

# **APPENDIX B**

Halton Borough Council

## **SCHEDULE OF MAIN MODIFICATIONS (TO BE SUBJECT TO PUBLIC CONSULTATION) TOGETHER WITH PRE-SUBMISSION AND POST INITIAL HEARING SESSION MINOR CHANGES**

Halton Core Strategy Local Plan  
Post Submission Changes Document

June 2012

Operational Director  
Policy, Planning and Transportation  
Halton Borough Council  
Municipal Building  
Kingsway  
Widnes  
WA8 7QF

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## 1.0 Introduction

1.1 This document sets out a schedule of all changes proposed to be made to the Halton Core Strategy Revised Proposed Submission Document (May 2011). All changes are shown as follows:

- [Blue underline to show text to be inserted](#)
- ~~Red strike through to show text to be deleted~~

1.2 There are three types of changes contained within this schedule:

- **Main Modification** (prefix MM)

These are changes that are necessary to make the plan sound. They largely arose through the Examination Hearing sessions held at the end of 2011. The Council has written to the Inspector (Examination Documents Ref: HBC5<sup>1</sup> and HBC7<sup>2</sup>) making a request under Section 20(7C) of the Planning and Compulsory Purchase Act, for the Inspector to recommend these main modifications be made to the Halton Core Strategy.

Public consultation on these changes is required as they cover soundness issues. Sustainability Appraisal and Habitats Regulations Assessment have been carried out on these proposed changes. These assessments are available to view on the Council's website as part of the public consultation.

- **Minor Post Submission Change** (prefix MC)

These are largely consequential changes to the supporting text of policies which are subject to Main Modifications. In addition to this type of amendment, changes have also arisen from the publication of the National Planning Policy Framework<sup>3</sup> in March 2012, and the concurrent cancellation of the majority of Planning Policy Guidance and Statements.

Such changes are felt to be minor in nature, and do not affect the policy direction of the plan or introduce new requirements for development.

- **Submission Change** (prefix SM)

These are changes previously detailed in the Schedule of Minor Changes (Submission Document Ref: CS4<sup>4</sup>) which was submitted to the Secretary of State / Inspector for consideration alongside the Core Strategy. For completeness and ease of reference, these changes have been reproduced within this updated schedule, so that all proposed changes to the Revised Proposed Submission Core Strategy can be read together.

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<sup>1</sup> HBC (2012) Main Modifications

[http://www3.halton.gov.uk/Inl/pages/86821/86836/89285/151961/170894/cxletter\\_27Jan.pdf](http://www3.halton.gov.uk/Inl/pages/86821/86836/89285/151961/170894/cxletter_27Jan.pdf)

<sup>2</sup> HBC (2012) Further Main Modification – Daresbury Station

[http://www3.halton.gov.uk/Inl/pages/86821/86836/89285/151961/170894/Letter\\_to\\_Insp\\_re\\_Daresbury\\_station\\_2012-05-04th.pdf](http://www3.halton.gov.uk/Inl/pages/86821/86836/89285/151961/170894/Letter_to_Insp_re_Daresbury_station_2012-05-04th.pdf)

<sup>3</sup> CLG (2012) National Planning Policy Framework

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>4</sup> HBC (2011) Schedule of Minor Changes

[http://www3.halton.gov.uk/Inl/pages/86821/86836/89285/167788/CS4\\_Schedule\\_of\\_Minor\\_Changes\\_\(September\\_2011\).pdf](http://www3.halton.gov.uk/Inl/pages/86821/86836/89285/167788/CS4_Schedule_of_Minor_Changes_(September_2011).pdf)

Alongside typographical/grammatical amendments and factual updates, changes arising from representations made during the last consultation period in May – June 2011, where the Council agrees that the change proposed would improve the Halton Core Strategy, have also been included. These are detailed as follows in the “Reason for Change” column:

- **In response to representation received (Peel Holdings – 00859/00002/001).**

Such changes are felt to be minor in nature, and do not affect the policy direction of the plan or introduce new requirements for development.

- 1.3 The body of this report is set out to follow the order of the Halton Core Strategy document, with the changes proposed shown for each section of the document, from the Foreword, through to the Glossary at Appendix 5.

How to make representations on these changes

**[TO BE ADDED TO PUBLICATION VERSION]**

## CHANGES THROUGHOUT THE DOCUMENT

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change
Minor post submission change <b>MCI</b>	All Headers	HALTON CORE STRATEGY <u>LOCAL PLAN</u> <del>REVISED PROPOSED</del> <u>POST SUBMISSION CHANGES</u>	

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## FOREWORD / CONTENTS

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change
Submission Change <b>SM1</b>	1 <sup>st</sup> Paragraph	Welcome to Halton Borough Council's Core Strategy which will play a crucial role in shaping the spatial development of Halton <del>up</del> to 2028 <a href="#">and beyond</a> .	To clarify position.
Submission Change <b>SM2</b>	Contents / Appendices	Appendix 2 Town <a href="#">and District Centre</a> Boundaries	To clarify the status of the maps and update title of the appendix.
Submission Change <b>SM3</b>	Contents / Figures	Figure 3 Halton Borough <del>Council</del>	
Submission Change <b>SM4</b>	Contents / Figures	Figure 15 SFRA Level <del>+2</del> Flood Risk Areas	Updated position.
Submission Change <b>SM5</b>	Contents / Table	1 Distribution of Identified Development Potential <a href="#">as at April 2010</a>	To provide further detail.
Submission Change <b>SM6</b>	Contents / Table	2 <del>Projected</del> <a href="#">Anticipated</a> Distribution of Development / Development Land <a href="#">2010</a> to 2028	To provide further detail.
Minor post submission change <b>MCI</b>	Foreword	The Core Strategy sets out in 'Halton's Story of Place' how the Borough has developed over time and introduces the Borough's characteristics, including the issues and challenges that the Borough now faces and those likely to have an impact and drive further change during the period to 2028 <a href="#">and beyond</a> .	Minor amendment

## INTRODUCTION

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change
Submission Change <b>SM1</b>	1.1	...and be used to guide development and determine planning applications over the <del>next 15</del> coming years to 2028.	Wording amendment.
Submission Change <b>SM2</b>	1.3	...and ultimately peoples' quality of life.	Typo.
Submission Change <b>SM3</b>	1.4	...community involvement <del>o</del> in the Core Strategy...	Typo.
Submission Change <b>SM4</b>	1.6	...work was progressed on the Preferred Options for <del>the</del> Spatial Development...	Typo.
Submission Change <b>SM5</b>	1.12	...following the plans of the <del>new</del> Coalition Government...	Updating position.
Submission Change <b>SM6</b>	1.12	...National Planning <del>Policy</del> Framework...	Updating position.
Submission Change <b>SM7</b>	Figure 1	<a href="#">Deletion of Developer Contributions DPD from LDF diagram</a>	Updating position.
Submission Change <b>SM8</b>	Insert new para after 1.15	<a href="#">Additionally, the Atlantic Gateway<sup>1</sup> also informs the regional context. The Atlantic Gateway is a framework for collaboration between the Manchester and Liverpool City Regions which will help to unlock their full sustainable economic growth potential.</a>  <a href="#"><sup>2</sup>NWDA (2010) Atlantic Gateway: Accelerating Growth across the Manchester and Liverpool City Regions – Framework for a Global Growth Opportunity</a>	<b>In response to representation received (Peel Holdings – 00859/0002/001).</b>
Submission Change <b>SM9</b>	1.16	...and <del>the City of</del> Liverpool...	Wording amendment.
Submission Change <b>SM10</b>	1.16	These aims <del>are to be</del> <a href="#">have been</a> formalised through the...	Updating position.
Submission Change <b>SM11</b>	1.18	...has a close relationship to Halton's <del>SCS</del> <a href="#">Sustainable Community Strategy (SCS)</a> which outlines...	Inclusion of full acronym.
Submission Change <b>SM12</b>	1.18	<sup>4</sup> HBC (2010) Halton's Sustainable Community Strategy 2011-2026	Typo.
Submission Change <b>SM13</b>	1.19	...the Halton Strategic Partnership has <del>prioritising</del> <a href="#">prioritised</a> three areas of focus...	Typo.

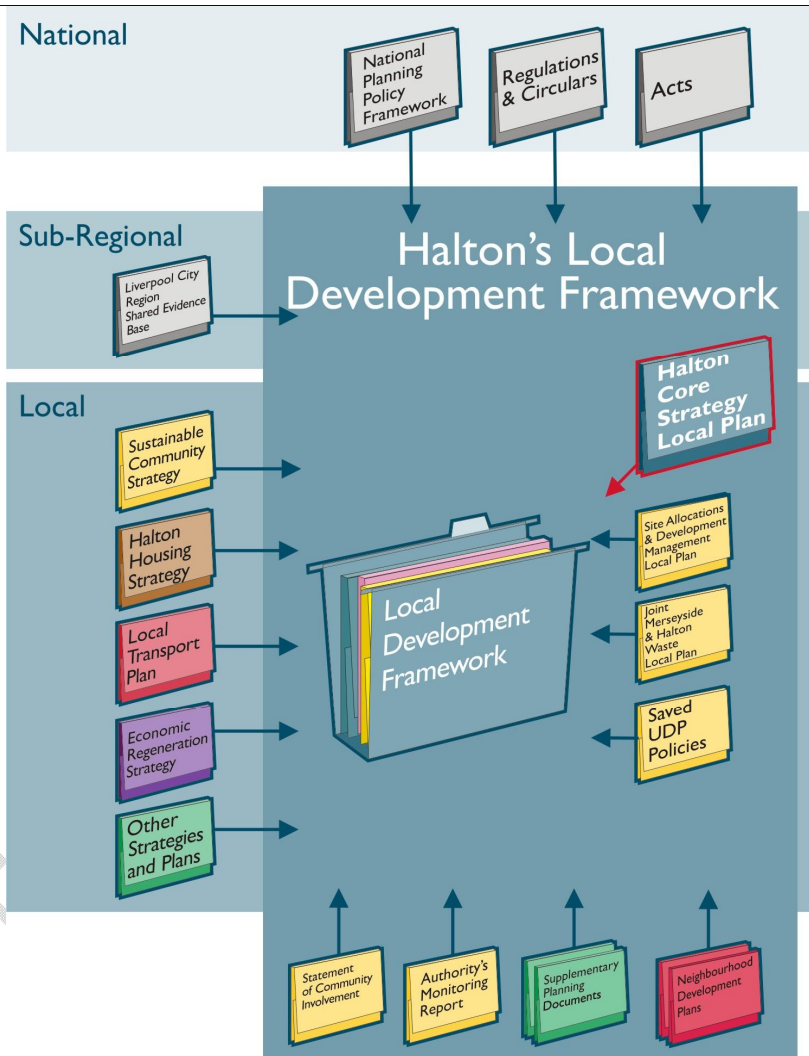
Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change
Submission Change <b>SM14</b>	1.20	...the Halton Local Transport Plan (LTP) <sup>5</sup> ...  <sup>5</sup> HBC (2011) Halton Local Transport Plan 3	Document referencing.
Submission Change <b>SM15</b>	1.21 C) Habitats Regulations Assessment (HRA)	Assesses the potential effects of the plan on sites designated <a href="#">for the habitats and species they support</a> as important at European Level.	Clarification.
Minor post submission change <b>MC1</b>	1.1	...and be used to guide development and determine planning applications over the coming years, to 2028 <a href="#">and beyond</a> .	Minor amend
Minor post submission change <b>MC2</b>	1.5	The Issues Paper began by introducing the <b>new</b> plan making system and what the meaning and purpose of 'spatial planning' was.	Update
Minor post submission change <b>MC3</b>	1.6	From the Issues and Options stage, work was progressed on the Preferred Options for the <b>S</b> patial <b>D</b> development of the Borough.	Minor amend
Minor post submission change <b>MC4</b>	1.7	Subsequent to the Preferred Options stage, full consideration was given to the comments received, and further work <b>has been was</b> undertaken with key stakeholders, neighbouring authorities and delivery partners regarding key sites and supporting infrastructure.	Update
Minor post submission change <b>MC5</b>	1.8	The Proposed Submission Document was published for an 8 week period of public consultation between 29 <sup>th</sup> November 2010 and 24 <sup>th</sup> January 2011 for representations to be made. Due to a number of representations received, it was considered prudent to address a number of key issues raised. As such, a further consultation period of six weeks <b>has was been</b> programmed to consult on changes in the Revised Proposed Submission Document. <a href="#">This further consultation took place between 13th May and 24th June 2011. After the public consultation had closed and the representations were analysed, the Halton Core Strategy was submitted to the Secretary of State to commence the examination into the soundness of the document on 22nd September 2011. The examination hearing sessions were held in November and December</a>	Update to text re. most recent public consultation.



		<a href="#">2011</a> . Further consultation on the modifications arising from the hearing sessions took place in summer 2012.	
Minor post submission change <b>MC6</b>	1.9	<del>Subsequent to the public consultation on the Revised Proposed Submission Document the Core Strategy will be submitted to the Secretary of State for independent examination before the Council can formally adopt the plan.</del>	Text no longer relevant.
Minor post submission change <b>MC7</b>	1.10	National planning policies are <del>currently</del> set out in the form of <del>Planning Policy Statements (PPSs) and Guidance (PPGs)</del> <a href="#">the National Planning Policy Framework (NPPF)</a> <del>1</del> and the accompanying technical guidance <del>2</del> . <del>These PPSs and PPGs</del> This establishes high-level planning principles <a href="#">for England</a> and requirements for the <del>LDF</del> <a href="#">planning system</a> , covering a <a href="#">the full</a> range of <a href="#">land use</a> topics from sustainable development, to the historic environment, to flood risk. <a href="#">The only exceptions to this being national planning policy for gypsies, travellers and travelling showpeople which has its own standalone advice</a> <del>3</del> , <a href="#">national planning policy for waste</a> <del>4</del> and selected <a href="#">Minerals Planning Guidance</a> . The NPPF provides the policy basis for local Councils to produce their own local plans which respond to the specific needs of their communities. National policy statements on topics relating to strategic infrastructure such as Energy, Transport and Water also form part of the overall framework and are <a href="#">a material consideration in determining planning applications</a> . The Core Strategy must conform with, but not repeat national planning policy, unless it is essential in order to provide a coherent set of policies.	Update to text as NPPF was published in March 2012, replacing existing PPS/PPGs.

Minor post submission change  
**MC8**

Figure 1:  
Indicative Core  
Strategy Policy  
Context



Updated diagram to reflect change in National planning policy, deletion of regional tier of planning policy and amendment to terminology for Development Plan documents.

Minor post

1.12

~~Although the overall direction and approach to national planning policy is unlikely to~~

Text no longer relevant as NPPF was

submission change <b>MC9</b>		<del>change, it is anticipated, following the plans of the new Coalition Government, that there will be moves to streamline current national planning policy into a wider, less detailed, National Planning Policy Framework. This will be taken into consideration when preparing future LDF documents and policies.</del>	published in March 2012.  N.B. This also supersedes Changes 5 and 6 under the Introduction as proposed in the Schedule of Minor Changes document (Submission Document: CS4).
Minor post submission change <b>MC10</b>	1.14	Once RSS is abolished, the Core Strategy will no longer have a statutory obligation to conform to previous regional targets and policy. <u>As such, policy content in the Core Strategy which relies on policies within the RSS may be subject to review after the Regional Strategies are formally revoked.</u>	To align with amendments to text elsewhere in the Core Strategy.
Minor post submission change <b>MC11</b>	1.15	In order to provide a strategic outlook for the region, the 'Future North West: Our Shared Priorities document' <sup>3</sup> <del>has been</del> <u>was produced prior to the decision to abolish the regional tier of planning policy.</u> The <u>Future North West</u> document sets out four overarching themes...	Update
Minor post submission change <b>MC12</b>	1.18	At the local level, Halton's LDF consists of <u>Local Plans Development Plan Documents (DPDs)</u> and Supplementary Planning Documents (SPDs) in addition to a number of process documents, including the Statement of Community Involvement and the <u>Annual Authority's</u> Monitoring Report. The LDF also includes the Saved Policies of the Halton UDP, which will eventually be replaced by policies in <u>Halton's DPDs Local Plans</u> and SPDs.	New terminology for planning policy documents, introduced through Localism Act, NPPF and Local Planning Regulations 2012
Minor post submission change <b>MC13</b>	Supporting Documents Table	<b>C) Habitats Regulations Assessment (HRA)</b> Assesses the potential effects of the plan on sites designated for the habitats and species they support as important at the European Level. The process is split into three distinct phases with the first screening stage completed as part of the Core Strategy Preferred Options and the latter two stages, termed Appropriate Assessment, completed as part of <u>all subsequent stages</u> <del>the Proposed Submission Document</del> . The Appropriate Assessment assesses the likely effects of the plan on the integrity of designated European wildlife sites and the identification of mitigation measures or alternative solutions, where appropriate.  The Appropriate Assessment reports <u>have published alongside the Core Strategy Proposed Submission Document</u> <del>has</del> been subject to consultation with the Statutory Consultees including Natural England and the Countryside Council for Wales (CCW). The <u>policy</u> amendments required through this process have been included within the	Update to text

		<del>Revised Proposed Submission version of the</del> Core Strategy.	
Minor post submission change <b>MC14</b>	Supporting Documents Table	<b>D) Statement of Consultation</b> Summarises consultation undertaken <del>so far</del> <u>throughout the production of the plan</u> and highlights how this has been taken into account in the development of the Core Strategy.	Update
Minor post submission change <b>MC15</b>	Supporting Documents Table	<b>G) LDF Evidence Base</b> Sets out a comprehensive list of all the pieces of research <del>of</del> <u>and</u> publications which underpin Halton's Core Strategy and the wider Local Development Framework (LDF).	Minor amend

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## STORY OF PLACE

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change
Submission Change <b>SM1</b>	2.2	Home to <del>118,700</del> 119,300' people...  ' ONS (2009/2010) Mid-Year Population Estimates	Updating position.
Submission Change <b>SM2</b>	Figure 3	Halton Borough <del>Council</del>	Wording amendment.
Submission Change <b>SM3</b>	2.11	...the eastern by-pass ( <del>A557</del> A568 Watkinson Way)...	Typo.
Submission Change <b>SM4</b>	2.15	...linked by a busway system on a segregated carriageway and the all purpose Expressway which <u>was intended to</u> forms a unique 'figure of eight' around the town.	The 'figure of eight' was never actually finished – the A56 is not part of it.
Submission Change <b>SM5</b>	2.25	The population of the Borough, currently <del>118,700</del> 119,300...	Updating position. Subsequently superseded by additional minor change
Submission Change <b>SM6</b>	2.35	...and is likely to increase in the current <del>recessionary period</del> <u>economic climate</u> .	Wording amendment.
Submission Change <b>SM7</b>	2.38	Redevelopment of ICI's <u>former</u> headquarters...	Updating position.
Submission Change <b>SM8</b>	2.41	...including ten <del>e</del> Conservation <del>a</del> Areas, seven <del>s</del> Scheduled <del>m</del> Monuments and...	Typo.
Submission Change <b>SM9</b>	2.48	Liverpool John Lennon Airport is located adjacent to Halton Borough Council's western boundary within Liverpool City Council's <u>authority</u>	Wording amendment.
Submission Change <b>SM10</b>	2.49	Travel patterns show that <u>a total of</u> 13.8% of commuting flows to Halton are by residents within the Liverpool City Region Local <u>Authorities</u> , however, the largest <u>individual</u> flow by <u>Local Authority</u> is by residents of Warrington (9.7%).	To give clarification.
Submission Change <b>SM11</b>	2.55 (second bullet)	Tackle issues of deprivation and health for the Borough's residents;	Typo.
Submission Change <b>SM12</b>	2.55 (sixth bullet)	Support the Borough's economic growth sectors including science and technology, and logistics and distribution;	Typo.
Submission Change <b>SM13</b>	2.55 (ninth bullet)	Protect, enhance and, where appropriate, expand the Borough's green infrastructure network <del>for its intrinsic value, recreational opportunities and for the added benefits of improving health and well-being of the Borough's communities;</del>	To bring text in line with other bullets in this section.

Minor post submission change <b>MC1</b>	2.13	After a brief spell as a spa resort, Runcorn's modern growth can be traced to the opening of the Bridgewater <del>canal</del> <a href="#">Canal</a> in 1761	Minor grammatical correction
Minor post submission change <b>MC2</b>	2.15	As a result the New Town comprises a number of distinct neighbourhoods, each with an individual identity emphasised in individual architectural forms linked by a busway system on a segregated carriageway and the all-purpose Expressway which <del>was</del> <a href="#">intended to form</a> a unique 'figure of eight' around the town.	Minor factual correction
Minor post submission change <b>MC3</b>	2.25 and accompanying footnote	Halton's resident population has, after a significant period of population decline, started to experience a reverse in the trend with modest growth projection. The population of the Borough, <del>currently 118,700</del> <a href="#">estimated to be 119,600 in 2010</a> , is projected to increase by around <del>5,200</del> <a href="#">9,600</a> , to <del>123,900</del> <a href="#">129,200</a> by the end of the plan period (2028) <sup>12</sup> .  <a href="#">5 ONS 2010 Based Sub-national Population Projections</a> <del>56 ONS (2008) 2010 Based</del> Subnational Population Projections	Minor factual update Supersedes previous minor change SM5 above
Minor post submission change <b>MC4</b>	2.26 and accompanying footnote	As such the population structure is ageing with the numbers aged over 65+ projected to increase by some <del>50</del> 59%, growing by some <del>9,800</del> <a href="#">10,200</a> from <del>16,900 in 2008</del> <a href="#">17,300 in 2010</a> to <a href="#">27,500</a> in 2028 <sup>11</sup> . This ageing population will create additional demand for care services and for adapted or specialist housing.  <a href="#">7 ONS 2010 Based Sub-national Population Projections</a> <del>78 CLG (2010) The English Indices of Deprivation</del>	Minor factual update
Minor post submission change <b>MC5</b>	2.35	In terms of economic activity, Halton displays issues of worklessness and unemployment. The economic activity rate, which shows the percentage of economically active people of working age, for Halton (74.4%) is below both the North West (74.7%) and Great Britain (76.3%) <sup>14</sup> . The <del>current</del> Job Seekers Allowance claimant rate in Halton <del>in 2011</del> is 5.5%; this is greater than the North West rate (4.2%) and the national rate (3.7%) <sup>15</sup> , and is likely to increase in the current <del>recessionary period</del> <a href="#">economic climate</a> .	Minor wording amendment to aid clarity (including Submission Change SM5 above)
Minor post submission change <b>MC6</b>	2.48	Liverpool John Lennon Airport is located adjacent to Halton Borough Council's western boundary within Liverpool City Council's <a href="#">administrative area</a> .	Minor wording amendment

Minor post submission change <b>MC7</b>	2.49	Travel patterns show that a total of 13.8% of commuting flows to Halton are by residents within the Liverpool City Region <a href="#">local authorities</a> , however, the largest individual flow <del>is</del> by <a href="#">local authority area is by</a> residents of Warrington (9.7%) <sup>19</sup> .	Minor wording amendments (incorporating Submission Minor Change SM9 above)
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## VISION AND STRATEGIC OBJECTIVES

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change
Submission Change <b>SM1</b>	3.6	The Borough's economy has been strengthened by the expansion of key employment areas at Daresbury <a href="#">Strategic Site</a> , 3MG, Mersey Gateway Port and Widnes Waterfront...	<b>In response to representation received (National Trust - 00634/00004/002)</b>
Minor post submission change <b>MCI</b>	3.12	Maintain and enhance Halton's town, <a href="#">district</a> and local centres to create high quality retail and leisure areas that meet the needs of the local community, and positively contribute to the image of the Borough	Minor addition to aid clarity
Minor post submission change <b>MC2</b>	Spatial Policies Section Divider	Core Strategy <del>Revised Proposed Post</del> Submission <a href="#">Changes</a> Document	Revised document title



## CSI: HALTON'S SPATIAL STRATEGY

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change
Submission Change <b>SM1</b>	4.1	The Spatial Strategy flows from the Vision for Halton. It expresses how we will achieve what we want to deliver over the plan period,...	Full stop missing.
Submission Change <b>SM2</b>	Policy wording Point (2)	Important green infrastructure within the urban area will be protected from detrimental development to ensure its value, both individually and as part of a network, is retained.	Comma missing.
Submission Change <b>SM3</b>	Policy wording Point (3)	In addition, the land supply position may warrant a <del>general</del> <a href="#">strategic</a> review of Green Belt boundaries to serve development needs arising in Widnes and Hale prior to 2028.	To be consistent with CS3 and CS6.
Submission Change <b>SM4</b>	Policy wording Point (3)	<a href="#">More detail regarding the Borough's Green Belt is set out in CS6.</a>	To be consistent with other sections within this policy.
Submission Change <b>SM5</b>	Table 1	See extract below for changes proposed to Table 1	To add clarity to terminology used
Submission Change <b>SM6</b>	4.7	This demonstrates that almost three quarters of the potential housing supply identified lies south of the river, with previously identified land accounting for only <del>38</del> <a href="#">39</a> % of the potential total.	Typo.
Submission Change <b>SM7</b>	Table 2	See extract below for changes proposed to Table 2	To add in totals and percentages for predicted employment land split between Runcorn and Widnes.
Submission Change <b>SM8</b>	4.12	...and its importance and continued expansion is supported by the <del>shadow</del> Liverpool City Region Local Enterprise Partnership who secured Regional Growth Fund monies in 2011 to further enhance its connectivity and capacity.	Updating position.
Submission Change <b>SM9</b>	4.13	Evidence from Halton's Retail and Leisure Study suggests that there is potential to expand the <del>bulky goods</del> <a href="#">retail warehousing</a> ...	To align with policy CS5.
Submission Change <b>SM10</b>	4.20	Within the East Runcorn Key Area of Change, <a href="#">part of</a> the Daresbury area is being allocated as a Strategic Site...	For clarification.
Submission Change <b>SM11</b>	4.20	Alongside the expansion of the employment offer, a new residential community is also being promoted at Daresbury <a href="#">Strategic Site</a> , which will not only...	<b>In response to representation received (National Trust - 00634/0004/002)</b>
Submission Change <b>SM12</b>	4.22	Halton's <del>existing</del> network of green infrastructure will continue <a href="#">and expand, where appropriate</a> , to serve the leisure and recreation needs of the population and support the Borough's biodiversity.	To be in compliance with CS21.

