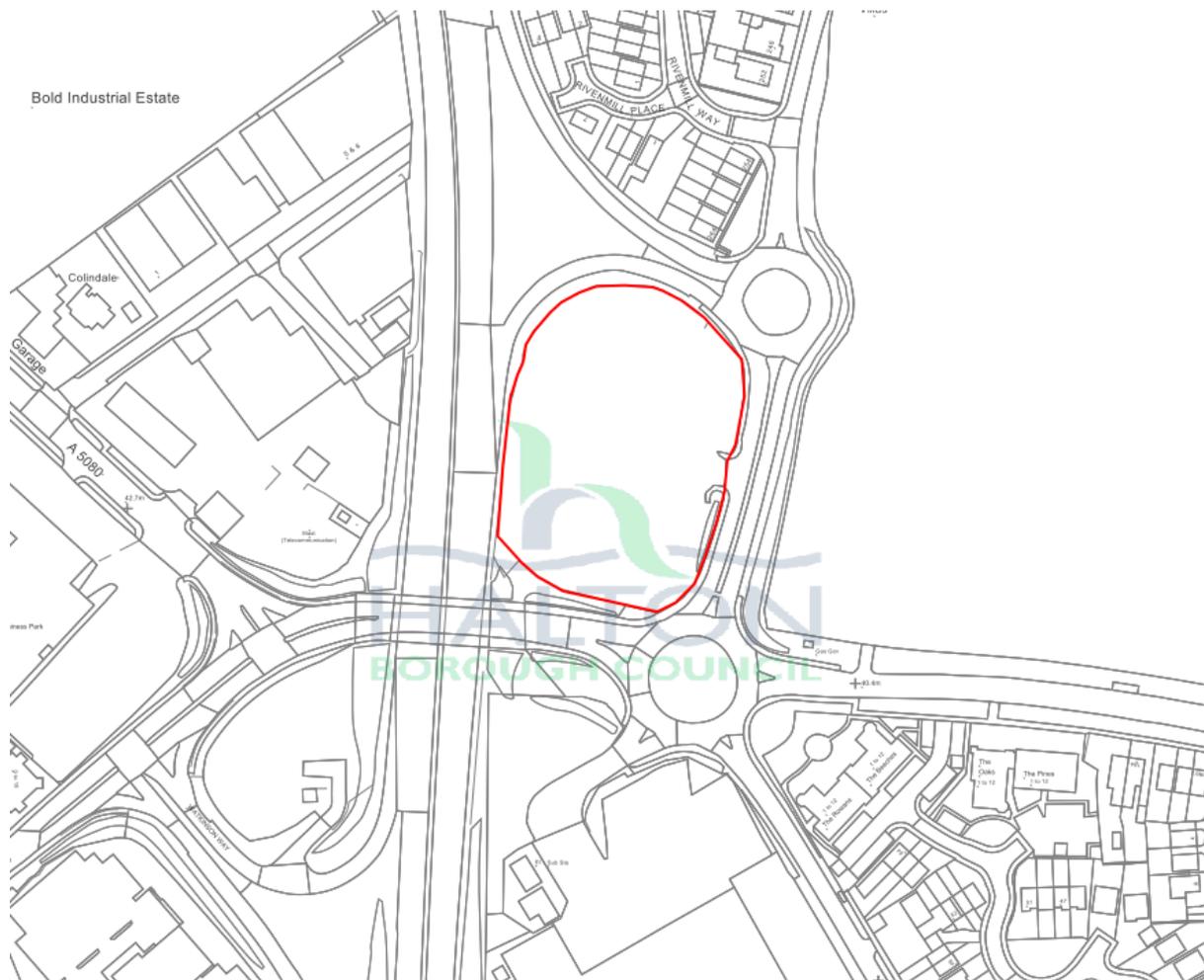


APPLICATION NO:	20/00026/OUT
LOCATION:	Land bounded by Mill Lane and Derby Road Widnes, Cheshire
PROPOSAL:	Outline application, with all matters other than access reserved for development comprising up to 42 apartments and ancillary works at
WARD:	Farnworth
PARISH:	None
APPLICANT:	Mr John Phillips
AGENT:	Ian S Nevinson (Draughting Services)
DEVELOPMENT PLAN: Halton Unitary Development Plan (2005) Halton Core Strategy (2013) Joint Merseyside and Halton Waste Local Plan (2013)	ALLOCATIONS: Proposed Employment Development Site (Site Ref. 294/1)
DEPARTURE	Yes
REPRESENTATIONS:	No representations have been received from the publicity given to the application.
KEY ISSUES:	Principle of Residential Development on Allocated Employment Land, Design and Layout, Highways and Access, Flood Risk and Drainage, and Noise.
RECOMMENDATION:	Approve subject to conditions and S106 agreement securing of a commuted sum in lieu of on-site open space provision.
SITE MAP	



1. APPLICATION SITE

1.1 The Site

The application site is an area of allocated employment land to the south of an existing residential development off Mill Lane in the north of Widnes. The site is bounded by the Watkinson Way slip road to the north and west, Mill Lane to the east and derby Road to the south.

The site consists of a disused parcel of brownfield land, within the site remnants of previous development can be seen in the areas of hardstanding, whilst other parts of the site have been become overgrown. The boundaries to the site comprise a mix of hedges and trees, and galvanised boundary fencing. There is an existing vehicle access into the site off Mill Lane.

1.2 Planning History

The site has some planning history with the more recent applications being as follows:

- 96/00752/OUT - Proposed erection of a drive through restaurant and provision of associated car parking - Granted 25/02/1997
- 98/00443/COU - Proposed change of use of existing residential dwellings to licensed restaurant with canopy to front and single storey extension to rear – Refused 14/10/1998
- 99/00008/FUL - Proposed demolition of two pairs of semi-detached properties and erection of two storey restaurant (Class A3) and associated car park – Granted 24/02/1999

