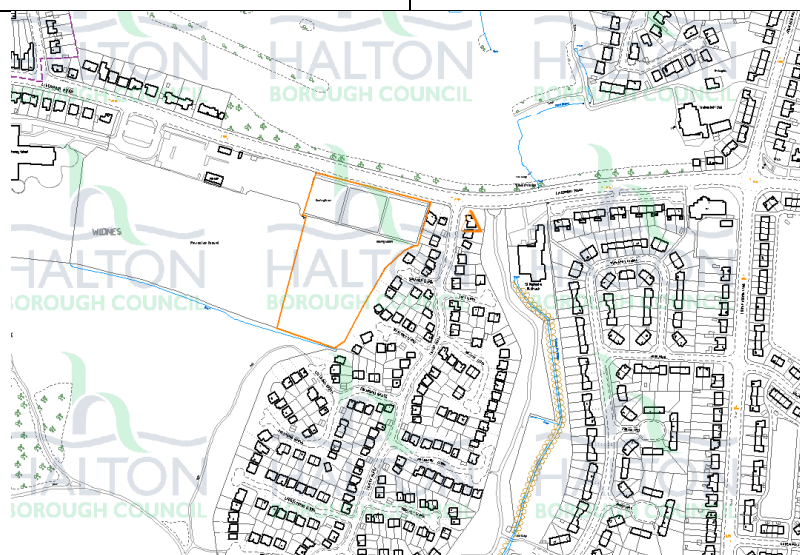


<b>APPLICATION NO:</b>	13/00397/HBCOUT
<b>LOCATION:</b>	Land at Widnes Recreation Ground, Liverpool Road, Widnes, Cheshire.
<b>PROPOSAL:</b>	Outline application, with all matters other than access reserved, for a residential development of up to 50 dwellings with access from Liverpool Road.
<b>WARD:</b>	Kingsway
<b>PARISH:</b>	None
<b>CASE OFFICER:</b>	Jeff Eaton
<b>AGENT(S) / APPLICANT(S):</b>	Mr Martin McCrimmon, Halton Borough Council, Municipal Building, Kingsway, Widnes, Cheshire, WA8 7QF.
<b>DEVELOPMENT PLAN ALLOCATION:</b>	Greenspace.  National Planning Policy Framework (2012) Halton Unitary Development Plan (2005) Halton Core Strategy (2013) Joint Merseyside and Halton Waste Local Plan (2013)
<b>DEPARTURE</b>	Yes
<b>REPRESENTATIONS:</b>	12 representations received from the publicity given to the application.
<b>KEY ISSUES:</b>	Development on a designated Greenspace, Protection of Outdoor Playing Space for Formal Sport and Recreation, Affordable Housing, Open Space, Access, Ground Contamination, Flood Risk, Biodiversity.
<b>RECOMMENDATION:</b>	Grant outline planning permission subject to conditions
<b>SITE MAP</b>	



## **1. APPLICATION SITE**

### **1.1 The Site**

The site is located on the southern side of Liverpool Road in Widnes. The site comprises of 3no disused bowling greens which are now vacant and overgrown and an area of recreation ground which was originally used as a full size football pitch but has not been included in the 2013/2014 season.

Located to the west of the site is an area of car parking, the site of the former Widnes Recreation Ground sports pavilion, a small brick building used as changing facilities and recreation fields. Located to the east of the site is a large residential development which is accessed from Liverpool Road. To the north of the site on the opposite side of Liverpool Road is Widnes Golf Course.

## **2. THE APPLICATION**

### **2.1 The Proposal**

The application seeks to establish the principle of a residential development of up to 50 dwellings with access from Liverpool Road. The only matter which is under consideration with this application is access with all matters reserved for future consideration.

### **2.2 Related Full Planning Application**

At the same time of submitting this application, a full planning application which proposes the development of a sports pavilion, floodlit multi-use games area, hard and soft landscaping and new vehicle access, in addition to the demolition of existing brick buildings, was also submitted. This relates to the land directly to the west of the application site and the application reference is 13/00396/HBCFUL.