Minor post submission change <b>MCI</b>	4.1	The Spatial Strategy sets out how Halton will change over the coming years; where change will happen, when it will happen and how <del>this is to</del> <u>it will</u> be delivered.	Minor wording amendment.
<b>MAIN MODIFICATION MMI</b>	Policy wording	To achieve the Vision for Halton to 2028, new development should deliver: <ul style="list-style-type: none"> <li>• <u>A minimum of 9,000</u> <del>9,930</del> net additional dwellings</li> </ul>	To align with policy CS3 and conform with RSS policy L4 which states that the annual average figures are not absolute targets and may be exceeded.  To take account of the 930 unit backlog accrued against the RSS target between 2003-2010.
<b>MAIN MODIFICATION MM2</b>	Policy wording	<ul style="list-style-type: none"> <li>• Approximately <del>295</del> <u>313</u> ha (gross) of land for employment purposes</li> </ul>	Consequential amendment following changes to overall employment land provision figure in CS4.
Minor post submission change <b>MC2</b>	Policy wording Point 1	<p>The four areas are:</p> <ul style="list-style-type: none"> <li>a) <u>3MG, (Ditton) in Widnes,</u></li> <li>b) <u>South Widnes,</u></li> <li>c) <u>West Runcorn,</u></li> </ul> <p><u>Involving the</u> <del>(a) R</del>egeneration of previously developed (brownfield) land within the existing urban area as Key Areas of Change <del>at</del></p> <ul style="list-style-type: none"> <li>• <del>3MG (Ditton), in Widnes</del></li> <li>• <del>South Widnes</del></li> <li>• <del>West Runcorn;</del> and</li> </ul> <ul style="list-style-type: none"> <li>d) <u>East Runcorn</u></li> </ul> <p><u>Delivering G</u>reenfield expansion <del>involving including</del> the completion of the proposals for Runcorn New Town and further extension <u>to the east</u> of Runcorn <del>as a Key Area of Change at:</del></p> <ul style="list-style-type: none"> <li>• <del>East Runcorn</del></li> </ul> <p>This specific Key Area of Change includes the <u>allocation designation</u> of a Strategic Site encompassing Daresbury Science and Innovation Campus and Daresbury Park.</p>	<p>First part of policy reordered to give greater focus to the Key Areas of Change.</p> <p>Specifying that the Strategic Site is an allocation.</p>

<b>MAIN MODIFICATION MMIa</b>	Policy wording Point 3	<p><del>In-addition T</del>he housing land supply position <del>indicates that may-warrant</del> a <del>general partial</del> review of Green Belt boundaries to serve <del>the</del> development needs <del>arising in of</del> Widnes and Hale <del>will be required in the early part of the plan period prior to 2028</del>. <del>Additionally, A</del>n area of search for a possible minor amendment of the Green Belt boundary is proposed in the west of the Borough to facilitate the planned runway extension at Liverpool John Lennon Airport.</p> <p><u>More detail regarding Halton's Green Belt is set out in CS6.</u>  <u>Specific proposals relating to Liverpool John Lennon Airport are set out in CS17.</u></p>	<p>To specify that a Green Belt Review is required in the early part of the plan period due to limited land supply in Widnes/Hale.</p> <p><i>N.B. This incorporates/amends Changes 3&amp;4 under policy CS1 as proposed in the Schedule of Minor Changes document (Submission Document: CS4).</i></p>
<b>MAIN MODIFICATION MMIb</b>	4.2	Development over the plan period <del>will predominantly be should</del> focused on renewing Halton's urban landscape through the re-use of previously developed (brownfield) land, including derelict sites and those with a history of contamination particularly at South Widnes and West Runcorn.	To maintain the focus on
Minor post submission change <b>MC3</b>	4.3	Despite the priority to renew and improve the Borough's urban landscape through new development, it is apparent <del>through the evidence base</del> that not all future development can be delivered on brownfield land. Despite the Borough's strong record for bringing brownfield land back into use, much of the remaining previously developed land is highly constrained through contamination or other factors which affect development viability, <del>therefore</del> reducing the <del>realistic</del> amount of brownfield land which can <del>realistically</del> be brought back into beneficial use. At 2010, there <del>are were</del> no further housing renewal programmes, such as that nearing completion at Castlefields (Runcorn), which are planned to take place within the lifetime of the Core Strategy. In addition to the limitations on the re-use of brownfield land, development opportunities in the Borough are constrained (particularly in Widnes) by tightly defined Green Belt boundaries, limited scope for infilling, coupled with the Mersey Estuary dissecting the Borough, <del>it follows that</del> there are not a wide variety of strategic options available to accommodate future growth requirements.	Minor wording updates
<b>MAIN MODIFICATION MMI d</b>	4.4	Additional last sentence: <u>However, the Examination into this Plan concluded that the land supply position was such that the preferred approach be modified to include the provision for further greenfield extension(s) to meet the needs of Widnes / Hale through an early partial Green Belt review as part of the subsequent Site Allocations DPD.</u>	Additional reference to the requirement for a Green Belt Review as a result of the Examination added to section dealing with chosen strategy for future development.
<b>MAIN MODIFICATION</b>	4.5	Additional last sentence: <u>Similarly, the housing land supply evidenced in the SHLAA 2010 (as summarised in</u>	Additional reference to need for a Green Belt Review with reference to

MMIe		<a href="#">Table I below</a> ) details that just over a quarter of the Borough's potential supply lies in Widnes/Hale. This supply is to be bolstered by the identification and release of additional land for development currently within the adopted Green Belt. The scale and location of this release will be determined in a partial Green Belt review as part of the subsequent Site Allocations DPD.	the housing land supply depicted in Table I.
MAIN MODIFICATION MMIc	Table I	Changes to Table I – see below this Schedule.	Amendment to the total housing land supply figure from the 2010 Strategic Housing Land Availability Assessment and consequential changes to the distribution of land supply across the Borough.  <i>N.B. This also incorporates Change 5 under policy CS1 as proposed in the Schedule of Minor Changes document (Submission Document: CS4).</i>
Minor post submission change MC4	4.7	For employment land there is marginally more land available in Widnes, however this supply is concentrated in a limited number of large sites forming the 3MG development, <a href="#">much of which is expected to be developed within the first five years of the plan period.</a>	Minor wording update
MAIN MODIFICATION MMI f	4.8	The Council <del>has</del> commissioned a number of research studies to quantify the demand and need for different classes of development across the Borough. <del>For housing t</del> These <del>indicate demonstrate that the provision of new demand for additional</del> housing <del>can have wider benefits than simply providing accommodation and that</del> over the plan period <del>new supply is should favour likely to be skewed to</del> Runcorn, <del>which should account for about</del> at 57% of the total with Widnes and Hale <del>accounting for accommodating the remaining 43%. Including an allowance for past take up (2003 to 2010) which saw Widnes significantly out-perform Runcorn, leaves a residual requirement for Widnes / Hale in excess of 4,000 dwellings, somewhat in excess of the identified supply (as detailed in Table I at 2010), indicating the need for additional land to be identified through a review of the adopted Green Belt.</del>	Amended references to the demand and supply between Runcorn and Widnes.
Minor post submission change MC5	4.9	The strategy identifies four <b>Key Areas of Change</b> that will be the <del>initial</del> focus for new development and where the biggest transformation of the Borough's <del>current</del> landscape <del>at 2010</del> is expected to occur.	Minor wording change to improve longevity of wording.

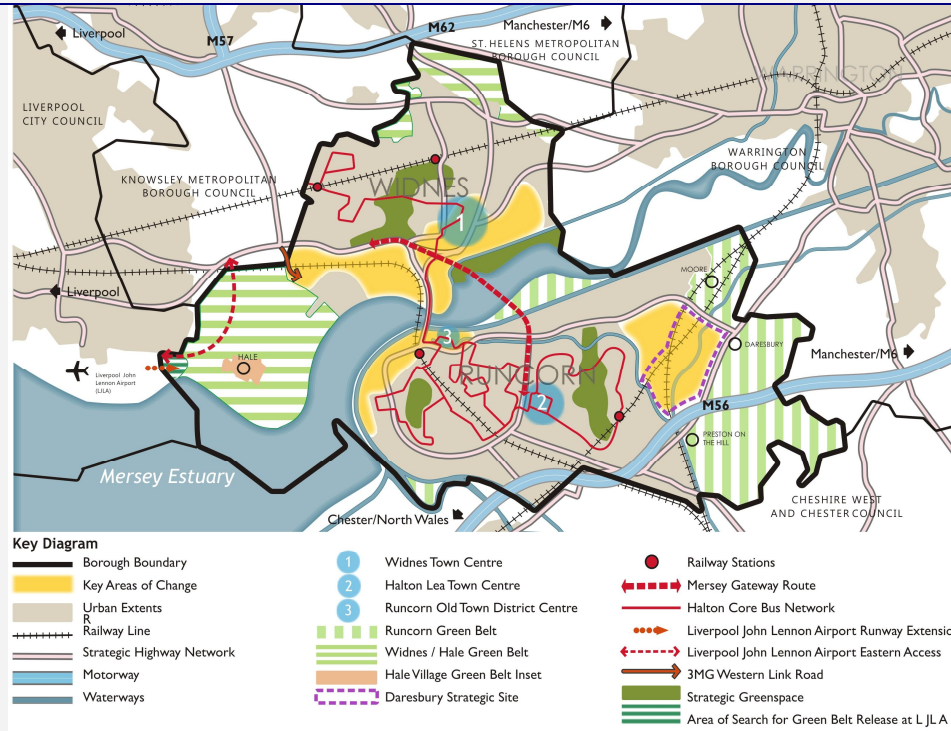
<b>MAIN MODIFICATION MMIg</b>	Table 2	Changes to Table 2 – see below this Schedule.	Amended housing and employment distribution to reflect increased policy requirements. (As a result of <b>Main Modifications MMI and MM2</b> )  <i>N.B. This also incorporates/supersedes Change 7 under policy CS1 as proposed in the Schedule of Minor Changes document (Submission Document: CS4).</i>
Minor post submission change <b>MC6</b>	4.13	Evidence from Halton’s Retail and Leisure Study <sup>1</sup> suggests that there is potential to expand the <del>bulky goods retail warehousing</del> (DIY and gardening products, furniture, carpets, electrical goods, office supplies and toys) retail offer in the town centre, hence the requirement for <u>the</u> identified level of additional floorspace.	Minor typo – missing word.  <i>N.B. Incorporates Submission change SM9 above</i>
Minor post submission change <b>MC7</b>	4.16	There is definite scope and impetus to build a complementary relationship for Runcorn Old Town with Halton Lea, centred <del>around on</del> the evening economy and cultural uses in the centre.	Minor wording change.
Minor post submission change <b>MC8</b>	4.17	Lying to the west of Runcorn Old Town centre, adjacent to <del>the Riverside College Campus and</del> recent waterside housing developments, lies <b>Runcorn Waterfront</b> a key development site anticipated to come forward for a mix of residential and commercial uses during the plan period.	Update as the College facility at Runcorn Waterfront is no longer in use.
Minor post submission change <b>MC9</b>	4.18	The realisation of this site’s potential will further strengthen and expand the Borough’s <u>growing</u> specialism in the logistics and distribution sector.	Minor wording change.
Minor post submission change <b>MC10</b>	4.20	Within the East Runcorn Key Area of Change, <del>part of</del> the <b>Daresbury</b> area is being allocated as a Strategic Site as it is a key component in Halton’s future development and will see substantial change over the lifetime of the Core Strategy. Alongside the expansion of the employment offer, a new residential community is also being promoted at Daresbury <u>Strategic Site</u> , which will not only help to meet the housing needs of the Borough’s residents, but will also connect the two existing employment areas through shared amenities and new transport routes. The residential area at Sandymoor, to the west of Daresbury, comprises approximately 147 hectares of land, of which 46 hectares have already been developed <sup>5</sup> . This comprehensive <del>re</del> development of the Sandymoor area will continue, creating a mixed and sustainable community supported by the facilities and services needed by local residents.	Minor change to remove reference to Daresbury which could be confused with Daresbury village.  <i>N.B. Incorporates submission change SM10 above</i>

Minor post submission change <b>MC11</b>	4.21	In line with the spatial priorities enshrined in national planning policy, <a href="#">the reuse of</a> previously used land and buildings <del>in</del> <a href="#">across</a> the rest of Halton are high priorities for accommodating new development.	Minor wording amendment.						
Minor post submission change <b>MC12</b>	4.22	Halton's <del>existing</del> network of green infrastructure will <del>continue</del> <a href="#">remain and be expanded where appropriate</a> , to serve the leisure and recreation needs of the population and support the Borough's biodiversity.	Minor wording change.  <i>N.B. Incorporates submission change SM12 above</i>						
<b>MAIN MODIFICATION MM1h</b>	4.23	The rural character and setting of the Borough's villages and areas of open countryside will be maintained with limits on new development. In order to achieve this, the Green Belt will continue to be <a href="#">largely</a> protected in accordance with national planning policy to prevent uncoordinated expansion of urban areas which result in the loss of strategic gaps between settlements. <del>In addition, should the</del> <a href="#">The existing housing</a> land supply within the Borough <del>warrant it</del> <a href="#">indicates that</a> a partial review of the extent of the Green Belt <del>may</del> <a href="#">will</a> be required during the plan period, <del>particularly</del> to ensure adequate land to meet development needs of the communities <del>north of the river of</del> <a href="#">Widnes/Hale</a> . <del>It is proposed that</del> <a href="#">Any</a> such a review will be undertaken <a href="#">in the early part of the Core Strategy plan period</a> as part of <del>the</del> <a href="#">a subsequent</a> <del>Site</del> Allocations DPD. <a href="#">Further detail on the future role of Halton's Green Belt is detailed in policy CS6</a> . <del>In addition, m</del> Minor changes to the Green Belt boundary at the western extent of the Borough will be considered to facilitate the proposed runway extension at Liverpool John Lennon Airport, and this issue will be addressed in a later DPD. <a href="#">Greater detail on the development of the airport is provided in policy CS17</a> .	Amendments to supporting text to specify that a Green Belt Review is required in the early part of the plan period due to limited housing land supply in Widnes/Hale.						
<b>MAIN MODIFICATION MM1i</b>	Policy Framework	<table border="1"> <tr> <td>Policy Framework</td> <td></td> </tr> <tr> <td>SA Objectives</td> <td> <a href="#">10 - Housing</a>  <a href="#">11 - Accessibility</a>  <a href="#">13 - Education</a>  <a href="#">14 - Economy</a>  <a href="#">16 - Town Centres</a> </td> </tr> <tr> <td>SA Outcome</td> <td>Overall, the SA considers this policy to be significantly positive in sustainability terms. Although the level of development set out within some of the policies could have <a href="#">significant</a> negative impacts on some environmental factors, these are sufficiently mitigated by</td> </tr> </table>	Policy Framework		SA Objectives	<a href="#">10 - Housing</a> <a href="#">11 - Accessibility</a> <a href="#">13 - Education</a> <a href="#">14 - Economy</a> <a href="#">16 - Town Centres</a>	SA Outcome	Overall, the SA considers this policy to be significantly positive in sustainability terms. Although the level of development set out within some of the policies could have <a href="#">significant</a> negative impacts on some environmental factors, these are sufficiently mitigated by	Summary of sustainability appraisal of policy amendments.
Policy Framework									
SA Objectives	<a href="#">10 - Housing</a> <a href="#">11 - Accessibility</a> <a href="#">13 - Education</a> <a href="#">14 - Economy</a> <a href="#">16 - Town Centres</a>								
SA Outcome	Overall, the SA considers this policy to be significantly positive in sustainability terms. Although the level of development set out within some of the policies could have <a href="#">significant</a> negative impacts on some environmental factors, these are sufficiently mitigated by								

other policy content.

Minor post submission change MCI3

Figure 6: Key Diagram



Green Belt notation around Widnes and Hale amended to distinguish different policy treatment (proposed Green Belt Review) from the Green Belt around Runcorn (no Green Belt review).

**Table I: Distribution of Identified Development Potential as at April 2010**

	Greenfield / Brownfield land	Potential Housing Supply (SHLAA 2010)			Identified Employment Land Supply 2010		
		Dwellings	Halton %	Area %	Ha.	Halton %	Area %
3MG	Green	--		0%	24.8		26%
	Brown	--		0%	70.0		74%
		0	0%		94.8	48%	
South Widnes	Green	--		0%	15.8		61%
	Brown	<del>876</del> 741		100%	9.9		39%
		<del>876</del> 741	8%		25.7	13%	
Widnes / Hale (ALL)	Green	1,466		<del>48%</del> 50%	40.6		32%
	Brown	<del>1,595</del> 1,460		<del>52%</del> 50%	86.8		68%
		<del>3,061</del> 2,926	27%		127.4	64%	
East Runcorn	Green	3,024		100%	49.2		100%
	Brown	--		0%	--		0%
		3,024	27%		49.2	25%	
West Runcorn	Green	75		4%	--		0%
	Brown	<del>2,058</del> 2,013		96%	0.3		100%
		<del>2,133</del> 2,088	19%		0.3	0%	
Runcorn (ALL)	Green	<del>5,409</del> 5,276		<del>66%</del> 67%	7.0		10%
	Brown	<del>2,798</del>		34%	63.4		90%



		2,653		33%			
		8,207	73%			70.4	36%
HALTON (ALL)	Green	<del>6,875</del> 6,742		<del>61%</del> 62%		47.6	24%
	Brown	<del>4,393</del> 4,113		<del>39%</del> 38%		150.2	76%
		<del>11,268</del> 11,855	100%			197.8	100%

Extract from Table 2: Anticipated Distribution of Development / Development Land 2010 to 2028

	WIDNES / HALE				RUNCORN				TOTAL
	Key Area of Change		Other *	TOTAL	Key Area of Change		Other *	TOTAL	
	3MG	South Widnes			West Runcorn	East Runcorn			
Housing (net dwelling gain)	--	400	<del>3,500</del> 3,470	<del>3,900</del> 3,870 (43%) (39%)	1,500	2,800	<del>800</del> 1,760	<del>5,100</del> 6,060 (57%) (61%)	<del>9,000</del> 9,930 (100%)
Employment (Ha)	<del>99</del> 103	<del>30</del> 54	<del>28</del> 32	<del>189</del> (61%)	<del>27</del> 26	66	<del>45</del> 32	<del>124</del> (39%)	<del>295.0</del> 313

## CS2: SUSTAINABLE DEVELOPMENT PRINCIPLES

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change
Submission Change <b>SMI</b>	5.3	As a result, the Sustainable Development Principles reflect the current social, economic and environmental needs of the Borough...	Comma missing.  N.B. Change superseded by subsequent main change
<b>MAIN MODIFICATION MM-</b>	Policy Title	<b>CS2: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT PRINCIPLES</b>	Policy title changed to reflect change to incorporate PINS 'model policy' regarding NPPF compliance
Minor post submission change <b>MCI</b>	5.1	The overall Spatial Strategy as set out in CS1 establishes the spatial distribution of future growth and development in the Borough. The <u>presumption in favour of Sustainable Development Principles</u> exists alongside the Spatial Strategy in order to ensure that <u>a positive approach is taken to development proposals, delivering</u> growth and development <u>that</u> is sustainable <u>and will</u> meeting the needs of Halton's present communities, <u>and planning whilst considering for</u> the needs of future communities over the lifetime of the Core Strategy. All development in the Borough is required to <u>comply with the National Planning Policy Framework</u> <del>contribute towards these principles</del> in order to ensure a sustainable Halton, now and in the future.	Preamble amended to reflect amended policy wording and contents for NPPF.
<b>MAIN MODIFICATION MM</b>	Policy wording	<b>Policy CS2: Presumption in Favour of Sustainable Development Principles</b>  <u>When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</u> <u>Planning applications that accord with the policies in this Local Plan<sup>1</sup> (and, where relevant, with policies in Halton's other Local Plans and neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</u>  <u>Where there are no policies relevant to the application or relevant policies are out of</u>	Deletion of previous policy wording and substitution with Planning Advisory Service (NPPF compliant) 'model policy' on presumption in favour of sustainable development

		<p>date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</p> <ul style="list-style-type: none"> <li>• <u>Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</u></li> <li>• <u>Specific policies in that Framework indicate that development should be restricted.</u></li> </ul> <p>Over the lifetime of the Halton Core Strategy, development in the Borough should:</p> <ul style="list-style-type: none"> <li>• <del>contribute towards the delivery of mixed and balanced communities;</del></li> <li>• <del>increase the quality of life for the Borough's communities, contributing to long term improvements in health and well-being, educational attainment and skill development;</del></li> <li>• <del>contribute towards a strong, stable and more competitive economy, responsive to Halton's needs and building upon Halton's strengths;</del></li> <li>• <del>be located to minimise the need to travel, increase accessibility and support sustainable transport options;</del></li> <li>• <del>regenerate and remediate Halton, bringing noticeable improvements to the Borough's urban areas and green spaces;</del></li> <li>• <del>conserve and enhance the character and quality of Halton's natural and historic environment and green infrastructure network;</del></li> <li>• <del>minimise factors which contribute to climate change and plan for the potential effects of a changing climate on the Borough's communities and environments;</del></li> <li>• <del>minimise energy and water use and make efficient use of natural resources including through sustainable waste management and maximising the re-use of recycled products; and,</del></li> <li>• <del>ensure that the infrastructure needs of the Borough are met.</del></li> </ul>	
Minor post submission change <b>MC2</b>	Policy wording Footnote	<u>The Halton Core Strategy is a Local Plan under the National Planning Policy Framework and Local Planning Regulations 2012. For the purposes of the Planning and Compulsory Purchase Act 2004, Local Plans are prescribed as Development Plan Documents.</u>	Footnote added to aid clarity between previous and new terminology.
<b>MAIN</b>	5.2	'Sustainable development' is defined as "development which meets the needs of the	Amended wording to reflect

<b>MODIFICATION MM</b>		<p>present without compromising the ability of future generations to meet their own needs”<sup>9</sup>. <u>The National Planning Policy Framework (NPPF) National guidance in the form of PPS 1: Delivering Sustainable Development<sup>2</sup> states that emphasises the three dimensions to sustainable development, these being <del>should be delivered through achieving:</del></u></p> <ul style="list-style-type: none"> <li><del>social progress which recognises the needs of everyone</del> <u>An economic role – contributing to building a strong, responsive and competitive economy;</u></li> <li><del>protection and enhancement of the environment</del> <u>A social role – supporting strong, vibrant and healthy communities; and,</u></li> <li><del>prudent use of natural resources; and</del> <u>An environmental role – contributing to protecting and enhancing our natural, built and historic environment.</u></li> <li><del>sustainable economic development.</del></li> </ul>	introduction of the NPPF and amendments to policy wording.
Minor post submission change <b>MC3</b>	Policy wording Footnote	<del>CLG (2005) Planning Policy Statement 1: Delivering Sustainable Development</del>	Footnote deleted as consequential change to deletion of reference to PPS1 in para 5.2
<b>MAIN MODIFICATION MM</b>	5.3	<p><u>The NPPF introduced the presumption in favour of sustainable development which emphasises the Government’s positive attitude to development that is sustainable, impressing on Local Planning Authorities the importance of expediting planning applications which are in conformity. The whole of the NPPF sets out the Government’s view of what sustainable development means in practical terms for the planning process. The Core Strategy (as part of Halton’s development plan) is the first reference point for those involved in the determination of planning applications. The NPPF makes it clear that local planning documents should reflect the presumption and hence the above policy fulfils this requirement. In accordance with other policies in the NPPF, it should be noted that the presumption does not apply to development where Appropriate Assessment under the Birds or Habitats Directive is required or for development proposals on land designated as a Site of Special Scientific Interest, Green Belt, Local Green Space, designated heritage assets or locations at risk of flooding or coastal erosion.</u> To achieve sustainable development across Halton a number of principles have been agreed. These sustainable development principles are informed by the Borough’s drivers of change and respond to Halton’s challenges as set out in Halton’s Story of Place. As a result the Sustainable Development Principles</p>	Amended wording to reflect introduction of the NPPF and amendments to policy wording.

		reflect the current social, economic and environmental needs of the Borough whilst building upon the aims of sustainable development at the national level.			
<b>MAIN MODIFICATION MM</b>	5.4	<p>The aims of the NPPF will be delivered through development in Halton:</p> <ul style="list-style-type: none"> <li>• <a href="#">contributing towards the delivery of mixed and balanced communities;</a></li> <li>• <a href="#">increasing the quality of life for the Borough's communities, contributing to long term improvements in health and well-being, educational attainment and skill development;</a></li> <li>• <a href="#">contributing towards a strong, stable and more competitive economy, responding to Halton's needs and building upon Halton's strengths;</a></li> <li>• <a href="#">being located to minimise the need to travel, increasing accessibility and supporting sustainable transport options;</a></li> <li>• <a href="#">regenerating and remediating Halton, bringing noticeable improvements to the Borough's urban areas and green spaces;</a></li> <li>• <a href="#">conserving and enhancing the character and quality of Halton's natural and historic environment and green infrastructure network;</a></li> <li>• <a href="#">minimising factors which contribute to climate change and plan for the potential effects of a changing climate on the Borough's communities and environments;</a></li> <li>• <a href="#">minimising energy and water use and making efficient use of natural resources including through sustainable waste management and maximising the re-use of recycled products; and,</a></li> <li>• <a href="#">ensuring that the infrastructure needs of the Borough are met.</a></li> </ul>	Amended wording to reflect introduction of the NPPF and amendments to policy wording.		
<b>MAIN MODIFICATION MM</b>	5.5	In order to achieve sustainable development in Halton over the plan period, all development <a href="#">proposals</a> , <a href="#">where appropriate</a> , will be assessed against <a href="#">the above policy and against the principles in the NPPF</a> . <a href="#">The other policies in the Core Strategy set out how the NPPF will be applied locally</a> . <a href="#">The Sustainable Development Principles are therefore integral to the delivery of the Core Strategy and are amplified throughout the plan.</a>	Amended wording to reflect introduction of the NPPF and amendments to policy wording.		
Minor post submission change <b>MC4</b>	Policy Framework	<table border="1"> <tr> <td><b>National Policy</b></td> <td><a href="#">PPS1: Delivering Sustainable Development (CLG, 2005); NPPF (Principally paras 6-16)</a>. Securing the Future (HM Gov, 2005)</td> </tr> </table>	<b>National Policy</b>	<a href="#">PPS1: Delivering Sustainable Development (CLG, 2005); NPPF (Principally paras 6-16)</a> . Securing the Future (HM Gov, 2005)	Amendment to reference updated national policy background
<b>National Policy</b>	<a href="#">PPS1: Delivering Sustainable Development (CLG, 2005); NPPF (Principally paras 6-16)</a> . Securing the Future (HM Gov, 2005)				

Minor post submission change <b>MC5</b>	Policy Framework	<table border="1"> <tr> <td data-bbox="566 268 831 363"><b>Local Evidence</b></td> <td colspan="2" data-bbox="831 268 1518 363">Halton - State of the Borough (HBC, <a href="#">2010</a> <a href="#">2011</a>)</td> </tr> </table>		<b>Local Evidence</b>	Halton - State of the Borough (HBC, <a href="#">2010</a> <a href="#">2011</a> )		Amendment to reference updated background report																				
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Exec

### CS3: HOUSING LAND SUPPLY AND LOCATIONAL PRIORITIES

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change
Submission Change <b>SM1</b>	Policy wording	<del>8000</del> <u>9,000</u> net additional new homes ( <del>net of demolitions</del> ) should be provided between 2010 and <del>2026</del> <u>2028</u> ...	<b>In response to representation received (Great Lime Holdings - 01157/00002/003)</b>  To bring the policy in line with CSI and clarify that losses due to other reasons (change of use, conversions) will be deducted from total homes constructed.  N.B.Superseded by Main Change MM##
Submission Change <b>SM2</b>	Policy wording	To ensure the efficient use of land, a minimum density <u>on individual sites</u> of 30 dwellings per hectare (dph) will be sought.	To clarify approach.
Submission Change <b>SM3</b>	6.4	The process for reaching this target is set out in the supporting document “ <u>Halton</u> Housing Topic Paper” <sup>3</sup> .  <sup>3</sup> HBC (2011) <u>Halton</u> Housing Topic Paper	Full title of supporting document.
Submission Change <b>SM4</b>	6.8	This appears sufficient to meet the Borough’s housing requirement to 2028 and potentially for a number of years of beyond, however the distribution is heavily skewed <del>to south of the river</del> <u>towards Runcorn</u> and it must ...	To add clarity.
Submission Change <b>SM5</b>	6.9	In addition to identified sites, windfall sites (not previously identified in the SHLAA as having the potential to deliver housing) and therefore not factored into <u>the</u> potential housing supply figure) continue to come forward and generate units.	Bracket in incorrect place and wording amendment.
Submission Change <b>SM6</b>	6.10	Developers are encouraged to prioritise the development of previously developed land in accordance with Policy CSI.	Full stop missing.

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change
Submission Change <b>SM7</b>	6.10	Halton has long worked in partnership with others, including the Homes and Communities Agency (and its predecessors) to pioneer new and innovative ways of tackling the Borough's particular brownfield legacy <sup>1,2</sup>  <sup>1</sup> <a href="#">HCA (2010) Halton Local Brownfield Strategy</a> <sup>2</sup> <a href="#">Arup (2010) Greenfield: Brownfield Exchange Concept</a>	Footnotes inserted to support statement.
Submission Change <b>SM8</b>	6.11	<del>Previously</del> , PPS3: Housing sets a national minimum standard for development on brownfield land of 60% <sup>1</sup> , whilst Regional Spatial Strategy for the North West (RSS) set a shared target of <del>80</del> 65% for Halton and St Helens.  <sup>1</sup> <a href="#">CLG (2011) Planning Policy Statement 3: Housing, paragraph 41</a>	Incorrect reference to national guidance and incorrect percentage from RSS.  Superseded by post submission minor change MC## (below)
Submission Change <b>SM9</b>	6.11	The Coalition Government <del>amended PPG3 in 2010 to delete this requirement and</del> has stated its intentions <del>to revoke RSS and to remove the national target for the amount of housing development that should take place on previously developed land</del> .  <sup>1</sup> <a href="#">CLG (2011) Letter to Chief Planning Officers: Planning for Growth 31 March 2011 (available at: <a href="http://www.communities.gov.uk/documents/planningandbuilding/pdf/1878047.pdf">www.communities.gov.uk/documents/planningandbuilding/pdf/1878047.pdf</a>)</a>	Incorrect reference to national guidance.
Submission Change <b>SM10</b>	6.11	Delivery over the previous 15 years has varied significantly, with a high of almost 90% of new dwellings built on brownfield land in 2008/09, compared to a low of only 8% delivered in <del>1997/98</del> <a href="#">1998/99</a> , averaging 49% over the 15 years.	Incorrect dates given.
Submission Change <b>SM11</b>	6.11	<a href="#">Delivery of housing on</a> Brownfield land <del>delivery</del> has varied over this period reflecting the focus of delivery year to year, with greenfield sites in locations such as Upton Rocks, <a href="#">Widnes</a> being balanced with urban regeneration schemes such as <a href="#">Castlefields</a> , <a href="#">Runcorn</a> .	Wording amendments and to add clarity.
Submission Change <b>SM12</b>	6.12	As discussed in the Spatial Strategy, due to the phased approach in which the <a href="#">Runcorn</a> New Town has been constructed,...	Wording amendment.
Submission Change <b>SM13</b>	6.13	This shows of the identified supply, only <del>38</del> 39% is on previously developed land.	Typo.