2. THE APPLICATION

2.1 The Proposal

Outline application, with all matters other than access reserved for development comprising up to 42 apartments and ancillary works.

2.2 Documentation

The application is accompanied by the associated plans in addition to a Planning Statement, Design and Access Statement, Flood Risk and Surface Drainage Feasibility Report, Ecological Assessment, Phase 1 Geo Environmental Risk Assessment, Noise Assessment, Arboricultural Impact Assessment, Crime Impact Statement, and a Transport Statement.

3. POLICY CONTEXT

Members are reminded that planning law requires for development proposals to be determined in accordance with the development plan, unless material considerations indicate otherwise.

THE DEVELOPMENT PLAN

3.1 Halton Unitary Development Plan (UDP) (2005)

The site is allocated for proposed employment development (Site Ref 294/1) on the Halton Unitary Development Plan Proposals Map. The following policies within the adopted Unitary Development Plan are considered to be of particular relevance;

- BE1 General Requirements for Development;
- BE2 Quality of Design;
- BE5 Other Sites of Archaeological Importance;
- BE22 Boundary Walls and Fences;
- GE21 Species Protection;
- H3 Provision of Recreational Greenspace;
- PR4 Light Pollution and Nuisance;
- PR8 Noise Sensitive Developments;
- PR14 Contaminated Land;
- PR16 Development and Flood Risk;

- TP6 Cycle Provision as Part of New Development;
- TP7 Pedestrian Provision as Part of New Development;
- TP12 Car Parking;
- TP14 Transport Assessment;
- TP15 Accessibility to New Development;
- TP17 Safe Travel For All;

3.2 Halton Core Strategy (2013)

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

- CS1 Halton's Spatial Strategy;
- CS2 Presumption in Favour of Sustainable Development;
- CS3 Housing Supply and Locational Priorities;
- CS7 Infrastructure Provision;
- CS12 Housing Mix;
- CS13 Affordable Housing;
- CS15 Sustainable Transport;
- CS18 High Quality Design;
- CS19 Sustainable Development and Climate Change;
- CS20 Natural and Historic Environment;
- CS21 Green Infrastructure;
- CS22 Health and Well-Being;
- CS23 Managing Pollution and Risk;
- CS24 Waste.