A business plan accompanies that application and it outlines the difficulty of securing funding towards a capital sports project because of the recent economic climate. The Council would be the main funder for that development by utilising an area of land for development (this proposal) which would create funds which would, in turn, make a significant contribution to realising the project.

### **2.3 Documentation**

The planning application is supported by a Planning, Design and Access Statement, Flood Risk Assessment, Transport Assessment, Phase 1 Habitat Desk Top Survey and a Tree Survey.

## **3. POLICY CONTEXT**

### **3.1 National Planning Policy Framework**

The National Planning Policy Framework (NPPF) was published in March 2012 to set out the Government's planning policies for England and how these should be applied.

Paragraph 196 states that the planning system is plan led. Applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise, as per the requirements of legislation, but that the NPPF is a material consideration in planning decisions. Paragraph 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

### 3.2 Halton Unitary Development Plan (UDP) (2005)

The site is designated as a Greenspace in the Halton Unitary Development Plan. The following policies within the adopted Unitary Development Plan are considered to be of particular relevance;

- BE1 General Requirements for Development;
- BE2 Quality of Design;
- GE6 Protection of Designated Greenspace;
- GE8 Development within Designated Greenspace;
- GE12 Protection of Outdoor Playing Space for Formal Sport and Recreation;
- GE21 Species Protection;
- GE27 Protection of Trees and Woodlands;
- PR2 Noise Nuisance;
- PR4 Light Pollution and Nuisance;
- PR14 Contaminated Land;
- PR16 Development and Flood Risk;
- TP6 Cycle Provision as Part of New Development;
- TP12 Car Parking;
- TP14 Transport Assessments;
- H3 Provision of Recreational Greenspace.

### 3.3 Halton Core Strategy (2013)

The following policies, contained within the Core Strategy are of particular relevance:

- CS2 Presumption in Favour of Sustainable Development;
- CS12 Housing Mix;
- CS13 Affordable Housing;
- CS18 High Quality Design;
- CS19 Sustainable Development and Climate Change;
- CS23 Managing Pollution and Risk.

### 3.4 Joint Merseyside and Halton Waste Local Plan (2013)

The following policies, contained within the Joint Merseyside and Halton Waste Local Plan are of relevance:

- WM8 Waste Prevention and Resource Management;
- WM9 Sustainable Waste Management Design and Layout for New Development.

#### **4. CONSULTATIONS**

##### **4.1 Highways and Transportation Development Control**

The Highway Officer has not raised an objection to the proposed development.

Liverpool Road is one part of the Councils Quality Transport Corridors and has good public transport, walking and cycle links.

The proposed junction visibility splay of 43 metres would comply with Manual for Streets recommendations for cars travelling at 30mph.

The proposal for up to 50 dwellings is not expected to produce significant traffic movements. This would equate to a development less than quarter of the size of the adjacent Foxley Heath development.

The Transport Assessment which accompanies this application demonstrates, using TRICS data, that 23 vehicles would depart from the site in the Weekday Morning Peak. A recent Weekday Morning Peak survey at Foxley Heath by HBC employees revealed that approximately 40% of vehicles travel to the west and 60% to the east. The number of additional eastbound vehicles traveling along Liverpool road towards Widnes Town Centre in the Weekday Morning Peak would be 14 which equates to one extra car every 4 minutes. The impact on Liverpool Road queues at nearby traffic signals would therefore not be significant.

The recent Weekday Morning Peak survey at Foxley Heath by HBC employees also showed that the greatest queue from the estate was 5 vehicles (due to the position of the front car turning right this inhibited the left turners behind) the average queue was no greater than 2 vehicles.

It would be desirable if the developer gives further consideration to providing a junction layout that would seek to minimise delays for left turners. Provision of a yellow box hatching may aid the current situation.

The internal layout would be assessed at reserved matters application stage.