Minor post submission change <b>MC1</b>	6.1	Whilst the resident population has stabilised over recent years <del>and it</del> is projected to experience modest growth <del>rates</del> to 2028, <del>however</del> changing <del>demographics</del> <del>age structures,</del> <del>and housing</del> needs <del>of residents</del> <del>and decreasing size of the average household</del> has meant even faster growth in the number of households, placing pressure on Halton's current housing stock.	Minor wording changes.
<b>MAIN MODIFICATION MM3a</b>	6.2	As indicated in both Halton's Story of Place and the Spatial Strategy, over the Borough's history development has taken place in distinct waves of urban <del>expansion with large scale</del> regeneration <del>schemes</del> often involving the replacement of unsuitable New Town estates, <del>coupled with growth of the Borough onto expansion land at the edges of the urban area.</del> Whilst this pattern of development will continue to a certain extent, housing renewal projects <del>are likely to will</del> play less of a role in the future and the Borough will be more dependent on delivering housing on <del>Halton's</del> remaining greenfield sites at the periphery of the urban area. <del>In Runcorn this will be achieved by the delivery of an extension to the east of Runcorn on greenfield land within the existing settlement boundary. In Widnes and Hale the existing Green Belt boundaries are tight to the existing built-up area and any further outward expansion will necessitate a review of the Green Belt to identify additional developable and deliverable land, whilst not undermining the continued priority to regenerate the Borough's urban areas.</del>	Amendments to the introductory text to introduce the need for a Green Belt Review.
<b>MAIN MODIFICATION MM3</b>	Policy wording Point 1	<ul style="list-style-type: none"> <li>• <del>A minimum of 9,000-9,930 net additional new-homes (net of demolitions)</del> should be provided between 2010 and 2028 at an <del>minimum average</del> rate of <del>552 per annum, with the following overall distribution:</del> <ul style="list-style-type: none"> <li>• <del>Runcorn = about 6,060 dwellings</del></li> <li>• <del>Widnes = about 3,870 dwellings</del></li> <li>• <del>400 units per annum for the period Apr 2010-Mar 2015</del></li> <li>• <del>600 units per annum for the period Apr 2015-Mar 2020</del></li> <li>• <del>500 units per annum for the period Apr 2020-Mar 2028</del></li> </ul> </li> <li>• Beyond 2028, development should continue at a minimum rate of 500 units per annum (net gain) unless this is superseded by a change to policy.</li> </ul>	<p>To take account of the 930 unit backlog accrued against the RSS target between 2003-2010.</p> <p>Deletion of phasing from policy recognition that PPS3 (para 64) for housing delivery to vary within acceptable range (+/- 10-20%).</p> <p><i>N.B. Incorporates and updates schedule change SM1</i></p>
Minor post submission change <b>MC2</b>	Policy wording	Insert new title for second section of policy: <u>Potential Housing Supply</u>	Consistency with rest of policy

**Comment [AC1]:**  
**FIGURES BASED ON 43:57 SPLIT FOR DEVELOPMENT FROM 2010 WITH BACKLOG ATTRIBUTED TO RUNCORN. - PRECISE FIGURES TO BE CONFIRMED WITH INSPECTOR PRIOR TO PUBLICATION**

<b>MAIN MODIFICATION MM3b</b>	Policy wording Point 2	Delete final bullet under the New homes will be delivered a variety of sources, including: <ul style="list-style-type: none"> <li>• <del>Areas of Search within the Green Belt (subject to identification in a Strategic Green Belt Review)</del></li> </ul>	Deletion of this part of the policy as it has been superseded by the commitment to a Green Belt Review.
<b>MAIN MODIFICATION MM3c</b>	Policy wording Point 3	<ul style="list-style-type: none"> <li>• <u>A partial Green Belt Review will be necessary during the early part of the plan period to ensure a sufficient ongoing supply of deliverable development land to meet the housing requirements of the Borough's separate communities as set out in CSI and CS6</u></li> </ul>	Addition of a requirement for a partial Green Belt Review for housing land supply purposes.
Minor post submission change <b>MC3</b>	Policy wording	Final para under Potential Housing Supply: In order to deliver sites that are identified as having the potential to contribute to housing supply, are available <del>and will realistically deliver housing development</del> , specific sites will be identified in the Site Allocations <del>and Development Management DPD</del> or other applicable DPDs.	Minor wording changes.
<b>MAIN MODIFICATION MM3d</b>	Policy wording	Maintaining a 5 year supply <ul style="list-style-type: none"> <li>• <del>In accordance with the relevant annual target(s) for housing delivery, the Council will seek to maintain a 5 year supply of deliverable housing land across the Borough in accordance with Government guidance.</del></li> <li>• <del>In addition, the Council will seek to maintain a 5 year supply of deliverable housing sites to meet the identified needs of Runcorn and Widnes / Hale.</del></li> <li>• <del>If the Council is unable to identify an ongoing 5 year supply of sites for residential development, there will be a presumption in favour of the development of suitable 'windfall' sites and if necessary, the Council may undertake a Strategic Green Belt Review to inform a Site Allocations DPD in line with the provisions in Policy CS6.</del></li> </ul>	Deletion of reference to monitoring 5 year supply north and south of the river as a trigger mechanism for Green Belt Review as a commitment to a review has now been included in the policy.
<b>MAIN MODIFICATION MM3e</b>	6.3	<del>Setting a housing target</del> <u>Housing Requirement</u> The Regional Spatial Strategy (RSS) for the North West set a housing policy target for Halton of 500 <u>units (net dwelling gain)</u> per annum <del>for over</del> the period 2003 to 2021 <u>and for any period thereafter until such time as the policy is reviewed</u> <u>As highlighted in policy CS1, the Government has indicated its intention to abolish Regional Strategies, however, until such time as RSS for the North West is legally revoked, it remains part of the Development Plan and the Halton Core Strategy must be in general conformity with its provisions. In the initial RSS period to 2010, Halton had delivered a total of 2,570 units (net gain) representing a shortfall of 930 dwellings</u>	Addition of text explaining the shortfall accrued against RSS targets between 2003-2010 which has now been added into the policy requirement.

		against the RSS requirement of 3,500 (500x7 years). In order to comply with the RSS, Halton will need to deliver 9,000 dwellings (500 x 18 Years) plus the pre-existing backlog, equating to an annual average of 552 (9,930 / 18 years) dwellings (net gain).	
<b>MAIN MODIFICATION MM3f</b>	6.3	<del>Whilst this RSS remains part of the Development Plan for Halton at May 2011, the Coalition Government has indicated its intention to revoke all regional strategies with After the abolition of RSS, the role of determining an appropriate number of homes to be built within each district will falling to the local authority through the Core Strategy or Local Plan. This policy, together with CSI may therefore be subject to an early review dependent on the date and circumstances at the time the powers to revoke are enacted. Local housing targets are necessary to help deliver the required level of house building to meet local needs whilst giving certainty for residents and the development industry in terms of how much residential development a local area should accommodate in future years.</del>	Updated situation regarding the position after RSS.
<b>MAIN MODIFICATION MM3g</b>	6.3	<del>The housing target of 9,000 new homes at an average rate of 500 homes per year in Halton over the Core Strategy plan period to 2028 has been determined by considering data and research from a variety of sources, including predicted population, household and economic growth. The process for reaching this target is set out in the supporting document "Housing Topic Paper".<sup>3</sup></del>	Deleted paragraph as no longer relevant.
Minor post submission change <b>MC4</b>	6.5	The <del>RSS</del> housing <del>policy is at</del> <del>targets which have been set represent</del> a level which will meet forecasted locally arising household growth over the plan period, whilst also allowing for a degree of further growth across the Borough.	Minor wording changes.
Minor post submission change <b>MC5</b>	6.6	The proposed housing figure is <del>marginally</del> above the projected growth in households, however this level has been set to promote modest growth in Halton and to enable a range of housing types to be provided.	Minor wording changes and to reflect increase in annual housing requirement.
<b>MAIN MODIFICATION MM3h</b>	6.6	<del>Whilst sufficient land to accommodate the bulk of this growth exists in Runcorn, the Examination into this Plan concluded that an early review of the Green Belt around Widnes and Hale is required to meet the needs of these populations.</del>	Addition of supporting text regarding the need for a Green Belt Review.
<b>MAIN MODIFICATION MM3i</b>	6.7	<del>Housing delivery and demand is strongly correlated with the state of the economy, Economic forecasts vary in their predictions for when the economy will recover from the effects of the 'credit crunch' and resultant economic downturn, and for when capacity within the house building industry will return to pre-recession levels. In setting the housing targets, the effects of the economic downturn have been acknowledged with a lower target set for the initial 5 years (in line with the approach for employment land as set out in CS4), before increasing in the following period to</del>	Deletion of paragraph relating to the phasing element of the policy which has now been deleted.

		<del>deliver the overall quantum required to 2028.</del>	
<b>MAIN MODIFICATION MM3j</b>	6.8	The <del>2010</del> Strategic Housing Land Availability Assessment (SHLAA) indicates <del>that</del> there is identified <del>land in the Borough with the</del> capacity to deliver <del>11,268</del> <u>10,866</u> dwellings (gross). Whilst this is in excess of the (net) policy requirement to 2028, it allows little flexibility to accommodate changes in demolition rates or identified sites not coming forward as forecast. Whilst the SHLAA process seeks to provide a robust 'snap-shot' estimate of potential housing supply. <del>This appears sufficient to meet the Borough's housing requirement to 2028 and potentially for a number of years beyond, however the distribution is heavily skewed to south of the river and</del> it must be <del>accepted</del> <u>noted</u> that not all of the <del>identified</del> sites <del>in the SHLAA</del> will be delivered for housing or come forward in the timeframes indicated. Indeed, it may <del>not</del> be desirable for certain sites to be developed for <del>housing uses other than</del> <u>rather than other uses</u> housing. The identified supply is heavily skewed towards Runcorn, particularly due to the Key Area of Change at East Runcorn which includes Sandymoor and Daresbury.	Update to text regarding housing land supply position across the Borough.
Minor post submission change <b>MC6</b>	New paragraph after 6.9	<b>Maintaining a five year supply</b> <u>NPPF requires local authorities ensure that a rolling five year supply (+5%) of deliverable housing sites can be demonstrated. This is increased to 5 years +20% where there is a consistent under-delivery. Halton's five year supply of housing land is detailed within the Strategic Housing Land Availability Assessment which is updated regularly and performance is also monitored through Annual Monitoring Reports.</u>	Insertion of new paragraph briefly explaining 5 year supply to follow the format of the policy.
Minor post submission change <b>MC7</b>	6.9 New footnote	<u>National Planning Policy Framework (para. 47)</u>	Reference to new national guidance.
Minor post submission change <b>MC8</b>	6.9	<u>To support urban renewal within Halton, maximise the sustainable use of existing infrastructure and minimise the need to release Green Belt land priority will be given to</u> <del>Developers are encouraged to prioritise</del> the development of previously developed land in accordance with <u>the target and principles set out in</u> Policy CSI.	
Minor post submission change <b>MC9</b>	6.11	<del>Previously PPS3: Housing set a national minimum standard for development on brownfield land of 60%, whilst</del> Regional Spatial Strategy for the North West (RSS) set a shared target of 65% <u>of residential development in</u> <del>for</del> Halton and St.Helens <u>to be built on previously developed land.</u>	Deleting reference to PPS3 which was cancelled in March 2012 with the publication of NPPF.
Minor post	New paragraph	Of the housing expected to come forward during the plan period or being promoted	Minor amendments to text to detail that

<p>submission change <b>MC10</b></p>	<p>after 6.12</p>	<p>through the Core Strategy, a high proportion <del>is</del> are on greenfield sites. Evidence base documents<sup>82</sup> and Appendix I contain an assessment of the proportion of ongoing supply forecast to arise on previously developed land. This shows <u>that</u> of the identified supply <u>(before any allowance for additional greenfield supply through Green Belt release)</u>, only <del>38</del>39% is on previously developed land.</p> <p>Delete Footnote:  <sup>5</sup>HBC (2011) Housing Topic Paper  <sup>6</sup>GL Hearn and Justin Gardner Consulting (2011) Halton Strategic Housing Market Assessment HBC (2010) Strategic Housing Land Availability Assessment 2010</p>	<p>2010 SHLAA figures excludes consideration of sites within the Green Belt.</p> <p>N.B. Incorporates submission minor change SM13</p>																
<p><b>MAIN MODIFICATION MM3k</b></p>	<p>Policy Framework</p>	<table border="1"> <tr> <td data-bbox="564 560 763 651"> <p><b>National Policy</b></p> </td> <td data-bbox="763 560 1516 651"> <p><del>PPSI: Delivering Sustainable Development (CLG, 2005); PPS3: Housing (CLG, 2010) NPFF (Particularly para.s 14, 15, 17,18, 23, 28, 29, 42, 47, 50, 79, 151, 154 and 156)</del></p> </td> </tr> <tr> <td data-bbox="564 651 763 683"> <p>SA Objectives</p> </td> <td data-bbox="763 651 1516 683"> <p>4 – Climate Change</p> </td> </tr> <tr> <td data-bbox="564 683 763 715"></td> <td data-bbox="763 683 1516 715"> <p>5 – Flood Risk</p> </td> </tr> <tr> <td data-bbox="564 715 763 746"></td> <td data-bbox="763 715 1516 746"> <p>7 – Land Quality</p> </td> </tr> <tr> <td data-bbox="564 746 763 778"></td> <td data-bbox="763 746 1516 778"> <p>10 - Housing</p> </td> </tr> <tr> <td data-bbox="564 778 763 810"></td> <td data-bbox="763 778 1516 810"> <p>12 – Health</p> </td> </tr> <tr> <td data-bbox="564 810 763 842"></td> <td data-bbox="763 810 1516 842"> <p>17 – Transport</p> </td> </tr> <tr> <td data-bbox="564 842 763 946"> <p>SA Outcome</p> </td> <td data-bbox="763 842 1516 946"> <p>The SA considers this policy to be positive in sustainability terms. Although development is likely to have <u>significant</u> impacts on some environmental factors these can be managed / mitigated.</p> </td> </tr> </table>	<p><b>National Policy</b></p>	<p><del>PPSI: Delivering Sustainable Development (CLG, 2005); PPS3: Housing (CLG, 2010) NPFF (Particularly para.s 14, 15, 17,18, 23, 28, 29, 42, 47, 50, 79, 151, 154 and 156)</del></p>	<p>SA Objectives</p>	<p>4 – Climate Change</p>		<p>5 – Flood Risk</p>		<p>7 – Land Quality</p>		<p>10 - Housing</p>		<p>12 – Health</p>		<p>17 – Transport</p>	<p>SA Outcome</p>	<p>The SA considers this policy to be positive in sustainability terms. Although development is likely to have <u>significant</u> impacts on some environmental factors these can be managed / mitigated.</p>	<p>Summary of sustainability appraisal of policy amendments.</p>
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#### CS4: EMPLOYMENT LAND SUPPLY AND LOCATIONAL PRIORITIES

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change
Submission Change <b>SM1</b>	Policy wording (Third bullet)	Contribute towards the priorities of the employment offer in the sub-regional	Typo.
Submission Change <b>SM2</b>	Policy wording (Maintaining existing employment areas – first bullet)	<ul style="list-style-type: none"> <li><del>Any proposals for non-employment uses within existing employment areas should be accompanied by an examination of the wider employment land situation in the Borough, including a consideration of:</del></li> </ul>	Mistake – repeats previous sentence.
Submission Change <b>SM3</b>	7.6	The current supply situation in table 3 indicates an apparent undersupply of approximately <del>8586</del> hectares of land for employment purposes.	Typo.
Submission Change <b>SM4</b>	7.7	This equates to 72.35 hectares of suitable and available land (using the long term average take up rate <u>after the initial 5 year period</u> ). Annual surveys of employment land <sup>INSERT FOOTNOTE</sup> and planning applications will allow the supply of employment land to be assessed.  <sup>FOOTNOTE 5</sup> <a href="#">HBC - Annual Employment Baseline Reports</a>	To add clarity re. how 5 year supply will be monitored.
Submission Change <b>SM5</b>	7.7	Should a shortfall in employment land supply be identified over the plan period (for instance if, regeneration and remodelling <u>opportunities</u> do not come forward as envisaged),...	Wording amendment.
Submission Change <b>SM6</b>	7.8	The Borough currently has two employment areas of regional significance at 3MG and at the combined area of Daresbury Park and Daresbury Science and Innovation Campus. These areas were identified by the NWDA as Strategic Regional Sites <del>through the in both the 2003 and 2006</del> North West Regional Economic <a href="#">Strategies Strategy (2006)</a> and more recently through a reassessment of employment sites in the region.	<b>In response to representations received (NWDA – S015/00002/003)</b>
<b>MAIN MODIFICATION MM4</b>	Policy wording	Approximately <del>295 313</del> hectares of land will be made available over the plan period 2010-2028 to facilitate the sustainable growth of Halton's economy.	To reflect the removal of the allowance for the current period of economic downturn and to address the comments made at the Hearing Sessions by Emery

			Planning (on behalf of ADS Recycling), Peel Holdings Management and Barton Willmore (on behalf of Great Lime Holdings).
Minor post submission change <b>MCI</b>	Policy wording	<ul style="list-style-type: none"> <li><del>Any proposals for non-employment uses within existing employment areas should be accompanied by an examination of the wider employment land situation in the Borough, including a consideration of:</del></li> </ul>	Deletion of duplicated text
<b>MAIN MODIFICATION MM5</b>	7.4	<p><del>Given that the JELPS was produced using a base date of April 2008, before the effects of the current period of economic downturn were felt, it has been necessary to amend the recommended employment land requirement to take account of reduced take-up rates over the period of downturn. Current estimations suggest that the current period of economic downturn in the UK will continue until 2015, before the economy will experience significant growth as prior to 2008.</del> The JELPS considered employment land requirements for the Borough to 2026, however given that the study advocated the use of long term average take-up rates to predict future requirements, it therefore followed that the same method be applied to generate the additional employment land requirement for the Core Strategy plan period to 2028. <u>Estimations at 2011 suggest that the period of economic downturn in the UK being experienced at the start of the plan period will continue until 2015, before the economy will experience significant growth as prior to 2008. The use of long term average take up rates dating back to 1992 are felt to make adequate provision for periods of both economic downturn and growth that are likely to be experienced over the length of the plan period.</u></p>	To reflect the removal of the allowance for the current period of economic downturn and to address the comments made at the Hearing Sessions by Emery Planning (on behalf of ADS Recycling), Peel Holdings Management and Barton Willmore (on behalf of Great Lime Holdings).
<b>MAIN MODIFICATION MM6</b>	7.5	<p><del>Table 3 below sets out the calculations which determine the overall requirement for employment land provision to be made over the Core Strategy plan period. revised calculation of an annual requirement for employment land, assuming demand at 80% of the long term average take-up rate, for the period from 2010-2015, therefore giving a slightly lower requirement for employment land than included within the JELPS.</del></p>	To reflect the removal of the allowance for the current period of economic downturn and to address the comments made at the Hearing Sessions by Emery Planning (on behalf of ADS Recycling), Peel Holdings Management and Barton Willmore (on behalf of Great Lime Holdings).
<b>MAIN MODIFICATION</b>	Table 3	Changes to Table 3 – see below this Schedule.	To reflect the removal of the allowance for the current period of economic

MM7			downturn and to address the comments made at the Hearing Sessions by Emery Planning (on behalf of ADS Recycling), Peel Holdings Management and Barton Willmore (on behalf of Great Lime Holdings).
<b>MAIN MODIFICATION MM8</b>	7.6	The current supply situation in table 3 indicates an apparent undersupply of approximately <del>85</del> -103 hectares of land for employment purposes.	To reflect the removal of the allowance for the current period of economic downturn and to address the comments made at the Hearing Sessions by Emery Planning (on behalf of ADS Recycling), Peel Holdings Management and Barton Willmore (on behalf of Great Lime Holdings).  N.B. Superseded previous submission minor change SM3 (above)
<b>MAIN MODIFICATION MM9</b>	7.7	In order to ensure that an adequate supply of employment land is available for development at any one time, a minimum of a 5 year supply of sites should be maintained. This equates to 72.35 hectares of suitable and available land. Annual surveys of employment land <sup>1</sup> and planning applications will allow the supply of employment land to be assessed. <a href="#">A full review of the deliverability and suitability of the remaining Halton UDP employment allocations and the identified regeneration and remodelling opportunities will be undertaken as part of the first Site Allocations Local Plan (DPD) and will be kept under review thereafter.</a> Should a shortfall in employment land supply be identified over the plan <del>period (for instance if, regeneration and remodelling do not come forward as envisaged)</del> , sites will be allocated through a <del>Site Allocations DPD subsequent Local Plans</del> in order to increase the overall supply of land available for employment development.  <sup>1</sup> <a href="#">HBC – Annual Employment Baseline Reports</a>	To make the justification to the policy clearer and to address the comments made at the Hearing Sessions by Emery Planning (on behalf of ADS Recycling), Peel Holdings Management and Barton Willmore (on behalf of Great Lime Holdings).  N.B. Incorporates submission minor change SM4 and supersedes change SM5
Minor post submission change <b>MC2</b>	7.10	The boundaries and extent of the above local and regional employment areas and of land to be prioritised for future employment use will be set out in the Site Allocations and Development Management <a href="#">Local Plan DPD</a> , but in the intervening period, the	Amendment to update terminology.



		Primarily Employment Areas notation on the Halton UDP proposals map will continue to be used. For the existing employment areas which fall within the Key Areas of Change, more detailed policy on future uses and the broad location of the employment areas is shown on diagrams within each of the relevant policies. As with the other existing employment areas, the precise extent of these areas will be defined in the Site Allocations and Development Management <a href="#">Local Plan DPD</a> . For Daresbury Science and Innovation Campus and Daresbury Park, policy CS11 should be referred to for the boundaries of the areas allocated for employment use at the Strategic Site.			
Minor post submission change <b>MC3</b>	Policy Framework	<table border="1"> <tr> <td><b>National Policy</b></td> <td>PPS1: Delivering Sustainable Development (CLG, 2005); PPS4: Planning for Sustainable Economic Growth (CLG, 2009) NPPF (Notably, para.s 20, 21, 22, 161, 182)</td> </tr> </table>	<b>National Policy</b>	PPS1: Delivering Sustainable Development (CLG, 2005); PPS4: Planning for Sustainable Economic Growth (CLG, 2009) NPPF (Notably, para.s 20, 21, 22, 161, 182)	Amendments to reference updated national policy background
<b>National Policy</b>	PPS1: Delivering Sustainable Development (CLG, 2005); PPS4: Planning for Sustainable Economic Growth (CLG, 2009) NPPF (Notably, para.s 20, 21, 22, 161, 182)				

	Hectares
Long term average take up rate (1998-2008)	14.47
<del>Requirement during period of economic slowdown 2010/11-2014/15</del>	
Reduced rate of take-up during period of economic downturn (@ 80%)	11.576
Requirement over 5 year period	57.88
<del>Requirement during period of economic recovery 2015/16-2027/28</del> over Core Strategy plan period	
Long term average take up rate (1992-2008)	14.47
Rate of take-up post period of economic downturn	14.47
Requirement over <del>13</del> 18 year period	188.11 260.46
Sub-total of land required over 2010/11-2027/28	245.99

<b>Total land requirement including 20% flexibility factor to maintain a range and choice of sites throughout the plan period</b>	<b>295.19</b> <u>312.55</u>	
<b>LESS</b>		
Outstanding employment land allocations at April 2010 <sup>1</sup>		163.33
Sites with planning permission for employment uses at April 2010		28.31
Additional land allocated for employment purposes at East Runcorn (through Policy CS11)		17.62
<b>Total available employment land at April 2010</b>		<b>209.26</b>
<b>Total perceived employment land undersupply</b>		<b>85.93</b> <u>103.29</u>
<b>Additional supply with the potential to come forward over the plan period</b>		
Land proposed to be regenerated for employment purposes at West Runcorn	14.00	
Opportunities for remodelling and regeneration of sites within existing employment areas	130.55	
<b>Total potential surplus*</b>	<b>58.62</b> <u>41.26</u>	

## CS5: A NETWORK OF CENTRES

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change
Submission Change <b>SM1</b>	Policy wording	<del>Hale Parade</del> Ivy Farm Court, Hale	Hale Parade not recognised as the name of the local centre by local residents.
Submission Change <b>SM2</b>	Policy wording	The Boundaries for Widnes Town Centre, Halton Lea and Runcorn Old Town are as defined in Appendix 2: Town <del>and District</del> Centre Boundaries.	Update title of Appendix.
Submission Change <b>SM3</b>	Policy wording	Retail and leisure proposals in excess of 200 sqm (gross) not within or <del>adjacent to</del> a defined centre, or allocated in the LDF will be subject to sequential assessment.	Missing words.
Submission Change <b>SM4</b>	8.2	The <del>Halton</del> Retail and Leisure Study (2009) looks ahead only to 2026, which was considered the limit for robust projections and forecasts. The precise level of floorspace that can be supported is <del>dependant</del> <del>dependent</del> upon a number of factors, including household incomes, market share and the type and mix of retail developments delivered.	Full title of evidence base document and spelling error.
Submission Change <b>SM5</b>	8.3	The Council's main administrative headquarters are located to the south west adjacent to Riverside College ( <del>Runcorn Campus</del> ) ( <del>Kingsway Campus, Widnes</del> ) and other civic and leisure functions.	Error.
Submission Change <b>SM6</b>	8.9	The <del>Halton</del> Retail and Leisure Study identifies...	Full title of evidence base document.
Submission Change <b>SM7</b>	8.11	Separated from its natural catchment areas by canals, rail and road infrastructure the centre struggled to maintain market share with residents choosing to shop at Halton Lea, <del>in</del> Widnes or further afield.	Wording amendment.
Submission Change <b>SM8</b>	8.12	The <del>Halton</del> Retail and Leisure Study identifies...	Full title of evidence base document.
Minor post submission change <b>MCI</b>	Para 8.1	It is important to define and protect the retail hierarchy to ensure new development is secured and focused in appropriate locations to enhance and strengthen the Borough's retail offer for the benefit of all <del>residents</del> .	Minor amendments to aid clarity
Minor post submission change <b>MC2</b>	Policy wording	The following hierarchy of centres will be maintained and enhanced for retail and other <del>main</del> town centre uses (as defined in <del>the NPPF PPS4</del> <sup>1</sup> ) in order to provide access to a wide range of shops, employment and associated services for all sections of the community.	Deleting reference to PPS4 which was cancelled in March 2012 with the publication of NPPF.