3.3 Joint Merseyside and Halton Waste Local Plan (2013)

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

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

MATERIAL CONSIDERATIONS

Below are material considerations relevant to the determination of this planning application.

3.4 Halton Borough Council – Affordable Housing Supplementary Planning Document.

This SPD seeks to provide greater certainty and clarity for all parties involved in the delivery of affordable housing in Halton through the planning system. The National Planning Policy Framework¹ requires local authorities to assess and meet the full needs for affordable housing in their housing market area.

3.5 Halton Borough Council – Design of Residential Development Supplementary Planning Document.

The purpose of the Design of Residential Development Supplementary Planning Document (SPD) is to provide additional practical guidance and support for those involved in the planning and design of residential development within Halton. It will also be used by the Council in its assessment of applications for planning permission for schemes of residential development or mixed use schemes containing a residential element.

3.6 Halton Borough Council – Provision of Open Space Draft Supplementary Planning Document

The purpose of this Draft Supplementary Planning Document (SPD) is to complement those policies of the Halton Unitary Development Plan (UDP) that recognise the importance of open space within the borough. Added to this it will provide a stimulus for the enhancement in quality, quantity and accessibility of all types of open space within the borough. Specifically, it will help provide;

- a) Networks of high quality open spaces and sport and recreation facilities in both urban and rural areas, which meet the needs of residents and visitors, are fit for purpose and economically and environmentally sustainable;
- b) An appropriate balance between new provision and the enhancement of existing provision;
- c) Clarity and reasonable certainty for developers and land owners in relation to the financial requirements and expectations of the Local Planning Authority in respect of open space, sport and recreation provision to serve new residential developments.

3.7 National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in February 2019 to set out the Government's planning policies for England and how these should be applied.

Achieving Sustainable Development

Paragraph 7 of the NPPF states that *the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.*

Paragraph 8 states that *achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

*a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

*c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

Paragraph 9 states that these objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

Paragraph 10 states so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. As set out in paragraph 11 below:

The Presumption in Favour of Sustainable Development

Paragraph 11 states that for decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Decision-making

Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and

permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Determining Applications

Paragraph 47 states that planning law requires for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on application should be made as quickly as possible and within statutory timescale unless a longer period has been agreed by the applicant in writing.

Other Considerations

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the Convention of the same Act which sets out his/her rights in respect for private and family life and for the home. Officers consider that the proposed development would not be contrary to the provisions of the above Articles in respect of the human rights of surrounding residents/occupiers.

4. CONSULTATIONS

Highways and Transportation Development Control

No objection to the proposed development subject to conditions.

Environmental Protection

No objection to the proposed development, subject to conditions and final design.

Contaminated Land Officer

No objection to the proposed development subject to a condition.

Lead Local Flood Authority (LLFA)

No objection to the proposed development subject to conditions.

Merseyside Environmental Advisory Service – Ecology and Waste Advisor

No objection to the proposed development, subject to conditions.

Cheshire Police - Secure by Design Officer

A crime impact statement has been provided which contains advice on secure by design principles summarised in the assessment below.

Conservation & Design Advisor / Archaeological Planning Advisor

No objection to the proposed development subject to a condition.

5. REPRESENTATIONS

No representations have been received from the publicity given to the application.

6. ASSESSMENT

6.1 Principle of Development

The site is a brownfield land which is allocated for employment development as in Policy E1 of the Halton Unitary Development Plan and the associated proposals map as Site Ref 294/1.

The use of housing on the site therefore constitutes a departure from Halton's Development Plan. In accordance with the Development Management Procedure Order 2015 the application has therefore been advertised in the local press and by site notice, as a departure.

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 47 of the NPPF require applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

As the proposal is a departure, the applicant has provided a planning statement in support of the application and to justify why the site should be considered for housing and not safeguarded for employment use.