##### **4.2 Highways Drainage**

No objection to the proposed development. The flood risk assessment for this proposed housing development mentions a ditch at the southern boundary of the site.

The ditch flows into a 300mm diameter culvert that runs through the Foxley Heath estate. It then discharges into Steward's Brook. This ditch could be used for draining the site if suitable discharges are chosen. The Environment Agency would set any flows from the development at existing greenfield runoff rates.

#### 4.3 Environmental Health – Contaminated Land

From a review of the historical maps held by Halton BC the site appears to have remained largely undeveloped with the exception of a series of bowling greens in the north. Historically, it was common for ash and clinker, which is typically high in heavy metals and polycyclic aromatic hydrocarbons, to be imported to provide a free draining medium beneath bowling greens. No assessment of potential pollutant linkages has been submitted with the application. In light of this, and considering the sensitivity of the proposed residential end use, should planning approval be granted, a full contaminated land condition should be attached.

#### 4.4 Environmental Health - Noise

No objection to the proposed development subject to the attachment of conditions relating to a restriction on working hours and a dust management scheme.

#### 4.5 Open Spaces

There are no Tree Preservation Orders in force on this site and the area does not fall within a designated Conservation Area.

The proposal would see a significant number of trees removed from the site, however the majority of these are in poor condition or of poor form. The Tree Assessment Report recommends the retention of several groups of trees and hedgerows, which are in fact the more important vegetated areas on site. The design/layout should, if at all possible, incorporate these more important features.

#### 4.6 Cheshire Wildlife Trust

The application is accompanied by a recently undertaken Phase 1 Habitat Survey (21.10.13). The Trust recommends that this document is accepted as an accurate assessment of the current ecological content and value of the future housing site. It had one minor concern about the use of the abbreviation 'MG' on the Phase 1 map – this is not the correct code for this type of habitat, which should, according to the Handbook, be identified as B2.2 or B6. 'MG' stands for Marshy Grassland. Otherwise the conclusions appear to be appropriate. No bat surveys/roost site assessments have been undertaken but reasonable avoidance measures should be taken prior to and during the removal of any mature trees (not currently proposed under this application). This can be covered by a suitably-worded condition, should this application be recommended for approval.

No illustrative housing layout is provided but it is recommended that existing UK BAP Priority Habitat hedges and associated planting on the eastern and southern boundaries of the site are buffered with a 6-10 m. wide undeveloped zone in order to maintain connectivity for wildlife and in particular to maintain relatively unlit foraging 'edge' habitat for bats.

No objection to the proposed development subject to the attachment of conditions which would cover the following:

- A scheme for the protection of existing trees and shrubs during site clearance and construction.
- Avoidance of vegetation clearance during the active bird nesting season (March-August inclusive) and/or pre-clearance surveys by a qualified ecologist.
- A landscape scheme that specifies the use of native, local-provenance trees and shrubs.
- A scheme for additional biodiversity enhancements e.g. bird nest box and bat box provision and green trellising.
- A bat-friendly lighting scheme for the housing site.

#### 4.7 Sport England

The application complies with Sport England Policy and paragraph 74 of the National Planning Policy Framework. This being the case, Sport England does not wish to raise an objection to this application, subject to conditions being attached to the decision notice which would secure the implementation of the sports facilities being considered by 13/00396/HBCFUL prior to the commencement of development and that the use of other playing fields are not compromised during the construction phase of the development.

#### 4.8 Environment Agency

The Environment Agency has no objection in principle to the proposed development but wishes to make the following comments:-

The discharge of surface water from the proposed development is to mimic that which discharges from the existing site. If a single rate of discharge is proposed, this is to be the mean annual run-off ( $Q_{bar}$ ) from the existing undeveloped greenfield site. If surface water is to discharge to mains sewer, the water company should be contacted for confirmation of the acceptable discharge rate. The maximum discharge rate however is not to exceed the  $Q_{bar}$  rate. For discharges above the allowable rate, attenuation will be required for up to the 1% annual probability event, including allowances for climate change.

