

Delivery and Allocations Local Plan Schedule of Proposed Modifications

December 2021

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Introduction

- I.1 Main Modifications are changes which represent a material change to the document's text. This schedule of Main Modifications should be read in conjunction with the Halton Delivery and Allocations Proposed Submission Document (the Plan) (August 2019).
- I.2 The public consultation on the Main Modifications provides the opportunity to comment **only** on the specific changes contained in the Main Modifications. It does not offer an opportunity to reopen the debate on other matters already considered by the Examination. The consultation does not concern those parts of the Plan where Modifications are not proposed. Comments received that do not relate to a Main Modification will be outside the scope of the consultation and will not be considered by the Inspectors.
- I.3 Representations can be made electronically via the online representation form, by e-mail or can be submitted in writing by any of the following means:

- Online: XXXXX
- Post:

Please note that any representations received in response to this consultation will be passed on to the Planning Inspectors and must be made available for public inspection and therefore your name and your representation will be viewable on our website and in hard copy form once the consultation has closed. This means we cannot treat any representations as confidential and as such you must provide a name and address along with your representation. If you do not provide your name and address then your representation will be considered anonymous and will not be accepted. Your address and email address will not be published. We also reserve the right to withhold from publication any comments or parts of comments not considered suitable for public view for reasons including offensive or personal content.

Future notification: Representations can be accompanied by a request to be notified at a specified address of any of the following:

- The Planning Inspectorate report is published;
- The Local Plan has been adopted; and/or
- Future consultation on other documents produced by the Planning Policy team are taking place. If you do not request to be further notified then your details will not be kept on our Consultation database.

- I.4 A Sustainability Appraisal/ Strategic Environmental Assessment and Habitats Regulations Assessment have been produced to assess these Main Modifications in terms of their sustainability credentials and their impact on internationally designated sites of importance biodiversity.
- I.5 Please note that there is a list of additional modifications and this indicates any typographical clarifications made to the Plan. These are included for completeness and to show precisely what has been changed to assist in the readability of the Plan. However, they are not changing the policy context of the Plan and are not subject to consideration by the Planning Inspectors.
- I.6 This document sets out a schedule of all changes proposed to be made to the Halton Delivery and Allocations Proposed Submission Document (August 2019) as a result of the Examination Hearing Sessions which were held in April -June 2021. All changes are shown as follows:

- Blue underline to show text to be inserted
- ~~Red strike through to show text to be deleted~~

I.7 There are two 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 in 2021. The Council has written to the Inspector (Examination Documents Ref: PSD05 and PSD06) 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 Delivery and Allocations Local Plan. 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.
- **Additional Minor modifications** (prefix **AM**)

I.8 Additional Minor modifications (AM) include corrections to typographical errors and updated factual information, and we have published the schedule of additional minor modifications for clarity and completeness. The additional minor modifications do not affect the soundness of the Local Plan and, as such, do not form part of the public consultation.

Main Modification Schedule

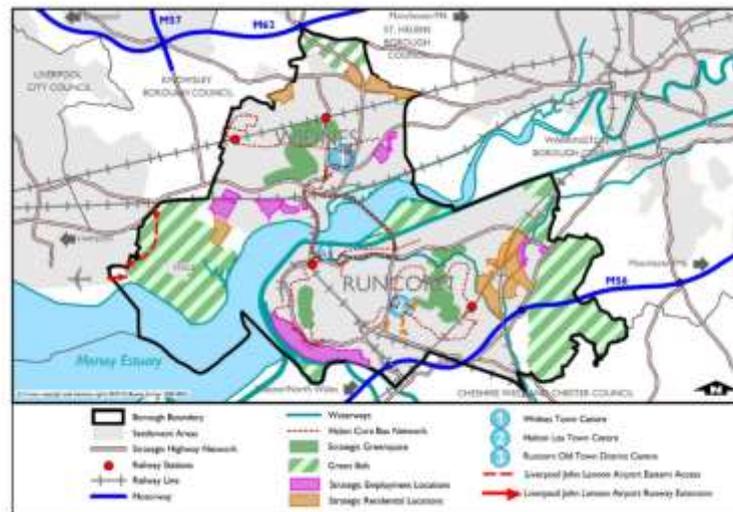
Page/ Section	MM Ref	Proposed Amendments
Page 8 Introduction Para 1.4	MM001	1.4 The current Halton Local Plan Core Strategy was adopted in 2013. Since the Plan was adopted there have been a number of changes that need to be addressed: <u>g. Revisions to the Use Classes Order (October 2020)</u>