Firstly, the applicant's statement outlines that the physical constraints of the site, in terms of it being surrounding on all sides by highway, and the location of the existing access is substandard as it provides for limited space and tight turning for HGV traffic to enter and leave the site safely. And as the site is less than 1 hectare in size, it remains an unattractive prospect for commercial developers and operators who require larger buildings and external yard space.

Secondly, the applicant has pointed out that in this particular case, that the site has been a long standing employment allocation for over 15 years, and despite being marketed for a considerable periods of time by the owners, they have had no success. They consider this to be down to the above physical constraints that render the site unsuitable for employment purposes.

Therefore, a realistic view has to be taken on the likelihood of the land being brought forward for employment or whether it would currently be more sustainable to release the land for residential use. This is a position which is

reflected within the emerging Delivery and Allocations Local Plan (DALP) and associated proposals map which proposes to allocate the land for residential use. It is also noted that residential development has already been established on the employment allocation (294/0) immediately to the north of the site.

Consequently, based on the evidence put forward by the applicant it is felt that due to the lack of interest in this land for employment use despite being allocated for industrial development in the UDP, the application should not be refused on the grounds of retaining the site for employment use any further.

6.2 Design and Layout

The applicant has provided a purely indicative layout drawing illustrating how they envisage up to 42 apartments to be laid out within the site, comprising of two separate, three storey blocks.

The Council's New Residential Development SPD requires development interface distances to achieve the 21m separation (between habitable room windows) and 13m separation (between habitable room windows and blank/non habitable elevations) to be measured from the centre of any habitable room window. Proposed layouts are also expected to comply with the Council's standards for private amenity space and provide sufficient internal access roads, parking and servicing as set out in the Design of Residential Development SPD.

Whilst indicative, the submitted plans provide enough information to demonstrate that there is sufficient space within the site to accommodate these standards upon the final design and submission of reserved matters, and that a scheme of up to 42 apartments can be designed and accommodated within the site that would comply with the design of New Residential Development SPD and Policies BE1, BE2 and H6 of the Halton UDP and CS18 of the Halton Core Strategy.

6.3 Highways and Access

The application has been submitted with a Transport Statement to support the proposal, as well details of the location and geometry of the proposed access and the associated visibility splays.

The proposed vehicle access would be positioned broadly in the same location as the existing access off Mill Lane. There would be pedestrian footways either side of the access that would be extended into the site to facilitate safe pedestrian access and circulation routes within the site.

The applicant has provided sectional drawings showing the required re-profiling of the proposed access. This would be necessary to ensure a suitable tie in with the adjacent adopted highway, to provide suitable visibility splays and accessibility for those with mobility issues.

The Highway Officer is satisfied that the site is accessible, and that Mill Lane will cater for the number of anticipated movements generated by the development. Sufficient space would also be set aside within the site to allow for it to be suitably serviced, whilst providing the required number of car parking spaces.

The Highways Officer also recommends that the reserved matters and conditions make provision for and secure the implementation of secure cycle parking, electric vehicle charging points, parking provision and a construction management plan.

Based on all the above, the proposed development is considered to be acceptable from a highways, transportation and accessibility perspective. It accords with Policies BE1, TP6, TP7, TP12, TP14, TP15, TP17 and TP18 of the Halton Unitary Development Plan and Policy CS15 of the Halton Core Strategy Local Plan.

6.4 Flood Risk and Drainage

The application site is less than 1ha in area, and located in Flood Zone 1 which is shown to have a low fluvial, tidal flood risk on the Environment Agency Long Term Flood Risk Maps. However, whilst the majority of the site is shown to have a low surface water flood risk, there is a small isolated area of medium to high surface water flood risk in the north east of the site boundary.

As the provision of the apartments would introduce a more vulnerable use onto the site the applicant has provided a flood risk and drainage report in support of the proposals to demonstrate how surface water drainage could satisfactorily be addressed.

The report identifies an area of lower topographic levels resulting in some ponding of surface water in the northern part of the site. However, the analysis has shown that flood depths in this area do not exceed 300mm during the 1000 year scenario.