		Amendment to Footnote 1: <sup>1</sup> CLG ( <del>2009</del> 2012) National Planning Policy Framework: Annex 2 Glossary <del>Statement 4: Planning for Sustainable Economic Growth</del>			
Minor post submission change <b>MC3</b>	Policy - footnote	1 CLG ( <del>2009</del> 2012) National Planning Policy Framework: Annex 2 Glossary <del>Statement 4: Planning for Sustainable Economic Growth</del>	Deleting reference to PPS4 which was cancelled in March 2012 with the publication of NPPF.		
Minor post submission change <b>MC4</b>	Policy wording	<table border="1"> <tr> <td> <b>Runcorn</b>  Ascot Avenue  Beechwood  Brook Vale  Castlefields  Greenway Road  Halton Brook  Halton Lodge  Halton Road  <del>Halton View Road</del>  Halton Village  Langdale Road  Murdishaw Centre  Palacefields  Picton Avenue  Preston Brook  Russell Road  <del>The Grange</del>way  Windmill Hill </td> <td> <b>Widnes</b>  Alexander Drive  Beechers  Cronton Lane  Ditchfield Road  Farnworth  Hale Bank  Hale Road  Halton View Road  Langdale Road  Liverpool Road  Moorfield Road  Queens Avenue  Warrington Road  West Bank   <b>Hale</b>  <del>Hale Parade</del> Ivy Farm Court, Hale </td> </tr> </table>	<b>Runcorn</b> Ascot Avenue Beechwood Brook Vale Castlefields Greenway Road Halton Brook Halton Lodge Halton Road <del>Halton View Road</del> Halton Village Langdale Road Murdishaw Centre Palacefields Picton Avenue Preston Brook Russell Road <del>The Grange</del> way Windmill Hill	<b>Widnes</b> Alexander Drive Beechers Cronton Lane Ditchfield Road Farnworth Hale Bank Hale Road Halton View Road Langdale Road Liverpool Road Moorfield Road Queens Avenue Warrington Road West Bank  <b>Hale</b> <del>Hale Parade</del> Ivy Farm Court, Hale	Minor amendments to correct local centres listed under the wrong town and update centres titles (centres listed remain the same)  <i>N.B. Incorporates submission minor change SMI (above)</i>
<b>Runcorn</b> Ascot Avenue Beechwood Brook Vale Castlefields Greenway Road Halton Brook Halton Lodge Halton Road <del>Halton View Road</del> Halton Village Langdale Road Murdishaw Centre Palacefields Picton Avenue Preston Brook Russell Road <del>The Grange</del> way Windmill Hill	<b>Widnes</b> Alexander Drive Beechers Cronton Lane Ditchfield Road Farnworth Hale Bank Hale Road Halton View Road Langdale Road Liverpool Road Moorfield Road Queens Avenue Warrington Road West Bank  <b>Hale</b> <del>Hale Parade</del> Ivy Farm Court, Hale				
<b>MAIN MODIFICATION MM10</b>	Policy wording	New retail or other town centre uses should be located within or on the edge of a defined <a href="#">Primary Shopping Area or local</a> centre, appropriate to the scale of the proposal.  Retail and leisure proposals in excess of 2,000 sqm (gross) floorspace not located	To add clarity and address the comments made by GL Hearn on behalf of NewRiver Capital.  <i>N.B. Incorporates submission minor change</i>		

		within a defined <del>Primary Shopping Area Town or District Centre</del> , or allocated in <del>the LDF a Local Plan</del> will be subject to sequential and impact assessments. Retail and leisure proposals in excess of 200 sqm (gross) not within or <del>adjacent to</del> a defined centre, or allocated in <del>the LDF a Local Plan</del> will be subject to sequential assessment.	SM3 (above)
Minor post submission change <b>MC5</b>	Policy wording	The Site Allocations and Development Management <del>Local Plan DPD</del> will set out the following;	Amendment to reflect updated terminology
Minor post submission change <b>MC6</b>	Policy wording	The Site Allocations and Development Management <del>Local Plan DPD</del> will identify areas for future retail development in line with the capacity identified in the Retail and Leisure Study 2009 <sup>11</sup> or as updated.	Amendment to reflect updated terminology
Minor post submission change <b>MC7</b>	8.3	Widnes Town Centre comprises the Green Oaks Centre, Albert Square and the newly opened Widnes Shopping Park ( <del>phase 1</del> ) arranged off the pedestrianised core of Albert Road / Widnes Road. To the south lies Asda (Simms Cross) and the largely vacant Ashley Way Retail Park which is the subject of redevelopment proposals <sup>12</sup> . The Council's main administrative headquarters are located to the south west adjacent to Riverside College ( <del>Kingsway Campus, Widnes</del> ) ( <del>Runcorn Campus</del> ) and other civic and leisure functions. Tightly constrained by surrounding residential uses to the north and west, and predominately single or two storeys, the centre contains very little in the way of office or commercial leisure space.	Amendment to correct error.  N.B. Incorporates submission minor change SM5 (above)
Minor post submission change <b>MC8</b>	8.3	Retail warehousing (bulky goods) provision has been focused on the Ashley Way Retail Park but this site has lost its main anchor (B&Q) to a site on Widnes Waterfront and is now the subject of proposals for comprehensive redevelopment for a 12,000sqm foodstore. This will see the displacement of 6,000sqm of existing floorspace, which together with projected capacity suggests the Core Strategy and subsequent <del>Local Plans DPDs</del> will need to make provision for up to 19,000sqm of new bulky goods provision. The Site Allocations and Development Management <del>Local Plan DPD</del> and Widnes Town Centre SPD will help guide future development of the centre.	Amendment to reflect updated terminology
Minor post submission change <b>MC9</b>	8.11	Separated from its natural catchment areas by canals, rail and road infrastructure the <del>centre-Old Town</del> struggled to maintain market share with residents choosing to shop at Halton Lea, in Widnes <del>Town Centre</del> or further afield.	Amendment to add clarity  N.B. Includes submission minor change SM7
Minor post submission change	8.12	The <del>Halton</del> Retail and Leisure Study identifies capacity for up to 5,000sqm of mixed convenience / comparison floorspace to 2026, with the main need being to provide a	Amendment to reflect updated terminology

<b>MC10</b>		stronger convenience goods offer to attract additional footfall. The Site Allocations and Development Management <a href="#">Local Plan DPD</a> and Runcorn Old Town SPD will help guide future development of the centre.	<i>N.B. Includes submission minor change SM8.</i>		
Minor post submission change <b>MC11</b>	8.13	The Site Allocations and Development Management <a href="#">Local Plan DPD</a> will review the provision of local centres and set out policies to protect and enhance the strongest or most valuable centres, having regard, not just to retail, but to other uses including community services and facilities.	Amendment to reflect updated terminology		
Minor post submission change <b>MC12</b>	New footnote	<a href="#">Except small scale rural offices of other small scale rural development (NPPF Para 25)</a>	Additional footnote to clarify rural exceptions as set out in NPPF		
Minor post submission change <b>MC13</b>	8.17	In Runcorn however, the New Town land use model of peripheral employment areas, significant extant office permissions at East Runcorn with the opportunity to capitalise on existing research facilities to create a knowledge based science cluster, combined with the limited available land around the principal centres means that <del>in Runcorn</del> , peripheral office expansion is likely to be directed to Daresbury in accordance with CS1 I: East Runcorn.	Minor grammatical corrections		
Minor post submission change <b>MC14</b>	Policy Framework	<table border="1"> <tr> <td><b>National Policy</b></td> <td> <del>PPS4: Planning for Sustainable Economic Growth (CLG, 2009)</del>  <a href="#">NPPF (Notably para.s 23, 24, 25, 26, 27, 154, 160 and 161)</a> </td> </tr> </table>	<b>National Policy</b>	<del>PPS4: Planning for Sustainable Economic Growth (CLG, 2009)</del> <a href="#">NPPF (Notably para.s 23, 24, 25, 26, 27, 154, 160 and 161)</a>	Amendments to reference updated national policy background
<b>National Policy</b>	<del>PPS4: Planning for Sustainable Economic Growth (CLG, 2009)</del> <a href="#">NPPF (Notably para.s 23, 24, 25, 26, 27, 154, 160 and 161)</a>				

## CS6: GREEN BELT

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change
Submission Change <b>SM1</b>	Policy wording	A <del>partial</del> <a href="#">strategic</a> Green Belt review may be necessary during the plan period to ensure a sufficient ongoing supply of deliverable development land...	To be consistent with CS1 and CS3.
Submission Change <b>SM2</b>	9.5	... by encouraging the recycling of derelict land other urban land. <del>_main-</del> It further states...	Typing error.
Submission Change <b>SM3</b>	9.9	<del>Emerging F</del> findings indicate that in relation to housing land supply there is no need for a strategic review of Green Belt across the three districts comprising the LCR Eastern Housing Market Area (Halton, St Helens and Warrington), though a number of neighbouring authorities in the Northern Housing Market Area are embarking on reviews.	Updated to reflect finalised Liverpool City Region Overview Study
Submission Change <b>SM4</b>	9.11 - Footnote	<sup>6</sup> HBC (2010) <a href="#">Halton</a> Housing Topic Paper	To add full title of the Topic Paper.
Submission Change <b>SM5</b>	9.12	Runcorn has sufficient identified land to meet its anticipated housing needs, with the supply of land for employment purposes sufficient in the short term with redevelopment opportunities within existing protected employment areas expected to bolster long term supply.	Comma missing
Submission Change <b>SM6</b>	9.15	An assessment of windfall rates is contained within the ' <a href="#">Halton</a> Housing Topic Paper' <del>paper</del> <sup>9</sup> . <sup>9</sup> HBC (2010) <a href="#">Halton</a> Housing Topic Paper	To add full title and delete repetitive word.
Submission Change <b>SM7</b>	9.16	If the situation arises where it is apparent that an ongoing 5 year supply of development land from within the existing urban extents cannot be identified for the subsequent three years and alternative solutions are not forthcoming, a <a href="#">strategic</a> Green Belt review will be triggered to inform the content of a subsequent Site Allocations DPD to ensure the future prosperity of the Borough and the wider sub-region. <del>Housing I</del> Land supply information at 2010 suggests this may be necessary around 2015. <a href="#">Employment land supply information at 2010 suggests that a 5 year supply can be demonstrated for the entirety of the plan period.</a>	Clarity and consistency with CS1.  Clarifying that the land supply information referred to is in relation to housing  Addition of comparable information for employment land supply situation.
Submission Change <b>SM8</b>	9.16	Land supply information <a href="#">for residential development</a> at 2010 suggests this may be necessary around 2015.	To add clarity.

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change
Submission Change <b>SM9</b>	Policy Framework – National Policy	PPG2: Green Belts (CLG, Updated 2001)	Consistency across Core Strategy where
Submission Change <b>SM10</b>	Policy Framework – Local Evidence	Housing and Economic Development Evidence Base Overview Study for Liverpool City Region Partners (GVA, 2010 2011)	Date of publication of final report.

<b>MAIN MODIFICATION MM1</b>	Policy wording	<p><del>The general extent of the Green Belt surrounding Halton, broadly following the line of the built up area as indicated on the Key Diagram, and as defined on the Proposals Map, will remain largely unchanged over the initial plan period. This is with the exception of the area to the east of Liverpool John Lennon Airport where an area of search is identified within which minor alterations will be considered as part of an Allocations DPD in accordance with CS17.</del></p> <p>A partial Green Belt review <u>may will</u> be necessary during the <u>early part of the</u> plan period to ensure a sufficient ongoing supply of deliverable development land to meet the requirements of the Borough's separate communities as set out in CS1, CS3 and CS4. <u>Any This</u> review <u>is likely to will</u> be limited to meeting the identified needs of Widnes / Hale <del>and would be undertaken in support of a subsequent Site Allocations DPD. The development of</del> <u>with the release of land for any land released from the Green Belt will be phased towards the latter part of the plan period development strictly phased</u> in <u>accordance</u> with the prioritisation of urban <u>renewal regeneration</u> as set out in CS1. <u>In addition, an Area of Search is identified to the east of Liverpool John Lennon Airport within which minor alterations will be considered in accordance with policy CS17. Green Belt boundary changes will be defined in the subsequent Site Allocations DPD.</u></p> <p><u>The general extent of the Green Belt surrounding Runcorn, broadly following the line of the built up area as indicated on the Key Diagram, and as defined on the Halton UDP Proposals Map<sup>1</sup>, will remain unchanged over the plan period.</u></p>	Text reordered to prioritise section on partial Green Belt Review ahead of other Green Belt matters.
			<p><b>Comment [GLH2]:</b> ?? How should we reference? No mods to CS6 proposed in Jan when Insp saw previous schedule</p>



		<p>Small scale development amounting to minor infilling within the ‘washed over’<sup>2</sup> Green Belt settlements of Daresbury, Moore and Preston on the Hill may be permitted where it can be shown to be necessary to meet <del>identified</del> <u>specific</u> local needs.</p> <p>Insert Footnote:  <a href="#">For the purposes of the Town and Country Planning (Local Planning)(England) Regulations 2012, at the date of adoption of this Core Strategy the ‘Halton UDP Proposals Map’ was the ‘Adopted Polices Map’</a></p> <p>Delete Footnote:  <sup>2</sup>CLG (2001) Planning Policy Guidance 2: Green Belts</p>	
Minor post submission change <b>MCI</b>	9.3	<p><del>Given that Widnes previously fell within the county of Lancashire, (with later changes designating surrounding authorities as the county of Merseyside) and Runcorn within Cheshire, Green Belt boundaries were first established through separate processes in different County Structure Plans. The current area of Green Belt around Widnes was set out in the Merseyside Structure Plan from 1979 and then the Merseyside Green Belt Local Plan (1983). In Cheshire, broad areas of Green Belt land were first designated as part of the 1979 Structure Plan. The extent of the Green Belt land was then embedded in the Halton Local Plan in 1996 and reconfirmed in the Unitary Development Plan of 2005.</del></p>	Deletion of superfluous paragraph.
Minor post submission change <b>MC2</b>	9.5	<p>National <u>planning p</u>Policy for Green Belts <del>is set out in Planning Policy Guidance 2 (PPG2) which</del> details their importance <del>of Green Belts</del> and how they can contribute to achieving sustainable development. It identifies five purposes for including land in the Green Belt;</p>	Minor wording change to remove direct reference to PPG2.
<b>MAIN MODIFICATION MM-</b>	9.5	<p>Additional last sentence:  <a href="#">The proposed Green Belt Review will have full regard to these principles.</a></p>	Additional text specifying the criteria to be employed in any future Green Belt Review.
<b>MAIN MODIFICATION MM-</b>	9.9 - 9.11	<p><del>9.9 In 2010, a study was undertaken across the Liverpool City Region (LCR) in respect of cross-boundary employment and housing land development issues.<sup>4</sup> The aim of the study was to determine if there were land supply issues in individual authorities, and whether unmet development needs of one area could reasonably be met within the urban extents of other authorities within the sub-region, avoiding the need for a strategic review of the Green Belt. Emerging findings indicate that in relation to housing land supply there is no need for a strategic review of Green Belt across the three districts comprising the LCR Eastern Housing Market Area (Halton, St Helens and Warrington), though a number of neighbouring authorities in the Northern Housing Market Area are embarking on reviews. In relation to employment land</del></p>	<p>Paragraphs now superseded following the Examination into the Core Strategy.</p> <p>N.B.Supersedes submission minor changes SM3 and SM4 (above)</p>

		<p>supply, whilst the study found there to be a potential shortfall in Halton's supply in the medium to long term (to 2031), this did not take into account the remodelling and regeneration opportunities highlighted though the JELP Study<sup>5</sup> and referred to in CS4. If these sites are taken into account, the study recognised there is a much more balanced position in the longer term.</p> <p><del>9.10 The study considered land supply within local authorities as a whole and did not look at the adequacy of supply to meet future needs in separate communities within an individual authority's area.</del></p> <p><del>9.11 The land supply position as detailed in CSI: Halton's Spatial Strategy and in the evidence base accompanying the Core Strategy<sup>6</sup> indicate that overall Halton has an adequate supply of land to meet anticipated development needs over the plan period for both housing and employment purposes, however, this assessment of the whole Borough masks a mismatch in supply north and south of the river.</del></p>	
<p><b>MAIN MODIFICATION MM-</b></p>	<p>9.9 and 9.10</p>	<p><b>Potential Need for Green Belt Review</b></p> <p><u>9.9 The housing policy figure for Halton as set out in CSI and CS3 conforms with Policy L4 of the Regional Spatial Strategy (RSS) for the North West which required that Halton plan to provide a minimum of 500 units (net dwelling gain) over the period from 2003 to 2021 and for any period after until such time as the policy is reviewed. As highlighted in policy CS1, the Government has indicated its intention to abolish Regional Strategies, however, until such time as RSS for the North West is legally revoked, it remains part of the Development Plan and the Halton Core Strategy must be in general conformity with its provisions.</u></p> <p><u>9.10 Analysis of the identified supply of deliverable and developable land for residential development (at 2010)<sup>7</sup> suggests that the total, whilst sufficient to meet the RSS housing requirement 'rolled forward' seven years to cover the Core Strategy plan period to 2028, has little margin or flexibility to cope with increased demolitions or projected supply not coming forward as anticipated.</u></p> <p><u>Insert Footnote</u>  <sup>7</sup> HBC (2010) Strategic Housing Land Availability Assessment 2010</p>	<p>New paragraphs setting the context (in terms of housing land supply) for the Green Belt Review</p>

<b>MAIN MODIFICATION MM-</b>	9.12	<p>Runcorn has sufficient identified land to meet its anticipated housing needs, with the supply of land for employment purposes sufficient in the short term with <a href="#">regeneration / redevelopment opportunities within existing protected employment areas expected to bolster long term supply and as such the previous Green Belt boundaries are reconfirmed.</a></p>	<p>Additional clarification that planned Green Belt Review will not concern Runcorn.</p> <p>N.B.Incorporates submission minor change SM5 (above)</p>
<b>MAIN MODIFICATION MM-</b>	9.13 - 9.16	<p><del>9.13 Widnes / Hale have sufficient identified land (at 2010) to meet their anticipated housing development needs<sup>7</sup> in the period up to 2022<sup>8</sup> with a potential shortfall of supply of around 600 units to 2028, (see Appendix I; Monitor Line Chart) with land for employment purposes sufficient in terms of overall supply for the plan period but limited in terms of range and quality. These limitations in the range of employment sites available within Widnes together with potential contamination issues limit the scope to reallocate employment land for residential purposes. Therefore at 2010, Widnes / Hale had a potential shortage of identified land for residential development in the region of around 20 Ha. (i.e. 600 units delivered at a density of 30 dph).</del></p> <p><del>9.14 The Core Strategy seeks to ensure a sufficient ongoing supply of development land to meet the needs of Halton’s individual communities. Policies CS3 and CS4 define ‘sufficient’ supply as equating to 5 years at the prevailing policy target(s). Analysis of the position in 2010 showed that Widnes / Hale are forecast to be able to demonstrate a 5 year supply for residential development in each year until 2018 based on current build rates. Runcorn is forecast to have in excess of a 5 year supply for residential development throughout the plan period.</del></p> <p><del>9.15 Changes to build rate assumptions (reviewed annually) and new, previously unidentified or unavailable ‘windfall’ sites have the potential to boost supply, possibly addressing the minor shortfall at 2010, negating the need for specific policy intervention including Green Belt review. An assessment of windfall rates is contained within the ‘Halton Housing Topic Paper’ paper.<sup>18</sup></del></p> <p><del>9.16 The land supply and demand situation across Halton’s communities will be kept under regular review with annual monitoring to ensure a continuing 5 year supply of developable land in line with Policies CS3 and CS4. If the situation arises where it is apparent that an ongoing 5 year supply of development land from within the existing</del></p>	<p>Paragraphs now superseded following the Examination into the Core Strategy.</p> <p>N.B.Supersedes submission minor changes SM6, SM7 and SM8</p>

		urban extents cannot be identified for the subsequent three years and alternative solutions are not forthcoming, a strategic Green Belt review will be triggered to inform the content of a subsequent Site Allocations DPD to ensure the future prosperity of the Borough and the wider sub-region. Housing Lland supply information at 2010 suggests this may be necessary around 2015. Employment land supply information at 2010 suggests that a 5-year supply can be demonstrated for the entirety of the plan period.					
MAIN MODIFICATION MM-	9.13	<u>Housing supply is constrained in Widnes / Hale, with the likelihood that the identified supply (at 2010) will not be sufficient to meet the defined policy requirement throughout the full plan period. The Examination into this Plan concluded that this constituted the exceptional circumstances, as required to be demonstrated by the National Planning Policy Framework, to warrant an early partial review of the Halton Green Belt around these settlements.</u>	New paragraph setting out why a Green Belt Review is required and updated reference to national guidance in the NPPF.				
MAIN MODIFICATION MM-	9.17	<del>PPG2 National planning policy states that Green Belt boundaries should have a degree of permanence and should endure beyond the timeframe of normal development plans. As such, any the planned review of Green Belt boundaries around Widnes / Hale as may be necessary during the early part of the life of this Core Strategy plan period would need to look beyond 2028, addressing not only any known shortfall in development land to 2028 but also taking into account foreseeable development requirements beyond this period, and ensuring that the boundaries will last and will not come under undue pressure. As such, it is not possible at this time to identify the total quantum of land potentially affected by any review as this will be influenced by the degree of any shortfall and the timing of the review.</del>	Updated reference to national guidance. Wording amendments to confirm that a review of the Green Belt boundaries of Widnes/Hale will take place during the early part of the plan period.				
Minor post submission change MC3	9.18	<del>Any</del> <u>It is intended that the</u> review will be conducted in <del>consultation</del> <u>partnership</u> with neighbouring authorities, particularly St Helens, Warrington, Liverpool and Knowsley to ensure that <u>as far as can be achieved</u> , a coordinated and strategic approach is taken.	Minor change to clarify the approach that will be taken for the Green Belt Review.				
Minor post submission change MC4	Policy Framework	<table border="1"> <tr> <td>National Policy</td> <td><del>PPG2: Green Belts (CLG, Updated 2001)</del> NPPF (Principally para.s 17, 79, 80, 81, 83, 84, 85, 86, 87, 90, 92, 111, 112, 151)</td> </tr> </table>	National Policy	<del>PPG2: Green Belts (CLG, Updated 2001)</del> NPPF (Principally para.s 17, 79, 80, 81, 83, 84, 85, 86, 87, 90, 92, 111, 112, 151)	Amendments to reference updated national policy background		
National Policy	<del>PPG2: Green Belts (CLG, Updated 2001)</del> NPPF (Principally para.s 17, 79, 80, 81, 83, 84, 85, 86, 87, 90, 92, 111, 112, 151)						
MAIN MODIFICATION MM-	Policy Framework	<table border="1"> <tr> <td>Policy Framework</td> <td>CS6 Green Belt</td> </tr> <tr> <td>SA Objectives</td> <td>I – Cultural Heritage</td> </tr> </table>	Policy Framework	CS6 Green Belt	SA Objectives	I – Cultural Heritage	Summary of sustainability appraisal of policy amendments.
Policy Framework	CS6 Green Belt						
SA Objectives	I – Cultural Heritage						

			2 – Biodiversity	
			7 – Land Quality	
			10 – Housing	
			14 – Economy	
	SA Outcome	<p>Overall, this policy highlights the importance of protecting Green Belt land over the plan period. <del>This will have a positive impact on the relevant SA objectives.</del></p> <p><u>However, policies CS1, CS3 and CS6 (Green Belt) all set out that there will be a requirement to undertake an early partial review of the Green Belt around Widnes and Hale. This indicates that there will potentially be a need for new development on Green Belt land over the plan period within Halton.</u></p> <p><u>This could potentially have a significant negative impact on SA objectives related to protecting environmental assets.</u></p>		

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## CS7: INFRASTRUCTURE PROVISION

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change
Submission Change <b>SM1</b>	10.2	○ digital infrastructure such as internet- <del>supply</del> <a href="#">access</a>	Wording amendment.
Submission Change <b>SM2</b>	10.4	In such instances, the contribution towards infrastructure provision <del>will</del> <a href="#">may</a> be re-examined.	Wording amendment.
Submission Change <b>SM3</b>	10.7 - Footnote 4	CLG (2011) Community Infrastructure Levy – An overview (May 2011) <a href="http://www.communities.gov.uk/documents/planningandbuilding/pdf/1772940.pdf">www.communities.gov.uk/documents/planningandbuilding/pdf/1772940.pdf</a> <a href="http://www.communities.gov.uk/documents/planningandbuilding/pdf/1897278.pdf">http://www.communities.gov.uk/documents/planningandbuilding/pdf/1897278.pdf</a>	Updated CLG Community Infrastructure guidance note.
Minor post submission change <b>MCI</b>	Policy wording (last sentence)	The details of such an approach will be set out in appropriate <del>LDF</del> <a href="#">Local Development documents</a> .	Amendment to reflect updated terminology
Minor post submission change <b>MC2</b>	10.5	It has therefore been agreed with the Highways Agency that the impact on the transport network (and particularly the M56 and M62) of the development sites being promoted through <del>the LDF</del> Halton's development plan will be assessed, both individually and cumulatively, during the development of any Site Allocations <del>DPD</del> <a href="#">Local Plan</a> .	Amendment to reflect updated terminology
Minor post submission change <b>MC3</b>	10.6	The Infrastructure Plan will be a 'live' document which will be updated as required over the lifetime of the Core Strategy as new <del>Development Plan Documents</del> <a href="#">Local Plan documents</a> emerge, infrastructure schemes are completed and in accordance with discussions with infrastructure / service providers to further review the need for infrastructure within the Borough.	Amendments to reference updated national policy background
Minor post submission change <b>MC4</b>	10.7	Halton Borough Council's approach to such arrangements will be set out in greater detail through appropriate <a href="#">local development</a> documents <del>within the LDF</del> which could include the Site Allocations and Development Management <del>DPD</del> <a href="#">Local Plan</a> or Developer Contributions SPD.	Amendments to reference updated national policy background
Minor post submission change <b>MC5</b>	Footnote 1	CLG (2011) Community Infrastructure Levy – An overview (May 2011) <a href="http://www.communities.gov.uk/documents/planningandbuilding/pdf/1772940.pdf">www.communities.gov.uk/documents/planningandbuilding/pdf/1772940.pdf</a> <a href="http://www.communities.gov.uk/documents/planningandbuilding/pdf/1897278.pdf">www.communities.gov.uk/documents/planningandbuilding/pdf/1897278.pdf</a>	Updated reference to newer guidance

Minor post submission change <b>MC6</b>	Policy Framework	<b>National Policy</b> <a href="#">PPS12: Local Spatial Planning (CLG, 2008);</a> <a href="#">NPPF (Principally para.s 34, 157 and 162)</a> Community Infrastructure Levy Regulations (Amendment) 2011 (CLG, 2011)	Amendments to reference updated national policy background
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**SECTION DIVIDER**

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change
Minor post submission change <b>MCI</b>		<p style="text-align: center;">Halton Borough Council</p> <p style="text-align: center;">Core Strategy</p> <p style="text-align: center;"><del>Revised Proposed</del> <u>Post-Submission Changes</u> Document</p> <p style="text-align: center;">Key Areas of Change</p>	Updated document title

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**CS8: 3MG**

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change
Submission Change <b>SM1</b>	Policy wording (Principles of Development)	<b>Principles of development</b> <u>Development across 3MG will be expected to:</u> <ul style="list-style-type: none"> <li>Protecting the amenity of residents in the adjoining areas of Ditton and Halebank</li> </ul>	To be consistent to with other Key Area of Change policies.
Submission Change <b>SM2</b>	11.2	The site has been recognised as a Regional Site for employment purposes since the Regional Economic Strategy in <del>2006</del> 2003.	<b>In response to representations received (NWDA – S015/0002/004)</b>
Submission Change <b>SM3</b>	Figure 8	Add location of Ditton station. Amend Mersey Gateway Project Area. Amend Queensway <del>A553</del> A533.	Updates and factual amendments.
Submission Change <b>SM4</b>	Policy Framework – Local Evidence	3MG Masterplan ( <a href="#">Atkins, 2005</a> ); 3MG SPD ( <a href="#">HBC, 2009</a> )	Additional information.