The discharge of surface water should, wherever practicable, be by Sustainable Drainage Systems (SuDS). SuDS, in the form of grassy swales, detention ponds, soakaways, permeable paving etc., can help to remove the harmful contaminants found in surface water and can help to reduce the

discharge rate. Conditions relating to surface water runoff and the management of flooding risk have been suggested.

#### 4.9 United Utilities

No objection to the proposed development. They suggest that a condition relating to surface water drainage be attached. Their observations should be attached as an informative.

#### 4.10 Cheshire Police Architectural Liaison Officer

No objection to the proposed development, however they have made some observations regarding things which they would like to be incorporated into the design. It is considered appropriate to attach those as an informative.

### 5. REPRESENTATIONS

5.1 The application has been advertised by a press advert in the Widnes & Runcorn World on 23/10/2013, site notices posted on Liverpool Road and Dundalk Road on 18/10/2013 and 324 neighbour notification letters sent on 18/10/2013.

5.2 Twelve representations have been received from the publicity given to the application. The observations raised are both positive and negative in nature and are summarised below:

- The proposal would bring more traffic to an already very busy road.
- HBC have allowed the recreation fields and bowling greens to deteriorate.
- The recreation fields are for the enjoyment of ex ICI workers and pensioners and the public in general.
- HBC should sell playing fields off on Lowerhouse Lane or Dundalk Road if capital needs to be raised as it would cope with traffic quite easily.
- There is not suitable bowling green provision in Widnes.
- There is a glut of new homes being built all over Widnes.
- The proposal would result in the overlooking of existing residential properties.
- The proposal would have an adverse effect on the value of surrounding residential properties and also affect saleability.
- Would the properties be for sale on the private market?
- The proposed pathway from Spenser Close is not supported and could not be delivered.
- The land is Green Belt and should not be built on.
- Increased risk of flooding in the area.
- Increased noise and light pollution.

- The proposal would have a detrimental impact on local wildlife.

## **6. ASSESSMENT**

### **6.1 Development on a designated Greenspace and the Protection of Outdoor Playing Space for Formal Sport and Recreation**

Paragraph 74 of the National Planning Policy Framework sets out the national planning policy in relation to open spaces and sports and recreational buildings and is set out below.

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

In terms of local policy, within Policy GE6 of the Halton Unitary Development Plan, there is a presumption against development within a designated greenspace unless it is ancillary to the enjoyment of the greenspace. There are exceptions set out in the policy where the loss of amenity land is adequately compensated for.

The supporting information states that the development of this site for residential purposes seeks to fund the improvements to the overall amenity of the greenspace through the provision of a new Sports Pavilion and a Multi-Use Games Area which are currently under consideration by application 13/00396/HBCFUL.

Policy GE12 of the Halton Unitary Development Plan outlines the presumption against the loss of outdoor playing space for formal sport and recreation. This proposal would result in the loss of 13,700sqm of outdoor playing space. There are exceptions set out in the policy with one of the exceptions being that a carefully quantified documented assessment of current and future needs for the school/educational establishment or local community, has demonstrated that there is an excess of playing field provision and the site has no special significance to the interests of sport.

The supporting statement seeks to justify this proposal on the basis that the draft Playing Pitch Strategy demonstrates each pitch on Widnes Recreation Site has significant spare capacity and that pitches remain unallocated. The applicant proposes qualitative pitch improvements to address the additional capacity needs to be built into each pitch to secure adequate provision up until 2017.



With regard to the loss of 3no bowling greens, information is provided with the application to demonstrate that they are surplus to requirements.

Sport England has been working with the Council on the production of a Playing Pitch Strategy (PPS) which is almost complete. The findings demonstrate that for this site and in this area, juniors playing on inappropriately sized pitches is creating the theoretical deficit in the numbers of junior pitches available shown in the PPS. The PPS also shows there is sufficient quantity of playing field, including a strategic reserve, to maintain a demand and supply equilibrium until 2017. For that reason the PPS action plan recommends reconfiguration of pitches with some qualitative improvements to drainage in order to ensure there is sufficient capacity in each pitch to sustain matchplay and training.