The flood risk and drainage report makes recommendations for mitigation against the risk of surface water flooding which include finished floor level of the northern building is to be set at 41.70mAOD, the design of external renders, damp proofing, and wall insulation, and height of electrical sockets to be set above flood level.

The LLFA is satisfied the applicant has considered flood risk and drainage from the site appropriately for an outline application. As the drainage strategy has not been finalised, the LLFA recommended conditions for the submission of a final detailed strategy based on the SUDS hierarchy, including its implementation, maintenance and management, and verification of the scheme.

Based on the above and subject to the relevant conditions the proposal is considered to be acceptable from a flood risk and drainage perspective in

compliance with Policy PR16 of the Halton Unitary Development Plan and Policy CS23 of the Halton Core Strategy Local Plan.

6.5 Noise

The applicant has supplied a noise assessment report to support the application. Whilst the methodology is appropriate and the noise levels can be met with windows closed, once the windows are opened the noise levels will increase above the specified levels. This is of particular concern with regards to bedrooms located on western elevations that would look towards Watkinson Way.

The applicant will be able to address this matter in the detailed design proposals. For example, by designing the internal layout of the apartments and positing bedroom windows so that they are overlooking Mill Lane. This would aid in meeting the standards contained in BS8233:2014 in relation to bedrooms at night.

Given that the application is in outline, the above matters can be reasonably be addressed at the reserved matters stage. It is recommended that a revised noise assessment report be submitted with the final design which demonstrates the relevant standards are met to ensure suitable living conditions for future occupiers of the apartments.

Based on the above, subject to approval of the final design, the proposal is considered acceptable from a noise perspective in compliance with Policies BE1 and PR8 of the Halton Unitary Development Plan and Policy CS23 of the Halton Core Strategy Local Plan.

6.6 Ground Contamination

The application is accompanied by a Phase 1 preliminary risk assessment report (Ref LKC 18 1049). This has been reviewed by the Contaminated Land Officer. No objection has been raised subject to a condition being attached which secures a detailed site investigation and, if necessary, a remediation strategy, its implementation and verification reporting to ensure that any ground contamination is dealt with appropriately.

The attachment of the condition above will ensure compliance with Policy PR14 of the Halton Unitary Development Plan and Policy CS23 of the Halton Core Strategy Local Plan.

6.7 Ecology

The applicant has submitted an Ecological Appraisal report in accordance with Local Plan Core Strategy policy CS20 (Ecological Appraisal Report, TEP, August 2018) which meets BS 42020:2013. The report is nearly 18 months old, however the Council's ecology advisor (MEAS) has been consulted, and is satisfied that given the nature of the site it is considered to still be valid and is accepted.

The ecologist has advised that the proposals will result in the loss of existing grassland and tall herb habitats on site. Areas of scrub and trees are also located within and adjacent to the survey area, these have potential to be used as nesting sites by birds. A condition is recommended to ensure their protection.

The proposed development will also result in the loss of bird breeding habitat and Local Plan policy CS20 applies. To mitigate for this loss, a condition is recommended for details and to secure the provision of bird nesting boxes.

The scrub, tall herb habitats and brash piles on site are suitable for hedgehog, which is a Priority Species. A condition recommended for reasonable avoidance measures should be put in place.

The applicant should submit landscaping proposals showing any new habitat creation and the species mix that will be utilised on site for approval, which can be secured by condition.

The attachment of the conditions suggested above would ensure that the proposal from an Ecology perspective is compliant with Policies GE21 of the Halton Unitary Development Plan and Policy CS20 of the Halton Core Strategy Local Plan.

6.8 Trees and Landscaping

The application is accompanied by an Arboricultural Impact Assessment. There are no Tree Preservation Orders in force at this site and the area does not fall within a designated Conservation Area.

The majority of trees within the site are located along the perimeter of the site and could be retained as part of the proposed development. There would be some four trees which would need to be removed, however the survey identifies these to be of low to poor quality.