Minor post submission change <b>MCI</b>	Policy wording – first bullet	The availability of approximately <del>90ha</del> 103ha of land for B8 employment development within the 3MG site to deliver regionally important logistics and distribution development and the provision of jobs for the people of Halton.	Consequential change following increase in Employment Land requirement to 313ha ( <b>Main Modification MM2</b> ).
Minor post submission change <b>MC2</b>	Figure 8	Correct A553 to A533 on Queensway approach to Silver Jubilee Bridge	Factual correction
Minor post submission change <b>MC3</b>	11.2	<sup>1</sup> <a href="#">NWDA (2009) Strategic Regional Sites (www.nwda.co.uk/news--events/press-releases/200901/strategic-regional-sites.aspx)</a>	New footnote to add clarity
Minor post submission change <b>MC4</b>	11.3	Up to <del>this time</del> 2012, development has been concentrated around the eastern portion of the site close to the A533/Queensway.	Wording amendment to prevent document becoming less legible over time.
Minor post submission change	11.5	As such, one of the criteria of the policy is to improve connections to nearby freight facilities, <del>namely such as</del> the Mersey Gateway Port (Weston Docks) and there are also	Wording amendment to better reflect the more encompassing wording within

<b>MC5</b>		potential future synergies with Liverpool John Lennon Airport.	the policy.				
Minor post submission change <b>MC6</b>	11.6	Aside from the potential specific alteration of the Green Belt which would be required to facilitate the expansion of Liverpool John Lennon Airport as included in Policy CS17, it is important that <del>the</del> <b>a</b> strategic gap between development at 3MG / Halebank and the nearest built up areas of Halewood and Speke in neighbouring authorities is maintained and that the amenity of the Green Belt designation is upheld.	Wording amendment to aid clarity and avoid prejudging the outcome of the future Green Belt Review, i.e. reference is to retaining <b>a</b> gap rather than <del>the</del> gap as defined in the previous plan.				
Minor post submission change <b>MC7</b>	11.8	An adopted Supplementary Planning Document (SPD) exists for the 3MG site, based on the policy within Halton's Unitary Development Plan. This SPD will <b>need to be updated reviewed</b> to reflect the revised policy framework given through CS8.	Minor wording amendment.				
Minor post submission change <b>MC8</b>	Policy Framework	<table border="1"> <tr> <td><b>National Policy</b></td> <td>PPG2: Green Belts (CLG, 1995, amended in 2001); PPS4: Planning for Sustainable Economic Growth (CLG, 2009); PPG13: Transport (CLG, 2001) <a href="#">NPPF (Principally para.s 18, 19, 20, 21, 22, 29, 30, 31, 33, 34, 35)</a></td> </tr> <tr> <td><b>Local Evidence</b></td> <td>Joint Employment Land and Premises Study (BE Group, 2010); 3MG Masterplan (<a href="#">Atkins, 2005</a>); 3MG SPD (<a href="#">HBC, 2009</a>)</td> </tr> </table>	<b>National Policy</b>	PPG2: Green Belts (CLG, 1995, amended in 2001); PPS4: Planning for Sustainable Economic Growth (CLG, 2009); PPG13: Transport (CLG, 2001) <a href="#">NPPF (Principally para.s 18, 19, 20, 21, 22, 29, 30, 31, 33, 34, 35)</a>	<b>Local Evidence</b>	Joint Employment Land and Premises Study (BE Group, 2010); 3MG Masterplan ( <a href="#">Atkins, 2005</a> ); 3MG SPD ( <a href="#">HBC, 2009</a> )	Amendments to reference updated national policy background  Additional detail for clarity
<b>National Policy</b>	PPG2: Green Belts (CLG, 1995, amended in 2001); PPS4: Planning for Sustainable Economic Growth (CLG, 2009); PPG13: Transport (CLG, 2001) <a href="#">NPPF (Principally para.s 18, 19, 20, 21, 22, 29, 30, 31, 33, 34, 35)</a>						
<b>Local Evidence</b>	Joint Employment Land and Premises Study (BE Group, 2010); 3MG Masterplan ( <a href="#">Atkins, 2005</a> ); 3MG SPD ( <a href="#">HBC, 2009</a> )						

## CS9: SOUTH WIDNES

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change
Submission Change <b>SM1</b>	Policy wording (f)	...the delivery of a new <del>neighbourhood-local</del> centre appropriate to the needs of the local community.	To be consistent with CS5.
Submission Change <b>SM2</b>	Figure 9	Add Local Gateway onto Queensway / Waterloo Road junction	Inclusion of additional Local Gateway at Queensway / Waterloo Road.
Submission Change <b>SM3</b>	12.7	In accordance with CS5: A Network of Centres the potential for a new mixed use <del>neighbourhood-local</del> centre in West Bank	To be consistent with CS5.
Submission Change <b>SM4</b>	12.8	Other opportunities to improve the area's physical linkages should be taken where <del>necessary</del> appropriate and in accordance with existing Masterplans and SPDs through the development of 'Local Gateways'.	Grammatical correction and wording amendment.
Submission Change <b>SM5</b>	Footnote 1	BE Group, <del>HBC, et al</del> (2010) Joint Employment Land and Premises Study (JELPS)	To ensure title of report is consistent across the Core Strategy
Submission Change <b>SM6</b>	12.8	One such opportunity to forge a Local Gateway is the link between West Bank and Widnes Waterfront adjacent to the St Helens Canal. This Local Gateway would have the potential to support and connect recreational, leisure and employment opportunities across the Key Area of Change. <u>A Local Gateway should also be forged at the link between Queensway and Waterloo Road to improve connectivity and accessibility across West Bank.</u> Other Local Gateways may include the links and connections between <del>the</del> Town Centre and the surrounding residential areas.	Inclusion of additional Local Gateway at Queensway / Waterloo Road. Typo.
Submission Change <b>SM7</b>	12.9	particularly from Widnes Town Centre, increasing the area's informal leisure offer.	Grammatical correction
Submission Change <b>SM8</b>	12.13	The future development and regeneration of the West Bank area will be supported by an SPD for the area. This <del>will</del> draws heavily on the Mersey Gateway Regeneration Strategy...	To change tense.
Submission Change <b>SM9</b>	Policy Framework – National Policy	PPS3: Housing (CLG, <del>2010-2011</del> ); PPS4: Planning for Sustainable Economic Growth (CLG, 2009)	Most up to date publication date for PPS3. Bracket missing.
Minor post submission change	Policy wording	a) Making available <del>30</del> 54 hectares of employment land and redeveloping and regenerating existing employment areas across South Widnes with an emphasis on mixed employment	Consequential change following increase in Employment Land

<b>MCI</b>		uses in Widnes Waterfront and West Bank.	requirement to 313ha ( <b>Main Modification MM2</b> ).
<b>MAIN MODIFICATION MM1</b>	Policy wording	<p>b) Directing up to about 25,300 sqm (gross) of convenience / comparison retail provision to <a href="#">Widnes Town Centre in accordance with Policy CS5</a>. <del>the main retail area (Widnes Town Centre Boundary) with small scale provision across the wider area.</del></p> <p>c) Directing up to about 19,000 sqm (gross) of retail warehousing <a href="#">provision to Widnes Town Centre in accordance with Policy CS5</a>. <del>across South Widnes with a particular focus on the main retail area within the Widnes Town Centre Boundary.</del></p> <p>d) Focusing new leisure facilities <del>into</del> Widnes Town Centre in accordance with Policy CS5, with <del>an particular</del> emphasis on the enhancement of the evening economy in the Victoria Square area, and complementary leisure uses in Widnes Waterfront.</p>	To add clarity and address the comments made by GL Hearn on behalf of NewRiver Capital.
<b>MAIN MODIFICATION MM12</b>	Policy wording	Changes to Figure 9 – South Widnes Diagram: Delete <del>Main Retail Area</del> from diagram and key. Add hashed area to the diagram showing Widnes Town Centre Boundary (as per Proposed Submission Document, Nov 2010) and add to key ' <a href="#">Indicative Widnes Town Centre Boundary (as confirmed in Appendix 2)</a> '.	To add clarity and address the comments made by GL Hearn on behalf of NewRiver Capital.

		<p>The map illustrates the geographical layout of the Widnes area, including the Mersey Estuary, West Bank, Widnes Town Centre, and Widnes Waterfront. Key features include the Silver Jubilee Bridge, St. Helens Canal, and various strategic gateways and project areas. A legend at the bottom of the map defines symbols for Borough Boundary, Strategic Gateways, Local Gateway, Mersey Gateway route, Mersey Gateway Project Area, Victoria Square, Kingsway Civic Quarter, Trans Pennine Trail/National Cycle Network (route 62), Moss Bank Park, West Bank Residential Neighbourhood, Indicative Widnes Town Centre Boundary, Venture Fields, Green Belt, and Greenspace.</p>	
<p>Minor post submission change <b>MC2</b></p>	<p>Para 12.4 Footnote</p>	<p>BE Group, <a href="#">HBC, et al</a> (2010) Joint Employment Land and Premises Study (JELPS)</p>	<p>Minor detail correction</p>
<p>Minor post</p>	<p>Para 12.4</p>	<p>CLG (2012) <a href="#">National Planning Policy Framework Statement 4: Planning for Sustainable Economic Growth</a></p>	<p>Amendments to reference updated</p>

submission change <b>MC3</b>	Footnote		national policy background
<b>MAIN MODIFICATION MMI3</b>	12.5	Widnes is the largest town centre within the Borough and has the greatest retail offer in terms of range and floorspace. Widnes Town Centre's retail role will be maintained and enhanced, in accordance with CS5: A Network of Centres, <del>prioritising new retail opportunities and improvements within the Town Centre Boundary</del> . This will include the potential to enhance or redevelop the Albert Square Shopping Centre. Leisure facilities will <u>also</u> be focused on <u>Widnes Town Centre in accordance with CS5: A Network of Centres</u> , with Victoria Square remaining as the focus for evening entertainment given the attractive public realm and heritage assets in the locality. The Venture Fields site on the Widnes Waterfront will provide complementary leisure facilities for the South Widnes area.	To add clarity and address the comments made by GL Hearn on behalf of NewRiver Capital.
Minor post submission change <b>MC4</b>	12.7	In accordance with CS5: A Network of Centres the potential for a new mixed use <del>neighbourhood local</del> centre in West Bank has been identified to provide for the needs of the local population.	Correction to conform with terminology in CS5.
Minor post submission change <b>MC5</b>	12.8	Other opportunities to improve the area's physical linkages should be taken where <del>necessary</del> <u>appropriate</u> and in accordance with existing Masterplans and SPDs through the development of 'Local Gateways'. Local Gateways will play a significant role in ensuring localised legibility and to aid connectivity of the outlying areas. One such opportunity to forge a Local Gateway is the link between West Bank and Widnes Waterfront adjacent to the St Helens Canal. This Local Gateway would have the potential to support and connect recreational, leisure and employment opportunities across the Key Area of Change. <u>A Local Gateway should also be forged at the link between Queensway and Waterloo Road to improve connectivity and accessibility across West Bank</u> . Other Local Gateways may include the links and connections between <u>the</u> Town Centre and the surrounding residential areas.	Minor corrections to add additional detail.
Minor post submission change <b>MC6</b>	12.11	Potential risk as a result of flooding and pollution also exists in certain locations across the area. CS23: Managing Pollution and Risk and other <del>LDF</del> <u>Local Development Document</u> policies containing guidance associated with contamination, flooding and pollution are therefore particularly applicable to this Key Area of Change and should be fully considered by future development proposals.	Amendment to reflect updated terminology
Minor post submission change <b>MC7</b>		The future development and regeneration of the West Bank area will be supported by an SPD for the area. This <u>will</u> <del>draws</del> heavily on the Mersey Gateway Regeneration Strategy <sup>20</sup> which is integral to the delivery of the Mersey Gateway Project.	Minor grammatical correction.

Minor post submission change <b>MC8</b>	Policy Framework	<table border="1"> <tr> <td data-bbox="571 263 907 422"> <b>National Policy</b> </td> <td data-bbox="907 263 1518 422"> <del>PPS3: Housing (CLG, 2010); PPS4: Planning for Sustainable Economic Growth (CLG, 2009; PPG13: Transport (CLG, 2001)</del>  <a href="#">NPPF (Principally para.s 20, 23, 32, 56, 57, 109, 111 and 156)</a> </td> </tr> </table>	<b>National Policy</b>	<del>PPS3: Housing (CLG, 2010); PPS4: Planning for Sustainable Economic Growth (CLG, 2009; PPG13: Transport (CLG, 2001)</del> <a href="#">NPPF (Principally para.s 20, 23, 32, 56, 57, 109, 111 and 156)</a>	Amendments to reference updated national policy background
<b>National Policy</b>	<del>PPS3: Housing (CLG, 2010); PPS4: Planning for Sustainable Economic Growth (CLG, 2009; PPG13: Transport (CLG, 2001)</del> <a href="#">NPPF (Principally para.s 20, 23, 32, 56, 57, 109, 111 and 156)</a>				

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## CS10: WEST RUNCORN

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change
Submission Change <b>SM1</b>	13.1	...which will deliver high quality and accessible environments utilising the area's waterfront assets...	Apostrophe missing.
Submission Change <b>SM2</b>	Policy wording Point (a)	Improving Runcorn Old Town's retail offer, focusing up to about 5,200sqm (gross) of convenience / comparison goods retailing to the main retail area within the <del>Town</del> <u>District</u> Centre Boundary and supporting its role as a District Centre and a cultural and leisure destination.	To be in accordance with Appendix 2.
Submission Change <b>SM3</b>	Policy wording Point (d)	Supporting the comprehensive redevelopment of Runcorn Waterfront to be a residential led, mixed use regeneration initiative <u>incorporating the delivery of a new Local Centre</u> , with detailed guidance, land allocations, access arrangements and capacity to be determined.	To be in accordance with CS5
Submission Change <b>SM4</b>	13.7	As such the <del>current 2010</del> Strategic Housing Land Availability Assessment only includes a yield of 1,330 units in the period to 2028.	To clarify the current position.
Submission Change <b>SM5</b>	13.10	...and as such new office development activity in Runcorn is largely directed to <u>the</u> Daresbury <u>Strategic Site</u> in East Runcorn (CS11).	<b>In response to representation received (National Trust - 00634/00004/002)</b>
Submission Change <b>SM6</b>	13.15	In the achievement of sustainable design and construction, proposals will additionally need to ensure the protection of water quality of the area's waterways in accordance with CS23: Managing Pollution and Risk.	Apostrophe missing.
Submission Change <b>SM7</b>	Policy Framework – National Policy	PPS3: Housing (CLG, <del>2010-2011</del> )	Most up to date publication date for PPS3.
<b>MAIN MODIFICATION MMI4</b>	Policy wording	a) <del>Improving Runcorn Old Town's retail offer, f</del> ocusing up to about 5,200sqm (gross) of convenience / comparison goods retailing to <u>Runcorn Old Town District Centre in accordance with Policy CS5</u> , <del>the main retail area within the Town Centre Boundary and</del> <u>improving the retail offer and</u> supporting its role as a <del>District Centre and a</del> cultural and leisure destination.	Consequential changes needed to ensure consistency across the Key Areas of Change as a result of the changes required to CS9. Supersedes minor submission change SM2 above
<b>MAIN MODIFICATION</b>	Policy wording	b) The delivery of 1,500 dwellings across West Runcorn with a particular emphasis on the Runcorn Waterfront site to accommodate <del>+330-1,360</del>	Amendment to error from 2010 Strategic Housing Land Availability



<b>MM15</b>		dwellings, with the potential for additional residential development, subject to appropriate access.	Assessment.
Minor post submission change <b>MCI</b>	Policy wording	c) The delivery of <a href="#">2726</a> hectares of employment land and the redevelopment and regeneration of existing employment areas across West Runcorn with a focus on the Mersey Gateway Port and the development of an employment area in the southern part of Runcorn Waterfront.	Consequential change following increase in Employment Land requirement to 313ha ( <b>Main Modification MM2</b> ).
<b>MAIN MODIFICATION MM16</b>	Policy wording	Changes to Figure 10 – West Runcorn Diagram: Delete <del>Main Retail Area</del> from diagram and key. Add hashed area to the diagram showing Runcorn Old Town District Centre Boundary (as per Proposed Submission Document, Nov 2010) and add to key ' <a href="#">Indicative Runcorn Old Town District Centre Boundary (as confirmed in Appendix 2)</a> '.	Consequential changes needed to ensure consistency across the Key Areas of Change as a result of the changes required to CS9.

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		<p>The map shows the Runcorn Waterfront and Old Town area. Key features include the Mersey Estuary, Manchester Ship Canal, Runcorn Waterfront, Mersey Gateway Port, Runcorn Old Town, and various infrastructure like bridges and roads. A legend identifies the following:</p> <ul style="list-style-type: none"> <li>West Runcorn Key Area of Change (Yellow)</li> <li>Heath Road Industrial Estate (Purple diagonal lines)</li> <li>Picow Farm Road Industrial Estate (Blue diagonal lines)</li> <li>Dukesfield Residential Neighbourhood (Brown vertical lines)</li> <li>Canal Quarter (Blue horizontal lines)</li> <li>Halton Riverside College (Blue sunburst icon)</li> <li>Runcorn Railway Station (Red circle icon)</li> <li>Strategic Gateway (Red sunburst icon)</li> <li>Brindley Arts Centre (Blue sunburst icon)</li> <li>Runcorn Promenade (Green dashed line)</li> <li>Mersey Gateway Project Area (Red dashed line)</li> <li>Indicative Runcorn Old Town District Centre Boundary (as confirmed in Appendix 2) (Blue vertical lines)</li> <li>Mersey Estuary SPA/Ramsar (Blue wavy lines)</li> <li>Mersey Estuary SSSI (Blue wavy lines)</li> <li>Greenspace (Green)</li> </ul>	
<p>Minor post submission change <b>MC2</b></p>	<p>13.5</p>	<p>The Old Town's role within its localised catchment will be protected and enhanced wherever possible and opportunities for additional convenience and comparison provision should be identified and promoted, where appropriate, in accordance with CS5: A Network of Centres. Future retail provision will be allocated within the Site Allocations and Development Management <a href="#">DPD Local Plan</a>.</p>	<p>Amendment to reflect updated terminology</p>
<p>Minor post submission change <b>MC3</b></p>	<p>13.7</p>	<p>The full delivery of the residential redevelopment of Runcorn Waterfront, however, will be dependent upon securing adequate site access and will be established through masterplanning, the Site Allocations and Development Management <a href="#">DPD Local Plan</a> and the development of a Runcorn Waterfront SPD. As such the <del>current</del> <a href="#">2010</a></p>	<p>Amendment to reflect updated terminology  Housing capacity updated in line with</p>

		Strategic Housing Land Availability Assessment <sup>2</sup> only includes a yield of <del>+330</del> <u>1,360</u> units in the period to 2028.	policy text (Main Change MM15 above)						
Minor post submission change <b>MC4</b>	13.11	This has the potential to create a second Cheshire Canal Ring further encouraging and supporting the leisure and recreational potential of the Bridgewater Canal. The route of the alignment will be protected through the Site Allocations and Development Management <del>DPD</del> <u>Local Plan</u>	Amendment to reflect updated terminology						
Minor post submission change <b>MC5</b>	13.16	This will be translated into the Site Allocations and Development Management <del>DPD</del> <u>Local Plan</u> and the Runcorn Waterfront SPD. Proposals for Runcorn Old Town, including those associated with the Canal Quarter will be supported by a SPD. This SPD will also aim to build upon the measures proposed in the Mersey Gateway Regeneration Strategy <sup>7</sup> including those associated with the Silver Jubilee Bridge. More detailed policies and the allocation of sites for the delivery of this Key Area of Change (including the Mersey Gateway Port) will be included within the Site Allocations and Development Management <del>DPD</del> <u>Local Plan</u> .	Amendment to reflect updated terminology						
Minor post submission change <b>MC6</b>	Policy Framework	<table border="1"> <tr> <td><b>National Policy</b></td> <td> <del>PPS3: Housing (CLG, 2010); PPS4: Planning for Sustainable Economic Growth (CLG, 2009); PPG13: Transport (CLG, 2001)</del>  <a href="#">NPPF (Principally para.s 20, 23, 32, 56, 57, 109, 111 and 156)</a> </td> </tr> </table>	<b>National Policy</b>	<del>PPS3: Housing (CLG, 2010); PPS4: Planning for Sustainable Economic Growth (CLG, 2009); PPG13: Transport (CLG, 2001)</del> <a href="#">NPPF (Principally para.s 20, 23, 32, 56, 57, 109, 111 and 156)</a>	Amendments to reference updated national policy background				
<b>National Policy</b>	<del>PPS3: Housing (CLG, 2010); PPS4: Planning for Sustainable Economic Growth (CLG, 2009); PPG13: Transport (CLG, 2001)</del> <a href="#">NPPF (Principally para.s 20, 23, 32, 56, 57, 109, 111 and 156)</a>								
<b>MAIN MODIFICATION MM14a</b>	Policy Framework	<table border="1"> <tr> <td>Policy Framework</td> <td>CS10 West Runcorn</td> </tr> <tr> <td>SA Objectives</td> <td> 3 – Water  6 – Energy Efficiency  7 – Land Quality  10 – Housing  11 – Accessibility  14 – Economy  16 – Town Centres </td> </tr> <tr> <td>SA Outcome</td> <td>The focus of this policy is bringing large areas of previously developed land back into beneficial use. Development will be designed with sustainability in mind. This policy will contribute</td> </tr> </table>	Policy Framework	CS10 West Runcorn	SA Objectives	3 – Water 6 – Energy Efficiency 7 – Land Quality 10 – Housing 11 – Accessibility 14 – Economy 16 – Town Centres	SA Outcome	The focus of this policy is bringing large areas of previously developed land back into beneficial use. Development will be designed with sustainability in mind. This policy will contribute	Summary of sustainability appraisal of policy amendments.
Policy Framework	CS10 West Runcorn								
SA Objectives	3 – Water 6 – Energy Efficiency 7 – Land Quality 10 – Housing 11 – Accessibility 14 – Economy 16 – Town Centres								
SA Outcome	The focus of this policy is bringing large areas of previously developed land back into beneficial use. Development will be designed with sustainability in mind. This policy will contribute								

		positively to sustainability principles. However, development in the area could potentially have a negative impact on water quality.	
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## CS1 I: EAST RUNCORN

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change
Submission Change <b>SM1</b>	14.1	Whilst the whole of the East Runcorn area constitutes a Key Area of Change within the Core Strategy, the Daresbury <u>portion</u> is allocated as a Strategic Site.	To add clarity as to the extent of the Strategic Site.
Submission Change <b>SM2</b>	14.1	Under the provisions of PPS12 <sup>INSERT FOOTNOTE</sup>  <sup>1</sup> <a href="#">CLG (2008) Planning Policy Statement 12: Local Spatial Planning, paragraphs 4.6-4.7</a>	To add reference to PPS12
Submission Change <b>SM3</b>	Figure 11	Amend label on diagram: Daresbury <u>Strategic Site</u>	To add clarity to the figure as to the areas referred to in the policy and <b>in response to representation received (National Trust - 00634/00004/002)</b>
Submission Change <b>SM4</b>	Policy wording Part a)	26ha of land will be made available to aid the expansion of <del>the</del> BI science, high tech and research development...	Typo
Submission Change <b>SM5</b>	Policy wording Part c) Second bullet	Phase 2 – 600 dwellings in the <del>central</del> area <u>known as the Central Housing Area</u> between the Daresbury SIC and Daresbury Park	To add clarity to the policy and to align with the other bullet points and Figure 12
Submission Change <b>SM6</b>	Policy wording Part d)	A mixed use <del>neighbourhood local</del> centre including a marina providing mooring for inland waterways craft sited alongside the Bridgewater Canal around the existing George Gleave's bridge. Any such provision of a <del>neighbourhood local</del> centre should avoid unacceptable impact on the vitality and viability of existing centres and the planned <del>neighbourhood local</del> centre at Sandymoor.	To be consistent with CS5.
Submission Change <b>SM7</b>	Policy wording Part d) Final sentence	Individual retail units should not exceed 280 <del>SqM</del> <u>sqm net</u> in size.	To ensure policy CS1 I is consistent with policy CS5 with regard to maximum floorspace for units in local centres.
Submission Change <b>SM8</b>	Policy wording (General Principles of Development)	<del>General P</del> principles of <del>D</del> development  <u>Development across Daresbury Strategic Site will be expected to:</u>	To be consistent to with other Key Area of Change policies.
Submission Change <b>SM9</b>	Policy wording (General	1. A network of open spaces for nature conservation and recreation should be provided, including the retention of Daresbury Firs, <u>enhancements to Keckwick</u>	<b>In response to representations received (Environment Agency –</b>

	principles of development – 1)	<a href="#">Brook corridor</a> , the creation of a linear country park along the Bridgewater canal corridor, formal green space to serve the residential area and smaller green spaces integral to individual developments.	<b>S012/00002/002)</b>
Submission Change <b>SM10</b>	Policy wording (General Principles of Development – 1)	A network of open spaces for nature conservation and recreation should be provided, including the <del>retention</del> <a href="#">conservation</a> of Daresbury Firs, the creation of a linear country park along the Bridgewater canal corridor, formal greenspace to serve the residential areas and smaller green spaces integral to individual development.	Wording amend in line with para 14.13. Typo.
Submission Change <b>SM11</b>	Policy wording (General principles of development – 1)	A network of open spaces for nature conservation and recreation <a href="#">totalling over 40 hectares</a> should be provided...	<b>In response to representations received (Natural England – S075/00006/019)</b>
Submission Change <b>SM12</b>	Policy wording (General principles of development – 3)	The public transport network at the site should include the provision of a transport interchange facility sited to maintain the long term aim of delivering a railway station. <del>in the long term.</del>	Delete repetition.
Submission Change <b>SM13</b>	Policy wording Sandymoor	...in line with outstanding consents including a new <del>neighbourhood</del> <a href="#">local</a> centre, primary school...	To be consistent with CS5.
Submission Change <b>SM14</b>	14.2, second sentence	The undeveloped remainder of the Sandymoor area, along with land to the west of Daresbury village, represents some of the remaining major greenfield sites in Halton <a href="#">outside of the Green Belt</a> .	To add clarity to the justification.
Submission Change <b>SM15</b>	14.3, final sentence	The outstanding infrastructure requirements have been translated into the Infrastructure Plan <a href="#">accompanying the Core Strategy</a> , along with <a href="#">an indication of</a> the bodies responsible for delivery and likely development costs.	To add clarity to the justification.
Submission Change <b>SM16</b>	14.5, second sentence	Stakeholders, landowners and potential developers in the area worked collaboratively to produce a strategic vision and comprehensive Master Plan <a href="#">known as the Daresbury Framework</a> for the Daresbury area, based around the notion of connecting the separate knowledge nuclei of the business and science facilities.	To introduce the document which is then referred to at para 14.7

Submission Change <b>SM17</b>	14.5, final sentence	The Master Plan forecast a 30-40 year delivery period for the realisation of the proposed development, driven by the pace of expansion at Daresbury SIC which is predominantly determined by the availability of funding <u>and demand</u> .	To highlight that the economic market will be a prime determinant of the pace of development.
Submission Change <b>SM18</b>	Table 4	See below this table	Oversight when plan period was extended to 2028 that this table was updated. Title amend to align with para 14.6.
Submission Change <b>SM19</b>	14.8, First sentence	In order to achieve the desired aims for the Daresbury <u>Strategic Site</u> , partnership working will need to continue over the lifetime of the plan and beyond.	<b>In response to representation received (National Trust - 00634/00004/002)</b>
Submission Change <b>SM20</b>	14.8, Fourth sentence	The newly formed Local Enterprise Partnership for the Liverpool City Region, <u>ERDF</u> , <u>JESSICA</u> <u>and Regional Growth Fund</u> <del>and</del> funding and the emerging Technology and Innovation Centre network are all possible funding opportunities which will need to be investigated to allow Daresbury SIC to reach its full potential.	To reflect the post up to date position as to how funding will be secured to bring forward development at DSIC.
Submission Change <b>SM21</b>	14.8, Insert new sentences after the above	<u>In August 2011, Daresbury Science and Innovation Campus was announced as an Enterprise Zone status <sup>INSERT FOOTNOTE</sup> to boost local growth and increase jobs. New businesses in the Zone will benefit from a 100% discount on business rates, and Tax Incremental Financing powers will be a further method available to secure the infrastructure required to develop the site. Additionally, it is intended that the Enterprise Zone will benefit from reduced planning control through the introduction of a Local Development Order to be developed by the Council for the Zone.</u>  <sup>5</sup> CLG (2011) <a href="http://www.communities.gov.uk/news/newsroom/1967595">http://www.communities.gov.uk/news/newsroom/1967595</a>	To reflect recent Government announcement
Submission Change <b>SM22</b>	14.8, Penultimate sentence	Government funding has already been earmarked for specific projects at the SIC, including the Hartree Centre for Computational Science and Engineering and the Science and Technology Facilities Council are committed to assisting the delivery of major public sector science programmes <u>at the campus</u> .	To add clarity.
Submission Change <b>SM23</b>	14.9, Fourth sentence	The already consented floorspace, coupled with information taken from a survey of businesses <del>which</del> indicates that there is little demand from within the office sector to locate in the Borough's town centre locations, particularly Runcorn Old Town <sup>5</sup> .	Typo.
Submission Change <b>SM24</b>	14.9, Penultimate sentence	To date, Daresbury Park has proved to be a popular location for office development given the high quality environment within which it is set, the bespoke buildings offered with large floorplates, able to accommodate <del>Head Quarter</del> <u>headquarter</u> type buildings.	Typo.