It is clear that a replacement quantity of playing field would provide no additional benefits. The Recreation Ground cannot be extended and replacement provision of the 7,000sqm elsewhere, within the area, would result in an isolated single pitch with supporting infrastructure. The additional qualitative improvements derived from the proposed pitch improvements, a new 10 team changing room pavilion, and MUGA would provide sporting benefits that outweigh the need to provide a quantitative replacement.

The loss of part of the playing field for housing to enable these improvements is not ideal, and is not a course of action Sport England would normally support. However, the PPS clearly shows there will be no adverse impact on existing or future pitch provision (including the bowling greens) and that the sporting benefits from the site improvements clearly outweigh the loss of playing field.

To conclude, it is considered that the supporting information with the proposed development has justified that the loss of amenity land would be adequately compensated for from the pitch improvements, a new 10 team changing room pavilion, and MUGA proposed. A condition which secures that the improvements to the playing fields and implementation of the sports facilities prior to the commencement of the residential development is considered reasonable. The proposal is considered to be compliant with both paragraph 74 of the National Planning Policy Framework and Policy GE6 of the Halton Unitary Development Plan.

With regard to the loss of outdoor playing space for formal sport and recreation, the supporting information demonstrates that there is sufficient quantity of playing field, including a strategic reserve, to maintain a demand and supply equilibrium until 2017. The qualitative pitch improvements proposed should be secured by condition. The proposal is considered to be compliant with both paragraph 74 of the National Planning Policy Framework and Policy GE12 of the Halton Unitary Development Plan.

## 6.2 Principle of Residential Development

Based on the above considerations set out in Paragraph 6.1, the proposed development on a designated greenspace which would result in the loss of amenity land would be adequately compensated for from the pitch improvements, a new 10 team changing room pavilion, and MUGA proposed. It also demonstrates that there is sufficient quantity of playing field, including a strategic reserve, to maintain a demand and supply equilibrium until 2017.

It is considered that the site is located in a sustainable location within the urban area, and would be sympathetic to surrounding land uses.

The sports application for the adjacent site (13/00396/HBCFUL) includes a floodlit Multi-Use Games Area and that proposal demonstrates that this would not have a significantly detrimental impact on the amenity of any future residents on this site.

The principle of developing the site for residential purposes is considered to be acceptable.

## 6.3 Affordable Housing

Policy CS13 of the Halton Core Strategy Local Plan states that affordable housing units will be provided , in perpetuity, on schemes including 10 or more dwellings (net gain) or 0.33 hectares or greater for residential purposes. There is an exception within this policy where it can be demonstrated that the affordable housing contribution would make the development unviable.

This is an outline application which seeks permission for locating up to 50 dwellings on the site and the above policy is relevant. As explained earlier in this report, the purpose of this application is to create funds which would be a significant contribution in realising the Sports Pavilion development currently under consideration by planning application 13/00396/HBC.

If the Local Planning Authority were to seek affordable housing on this site, this would have an impact on the funds which this site would generate to realise the Sports Pavilion development and would compromise the viability of the scheme.

In terms of maintaining the viability of the scheme, the requirement of affordable housing would likely result in a larger parcel of land needing to be developed to generate the funds required.

The delivery of the Sports Pavilion development is important to the borough and can currently be justified in policy terms as is set out in paragraph 6.1.

The loss of further amenity land is not desirable and would require further justification to satisfy the requirements of Policies GE6 and GE12 of the Halton Unitary Development Plan and paragraph 74 of the National Planning Policy Framework. For these reasons, an affordable housing contribution is not being sought in this instance and this would be compliant with Policy CS 13 of the Halton Core Strategy Local Plan.