A planning condition would ensure that the proposed landscaping scheme would adequately compensate for the loss. In respect of the trees to be retained, a tree protection method statement has been submitted, and its implementation should be secured by condition.

Based on the above, the proposal is considered acceptable from a tree perspective in compliance with Policies BE1 and GE27 of the Halton Unitary Development Plan and Policy CS21 of the Halton Core Strategy Local Plan.

6.9 Open Space

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

The open space requirement calculator has identified that there is a deficit of parks & gardens, natural and semi-natural, amenity greenspace, provision for children and young persons, allotments, outdoor sports facilities and formal playing fields in this particular neighbourhood.

The indicative plans submitted with the application show that there is potential within the site for some onsite public open space provision. However, given that the proposal is in outline and the layout and landscaping are to be reserved, the amount or type of any onsite provision is yet to be finalised.

Planning conditions will ensure that any onsite provision is adequately landscaped and maintained, whilst any outstanding deficiencies would be met through a financial contribution in lieu of on-site provision. It is recommended that the financial contribution be secured by Section 106 agreement.

Based on the above, it is considered that the proposal would meet the local needs of the people living there, with regards to open space provision. It would also be in compliance with Policy H3 of the Halton Unitary Development Plan.

6.10 Affordable Housing

Policy CS13 of the Halton Core Strategy Local Plan states that affordable housing units will be provided , in perpetuity, on schemes including 10 or more dwellings (net gain) or 0.33 hectares or greater for residential purposes.

The applicant acknowledges the requirement for affordable housing in their planning statement, and that this would need to be secured through a suitable agreement with the Council. Given that the application is outline and the details are yet to be confirmed, it is considered that the tenure of the properties could also be deferred to reserved matters stage when the scheme is finalised.

Therefore, it considered reasonable to attach a condition which secures the submission of a scheme, its subsequent implementation and maintenance thereafter. For the avoidance of doubt and in accordance with the Council's adopted Affordable Housing SPD.

Subject to the above condition, the proposal is considered to be compliant with Policy CS13 of the Halton Core Strategy Local Plan and the Affordable Housing Supplementary Planning Document.

6.11 Archaeology

The Council's Conservation Advisor has been consulted on the application, and has advised that given the presence of extant building remains on the land, and the potential for below ground archaeological deposits, associated with the industrial past of this land, a programme of archaeological observation should be undertaken in order to identify and record the building remains and any below ground deposits.

It is recommended that the suggested archaeological work be secured by condition to ensure that the proposal is compliant with Policy BE5 of the Halton Unitary Development Plan, Policy CS20 of the Halton Core Strategy Local Plan and paragraphs 189-192 of NPPF.

6.12 Sustainable Development and Climate Change

Policy CS19 of the Halton Core Strategy Local Plan outlines some principles which will be used to guide future development. The NPPF is supportive of the enhancement of opportunities for sustainable development and it is considered that any future developments should be located and designed where practical to incorporate facilities for charging plug-in and other ultra-low emission vehicles.

The incorporation of facilities for charging plug-in and other ultra-low emission vehicles could be realistically achieved for this development. A condition is recommended to secure this.

One of the principles referred to in the policy is Code for Sustainable Homes. Whilst it is desirable to meet such a standard, given links with Sustainable Development and Climate Change, following the Government's Written Ministerial Statement in March 2015, it is no longer for Local Authorities to secure the implementation of a particular level of Code for Sustainable Homes by planning condition. Based on the above, the proposal is considered compliant with Policy CS19 of the Halton Core Strategy Local Plan.

6.13 Waste Management

Policies WM8 and WM9 of the Joint Merseyside and Halton Waste Local Plan are applicable to this application. In terms of waste prevention, a construction management plan will deal with issues of this nature and based on the

development cost, the developer would be required to produce a Site Waste Management Plan which can be secured by condition. In terms of waste management, there is sufficient space for the storage of waste including separated recyclable materials for each property as well as access to enable collection.