Submission Change <b>SM25</b>	14.10	...and this has been translated <u>into</u> the phasing of employment development included in Table 4 above in order to provide the most realistic picture of future development.	Typo
Submission Change <b>SM26</b>	Footnote 6	Mott MacDonald (2010 <del>1</del> ) East Runcorn Sustainable Transport Study	Date of publication of ERSTS is 2011, not 2010.
Submission Change <b>SM27</b>	14.11, Eighth sentence	However, this route broadly illustrates the preferred alignment of the main vehicular road, indicating that it will be the key internal route <u>at Daresbury Strategic Site in the area</u> , and will be required to link the A56, the Central Housing Area, Daresbury SIC and connect to the A558.	To add clarity.
Submission Change <b>SM28</b>	14.12, Penultimate sentence	Renewable energy infrastructure requirements cannot be quantified at this stage but the identification of Daresbury as an Energy Priority Zone <sup>7</sup> in CS19: Sustainable Development and Climate Change suggests that the potential for <u>decentralised integrating renewables and low carbon</u> technologies should be pursued to boost the long term sustainability of the site.	To clarify the opportunities which have been identified for the Daresbury Energy Priority Zone.
Submission Change <b>SM29</b>	14.13, Second sentence	Of particular note in the area are the Red Brow Cutting <u>Site of Special Scientific Interest (SSSI)</u> and the Daresbury Firs Local Nature Reserve which will need to be conserved to retain their geological and biodiversity importance, respectively.	To define the acronym used.
Submission Change <b>SM30</b>	14.14, First sentence	The provision of a public transport interchange at the intersection of the two railway lines which run through the site <u>will improve the area's connectivity via sustainable transport</u> .	To improve readability of paragraph.
Submission Change <b>SM31</b>	14.14, Final sentence	In the circumstance where there is clear evidence to suggest that a railway station cannot be delivered or it can be proven that the entirety of the safeguarded land is not needed for public transport facilities, the applicable land will be considered for <u>residential development the corresponding land uses shown on Figure 12</u> .	To update the text given changes made to Figure 12 at the Revised Proposed Submission stage.
Submission Change <b>SM32</b>	Footnote 9	<sup>9</sup> The Bridgewater Way Initiative is led by the Bridgewater Canal Trust who wish to maximise the potential of the Bridgewater Canal as an integrated shared strategic cycle and pedestrian network, through the implementation of the Bridgewater Way Initiative which seeks to implement improvements to existing routes and public transport facilities in <u>it's the</u> vicinity of the Bridgewater Canal.	Typo.
Submission Change <b>SM33</b>	14.15, Final sentence	The provision of a <u>neighbourhood local</u> centre is included in the policy to support the surrounding housing and employment areas. Retail and community facilities will be necessary to meet the day-to-day local needs of the residents and employees at East Runcorn. As the <u>neighbourhood local</u> centre falls within the Central Housing Area, it is expected that the developer of this wider area will deliver the units within the mixed use <u>neighbourhood local</u> centre, for occupation by service providers.	To be consistent with CS5.



Submission Change <b>SM34</b>	14.16, Third sentence	An SPD will also be produced for the area covering the Daresbury Strategic Site <del>including the intervening areas.</del>	Deletion of unnecessary wording.
Submission Change <b>SM35</b>	Table 6	Phase 1 – Delph Lane West  No. of Dwellings: <del>500</del> 350	To correct error made at Revised Proposed Submission stage.
Submission Change <b>SM36</b>	Table 6	Phase 3 – Central Area  Delivery Mechanism for <b>Improvements to existing Delph Lane canal bridge:</b> <del>Private developer bringing forward the Central Housing Area</del> Development costs for spine road to be split between residential developer and DSIC <a href="#">Joint Venture</a>	<b>Arising from representation received (Redrow Homes – 01159/00002/007)</b>
Submission Change <b>SM37</b>	Table 6	Phase 3 – Central Area  Delivery Mechanism for <b>Improvements at A56/Delph Lane junction:</b> <del>Private developer bringing forward the Central Housing Area</del> Development costs for spine road to be split between residential developer and DSIC <a href="#">Joint Venture</a>	<b>In response to representation received (Redrow Homes – 01159/00002/007)</b>
Submission Change <b>SM38</b>	Table 7	Phase 2 – Daresbury SIC  Add new Infrastructure Requirement: <a href="#">Improvements at A56/Delph Lane junction</a>	To correct mismatch between Table 6 and Table 7
Submission Change <b>SM39</b>	Table 8	<b>Contributing development</b> (first three rows): DSIC <del>Joint Venture</del> and <del>C</del> entral <del>H</del> ousing <del>A</del> area	To correct terminology used.
Submission Change <b>SM40</b>	Policy Framework – National Policy	PPS3: Housing (CLG, <del>2010-2011</del> )	Most up to date publication date for PPS3.
Minor post submission change <b>MCI</b>	Figure 11	Amended diagram <ul style="list-style-type: none"> <li>Daresbury Strategic Site label</li> <li>Addition of Sandymoor annotations from Figure 12</li> </ul> [To be inserted prior to public consultation]	To add further clarity
<b>MAIN MODIFICATION</b> <b>MM29</b>	Policy wording	3. The whole of the development should be served by public transport, to connect the employment, housing and retail/leisure areas. The public transport network at the site should include the provision of a transport <del>interchange facilities</del> sited to <a href="#">serve the</a>	To reflect that the GRIP Study for Daresbury station is not being progressed by Network Rail, and as

		entirety of the site. maintaining the long term aim of delivering a railway station in the long term.	such it is highly unlikely that a station could be delivered at this location.  <i>N.B. This also incorporates and supersedes Change 12 under policy CS11 as proposed in the Schedule of Minor Changes document (Submission Document: CS4).</i>
Minor post submission change <b>MC2</b>	Figure 12	Amended diagram: <ul style="list-style-type: none"> <li>• Removal of public transport interchange</li> <li>• Addition of Strategic Gateway at A56</li> <li>• Removal of Sandymoor annotations to Figure 11 (as not part of Strategic Site allocations)</li> <li>• Replace Local Centre and Marina notations with symbols</li> <li>• Amend labels for land uses in the key</li> </ul> <p>[To be inserted prior to public consultation]</p>	To add further clarity and to reflect the removal of future railway station from the policy
<b>MAIN MODIFICATION MMI7</b>	14.11	After the existing text which reads: “The study revealed that under a “Do Nothing” scenario (where no uncommitted development takes place), the M56 Junction 11 in 2015 is predicted to operate at capacity in both the AM and PM peak periods”, insert the following:  <u>The Highways Agency are fully aware of the issues at this junction and the Council will continue to work with them and the developers involved in bringing forward the Strategic Site to consider the alternative funding options necessary to prioritise necessary improvements at this junction.</u>	To reflect that the capacity issues at junction 11 of the M56 are not insurmountable and that the Council will continue to work with the Highways Agency and the developers to ensure the safe operation of the junction is not compromised.
<b>MAIN MODIFICATION MMI8</b>	14.11	After the existing text which reads: “It will entail at least one additional canal crossing suitable for vehicles”, insert the following:  <u>The proposed land uses immediately adjacent to the indicative line of the main vehicular route as depicted on Figure 12 are therefore also subject to minor changes once the exact alignment is determined. The quantum and role of the area of greenspace south of the existing homes on Delph Lane close to the junction with the A56 should however remain.</u>	To clarify that the land uses immediately adjacent to the main vehicular route are also indicative and subject to change, in relation to the precise alignment of the main vehicular route. Also to give assurances that any alternative alignment of the main vehicular route would not compromise the green space south of Delph Lane.
<b>MAIN</b>	14.14	The provision of a public transport <del>facilities interchange at within</del> the <del>intersection of</del>	To reflect that the GRIP Study for

<b>MODIFICATION 30</b>		<p><del>the two railway lines which run through the Strategic Site will improve the area's connectivity via sustainable transport. It is envisaged that this will initially provide bus interchange facilities to serve the employment and residential areas, with bus services serving the local centre to ensure its viability. Bus provision should improve connections to the Strategic Site from surrounding residential areas and key transport nodes including Runcorn Old Town, Runcorn East station and Warrington town centre, with the aspiration of delivering a railway station to serve either one or both of the railway lines in the longer term. The precise location of a public transport interchange has not yet been determined but will be largely dependent on the outcome of the current Guide to Railway Investment Projects (GRIP) Study, which is being progressed by Network Rail on behalf of Halton Borough Council. Should this study find that the practicality and feasibility of a railway station at Daresbury is limited, a wider area will be available for a bus-based interchange. In the circumstance where there is clear evidence to suggest that a railway station cannot be delivered or it can be proven that the entirety of the safeguarded land is not needed for public transport facilities, the applicable land will be considered for the corresponding land uses shown on Figure 12.</del></p>					<p>Daresbury station is not being progressed by Network Rail, and as such it is highly unlikely that a station could be delivered at this location. Sustainable transport facilities will be bus based.</p> <p><i>N.B. This also incorporates and supersedes Changes 30 and 31 under policy CS11 as proposed in the Schedule of Minor Changes document (Submission Document: CS4).</i></p>					
<b>MAIN MODIFICATION 31</b>	Table 8	Row 1 Public Transport facilities <del>Interchange – including bus interchange facilities with the potential for a new railway station</del>	<del>Within the Strategic Site, capable of serving the entire area</del> <del>At the intersection of two railway lines within Daresbury Strategic Site</del>	<del>Over the plan period</del>	<del>DSIC Joint Venture and central housing area</del> <del>Area</del>	<del>Private residential developer and DSIC</del> <del>It is likely that public funding will be required to deliver this key piece of infrastructure</del>	<p>To reflect that the GRIP Study for Daresbury station is not being progressed by Network Rail, and as such it is highly unlikely that a station could be delivered at this location.</p> <p><i>N.B. This also incorporates Change 39 under policy CS11 as proposed in the Schedule of Minor Changes document (Submission Document: CS4).</i></p>					
<b>MAIN MODIFICATION</b>	Table 8	Rows 4 and 5 <table border="1" data-bbox="562 1281 1532 1313"> <tr> <td data-bbox="562 1281 770 1313">Further</td> <td data-bbox="770 1281 927 1313">Junction 11</td> <td data-bbox="927 1281 1055 1313">Over the</td> <td data-bbox="1055 1281 1263 1313">All sites will</td> <td data-bbox="1263 1281 1532 1313">Pooled developer</td> </tr> </table>					Further	Junction 11	Over the	All sites will	Pooled developer	<p>To add further detail to the infrastructure requirements in Table 8</p>
Further	Junction 11	Over the	All sites will	Pooled developer								

<b>MMI9</b>		improvements to Junction 11 of M56 <a href="#">in accordance with the ERSTS<sup>12</sup></a>	of M56	plan period	create pressure on junction 11 of the M56	contributions with potential for funding from the Highways Agency	of policy CSI I so that there is no ambiguity about which local road network schemes are referred to.  Drafting errors regarding reference to A556 and to primary road network.																
Minor post submission change <b>MC3</b>	Policy Framework	<b>National Policy</b>		PPS3: <a href="#">Housing (CLG, 2010)</a> ; PPS4: <a href="#">Planning for Sustainable Economic Growth (CLG, 2009)</a> ; PPS12: <a href="#">Local Spatial Planning (CLG, 2008)</a> ; NPPF (Principally para.s 20, 21, 23, 34, 35, 37, 38, 47, 50, 52, 57, 73, 75, 97, 157, 161, 162 and 173) National Science and Innovation Investment Framework 2004-2014		Amendments to reference updated national policy background																	
<b>MAIN MODIFICATION MMI7a</b>	Policy Framework	Policy Framework	<table border="1"> <tr><td>SA Objectives</td><td>CSII East Runcorn</td></tr> <tr><td></td><td>2 – Biodiversity</td></tr> <tr><td></td><td>3 – Water</td></tr> <tr><td></td><td>6 – Energy Efficiency</td></tr> <tr><td></td><td>10 – Housing</td></tr> <tr><td></td><td>11 – Accessibility</td></tr> <tr><td></td><td>14 – Economy</td></tr> <tr><td></td><td>16 – Town Centres</td></tr> <tr><td></td><td>17 – Sustainable Transport</td></tr> </table>	SA Objectives	CSII East Runcorn		2 – Biodiversity		3 – Water		6 – Energy Efficiency		10 – Housing		11 – Accessibility		14 – Economy		16 – Town Centres		17 – Sustainable Transport	Summary of sustainability appraisal of policy amendments.	
SA Objectives	CSII East Runcorn																						
	2 – Biodiversity																						
	3 – Water																						
	6 – Energy Efficiency																						
	10 – Housing																						
	11 – Accessibility																						
	14 – Economy																						
	16 – Town Centres																						
	17 – Sustainable Transport																						
		<sup>12</sup> <a href="#">East Runcorn Sustainable Transport Study (2011)</a>																					

		SA Outcome	<p><u>Overall this policy is positive in sustainability terms. There may be some minor negative environmental effects.</u></p> <p>Overall this policy is positive in sustainability terms. There may be some negative environmental effects, however these can be managed / mitigated, particularly if suggested mitigation measures are incorporated into the policy.</p>	
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Table 4: Indicative Development Phasing at East Runcorn

HOUSING			EMPLOYMENT		
	Daresbury Strategic Site - number of dwellings	Sandymoor – number of dwellings		Daresbury Park (SqM sqm)	Daresbury SIC (SqM sqm)
Phase 1 (2010/11-2020/21)	500	366	Phase 1 (2010/11-2014/15)	22,919	25,000
Phase 2 (2015/16-2025/26)	600	788	Phase 2 (2015/16-2027 <del>5</del> /28 <del>6</del> )	22,919	47,383
Phase 3 (2020/21-2027 <del>5</del> /28 <del>6</del> )	300	310			
Beyond Core Strategy period (2026 <del>8</del> +)	-	-	Beyond Core Strategy period (2026 <del>8</del> +)	26,081	24,500
<b>Totals</b>	<b>1400</b>	<b>1464</b>	<b>Totals</b>	<b>71,919</b>	<b>96,883</b>
	<b>2864</b>			<b>168,802</b>	

## CS12: HOUSING MIX

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change		
Submission Change <b>SM1</b>	15.7	It is a mandatory requirement of Level 6 of the Code for Sustainable Homes <del>(which is equivalent to zero carbon)</del> to comply with Lifetime Homes criteria.	Wording amendments.		
Submission Change <b>SM2</b>	Policy Framework – National Policy	PPS3: Housing (CLG, <del>2010-2011</del> )	Most up to date publication date for PPS3.		
Minor post submission change <b>MC1</b>	Policy wording	Proposals for new specialist housing for the elderly, including extra-care <sup>1</sup> and supported accommodation, will be encouraged in suitable locations (and sites allocated in the Site Allocations and Development Management <del>DPD</del> <a href="#">Local Plan</a> , as appropriate), particularly those providing easy access to local services and community facilities.	Amendment to reflect updated terminology		
Minor post submission change <b>MC2</b>	15.3	The Site Allocations and Development Management <del>DPD</del> <a href="#">Local Plan</a> will set out requirements and guidance on these matters for housing allocations in the Borough.	Amendment to reflect updated terminology		
Minor post submission change <b>MC3</b>	15.5	Specific preferred locational criteria are set out within Halton’s Commissioning Strategy for Extra Care and these factors will influence the allocation of sites for extra care housing in later <del>DPDs</del> <a href="#">Local Plans</a> Local Plans.	Amendment to reflect updated terminology		
Minor post submission change <b>MC4</b>	Policy Framework	<table border="1"> <tr> <td><b>National Policy</b></td> <td> <del>PPS3: Housing (CLG, 2010);</del>  <a href="#">NPPF (Principally para.s 47, 50, 56, 57 and 159)</a>                      Code for Sustainable Homes – Technical Guide (CLG, 2009);                      Lifetime Homes, Lifetime Neighbourhoods (CLG, 2008);                      Lifetime Homes Criteria (Habinteg, 2010)                 </td> </tr> </table>	<b>National Policy</b>	<del>PPS3: Housing (CLG, 2010);</del> <a href="#">NPPF (Principally para.s 47, 50, 56, 57 and 159)</a> Code for Sustainable Homes – Technical Guide (CLG, 2009); Lifetime Homes, Lifetime Neighbourhoods (CLG, 2008); Lifetime Homes Criteria (Habinteg, 2010)	Amendments to reference updated national policy background
<b>National Policy</b>	<del>PPS3: Housing (CLG, 2010);</del> <a href="#">NPPF (Principally para.s 47, 50, 56, 57 and 159)</a> Code for Sustainable Homes – Technical Guide (CLG, 2009); Lifetime Homes, Lifetime Neighbourhoods (CLG, 2008); Lifetime Homes Criteria (Habinteg, 2010)				

### CS13: AFFORDABLE HOUSING

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change
Submission Change <b>SM1</b>	Policy wording	Affordable housing provision will be sought as up to 35% of the total residential floorspace proposed. The Council will seek to <del>ensure secure 50% of new provision as a 75:25 split between</del> social rented <del>and intermediate affordable</del> housing tenures across the Borough.	Change to Planning Policy Statement 3: Housing definition of affordable housing (June 2011) to include new category of 'affordable rent' and additional clarification of the implications added to the Halton SHMA (Appendix 3).
Submission Change <b>SM1a</b>	16.2	Affordable housing includes social rented, <u>affordable rent</u> and intermediate housing, provided to specified eligible households whose needs are unable to be met by private market housing. Social rented housing is rented housing owned and managed by local authorities and registered <u>providers of social housing</u> <del>social landlords</del> , for which guideline target rents are determined through the national rent regime. <u>Affordable rented housing is let by local authorities or private registered providers to households eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).</u> Intermediate affordable housing is housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria set out above, including shared equity products, other low cost homes for sale and intermediate rent.	Change to Planning Policy Statement 3: Housing definition of affordable housing (June 2011) to include new category of 'affordable rent' and additional clarification of the implications added to the Halton SHMA (Appendix 3).
Submission Change <b>SM2</b>	16.7	The Council will seek to achieve delivery of an appropriate tenure split between social rent, <u>affordable rent</u> and intermediate housing across the Borough as informed by the most up to date Strategic Housing Market Assessment (SHMA), and <u>Economic Viability Assessment</u> (or replacements). The initial target will <del>be split 75:25 between these tenures, be to secure 50% of new provision across the Borough as social rented</del> with the actual size, type and tenure of affordable supply sought on individual sites being dependent on the site location, local housing mix and identified priorities to meet local needs within the sub-area. Affordable housing provision as infill development within 'washed over' Green Belt villages may be appropriate in certain circumstances, subject to local need, character and Green Belt considerations.	Change to Planning Policy Statement 3: Housing definition of affordable housing (June 2011) to include new category of 'affordable rent' and additional clarification of the implications added to the Halton SHMA (Appendix 3).
Submission Change <b>SM3</b>	16.8, Final sentence	Financial contributions instead of on-site provision may also be sought in exceptional circumstances and in accordance with the <u>Site Allocations and Development</u>	Updated to be consistent with CS7

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change
		Management DPD, Development Contributions SPD <del>DPD</del> or equivalent.	
Submission Change SM4	Policy Framework – National Policy	PPS3: Housing (CLG, <del>2010-2011</del> )	Most up to date publication date for PPS3.
<b>MAIN MODIFICATION MM20</b>	Policy wording	<p>Affordable housing provision will be sought <del>at 25% as up to 35%</del> of the total residential <del>units floorspace</del> proposed. The Council will seek to <del>ensure secure 50% of new provision as a 75:25 split between</del> social <del>and affordable</del> rented <del>tenures and 50% intermediate affordable</del> housing tenures across the Borough.</p> <p>The provision of affordable housing must:</p> <ul style="list-style-type: none"> <li><del>address the identified housing needs as quantified in the most up to date Strategic Housing Market Assessment unless it is agreed that it is preferable for the provision to be</del> of a similar size and type to the overall mix on site; <del>unless it is agreed with the Council to target a specific identified category of greatest housing need in the locality;</del> and</li> </ul>	<p>To address the representations and comments made at the Hearing Sessions made by Barton Willmore (on behalf of Great Lime Holdings) and Peel Holdings Management. Also to ensure that the policy target is a viable in relation to the Economic Viability Assessment (DTZ).</p> <p><i>N.B. Incorporates submission minor change SM1</i></p>
<b>MAIN MODIFICATION MM21</b>	16.5	<p>Unmet need for affordable housing is far in excess of the proposed housing delivery targets as set out in policy CS3: Housing Supply and Locational Priorities and above the level of total completions achieved in any year since before 1994. It is therefore essential to seek to maximise the contribution to new affordable units from new housing developments. The Economic Viability Assessment has considered the realistic contribution that can be secured from new housing development across different housing areas of the Borough north and south of the river and under different market conditions. <del>This shows that under the Mid Market Position, 25% affordable housing is deliverable at a 50% social rented and 50% intermediate housing tenure split. Although a higher percentage of affordable housing could be delivered in the Improved Market Position (40% with a 34% social rented and 64% intermediate tenure split) it is acknowledged through the assessment that it is difficult to predict whether the improved market scenario will ever be met. It is however, considered likely, based on previous cycles of the property market, that the mid market position will be reached during the Core Strategy Plan period. This shows that in the market</del></p>	To reflect the changes proposed to the policy wording of CS13.



		<del>conditions prevailing in 2010 the economic viability of housing developments in some areas of the Borough were marginal and that these could not realistically support an affordable housing contribution, however, in other areas and during more 'normal' market conditions, developments could realistically deliver up to 35% as affordable.</del>			
<b>MAIN MODIFICATION MM22</b>	16.6	<del>Taking into account the viability of residential development, the</del> policy target for affordable housing contribution has been set <del>at 25% of the total residential units as 'up to 35%'</del> , which will be applied to all qualifying residential developments, being those on sites capable of providing a net gain of 10 or more units or on 0.33 hectares or more. Affordable housing provision at a rate lower than the target range will only be acceptable where it is demonstrated through a financial appraisal that prevailing market conditions, abnormal physical on-site constraints resulting in extraordinary costs, or higher competing use value would render the development unviable when the affordable housing contribution is taken into account.	To reflect the changes proposed to the policy wording of CS13.		
<b>MAIN MODIFICATION MM23</b>	16.7	The Council will seek to achieve delivery of an appropriate tenure split between social rent, <u>affordable rent</u> and intermediate housing across the Borough as informed by the most up to date Strategic Housing Market Assessment (SHMA) <u>and Economic Viability Assessment</u> (or replacements). The <del>initial</del> target will be <u>to secure 50% of new provision across the Borough as social and affordable rented tenures and 50% intermediate housing tenures, split 75:25 between these tenures, with</u> <del>the actual size, and type and tenure</del> of affordable supply sought on individual sites <u>will be being</u> dependent on the <u>most up to date Strategic Housing Market Assessment taking into consideration the</u> site location, local housing mix and identified priorities to meet local needs within the sub-area. Affordable housing provision as infill development within 'washed over' Green Belt villages may be appropriate in certain circumstances, subject to local need, character and Green Belt considerations.	To reflect the changes proposed to the policy wording of CS13.  <i>N.B. Incorporates submission minor change SM2 (above)</i>		
Minor post submission change <b>MCI</b>	16.8	Financial contributions instead of on-site provision may also be sought in exceptional circumstances and in accordance with the <u>Site Allocations and Development Management DPD Local Plan</u> , <del>Developer</del> Contributions <u>SPD DPD</u> or equivalent.	Amendment to reflect updated terminology <i>N.B. Incorporates submission minor change SM3 (above)</i>		
Minor post submission change <b>MC2</b>	Policy Framework	<table border="1"> <tr> <td><b>National Policy</b></td> <td><del>PPS3: Housing (CLG, 2010)</del> <u>NPPF (Principally para.s 47, 50 and 159)</u></td> </tr> </table>	<b>National Policy</b>	<del>PPS3: Housing (CLG, 2010)</del> <u>NPPF (Principally para.s 47, 50 and 159)</u>	Amendments to reference updated national policy background
<b>National Policy</b>	<del>PPS3: Housing (CLG, 2010)</del> <u>NPPF (Principally para.s 47, 50 and 159)</u>				

#### CS14: MEETING THE NEEDS OF GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change		
Submission Change <b>SM1</b>	17.3	The Council is pro-active in addressing the welfare needs of the Gypsy- <del>and</del> Traveller, <a href="#">and Travelling Showpeople</a> community and has worked with neighbouring authorities	Wording amendment.		
Submission Change <b>SM2</b>	Policy Framework – National Policy	PPS3: Housing (CLG, <del>2010</del> 2011)	Most up to date publication date for PPS3.		
Minor post submission change <b>MCI</b>	Policy wording	There will be a presumption against the loss of existing <a href="#">permanently</a> consented Gypsy and Traveller or Travelling Showpeople sites leading to or exacerbating an identified shortfall unless suitable replacement provision of equal or enhanced value are provided.	Minor clarification to aid clarity		
Minor post submission change <b>MC2</b>	Policy Framework	<table border="1" style="width: 100%;"> <tr> <td style="background-color: #e0e0e0;"><b>National Policy</b></td> <td style="background-color: #e0e0e0;"><del>PPS3: Housing (CLG, 2010)</del> <a href="#">Planning policy for traveller sites (CLG, 2012)</a></td> </tr> </table>	<b>National Policy</b>	<del>PPS3: Housing (CLG, 2010)</del> <a href="#">Planning policy for traveller sites (CLG, 2012)</a>	<p>Amendments to reference updated national policy background</p> <p>N.B. Supersedes submission minor change SM2 (above)</p>
<b>National Policy</b>	<del>PPS3: Housing (CLG, 2010)</del> <a href="#">Planning policy for traveller sites (CLG, 2012)</a>				

## CS15: SUSTAINBLE TRANSPORT

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change		
Submission Change <b>SM1</b>	18.1	...to encouraging healthy lifestyles through walking and cycling <del>routes</del> ...	Wording amendment.		
Submission Change <b>SM2</b>	Policy wording Point b)	<del>• An improved rail station in central Widnes</del>	Currently being implemented.		
Submission Change <b>SM3</b>	Policy wording Point b)	Identified for their potential future use within the Halton Sustainable Transport Network;	Insert comma		
Submission Change <b>SM4</b>	18.3	<ul style="list-style-type: none"> <li>The Bridgewater Way, Mersey Way, Mersey Timberland Trail and the Trans Pennine Trail <a href="#">walking and cycling routes</a></li> </ul>	To add clarification.		
Submission Change <b>SM5</b>	18.5	Working with neighbouring authorities will be supported in order to achieve sustainable cross boundary accessibility particularly in conjunction with the Liverpool City Region and <del>Mersey Travel</del> <a href="#">Merseytravel</a> .	Spelling error.		
Minor post submission change <b>MCI</b>	Policy wording	<b>b) Halton's Sustainable Transport Network</b> To support sustainable transport across the Borough, Halton's existing Sustainable Transport Network will be protected, and improvements to the existing network and the introduction of new sustainable routes and facilities will be encouraged including: <ul style="list-style-type: none"> <li><del>• An improved rail station in central Widnes</del></li> </ul>	Wording deletion		
Minor post submission change <b>MC2</b>	18.7	This SPD will provide guidance on accessibility; outline the requirements for Transport Assessments and Travel Plans; and, set car and cycle parking standards for different types of development. Routes and facilities to be safeguarded for their potential future use within the Borough's Sustainable Transport Network will be set out in the Site Allocations and Development Management <del>DPD</del> <a href="#">Local Plan</a> in accordance with Halton's LTP.	Amendment to reflect updated terminology		
Minor post submission change <b>MC3</b>	Policy Framework	<table border="1"> <tr> <td><b>National Policy</b></td> <td> <a href="#">PPG13: Transport (CLG, 2001);</a>  <a href="#">NPPF (Principally para.s 29, 30, 31, 33, 34, 35, 36, 37, 41, 157 and 162)</a>            Delivering a Sustainable Transport System (DaSTS) (DfT, 2007).         </td> </tr> </table>	<b>National Policy</b>	<a href="#">PPG13: Transport (CLG, 2001);</a> <a href="#">NPPF (Principally para.s 29, 30, 31, 33, 34, 35, 36, 37, 41, 157 and 162)</a> Delivering a Sustainable Transport System (DaSTS) (DfT, 2007).	Amendments to reference updated national policy background
<b>National Policy</b>	<a href="#">PPG13: Transport (CLG, 2001);</a> <a href="#">NPPF (Principally para.s 29, 30, 31, 33, 34, 35, 36, 37, 41, 157 and 162)</a> Delivering a Sustainable Transport System (DaSTS) (DfT, 2007).				