#### 6.4 Open Space

The requirements for provision of recreational greenspace within new residential developments is set out in Policy H3 of the Halton Unitary Development Plan.

Exceptions to the provisions of this policy will be made where it can be demonstrated that existing provision in the vicinity exceeds the minimum requirements set out in the policy. The application site is located directly adjacent to a designated greenspace which would provide access to a number of facilities for play including the new Multi-Use Games Area which is being proposed by application 13/00396/HBCFUL. It is therefore considered that adequate playing space is available in the locality to meet the demand generated by the new development compliant with Policy H3 of the Halton Unitary Development Plan.

#### 6.5 Access

Access is the only matter under consideration with this application. The application is seeking to demonstrate that the proposed access which would serve up to 50 dwellings would be acceptable.

Liverpool Road is one of the Councils Quality Transport Corridors and has good public transport, walking and cycle links.

The proposed junction visibility splay of 43 metres would comply with Manual for Streets recommendations for cars travelling at 30mph.

The proposal for up to 50 dwellings is not expected to produce significant traffic movements. This would equate to a development less than quarter of the size of the adjacent Foxley Heath development.

The Transport Assessment which accompanies this application demonstrates, using TRICS data, that 23 vehicles would depart from the site in the Weekday Morning Peak. A recent Weekday Morning Peak survey at Foxley Heath by HBC employees revealed that approximately 40% of vehicles travel to the west and 60% to the east. The number of additional eastbound vehicles traveling along Liverpool road towards Widnes Town Centre in the Weekday Morning Peak would be 14 which equates to one extra car every 4 minutes. The impact on Liverpool Road queues at traffic signals would therefore not be significant.

The recent Weekday Morning Peak survey at Foxley Heath by HBC employees also showed that the greatest queue from the estate was 5 vehicles (due to the position of the front car turning right this inhibited the left turners behind) the average queue was no greater than 2 vehicles.

The proposed access is considered to be acceptable from a highway perspective compliant with Policies BE1, TP6 & TP12 of the Halton Unitary Development Plan.

#### 6.6 Layout

Layout is reserved for future consideration. There is no longer a requirement to provide an indicative layout to accompany an outline planning application. The application seeks to gain permission for a residential development of up to 50 dwellings which would equate to the site being developed at a density of up to 34.7 dwellings per hectare which is considered achievable. A suitable layout for the site is something which would need to be demonstrated through a reserved matters application.

#### 6.7 Scale

Scale is reserved for future consideration. There is no longer a requirement to provide scale parameters with an outline planning application, however the planning, design and access statement does indicate that the site would be suitable for a mix of dwellings consisting of two and two and a half storey houses. This is something which would be considered as part of a reserved matters application.

#### 6.8 Appearance

Appearance is reserved for future consideration. This is something which would be considered as part of a reserved matters application.

#### 6.9 Landscaping

Landscaping is reserved for future consideration. Some observations in this regard have been made by the Council's Open Spaces Officer and Cheshire Wildlife Trust which may inform a future layout / landscaping scheme and it is considered to attach these observations as an informative. Landscaping would be considered as part of a reserved matters application.

#### 6.10 Ground Contamination

The Contaminated Land Officer has not raised an objection to the proposed development subject to the attachment of a full contaminated land condition to ensure that any ground contamination is dealt with appropriately to ensure compliance with Policy PR14 of the Halton Unitary Development Plan.

#### 6.11 Flood Risk

The application is accompanied by a Flood Risk Assessment (FRA) as the proposed development is located on a site which is greater than 1ha in area in Flood Zone 1. This has been reviewed by the Environment Agency and it has not raised an objection to the proposed development subject to the attachment of conditions relating to surface water runoff and the management of flooding risk. The proposal is considered to be compliant with Policy PR16 of the Halton Unitary Development Plan and Policy CS14 of the Halton Core Strategy Local Plan.