6.14 Designing Out Crime

The designing out crime officer at Cheshire Police has provided a crime impact statement for the proposed development. Whilst no objections are made, recommendations for the detailed design have been made, these include consideration of the permeability of the site, fencing design and location. The use of defensible planting, lighting, natural surveillance also need to be considered in final design especially of parking areas and where people could congregate, and covered secure cycle storage. Recommendations also made in relation to the standard of windows and doors, and communal building security, as well as site security during construction.

7. **CONCLUSIONS**

In conclusion, the site has been a long standing employment allocation for over 15 years, and has been unsuccessfully marketed for a considerable period. It is felt that due to the lack of interest in this land for employment use, the application should not be refused on the grounds of retaining the site for employment use any further. Based on the information submitted by the applicant the proposed residential development should not be resisted on planning policy grounds.

Although the proposal is a departure from Policy E1 of the Halton Unitary Development Plan, it is considered to be sustainable development consistent with the economic, social and environmental roles of sustainable development outlined in paragraph 8 of the NPPF.

The proposal is in outline with layout, scale, appearance and landscaping matters reserved for future determination. The applicant has provided enough information to demonstrate that there is sufficient space within the site to accommodate the Council's standards in the final design and submission of reserved matters, and that a scheme of up to 42 apartments can be designed and accommodated within the site that would comply with the design of New Residential Development SPD and Policies BE1, BE2 and H6 of the Halton UDP and CS18 of the Halton Core Strategy Local Plan.

An appropriate access point to site from Mill Lane would be achieved and the layout demonstrates sufficient space for movement within the site as well as an appropriate level of car parking.

8. RECOMMENDATION

That the application is approved subject to the following:

a) The entering into a legal or other agreement relating to securing financial contributions towards open space.

b) Conditions relating to the following:

1. Standard outline conditions for the submission of reserved matters applications (BE1)
2. Plans condition listing relevant drawings i.e. site location / red edge, access details (BE1 and TP17)
3. Submission and agreement of a submission of a construction / traffic management plan which will include wheel cleansing details, hours of construction and deliveries (BE1)
4. Submission of existing and agreement of proposed site levels (BE1)
5. Submission and agreement of external facing materials (BE1 and BE2)
6. Conditions for the submission and agreement of boundary treatments, landscaping, management and maintenance (BE1 and BE22)
7. Tree protection measures outlined in arb report (GE27)
8. Breeding birds protection (GE21 and Policy CS20)
9. Bird nesting boxes scheme (GE21 and Policy CS20)
10. Hedgehog reasonable avoidance measures (GE21 and Policy CS20)
11. Method statement for the irradiation of invasive species (GE21 and CS20)
12. Electric Vehicle Charging Points Scheme (CS19)
13. Parking, access and servicing provision (BE1, TP6, TP7, TP12, TP15 and TP17)
14. Submission of revised noise report with reserved matters (PR2)
15. Submission of ground investigation report, mitigation measures and validation (PR14 and CS23)
16. Drainage strategy based on the SUDS hierarchy, including its implementation, maintenance, management, and verification of the scheme (PR16 and CS23)
17. Foul and surface water on a separate system (PR16 and CS23)
18. Waste Audit – (WM8)
19. Submission and implementation of an archaeological watching brief (CS20)
20. Provision of affordable housing (CS13)

c) That if the S106 Agreement or alternative arrangement is not executed within a reasonable period of time, authority be delegated to the Operational Director

– Policy, Planning and Transportation in consultation with the Chairman or Vice Chairman of the Committee to refuse the application.

9. BACKGROUND PAPERS

The submitted planning applications are background papers to the report. Other background papers specifically mentioned and listed within the report are open to inspection at the Council's premises at Municipal Building, Kingsway, Widnes, WA8 7QF in accordance with Section 100D of the Local Government Act 1972

10. SUSTAINABILITY STATEMENT

As required by:

- The National Planning Policy Framework (2019);
- The Town and Country Planning (Development Management Procedure) (England) Order 2015; and
- The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2015.

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