to the advice of the NPPF. By setting out the specific neighbourhood centres where conversion to residential use will be permitted, the policy also aligns with the specific advice regarding town centres that are in decline and planning positively for their future.	✓		
TC10	Runcorn Town Centre Mixed Uses Area	This policy promotes the full range of town centre uses within the Runcorn Town Centre Mixed Uses Area and therefore conforms with the aims of para 23.	✓		
TC11	Food and Drink Outlets	Proposals for food and drink outlets are not the subject of specific guidance in the NPPF as they are classed as a main town centre use (a change to the Use Classes Order which occurred since the adoption of the UDP). However the UDP policy can be seen to accord with the wider principles in the NPPF in relation to good design (section 7), pedestrian safety (para 35) and odour pollution (para 120).	✓		
<b>Chapter 9 - Housing</b>					
H1	Provision for New Housing	Policy H1 allocates sites for housing in	✓		

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		accordance with policy S18 to a rate of 330 units per annum (to be replaced by the Core Strategy). As such it meets one of the aims of para 157 which is to allocate sites to promote development and flexible use of land. By stating that development on brownfield land will be permitted, the policy also accords with one of the Core planning principles to encourage the effective use of land.			
<b>H2</b>	Design and Density of New Residential Development	To be replaced by Core Strategy	-		
<b>H3</b>	Provision of Recreational Greenspace	Para 73 relates to access to high quality open spaces. It states that policies should be based on robust and up-to-date assessment of need and opportunities for new provision. Such an assessment underpins the methodology for this policy which sets standards for the provision of greenspace in the Borough.	✓		
<b>H4</b>	Sheltered Housing	This policy accords with para 50 of the NPPF which states that LPAs should plan for a mix of housing, reflecting the needs of different groups in the community.	✓		
<b>H5</b>	Gypsy Sites	To be replaced by Core Strategy	-		
<b>H6</b>	House Extensions	This policy relates well to para 58 of the NPPF regarding the quality of development.	✓		
<b>H7</b>	Conversions to Flats	The NPPF does not include any specific advice on the conversion of dwelling houses. However, by allowing the sub-division of dwellings, the policy allows for a mix of housing to respond to the needs of different groups in the community (para 50).	✓		
<b>H8</b>	Non Dwelling House Uses	Whilst the NPPF does not refer to matters as	✓		

Policy Ref	Policy Title	Comments on conformity with NPPF	Compliant	Partially Compliant	Not Compliant
		detailed as proposals for non-dwelling houses in predominantly residential areas, the principles of the policy accord with para 58 regarding the quality of development.			
<b>Chapter 10 - Employment</b>					
E1	Local and Regional Employment Land Allocations	This policy allocates sites for employment purposes and therefore accords with para 157 which states that Local Plans should allocate sites to promote development. By making Regional Employment Land Allocations, the policy accords with para 21 which states that LPA's should identify strategic sites for local and inward investment.	✓		
E2	Priority Employment Redevelopment Areas	This policy accords with para 21 of the NPPF which states that LPA's should identify priority areas for economic regeneration, infrastructure provision and environmental enhancement.	✓		
E3	Primarily Employment Areas	By stating that employment uses (B1, B2, B8 and sui generis industrial uses) will be permitted in the Borough's Primarily Employment Areas, the policy accords with paras 18-20 of the NPPF by securing economic growth and planning proactively. <b>It is recognised that in accordance with para 22, this designation will need to be reviewed as part of the forthcoming Site Allocations and Development Management Local Plan.</b>		✓	
E4	Complementary Services and Facilities within Primarily Employment Areas	Whilst the NPPF does not specifically refer to complementary services to employment uses, para 21 states that LPA's should	✓		

<b>Policy Ref</b>	<b>Policy Title</b>	<b>Comments on conformity with NPPF</b>	<b>Compliant</b>	<b>Partially Compliant</b>	<b>Not Compliant</b>
		facilitate flexible working practices. This policy is also deemed to accord with the thrust of para 22 which states that where there is no reasonable prospect of a site being used for allocated employment use, applications for alternative uses should be treated on their merits, with regard to the need for different land uses to support sustainable communities.			
<b>E5</b>	New Industrial and Commercial Development	This policy complements policies BE1 and BE2 and can be seen to comply with one of the Core Planning Principles detailed at para 17 regarding always seeking to secure high quality design and a good standard of amenity for all occupants.	✓		
<b>E6</b>	Daresbury Laboratories	To be replaced by Core Strategy		-	
<b>E7</b>	Ditton Strategic Rail Freight Park	To be replaced by Core Strategy		-	