#### 6.12 Biodiversity

The application is accompanied by a recently undertaken Phase 1 Habitat Survey (21.10.13). It is recommended that this document is accepted as an accurate assessment of the current ecological content and value of the future housing site. Cheshire Wildlife Trust has not raised an objection to the proposed development subject to the attachment of a number of conditions on the basis that it would not cause unacceptable harm to a species of flora or fauna protected under national or international legislation or its habitat.

Based on the above, it is considered that the proposal is compliant with Policy GE21 of the Halton Unitary Development Plan.

#### 6.13 Issues raised in representations not addressed above

The current condition of the recreation fields and bowling greens is not a reason why this application should be refused.

The value of designated Greenspaces for the public in general is a consideration in any application which proposes development on a designated site. The relevant consideration is set out in paragraph 6.1.

With regard to playing fields off Lowerhouse Lane or Dundalk Road being sold instead of this site as they would cope with the traffic quite easily, this application has to be considered on its own merits.

A refusal of this application on the basis of oversupply of housing could not be sustained.

With regard to the proposal having an adverse effect on property values and affecting saleability, the planning system does not exist to protect the private rights of one individual against another and this issue is not material to the determination of this application.

Who would reside in the proposed dwellings and tenure are not issues which are material to the determination of the application.

It is acknowledged that a pathway from Spenser Close could only be achieved if the land in question were in the developer's ownership or control.

The site is not located in the Green Belt but is a designated Greenspace with the relevant considerations set out in paragraph 6.1.

## **7. CONCLUSIONS**

In conclusion, the proposal has justified the loss of part of the designated Greenspace as it would provide significant funding for pitch improvements, a new 10 team changing room pavilion, and proposed MUGA all of which are considered to be adequate compensation.

With regard to the loss of outdoor playing space for formal sport and recreation, the supporting information demonstrates that there is sufficient quantity of playing field, including a strategic reserve, to maintain a demand and supply equilibrium until 2017.

The site is located in a sustainable location within the urban area, and would be sympathetic to surrounding land uses.

Access is the only matter under consideration with this application.

The proposed junction visibility splay of 43 metres would comply with Manual for Streets recommendations for cars travelling at 30mph.

Locating up to 50 dwellings on this site is not expected to produce significant traffic movements. The Transport Assessment which accompanies this application demonstrates that the impact on Liverpool Road queues at traffic signals would not be significant.

The principle of developing the site for residential purposes is considered to be acceptable.

The application is recommended for approval subject to conditions.

## **8. RECOMMENDATIONS**

Grant planning permission subject to conditions.

## **9. CONDITIONS**

1. Time Limit – Outline Permission.
2. Submission of Reserved Matters.
3. Development Parameters.
4. Site Levels (Policy BE1)
5. Facing Materials to be Agreed (Policies BE1 and BE2)
6. Breeding Birds Protection – (Policy GE21)
7. Tree Protection – (Policy BE1)
8. Hours of Construction – (Policy BE1)
9. Dust Suppression During Construction – (Policy BE1)

10. Construction Management Plan (Highways) – (Policy BE1)
11. Visibility Splay (Vehicles) – (Policy BE1)
12. Provision of Parking (No Details) – (Policy BE1)
13. Biodiversity Enhancements – (Policy GE21)
14. Bat Friendly Lighting Scheme – (Policy GE 21)
15. Surface Water Run Off – (Policy PR16)
16. Managing Flood Risk – (Policy PR16)
17. Ground Contamination - (Policy PR14)
18. Securing the Implementation of the Sports Facilities – (Policy GE6)
19. Playing Field Protection – Construction Phase – (Policy GE6)

#### Informatives

1. Tree Assessment Report Informative
2. Landscaping Informative
3. United Utilities Informative

### **10. SUSTAINABILITY STATEMENT**

As required by:

- Paragraph 186 – 187 of the National Planning Policy Framework;
- The Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012; and
- The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2012.

This statement confirms that the local planning authority has worked proactively with the applicant to secure developments that improve the economic, social and environmental conditions of Halton.