## CS16: THE MERSEY GATEWAY PROJECT

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change		
Submission Change <b>SM1</b>	Policy wording Point (a)	The land and infrastructure necessary for the successful implementation of the Mersey Gateway <del>Bridge</del> Project will be safeguarded.	Wording amendment.		
Submission Change <b>SM2</b>	Policy wording Point (a)	As part of the Mersey Gateway Project, associated works will be supported and safeguarded including those related to the road network, road junctions, <del>main toll plazas</del> and the M56 with a focus on it's junctions in Halton.	Updating position and typo.		
Submission Change <b>SM3</b>	19.5	This incorporates works associated with the wider Mersey Gateway Project including <del>the construction of the main toll plazas and associated structures</del> , junction improvements to link the road network, and structures and bridges to carry the main carriageway over the Freight Line and St Helens Canal, and across Astmoor Industrial Estate.	Updating position.		
Submission Change <b>SM4</b>	19.7 Final sentence	It should be acknowledged that the EIA process concluded that the cumulative effects of the operational phase of the Mersey Gateway Project are mainly positive and include a range of <u>beneficial</u> permanent long term effects once the Bridge is operational.	Addition of clarity		
Minor post submission change <b>MCI</b>	Policy Framework	<table border="1"> <tr> <td><b>National Policy</b></td> <td><a href="#">NPPF (Principally para.s 31, 41 and 162)</a> Investment in Local Major Transport Schemes (DfT, 2010)</td> </tr> </table>	<b>National Policy</b>	<a href="#">NPPF (Principally para.s 31, 41 and 162)</a> Investment in Local Major Transport Schemes (DfT, 2010)	Amendments to reference updated national policy background
<b>National Policy</b>	<a href="#">NPPF (Principally para.s 31, 41 and 162)</a> Investment in Local Major Transport Schemes (DfT, 2010)				

## CS17: LIVERPOOL JOHN LENNON AIRPORT

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change
Submission Change <b>SM1</b>	Policy wording Point (b)	Additional network capacity is proposed to be <del>met</del> <a href="#">delivered</a> through the development of the EATC.	Wording amendment.
Submission Change <b>SM2</b>	Figure 14	Include the Ancient Woodland to the west of Liverpool John Lennon Airport boundary in figure 14: Liverpool John Lennon Airport Diagram.	Design error and <b>in response to representation received (National Trust - 00634/006)</b> .
Submission Change <b>SM3</b>	20.6 Final sentence	The proposed runway extension, EATC and World Cargo Centre are indicated <del>in</del> <a href="#">on</a> Figure 14.	Wording amendment.
Submission Change <b>SM4</b>	20.11 First sentence	Matters relating to development within LJLA's Public Safety Zone (PSZ) (shown <del>in</del> <a href="#">on</a> figure 14) will be dealt with in accordance with national and local policy and guidance including the Government Circular: Control of Development in Airport Public Safety Zones <sup>7</sup> and the Planning for Risk SPD <sup>8</sup> .	Wording amendment.
Submission Change <b>SM5</b>	Policy Framework	PPG2: Green Belts (CLG, <del>1995</del> <a href="#">2001</a> )	Incorrect date.

Minor post submission change <b>MCI</b>	Policy wording	<p><b>a) Runway Extension</b></p> <p>A runway extension to the east of the existing airport boundary, as set out in the Airport Master Plan, will require a local change to Halton's Green Belt boundary. An area of search for the Green Belt boundary change for the runway extension is shown in Figure 14. The precise extent of this change, and the detailed criteria to be met in the implementation of the runway extension, will be considered in <b>a the</b> Site Allocations <a href="#">and Development Management DPD Local Plan</a> or equivalent.</p>	Additional text to fully reference intended Local Plan document and amendment to reflect updated terminology
Minor post submission change <b>MC2</b>	20.7	<p>The runway extension, as set out in the Master Plan, would require a change to Halton Borough Council's Green Belt boundary. This will be addressed through <b>a the</b> Site Allocations <a href="#">and Development Management DPD Local Plan</a> or equivalent document. This document will consider the detailed requirements for LJLA's future growth and subsequent runway extension. An Area of Search for the Green Belt Boundary change is shown on Figure 14; however, <b>a the</b> Site Allocations <a href="#">and Development Management DPD Local Plan</a> or equivalent, <del>would</del> <b>will</b> determine the precise extent of the Green Belt boundary change, as <del>appropriate</del> <b>an adjunct to the wider review of Green Belt</b></p>	Additional justification added to bring policy in line with changes to CS6 concerning wider Green Belt review, plus amendments to fully reference intended Local Plan document and to reflect updated terminology

		boundaries around Widnes and Hale. Any <del>future</del> release of Green Belt land shown within the Area of Search will only be permitted for the purposes of the Airport's runway extension and associated airport safety requirements. Land outside of the Area of Search will not be considered for Green Belt release <a href="#">for airport purposes</a> . Public consultation will be undertaken during the stages of production for <a href="#">the Site Allocations and Development Management DPD Local Plan</a> or equivalent document.			
Minor post submission change <b>MC3</b>	20.11 Final sentence	Any extension of the PSZ in accordance with LJLA's proposed runway extension will be shown in <a href="#">a the Site Allocations and Development Management DPD Local Plan</a> or equivalent.	Additional text to fully reference intended Local Plan document and amendment to reflect updated terminology		
Minor post submission change <b>MC4</b>	Policy Framework	<table border="1"> <tr> <td><b>National Policy</b></td> <td> <p><del>PPG2: Green Belts (CLG, 1995);</del>  <a href="#">NPPF (Principally para.s 18, 19, 20, 32, 33, 157 and 162)</a>  The Future of Air Transport (DfT, 2003); Cleared for Take Off: Airports Providing Lift to an Economy in Recovery (AOA, 2009)</p> </td> </tr> </table>	<b>National Policy</b>	<p><del>PPG2: Green Belts (CLG, 1995);</del>  <a href="#">NPPF (Principally para.s 18, 19, 20, 32, 33, 157 and 162)</a>  The Future of Air Transport (DfT, 2003); Cleared for Take Off: Airports Providing Lift to an Economy in Recovery (AOA, 2009)</p>	Amendments to reference updated national policy background
<b>National Policy</b>	<p><del>PPG2: Green Belts (CLG, 1995);</del>  <a href="#">NPPF (Principally para.s 18, 19, 20, 32, 33, 157 and 162)</a>  The Future of Air Transport (DfT, 2003); Cleared for Take Off: Airports Providing Lift to an Economy in Recovery (AOA, 2009)</p>				

**CSI 8: HIGH QUALITY DESIGN**

Minor post submission change <b>MC1</b>	21.4	The high quality design principles for the Borough expressed in this policy will also be supported by a range of policies within <del>the LDF</del> <a href="#">Halton's Local Development Documents</a> including the Site Allocations <a href="#">and Development Management DPD-Local Plan</a> and appropriate SPDs. Area specific policies within <del>DPDs</del> <a href="#">Local Plans</a> and SPDs will also provide design guidance to ensure that positive elements of an area's character are enhanced and reinforced.	Additional text to fully reference intended Local Plan document and amendment to reflect updated terminology				
Minor post submission change <b>MC2</b>	Policy Framework	<table border="1"> <tr> <td data-bbox="591 523 920 644"> <b>National Policy</b> </td> <td data-bbox="920 523 1532 644"> <del>PPSI: Delivering Sustainable Development (CLG, 2005)</del>  <a href="#">NPPF (Principally para.s 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 73, 74, 75, 109, 123, 124, 125, 126, 128, 134, 135, 137, 138 and 170)</a> </td> </tr> <tr> <td data-bbox="591 644 920 754"> <b>Local Evidence</b> </td> <td data-bbox="920 644 1532 754">           Draft Design of <del>New</del> Residential Development SPD (HBC, <del>2009</del><a href="#">2012</a>); Design of New Industrial and Commercial Development SPD (HBC, 2005); Halton Landscape Character Assessment (TEP, 2009)         </td> </tr> </table>	<b>National Policy</b>	<del>PPSI: Delivering Sustainable Development (CLG, 2005)</del> <a href="#">NPPF (Principally para.s 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 73, 74, 75, 109, 123, 124, 125, 126, 128, 134, 135, 137, 138 and 170)</a>	<b>Local Evidence</b>	Draft Design of <del>New</del> Residential Development SPD (HBC, <del>2009</del> <a href="#">2012</a> ); Design of New Industrial and Commercial Development SPD (HBC, 2005); Halton Landscape Character Assessment (TEP, 2009)	Amendments to reference updated national policy background
<b>National Policy</b>	<del>PPSI: Delivering Sustainable Development (CLG, 2005)</del> <a href="#">NPPF (Principally para.s 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 73, 74, 75, 109, 123, 124, 125, 126, 128, 134, 135, 137, 138 and 170)</a>						
<b>Local Evidence</b>	Draft Design of <del>New</del> Residential Development SPD (HBC, <del>2009</del> <a href="#">2012</a> ); Design of New Industrial and Commercial Development SPD (HBC, 2005); Halton Landscape Character Assessment (TEP, 2009)						

## CSI 9: SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change
Submission Change <b>SM1</b>	Footnote 3	CLG (2010) Circular 06/2010: New Approved Documents for F, J and L <del>and</del> Guidance Documents.	Typing error.
Submission Change <b>SM2</b>	Footnote 8	<del>CLG (2010) Code for Sustainable Homes: A Cost Review</del> <a href="#">CLG (2011) Cost of Building to the Code for Sustainable Homes: Updated Cost Review</a>	Updated cost review.
Submission Change <b>SM3</b>	22.8	These Energy Priority Zones will be important in the achievement of the energy generation indicative targets for Halton <sup>INSERT FOOTNOTE</sup> . <sup>10</sup> <a href="#">As detailed in the Liverpool City Region Renewable Energy Capacity Study (Arup, 2010)</a>	To add further clarification.
Submission Change <b>SM4</b>	22.9	Sub-regional developments which contribute to the production of renewable energy will also be supported by the Council <del>including the Power from the Mersey project</del> subject to the management and mitigation of any identified environmental impacts.	Updating position.

Minor post submission change <b>MCI</b>	Policy wording Bullets 1 and 2	<ul style="list-style-type: none"> <li>The Code for Sustainable Homes Level 3 will be <del>required</del> <a href="#">encouraged</a> as a minimum standard for new residential development, rising to Level 4 in 2013 and to Level 6 in 2016.</li> <li>The BREEAM 'Very Good' standard will be <del>required</del> <a href="#">encouraged</a> as a minimum standard for new non-residential development, rising to 'Excellent' standard in 2013.</li> </ul>	Amended wording following ruling by Inspector concerning lack of supporting evidence as to why Halton should exceed national standards.
Minor post submission change <b>MC2</b>	Policy wording Final paragraph	<ul style="list-style-type: none"> <li><del>Where it is not considered to be viable or feasible for development to meet sustainability standards, exceed baseline energy targets or connect to an existing or scheduled district heating network, developers will be required to make a financial contribution in accordance with CS7: Infrastructure Provision.</del></li> </ul>	Wording deleted.
Minor post submission change <b>MC3</b>	22.3	To ensure Halton achieves high standards of sustainability, development <del>should</del> <a href="#">is encouraged to meet the appropriate CSH and BREEAM standards where it is viable and feasible to do so, unless it is proven that this would cause the development to become unviable.</a>	Wording change to reflect change in policy wording from 'requiring' to 'encouraging' exceedance of standards
Minor post submission change <b>MC4</b>	22.5	To support the new Building Regulations and to ensure the planning system contributes to reducing carbon emissions, development is <del>expected</del> <a href="#">required</a> to show how improvements to CO <sub>2</sub> emission savings can be made over the contemporary Building Regulations (Part L) baseline <sup>7</sup> with a focus on reducing the demand for energy as a first priority and then utilising	Wording change to reflect change in policy wording from requiring to encouraging exceedance of standards.



		renewable and low carbon energy. Where minimum standards cannot be exceeded, developers <del>are required to</del> <b>should</b> provide evidence that all options have been investigated and that further CO <sub>2</sub> emissions savings are not feasible and / or viable.			
Minor post submission change <b>MC5</b>	22.6 Footnote	<del><sup>8</sup>CLG (2010) Code for Sustainable Homes: A Cost Review</del> <a href="#">CLG (2011) Cost of Building to the Code for Sustainable Homes: Updated Cost Review</a>			
Minor post submission change <b>MC6</b>	22.8 New Footnote	<a href="#">As detailed in the Liverpool City Region Renewable Energy Capacity Study (Arup, 2010)</a>			
Minor post submission change <b>MC7</b>	22.9	Sub-regional developments which contribute to the production of renewable energy will also be supported by the Council <del>including the Power from the Mersey project</del> subject to the management and mitigation of any identified environmental impacts.			
Minor post submission change <b>MC8</b>	22.10	<del>Financial contributions from development will be sought where it is proven unviable and / or unfeasible to meet the required CSH or BREEAM standard, exceed baseline energy targets in line with the successful implementation of the revisions to Part L of the Building Regulations, or connect to an existing or scheduled district heating network. This financial contribution will be sought in accordance with CS7: Infrastructure Provision and will be used to contribute to wider renewable and low carbon energy initiatives across the Borough.</del>	Justification deleted following deletion of requirement from policy wording.		
Minor post submission change <b>MC9</b>	Policy Framework	<table border="1"> <tr> <td><b>National Policy</b></td> <td> <del>PPS1: Supplement - Planning and Climate Change (CLG, 2007); PPS22: Renewable Energy (CLG, 2004); Consultation on PPS: Planning for a Low Carbon Future in a Changing Climate (2010); NPPF (Principally para.s 93, 94, 95, 96, 97, 98 and 99)</del>            Climate Change Act (HM Gov, 2008); UK Renewable Energy Strategy (HM Gov, 2009); Circular 06/2010: New Approved Documents for F, J and L and Guidance Documents (CLG, 2010)         </td> </tr> </table>	<b>National Policy</b>	<del>PPS1: Supplement - Planning and Climate Change (CLG, 2007); PPS22: Renewable Energy (CLG, 2004); Consultation on PPS: Planning for a Low Carbon Future in a Changing Climate (2010); NPPF (Principally para.s 93, 94, 95, 96, 97, 98 and 99)</del> Climate Change Act (HM Gov, 2008); UK Renewable Energy Strategy (HM Gov, 2009); Circular 06/2010: New Approved Documents for F, J and L and Guidance Documents (CLG, 2010)	Amendments to reference updated national policy background
<b>National Policy</b>	<del>PPS1: Supplement - Planning and Climate Change (CLG, 2007); PPS22: Renewable Energy (CLG, 2004); Consultation on PPS: Planning for a Low Carbon Future in a Changing Climate (2010); NPPF (Principally para.s 93, 94, 95, 96, 97, 98 and 99)</del> Climate Change Act (HM Gov, 2008); UK Renewable Energy Strategy (HM Gov, 2009); Circular 06/2010: New Approved Documents for F, J and L and Guidance Documents (CLG, 2010)				

**CS20: NATURAL AND HISTORIC ENVIRONMENT**

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change		
Submission Change <b>SM1</b>	23.4	Halton has three Sites of <del>Significant</del> <u>Special</u> Scientific <del>Importance</del> <u>Interest</u> (SSSI)	Typos.		
Submission Change <b>SM2</b>	23.4	Locally significant sites include 47 <del>Local Nature Reserves (LNRs)</del> <u>Local Wildlife Sites and ten Local Nature Reserves (LNRs)</u> which support a range of habitats and species, three Local Geological Sites, 154ha of woodland and numerous priority habitats and species identified within the Halton Biodiversity Action Plan (BAP).	Incorrect information and <b>in response to representation received (Cheshire Wildlife Trust – 00867/00002/005).</b>		
Submission Change <b>SM3</b>	23.5	This is essential for the mitigation, dispersal and genetic exchange of species, contributing to the Borough's green infrastructure network (Policy CS21).	Apostrophe missing.		
Submission Change <b>SM4</b>	23.7	Of these designations, Daresbury Hall, a Grade II* Listed Building, and <u>the</u> Undercroft of West Range (Norton Priory) and Halton Castle, both Scheduled Monuments, are considered to be 'at risk' and require necessary maintenance.	Wording amendment.		
Minor post submission change <b>MCI</b>	Policy Framework	<table border="1"> <tr> <td><b>National Policy</b></td> <td> <del>PPS5: Planning for the Historic Environment (CLG, 2010); PPS9: Biodiversity and Geological Conservation (CLG, 2005); Consultation Paper on PPS9: Planning for a Natural and Healthy Environment (CLG, 2010)</del>  <u>NPPF (Principally para.s 109, 110, 112, 113, 114, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140 and 141)</u> </td> </tr> </table>	<b>National Policy</b>	<del>PPS5: Planning for the Historic Environment (CLG, 2010); PPS9: Biodiversity and Geological Conservation (CLG, 2005); Consultation Paper on PPS9: Planning for a Natural and Healthy Environment (CLG, 2010)</del> <u>NPPF (Principally para.s 109, 110, 112, 113, 114, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140 and 141)</u>	Amendments to reference updated national policy background
<b>National Policy</b>	<del>PPS5: Planning for the Historic Environment (CLG, 2010); PPS9: Biodiversity and Geological Conservation (CLG, 2005); Consultation Paper on PPS9: Planning for a Natural and Healthy Environment (CLG, 2010)</del> <u>NPPF (Principally para.s 109, 110, 112, 113, 114, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140 and 141)</u>				

## CS21: GREEN INFRASTRUCTURE

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change		
Submission Change <b>SM1</b>	24.2	<ul style="list-style-type: none"> <li>Other – including <a href="#">agricultural land</a>, allotments, community gardens, cemeteries and churchyards</li> </ul>	<b>In response to representation received (Cheshire Wildlife Trust – 00867/00002/006).</b>		
Submission Change <b>SM2</b>	24.3	This is the potential for green infrastructure to have a range of functions and to deliver a broad range <a href="#">of</a> benefits.	Wording amendment.		
Submission Change <b>SM3</b>	24.4	Green infrastructure creates a sense of place, allowing for greater appreciation of valuable landscapes and biodiversity and heritage assets.	Comma missing.		
Submission Change <b>SM4</b>	24.5	Future studies, including a <a href="#">strategy for Green Infrastructure Strategy</a> , will assist in this approach identifying the current network, areas of deficiency and surplus, and opportunities for enhancement and, where possible, expansion.	Wording amendment to maintain flexibility.		
Submission Change <b>SM5</b>	24.6	These standards will be updated through <del>the</del> <a href="#">a strategy for Green Infrastructure Strategy</a> following the changing approach from open space to the wider green infrastructure network and as such will necessitate an update to the evidence base.	Wording amendment to maintain flexibility.		
Submission Change <b>SM6</b>	24.7	Impacts on neighbouring authorities' European sites, including the Sefton Coast Special Area of Conservation (SAC) and the Sefton section of the Ribble and Alt Estuaries SPA and Ramsar Site, will also be managed through the Council working in partnership with neighbouring authorities on appropriate Management Plans.	Apostrophe missing. Comma missing.		
Minor post submission change <b>MCI</b>	Policy 6 <sup>th</sup> bullet	<ul style="list-style-type: none"> <li>Identifying the Borough's multifunctional green infrastructure network and preparing detailed policies within the Site Allocations and Development Management <del>DPD</del> <a href="#">Local Plan</a> for its protection.</li> </ul>	Amendment to reflect updated terminology		
Minor post submission change <b>MC2</b>	24.5	Clear priorities for the protection, enhancement and, where appropriate, the expansion of green infrastructure will be set out in the Site Allocations and Development Management DPD and through masterplanning for strategic sites. <a href="#">This could include the potential designation of land by communities as 'Local Green Space' in accordance with NPPF where a green area can be demonstrated to be special to a local community.</a>	Addition to reflect new "Local Green Space" designation introduced through NPPF.		
Minor post submission change	Policy Framework	<table border="1"> <tr> <td><a href="#">National Policy</a></td> <td><del>PPS9: Biodiversity and Geological Conservation</del></td> </tr> </table>	<a href="#">National Policy</a>	<del>PPS9: Biodiversity and Geological Conservation</del>	Amendments to reference updated national policy background
<a href="#">National Policy</a>	<del>PPS9: Biodiversity and Geological Conservation</del>				

MC3		<p>(CLG, 2009); Consultation Paper on PPS9: Planning for a Natural and Healthy Environment (CLG, 2010); PPS12: Local Spatial Planning (CLG, 2008) NPPE (Principally para.s 58, 59, 61, 73, 74, 75, 76, 77 79, 80, 83, 99, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 117, 118, 119, 120, 121, 125, 165, 166, 167, 168 and 171)</p>	
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## CS22: HEALTH AND WELL-BEING

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change
Submission Change <b>SM1</b>	25.3	In accordance with the Borough's partners and applicable strategies, including the Halton Joint Strategic Needs Assessment, and the <a href="#">"Our Ambition for Health" Strategy</a> and Commissioning Strategic Plan <sup>5</sup> , <sup>5</sup> <a href="#">NHS Halton and St Helens PCT (2009) "Our Ambition for Health" Strategy and Commissioning Strategic Plan</a>	Amending title.
Submission Change <b>SM4</b>	25.3 Footnote 5	<a href="#">"Our Ambition for Health" Strategy and Commissioning Strategic Plan (NHS Halton and St Helens PCT, 2009)</a>	Amending title.
Submission Change <b>SM2</b>	25.6	In addition to these interventions there is a need to manage the concentration and clustering of hot food takeaway shops across the Borough which can have potential adverse impacts on community health and on the viability of the Borough's town, district and local centres (CS5: A Network of Centres).	Apostrophe missing.
Submission Change <b>SM3</b>	Footnote 7	Government <del>e</del> Office for Science (2010) Tackling Obesity: Future Choices – Project Report 2 <sup>nd</sup> Edition	Capitalising title.

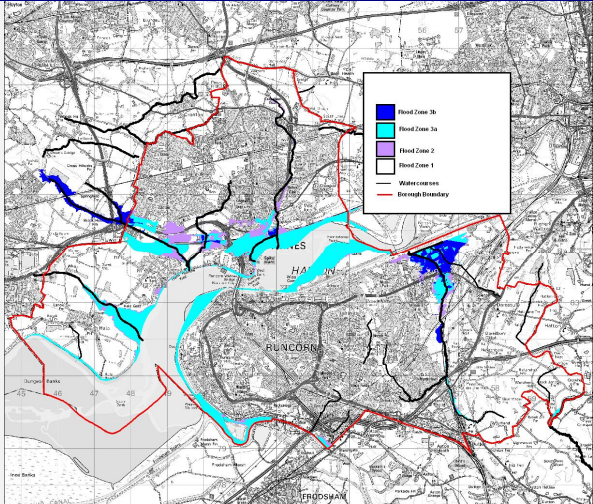
Minor post submission change <b>MC1</b>	25.6	In Halton, <del>37</del> <a href="#">36.3%</a> of Year 6 pupils were classed as overweight or obese in <del>2008/09</del> <a href="#">2009/10</a> , this is higher than both the North West ( <del>23</del> <a href="#">34.1%</a> ) and England ( <del>32.6</del> <a href="#">33.3%</a> ) <sup>7</sup> . A Hot Food Take-a-Way SPD <del>has been</del> developed to set out specific criteria for the assessment of proposals for new hot food take-aways (Use Class A5) to ensure that possible adverse effects caused by an over-abundance of hot food take-aways are minimised.	Incorporation of figures from updated source document and grammatical corrections				
Minor post submission change <b>MC2</b>	25.6 Footnotes	Government <del>office</del> Office for Science (2010) Tackling Obesity: Future Choices – Project Report 2 <sup>nd</sup> Edition HBC ( <del>2010</del> <a href="#">2011</a> ) State of the Borough Report (National Child Measurement Programme)	Correction and reference to updated source document.				
Minor post submission change <b>MC3</b>	Policy Framework	<table border="1"> <tbody> <tr> <td><b>National Policy</b></td> <td><del>PPS1: Delivering Sustainable Development (CLG, 2005)</del> <a href="#">NPPF (Principally paras 29, 30, 34, 37, 61, 69, 70 and 171).</a></td> </tr> <tr> <td><b>Local Evidence</b></td> <td>Understanding Factors Affecting Health in Halton (Lancaster University, 2003); Halton Joint Strategic Needs</td> </tr> </tbody> </table>	<b>National Policy</b>	<del>PPS1: Delivering Sustainable Development (CLG, 2005)</del> <a href="#">NPPF (Principally paras 29, 30, 34, 37, 61, 69, 70 and 171).</a>	<b>Local Evidence</b>	Understanding Factors Affecting Health in Halton (Lancaster University, 2003); Halton Joint Strategic Needs	Amendments to reference updated national policy background
<b>National Policy</b>	<del>PPS1: Delivering Sustainable Development (CLG, 2005)</del> <a href="#">NPPF (Principally paras 29, 30, 34, 37, 61, 69, 70 and 171).</a>						
<b>Local Evidence</b>	Understanding Factors Affecting Health in Halton (Lancaster University, 2003); Halton Joint Strategic Needs						

			Assessment (Halton and St Helens NHS, 2008 and refresh 2009); "Our Ambition for Health" <del>Strategy and</del> Commissioning Strategic Plan (NHS Halton and St Helens PCT, 2009); State of the Borough Report (HBC, 2010); Hot Food Takeaway SPD (HBC, 2012)	
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## CS23: MANAGING POLLUTION AND RISK

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change
Submission Change <b>SM1</b>	Policy wording Point (a)	<ul style="list-style-type: none"> <li>Development proposals should not exacerbate and where possible, should minimise, all forms of emissions and odour, water, noise and light pollution</li> </ul>	Comma's missing.
Submission Change <b>SM2</b>	Policy wording Point (a)	<ul style="list-style-type: none"> <li>...Development will only be permitted where the land has, or will be, made suitable for the proposed use...</li> </ul>	Amend commas.
Submission Change <b>SM3</b>	26.4	<p>Nitrogen Dioxide (NO<sub>2</sub>) levels at the junctions of Milton Road/Gerrard Street and Deacon Road/Albert Road in the Town Centre were found to be above objective levels <sup>INSERT FOOTNOTE</sup>, with the source of the exceedance found to be emissions from road traffic.</p> <p><u>INSERT FOOTNOTE</u> Objective levels are the level of concentrations of major air pollutants which should not be exceeded, due to the likely impact on human health (DEFRA).</p>	Add clarity as to what objective levels are.
Submission Change <b>SM4</b>	26.4	In order to address the issues in the AQMA's, an Air Quality Action Plan will be drawn up...	Wording amendment.
Submission Change <b>SM5</b>	26.4	Any specific measures arising from the Air Quality Action Plan which require an input from pPlanning will be addressed in a relevant LDF document.	Typo.
Submission Change <b>SM6</b>	26.5	In 2010, Aa Local Brownfield Strategy was produced for Halton, in partnership with the Homes and Communities Agency.	Typo.
Submission Change <b>SM7</b>	26.6 Footnote 4	The Coal Authority (2010) Halton Coal Mining Referral Area <a href="http://www.coal.decc.gov.uk/assets/coal/whatwedo/halton_referral.pdf">www.coal.decc.gov.uk/assets/coal/whatwedo/halton_referral.pdf</a>	Updating link.
Submission Change <b>SM8</b>	26.11	<del>At the time of publication, the flood risk modelling contained within the SFRA Level 2 was awaiting approval from-</del> the Environment Agency <del>have approved the assessment</del> and as such, flood risk mapping from Halton's SFRA Level +2 is included below to illustrate the areas at risk from flooding in the Borough.	<b>In response to representations received (Environment Agency – S012/00002/004).</b>

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change
Submission Change <b>SM5</b>	Figure 15	 <p>Figure 15: SFRA Level +2 Flood Risk Areas (2007) (2011)</p>	In response to representations received (Environment Agency – S012/00002/004).

Minor post submission change <b>MCI</b>	26.4 Last sentence	Any specific measures arising from the Air Quality Action Plan which require an input from Planning will be addressed in a relevant <b>LDF Development Plan</b> document	Amendment to reflect updated terminology
Minor post submission change <b>MC2</b>	26.9	Currently this extends over a small area of the Borough, but in accordance with the runway extension proposals the PSZ may be extended accordingly to reflect the larger area of risk associated with the airport, in accordance with detail to be included in the Site Allocations and Development Management <b>DPD Local Plan</b> .	Amendment to reflect updated terminology
Minor post submission change <b>MC3</b>	Policy Framework	<p><b>National Policy</b></p> <p><i>PPS1: Delivering Sustainable Development (CLG, 2005); PPG14: Development on Unstable Land (CLG, 1990); PPS23: Planning and Pollution Control (CLG, 2004); PPG24: Planning and Noise (CLG, 1994); PPS25: Development and Flood Risk (CLG, 2010); NPPF (Principally para.s 94, 99, 100, 101, 102, 103, 104, 105, 106, 120, 121, 122, 123 and 172)</i></p> <p>Circular 01/2010 (DfT, 2010)</p>	Amendments to reference updated national policy background



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## CS24: WASTE

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change		
Submission Change <b>SM1</b>	Policy wording	<ul style="list-style-type: none"> <li>encourage the sustainable transport of waste and promote use of site <a href="#">specific</a> waste management plans; and,</li> </ul>	To add clarification.		
Submission Change <b>SM2</b>	27.3	A Spatial Strategy and Sites Report, Issues and Options Report and <a href="#">two a-Preferred Options Reports</a> have been prepared for the Joint Waste DPD...	Updating position.		
Minor post submission change <b>MCI</b>	Policy wording 1 <sup>st</sup> and 2 <sup>nd</sup> bullets	<ul style="list-style-type: none"> <li><u>identify and safeguard (where appropriate) waste management sites in appropriate locations suitable for new and enhanced waste management facilities for the identified waste management needs of the Liverpool City Region (Merseyside and Halton). The allocation of sites and detailed development management policies will be provided in the Joint Merseyside and Halton Waste <a href="#">DPD Local Plan</a>;</u></li> <li><u>ensure that the Borough can meet the identified waste management needs as determined through the Joint Merseyside and Halton Waste <a href="#">DPD Local Plan</a> or equivalent;</u></li> </ul>	Amendments to reflect updated terminology		
Minor post submission change <b>MC2</b>	Policy wording 4 <sup>th</sup> bullet	<ul style="list-style-type: none"> <li><u>encourage</u> the sustainable transport of waste and promote use of site <a href="#">specific</a> waste management plans; and,</li> </ul>	Additional wording to add clarity		
Minor post submission change <b>MC3</b>	27.3	The Joint Merseyside and Halton Waste <a href="#">DPD Local Plan</a> (Joint Waste <a href="#">DPD Local Plan</a> ) will provide policy guidance standards for waste and allocate sites for waste purposes. A Spatial Strategy and Sites Report, Issues and Options Report and <a href="#">a two Preferred Options Reports</a> have been prepared for the Joint Waste <a href="#">DPD Local Plan</a> outlining the various strategies and options available and recommending a Sub-Regional Spatial Strategy.	Update to reflect current stage of Waste Local Plan or change to more generic to avoid text becoming out of date?		
Minor post submission change <b>MC4</b>	27.4	This approach is in accordance with Halton's Municipal Waste Management Strategy <sup>2</sup> and recognises the importance of the sub-regional apportionment of waste and through the Joint Waste <a href="#">DPD Local Plan</a> will provide alternative facilities for recycling, reprocessing, treatment and disposal of Halton's waste.	Amendments to reflect updated terminology		
Minor post submission change	Policy Framework	<table border="1"> <tr> <td><b>Local Evidence</b></td> <td>Municipal Waste Management Strategy for Halton (HBC, 2008); State of the Borough Report (HBC, 2010); Emerging Joint</td> </tr> </table>	<b>Local Evidence</b>	Municipal Waste Management Strategy for Halton (HBC, 2008); State of the Borough Report (HBC, 2010); Emerging Joint	Amendments to reference updated national policy background
<b>Local Evidence</b>	Municipal Waste Management Strategy for Halton (HBC, 2008); State of the Borough Report (HBC, 2010); Emerging Joint				

MC5		Merseyside and Halton Waste <del>DPD</del> Local Plan.	
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## CS25: MINERALS

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change		
Submission Change <b>SM1</b>	Footnote 1	The Coal Authority (2011) Surface Mining Coal Resource Areas <a href="http://www.coal.decc.gov.uk/assets/coal/whatwedo/Halton(B)_CoalResources_AI_150dpi.pdf">www.coal.decc.gov.uk/assets/coal/whatwedo/Halton(B)_CoalResources_AI_150dpi.pdf</a>	Updating link.		
Submission Change <b>SM2</b>	28.4	The incorporation of resource efficient design and construction techniques will also be vital in minimiseding the need for minerals extraction and should be pursued in accordance with CSI 9: Sustainable Development and Climate Change.	Typo.		
Submission Change <b>SM3</b>	28.5	Proposals for minerals extraction will be required to ensure that environmental, social and economic issues and impacts are fully considered and where adverse affects are identified, <del>they</del> <a href="#">these</a> are effectively managed and mitigated.	Wording amendment.		
Minor post submission change <b>MCI</b>	Policy wording	The Site Allocations and Development Management <del>DPD</del> <a href="#">Local Plan</a> will allocate areas of minerals resources and set out the criteria for their potential extraction.	Amendments to reflect updated terminology		
Minor post submission change <b>MC2</b>	28.2	<del>Minerals Policy Statement 1: Planning and Minerals (MPS1)</del> <a href="#">The National Planning Policy Framework (NPPF)</a> requires Minerals Planning Authorities to plan for minerals within their administrative boundaries. A requirement of <del>MPS1</del> <a href="#">the NPPF</a> is to <del>define identify areas of search, preferred areas, and site specific allocations for future minerals development as well as Minerals</del> <a href="#">Safeguarding a Areas where minerals exist and also to develop policies for locations where minerals resources of national or local importance are known to exist so that these resources are not sterilised by other forms of development.</a>	Amendments to reference updated national policy background		
Minor post submission change <b>MC3</b>	Policy Framework	<table border="1"> <tr> <td><b>National Policy</b></td> <td> <del>PPS1: Delivering Sustainable Development (CLG, 2005); MPS1: Planning and Minerals (CLG, 2006); MPS2: Controlling and Mitigating the Environmental Effects of Mineral Extraction in England (CLG, 2005); Technical Guidance to the National Planning Policy Framework: Minerals Policy (CLG, 2012)</del>            National and Regional Guidelines for Aggregates Provision in England 2005-2020 (CLG, 2009)         </td> </tr> </table>	<b>National Policy</b>	<del>PPS1: Delivering Sustainable Development (CLG, 2005); MPS1: Planning and Minerals (CLG, 2006); MPS2: Controlling and Mitigating the Environmental Effects of Mineral Extraction in England (CLG, 2005); Technical Guidance to the National Planning Policy Framework: Minerals Policy (CLG, 2012)</del> National and Regional Guidelines for Aggregates Provision in England 2005-2020 (CLG, 2009)	Amendments to reference updated national policy background
<b>National Policy</b>	<del>PPS1: Delivering Sustainable Development (CLG, 2005); MPS1: Planning and Minerals (CLG, 2006); MPS2: Controlling and Mitigating the Environmental Effects of Mineral Extraction in England (CLG, 2005); Technical Guidance to the National Planning Policy Framework: Minerals Policy (CLG, 2012)</del> National and Regional Guidelines for Aggregates Provision in England 2005-2020 (CLG, 2009)				

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**SECTION DIVIDER**

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change
Minor post submission change <b>MCI</b>	Section break	<p style="text-align: center;">Halton Borough Council</p> <p style="text-align: center;">Core Strategy</p> <p style="text-align: center;"><del>Revised Proposed</del> <u>Post-Submission Changes</u> Document</p> <p style="text-align: center;">Appendices</p>	

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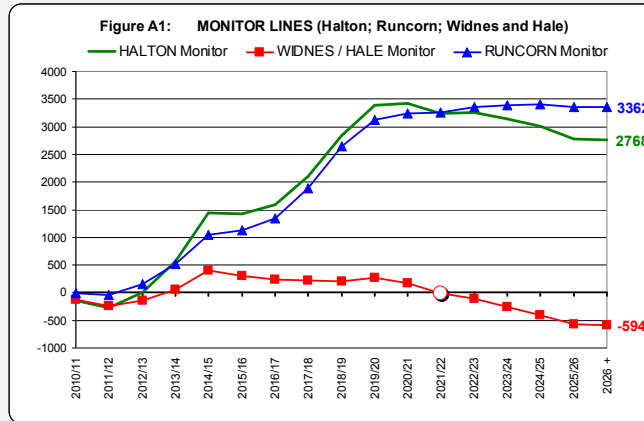
## APPENDIX I: HOUSING TRAJECTORIES

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change
Submission Change <b>SM1</b>	Paragraph 1	Housing trajectories track housing completions ( <a href="#">as included in the annual Halton Housing Baseline reports</a> ) and forecast potential completions ( <a href="#">as included in the annual Halton SHLAA</a> ) against the housing development targets as set out in Policy CS3.	To add clarification.
Submission Change <b>SM2</b>	Paragraph 2	Figures from the SHLAA present a potential developable and deliverable number of dwellings by year on individual sites. Updated annually, the SHLAA is subject to independent scrutiny being produced in consultation with the development community, and whilst the figures represent the potential number of units that could be provided on individual sites, it is not intended to be a forecast of actual completions across the Borough as a whole. <a href="#">Figures are drawn from the 2010 SHLAA which contains single year estimates to 2026 with the remaining identified supply shown as 2026+</a>	Wording amendment .and additional text to add clarification
Submission Change <b>SM3</b>	Paragraph 3	The <b>Monitor Line</b> ( <a href="#">Figure A1</a> ) shows how many dwellings above or below the planned rate of housing supply <a href="#">the identified potential supply is</a> at any one time.	To clarify which graph the text is referring to and wording amendment.
Submission Change <b>SM4</b>	Paragraph 3	The <b>Manage Line</b> ( <a href="#">Figures A2 and A3</a> ) indicates the number of completions required in each year to address any projected shortfall or surplus in supply.	To clarify which graph the text is referring to.
Submission Change <b>SM5</b>	Paragraph 4	In addition, a trajectory <del>can be</del> <a href="#">has been</a> created showing the cumulative proportion of actual and projected supply delivered on Previously Developed Land (PDL) ( <a href="#">Figure A4</a> ).	To improve wording.

Submission Change  
**SM6**

Monitor Lines

**Figure A1: Monitor Lines**

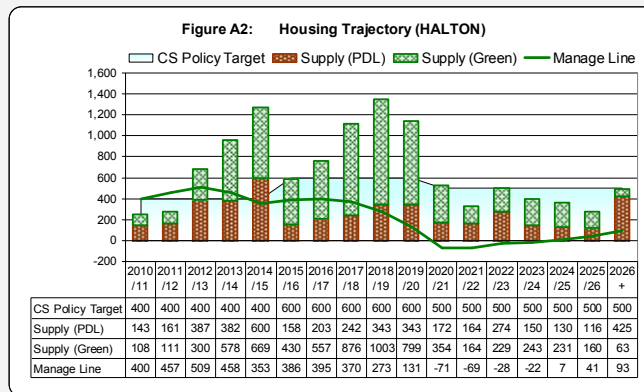


For consistency and to add clarity

Submission Change  
**SM7**

Housing Trajectory

**Figure A2: Halton Housing Trajectory**



For consistency and to add clarity

Submission Change  
**SM8**

Trajectory Manage Lines

**Figure A3: Trajectory Manage Lines**

For consistency and to add clarity



		<p><b>Figure A3: TRAJECTORY MANAGE LINES (Halton, Runcorn, Widnes / Hale)</b></p>	
<p>Submission Change <b>SM9</b></p>	<p>Brownfield (PDL) Trajectory</p>	<p><b>Figure A4: BROWNFIELD (PDL) TRAJECTORY (Halton, Runcorn, Widnes / Hale)</b></p>	<p>For consistency and to add clarity Corrects previous highlighted figure from 38% to 39%</p>
<p>Minor post submission change <b>MCI</b></p>	<p>Housing Trajectories (Figures A1-4)</p>	<p>Updated Housing Trajectory Figures [To be inserted prior to public consultation]</p>	<p>Updates to Housing Trajectory figures necessary due to changes to housing requirement (<b>Main Modification</b>)</p>

			<b>MMI</b> ) and reappraisal of housing land supply at 2010.
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## APPENDIX 2: TOWN CENTRE BOUNDARIES

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change
Submission Change <b>SM1</b>	Main title	<b>APPENDIX 2 TOWN <u>AND DISTRICT</u> CENTRE BOUNDARIES</b>	To add clarification
Submission Change <b>SM2</b>	Sub-title	<b>Widnes <u>Town Centre Boundary</u></b>	To add clarification
Submission Change <b>SM3</b>	Sub-title	<b>Runcorn Old Town <u>District Centre Boundary</u></b>	To add clarification
Submission Change <b>SM4</b>	Sub-title	<b>Halton Lea <u>Town Centre Boundary</u></b>	To add clarification

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### APPENDIX 3: MONITORING FRAMEWORK

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change
Submission Change <b>SM1</b>	CS1 – Delivery of development within the Key Areas of Change (Implementation and Delivery)	<ul style="list-style-type: none"> <li>Production and adoption of SPDs for: <ul style="list-style-type: none"> <li>Daresbury <a href="#">Strategic Site</a></li> </ul> </li> </ul>	To add further clarification.
Submission Change <b>SM2</b>	CS1 – Development in the Green Belt (Implementation and Delivery)	<ul style="list-style-type: none"> <li>Production and adoption of Site <del>a</del>Allocations DPD</li> </ul>	Typo.
Submission Change <b>SM3</b>	CS3 – Supply of Available Housing Land (Targets)	Maintain a 5 year supply of deliverable housing: <ul style="list-style-type: none"> <li>Boroughwide</li> <li>In Runcorn (<a href="#">based on 57% of relevant Borough targets</a>)</li> <li>In Widnes / Hale (<a href="#">based on 43% of relevant Borough targets</a>)</li> </ul>	To add clarity and consistency with CS1.
Submission Change <b>SM4</b>	CS3 – Housing Trajectory including net housing completion (Implementation and Delivery)	<ul style="list-style-type: none"> <li>Production and <del>A</del>adoption of Site Allocations and Development Management DPD by 2014 to ensure adequate sites exist to maintain housing land supply</li> </ul>	Typo.
Submission Change <b>SM5</b>	CS5 – Completions of main town centre uses within designated centres, by type (Targets)	100% of A1, A2, A3, A4, A5, <del>B1a</del> ) and D2 completions within the Borough's Town Centres, the District Centre and Neighbourhood Centres	Target inconsistent with CS1 and CS4.

Submission Change <b>SM6</b>	CS5 – New Neighbourhood Centres (Targets)	Creation of new neighbourhood centres at: <ul style="list-style-type: none"> <li>• Upton Rocks</li> <li>• Sandymoor</li> <li>• Daresbury <a href="#">Strategic Site</a></li> <li>• Runcorn Waterfront</li> <li>• West Bank</li> </ul>	To add further clarification.
Submission Change <b>SM7</b>	CS9 – Delivery of employment development across Key Area of Change (Targets)	Total employment opportunities total <del>2930</del> ha	Incorrect total.
Submission Change <b>SM8</b>	CS9 – Delivery of retail floorspace in Widnes Town Centre (Targets)	Delivery of up to: <del>25,000</del> <a href="#">25,300</a> sqm of convenience/comparison goods	Incorrect total.
Submission Change <b>SM9</b>	CS9 – Delivery of Residential Development across South Widnes Key Area of Change (Targets)	Completion of <del>390-400</del> new dwellings across the area within the plan period, in accordance with the broad timings set out in the Core Strategy at CSI	Incorrect total.
Submission Change <b>SM10</b>	CS10 – Delivery of retail floorspace (Targets)	Delivery of <del>3,000</del> <a href="#">5200</a> sqm of retail floorspace in Runcorn Old Town in line with policy	Incorrect total.
Submission Change <b>SM11</b>	CS10 – Delivery of residential development (Targets)	<ul style="list-style-type: none"> <li>• Completion of <del>1330-1500</del> residential units at Runcorn Waterfront aligned with the broad timescales included in the Core Strategy at CSI.</li> </ul>	Incorrect total.
Submission Change	CS11 –	<b>Indicator</b>	<b>In response to representations</b>

<b>SM12</b>	Retention of Daresbury Firs and establishment of a green infrastructure network	<del>Retention</del> <a href="#">Conservation</a> of Daresbury Firs and establishment of a green infrastructure network  <b>Target</b> • <a href="#">Delivery of at least 40ha of open space</a>	<b>received (Natural England – S075/00006/019)</b>
Submission Change <b>SM13</b>	CS13 – <del>Split between social rented and intermediate homes</del> <a href="#">Percentage of affordable homes secured as social rented properties</a> (Targets)	<del>75:25 Social rented: Intermediate homes on applicable sites delivering affordable housing</del> <b>Indicator</b> <a href="#">Social rented floorspace as a percentage of all affordable housing floorspace secured from market housing developments</a>  <b>Target</b> • <a href="#">50% social rented</a>	Change to Planning Policy Statement 3: Housing definition of affordable housing (June 2011) to include new category of ‘affordable rent’ and additional clarification of the implications added to the Halton SHMA (Appendix 3).
Submission Change <b>SM14</b>	CS15 – Widnes Railway Station	Indicators <del>Widnes Railway Station</del>  Targets <del>Improvements to passenger facilities at Widnes Railway Station</del>  Implementation and Delivery • <del>Continue to work in partnership with Merseytravel to seek a funding to re-open this rail line.</del> • <del>Development Management approach to any planning applications at the station to enhance the facilities for all users</del>	Scheme implemented.
Submission Change <b>SM15</b>	CS21 – Extent of Green Infrastructure network (Implementation)	Production of <a href="#">a strategy for Green Infrastructure Strategy</a> in partnership with other Council departments.	To be in accordance with CS21.

Submission Change <b>SM16</b>	and Delivery) CS22 – Percentage / number of A5 (Hot-Food Take-away) units within town, district and local centres (Implementation and Delivery)	<del>Minimise percentage and avoid clustering</del> <a href="#">Number of designated frontages/centres complying with SPD policy.</a>	Align indicator with forthcoming Hot Food Takeaway SPD.
Minor post submission change <b>MCI</b>	Monitoring Framework	Updates to a number of policy indicators and targets as consequence of post-examination Main Modifications <b>[To be updated prior to public consultation]</b>	To ensure indicators and targets relate to updated policies

**APPENDIX 4: SCHEDULE OF HALTON UDP POLICIES TO BE REPLACED**

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change						
Submission Change <b>SM1</b>	Title	<b>APPENDIX 4 SCHEDULE OF HALTON UDP POLICIES TO BE REPLACED</b>	To be in accordance with Contents Page.						
Submission Change <b>SM2</b>	Title of table	See table below.	To add clarity.						
Submission Change <b>SM3</b>	Key Areas of Change	<table border="1"> <tr> <td><del>CS9</del></td> <td><del>South Widnes</del></td> <td><del>RG1, RG2, RG3</del></td> </tr> <tr> <td><del>CS10</del></td> <td><del>West Runcorn</del></td> <td><del>RG4</del></td> </tr> </table>	<del>CS9</del>	<del>South Widnes</del>	<del>RG1, RG2, RG3</del>	<del>CS10</del>	<del>West Runcorn</del>	<del>RG4</del>	Due to issues regarding the boundaries on the Proposals Map.
<del>CS9</del>	<del>South Widnes</del>	<del>RG1, RG2, RG3</del>							
<del>CS10</del>	<del>West Runcorn</del>	<del>RG4</del>							

Halton Core Strategy: <a href="#">Revised Proposed Submission Document</a>	<a href="#">Halton UDP Policies to be Replaced</a>
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## APPENDIX 5: GLOSSARY OF TERMS AND LIST OF ACRONYMS

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change
Submission Change <b>SM1</b>	Affordable Housing	Affordable housing includes social rented, <a href="#">affordable rented</a> and intermediate housing, provided at below market rates to specified eligible households whose needs are not met by the market <del>and includes social rented and intermediate housing</del> . A full definition is included in Annex B to PPS3: <a href="#">Housing</a> .	Updating position and removing duplicate information.
Submission Change <b>SM2</b>	AA Appropriate Assessment	Comprising the latter two stages of Habitats Regulations Assessment (HRA)...	Typo.
Submission Change <b>SM3</b>	Conservation Area	This “specialness” is judged against local and regional criteria, rather than national importance, and designation leads to <a href="#">a</a> restriction of permitted development <a href="#">rights</a> .	Typo
Submission Change <b>SM4</b>	New insertion after District Heating	<b><a href="#">EATC Eastern Access Transport Corridor</a></b> <a href="#">The EATC is a proposed new road which would become the main access to Liverpool John Lennon Airport, as set out in the Airport’s Masterplan. The proposed route passes through Halton’s Green Belt.</a>	To add a definition to an acronym used within the Core Strategy.
Submission Change <b>SM5</b>	HRA Habitats Regulation Assessment	<b><a href="#">Habitats Regulations Assessment</a></b>	Typo.
Submission Change <b>SM6</b>	HRA Habitats Regulation Assessment	<a href="#">HRA has been carried out on the Core Strategy.</a>	To add clarity and consistency with EqlA reference.
Submission Change <b>SM7</b>	LTP Local Transport Plan	An LTP sets out the Council’s objectives, strategies and policies for transport, <del>detailing</del> <a href="#">outlining</a> the schemes and initiatives that <del>will</del> <a href="#">may</a> be delivered <a href="#">during the course of the plan</a> , together with the performance indicators and targets used to monitor progress.	Wording amendments and to clarify.
Submission Change <b>SM8</b>	SA Sustainability Appraisal	<a href="#">SA incorporating SEA has been carried out on the Core Strategy.</a>	To add clarity and consistency with EqlA reference.
Submission Change <b>SM9</b>	SHLAA Strategic Housing Land Availability Assessment	A SHLAA is a systematic <a href="#">annual</a> assessment of the <del>land</del> developable and deliverable <a href="#">land</a> for housing within an area. The assessment includes a ‘Call for Sites’ <a href="#">exercise</a> where the public can promote sites as being suitable for housing development and appraisal of deliverability by a panel of developers and Registered Social Landlords (RSLs) active in the local market.	Wording amendments.

Ref	Section / Paragraph	Change proposed to Revised Proposed Submission Document (May 2011)	Reason for change
Submission Change <b>SM10</b>	SHMA Strategic Housing Market Assessment	<a href="#">A</a> SHMA is a study across an identified largely 'self contained' housing market to provide <a href="#">an</a> understanding <a href="#">of</a> how the market operates and is likely to operate in the future.	Wording amendments.
Submission Change <b>SM11</b>	UDP Unitary Development Plan	<del>A UDP is a development plan prepared under the pre-2004 system by a Metropolitan district or Unitary Local Authority, which contains policies equivalent to those in both a structure plan and local plan, forming the part of the authority's statutory development plan. Policies from which are saved for an initial 3 year, or indeterminate period by consent of the Secretary of State and form part of the Development Plan for an area until superseded or otherwise deleted by a Development Plan Document (DPD).</del>  <a href="#">A UDP is a development plan prepared under the pre-2004 planning system by a Local Planning Authority. Halton's UDP consists of two parts: Part 1 (Strategic Policies and Proposals) and Part 2 which gives detailed proposals for the use and development of land. There is also a Proposals Map, which illustrates the land allocations in relation to policies and proposals. The Halton Local Development Framework (LDF) is intended to replace the UDP. However, it is necessary to continue to save many of the policies within the UDP for a number of years, whilst the LDF documents are being prepared. The Council made a request to, and has received confirmation from, the Secretary of State for the vast majority of adopted UDP policies to be saved beyond the automatic three years from the adoption of the UDP on 7th April 2005.</a>	To update position and make explanation clearer.
Submission Change <b>SM12</b>	Use Classes Order	The Town and Country Planning (Use Classes) Order 1987 and subsequent amendments, group a number of land uses into categories or 'Use Classes'. <a href="#">Planning permission for change of use from one use class to another is generally required.</a>	To add further clarification.
Minor post submission change <b>MCI</b>	AAP	<del><b>Area Action Plan</b>—An AAP is a Development Plan Document (DPD) within the Local Development Framework (LDF), which provides the planning framework for a specific geographic area.</del>	Reflecting replacement of term "AAP" with "Local Plan" throughout the Core Strategy
Minor post submission change <b>MC2</b>	AMR	<del><b>Authority's annual Monitoring Report</b></del>	Reflecting change in terminology introduced through Localism Act and Local Planning Regs 2012
Minor post submission change	New insertion: Development	<a href="#">Development Plan</a> Development plan is the term used to refer to a local authority's statutory adopted planning policies and proposals. <a href="#">The development plan</a>	Addition of definition to term referred to in the Core Strategy

<b>MC3</b>	Plan	can consist of a series of documents (such as the UDP, Local Plans and Neighbourhood Plans). Applications for planning permissions must be determined in accordance with the adopted development plan for the area.	
Minor post submission change <b>MC4</b>	DPD	<del>Development Plan Document—Part of the Local Development Framework (LDF); DPDs form part of the statutory development plan for an area. DPDs also include Area Action Plan DPDs.</del>	Reflecting replacement of term “DPD” with “Local Plan” throughout the Core Strategy
Minor post submission change <b>MC5</b>	New insertion ERSTS	<u><b>East Runcorn Sustainable Transport Study</b></u> The East Runcorn Sustainable Transport Study (ERSTS) is a key piece of evidence supporting the East Runcorn policy in the Core Strategy. The study examined the likely impact of the development proposed at East Runcorn on the surrounding road network and suggested improvements to transport infrastructure to offset any negative impacts.	Addition of definition of a term referred to in the Core Strategy
Minor post submission change <b>MC6</b>	New insertion: Enterprise Zone	<u><b>Enterprise Zone</b></u> An Enterprise Zone is a specific area that has been designated to encourage the creation of new businesses and jobs. They are subject to a number of incentives such as Business Rates discounts and simplified planning requirements.	Addition of definition to reflect Enterprise Zone at Daresbury referred to in the Core Strategy
Minor post submission change <b>MC7</b>	LDF	<u><b>Local Development Framework</b></u> The LDF is the portfolio of <u>planning policy documents</u> <del>Local Development Documents (LDDs)</del> including <del>Local Plans Development Plan Documents (DPDs)</del> , Supplementary Planning Documents (SPDs) and process documents, including the Statement of Community Involvement (SCI), Local Development Scheme (LDS) and the <del>Authority’s annual</del> Monitoring Report (AMR). The LDF also includes the Saved Policies of the Unitary Development Plan (UDP), which will eventually be replaced by policies in LDDs.	Reflecting change in terminology introduced through Localism Act, NPPF and Local Planning Regs 2012
Minor post submission change <b>MC8</b>	New insertion: LDO	<u><b>Local Development Order</b></u> A Local Development Order (LDO) automatically grants planning permission for all types of development detailed in the order, and as such removed the need for a planning application to be made. LDOs themselves are subject to public consultation and must be adopted by the Local Planning Authority (subject to the agreement of the Secretary of State).	Addition of definition of a term referred to in the Core Strategy
Minor post submission change <b>MC9</b>	New insertion: LEP	<u><b>Local Enterprise Partnership</b></u> A Local Enterprise Partnership (LEP) is a partnership between local authorities and businesses to help deliver economic growth and job creation. Halton Borough Council is a member of the Liverpool City Region LEP.	Addition of definition to reflect establishment of Liverpool City Region Local Enterprise Partnership
Minor post submission change <b>MC10</b>	New insertion: Local Plan	<u><b>Local Plan</b></u> A Local Plan is the statutory planning policy document for a local authority area, which is produced to guide the location of development and provide local policies for determining planning applications. This Core Strategy is a Local Plan, and other documents produced for Halton such as Site Allocations will also be a Local	Reflecting change in terminology introduced through Localism Act, NPPF and Local Planning Regs 2012

		<a href="#">Plan. Supplementary Planning Documents and other procedural planning policy documents are not Local Plans.</a>	
Minor post submission change <b>MC11</b>	New insertion: NPPF	<b>National Planning Policy Framework</b> The NPPF establishes high-level planning principles for England and requirements for the LDF planning system, covering the full range of land use topics from sustainable development, to the historic environment, to flood risk. It is the single statement of the Government's national planning policy for England.	Reflecting release of National Planning Policy Framework in March 2012
Minor post submission change <b>MC12</b>	New insertion: Neighbourhood Development Plan	<b>Neighbourhood Plan / Neighbourhood Development Plan</b> Neighbourhood Plans are planning policy documents produced by local communities to allow them to shape their local area. They form part of the development plan for the area and therefore planning applications must be determined in accordance with their content.	Reflecting introduction of new form of planning policy document of local areas introduced through Localism Act, NPPF and Local Planning Regs 2012
Minor post submission change <b>MC13</b>	PINs	<b>Planning Inspectorate</b> PINs is the Government Agency with responsibility for processing planning and enforcement appeals and holding examinations into <a href="#">Local Plans Development Plan Documents</a> .	Reflecting the replacement of term "DPD" with "Local Plan" throughout the Core Strategy
Minor post submission change <b>MC14</b>	PPG	<del>Planning Policy Guidance—PPGs are Central Government statements of national planning policy guidance.</del>	Introduction of NPPF in March 2012 saw the cancellation of existing PPGs
Minor post submission change <b>MC15</b>	PPS	<del>Planning Policy Statement—PPSs are prepared by Central Government as statements of national planning policy and provide guidance to local planning authorities and others on planning policy and the operation of the planning system.</del>	Introduction of NPPF in March 2012 saw the cancellation of existing PPGs
Minor post submission change <b>MC16</b>	SA	<b>Sustainability Appraisal</b> This process appraises the social, environmental and economic effects of the policies contained within Local Development Documents (LDDs), including all <a href="#">Local Plans Development Plan Documents (DPDs)</a> and where appropriate, Supplementary Planning Documents (SPDs). SA incorporating SEA has been carried out on the Core Strategy.	Reflecting the replacement of term "DPD" with "Local Plan" throughout the Core Strategy
Minor post submission change <b>MC17</b>	SPD	<b>Supplementary Planning Document</b> Part of the LDF, SPDs provide supplementary information in respect of the policies contained in <a href="#">Local Plans DPDs</a> , and tend to focus on particular issues or on particular places. They do not form part of the Development Plan and are not subject to an independent examination.	Reflecting the replacement of term "DPD" with "Local Plan" throughout the Core Strategy