<p>Story of Place Page 20 Para 2.41 ~ New paragraphs</p>	<p>MM002</p>	<p>2.41 — In terms of the Borough's historic environment there are a range of heritage assets which serve as a positive link to, and reminder of, Halton's past, including ten Conservation Areas, seven Scheduled Monuments and 129 Listed Buildings.</p> <p>2.42. — Additionally, a substantial part of Halton's character and 'sense of place' is formed by the Borough's waterside environments along the Mersey Estuary, the Manchester Ship Canal, the Bridgewater Canal, St Helens Canal and the Weaver Navigation. Halton's waterways provide an attractive setting for waterside development, a recreational resource and help improve the image of the Borough.</p> <p>[New] <u>Halton retains a diverse historic environment consisting of a range of heritage assets from the differing periods in the borough's history. Widnes retains a collection of listed ecclesiastic buildings, many identifying the centre of once separate hamlets and villages that have long been enveloped into the wider town such as Appleton Village</u></p> <p>[New] <u>Runcorn is dominated by the remains of Halton Castle that occupies the strategically important vantage over the estuary of the River Mersey and the traditional crossing point at Runcorn Gap, to the north with the remains of Norton Priory and associated, gardens, Ice House and Lodge a few miles to the north east. Runcorn has clusters of listed buildings at Weston village, Higher Runcorn and around the castle at Halton Village, all now subsumed into the wider town.</u></p> <p>[New] <u>Being at the traditional lowest crossing point of the Mersey, it is unsurprising that many of the boroughs nationally recognised assets relate to transport infrastructure with the Silver Jubilee Bridge being by far the most prominent. Around one in 7 of the borough's 129 listed buildings and structures relate to the canals or railways, with the Bridgewater Canal having seven including bridges, tunnel air shafts and locks.</u></p> <p>[New] <u>What is perhaps surprising, given the boroughs position as the birthplace of the modern chemical industry is that so few industrial buildings remain, Gossages Tower (Catalyst Museum) being a rare exception. Similarly, neither Widnes or Runcorn have town centres blessed with central spaces graced by surrounding civic / listed buildings, Widnes's town centre having migrated north away from its traditional core around Victoria Road / Square. In Runcorn the traditional 'Old Town' centre was relegated to the role of district centre and had a busway driven through its core by the former New Town Development Corporation. Hale Village, whilst significantly expanded in the 1970's retains a degree of its central character and identity around the 'Childe of Hale', and Daresbury Village makes much of its association with Lewis Carroll.</u></p>
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<p>Story of Place Page 22 Para 2.55</p>		<p>Halton's challenges that this Plan should seek to address are to:</p> <ul style="list-style-type: none"> • maintain and enhance conserve and enhance Halton's natural and heritage assets including its sites of local, national and international importance, waterside environments and distinctive character;
<p>Page 35 CS(R)1 Part 2</p>	<p>MM003</p>	<p>Policy CS(R)1: Halton's Spatial Strategy</p> <p>1. To achieve the Vision for Halton to 2037, new development should deliver:</p> <ul style="list-style-type: none"> • at least 8,050 (net) additional dwellings (2014-2037) • approximately 180 ha (gross) of land for employment purposes • up to 9,293 sqm of town centre convenience/comparison goods retailing • up to 5,112 sqm of retail warehousing <p><i>Specific principles to guide the location, timing and delivery of the above development are set out in policies CS(R)3, CS(R)4 and CS(R)5.</i></p> <p>Key Urban Regeneration</p> <p>The Spatial Strategy for Halton is focused around a balanced mix of prioritised urban regeneration, supported by appropriate levels of greenfield expansion. The strategy will largely be realised by the delivery of five Key Urban Regeneration Areas across the Borough where the majority of new development will be located. The five areas are:</p> <ol style="list-style-type: none"> Halebank and Ditton Corridor, Widnes To continue to build on the success of this area. By supporting and expanding the employment opportunities around the multi-modal freight facility and balancing this with growth to the local community. South Widnes Incorporating the town centre, West Bank and the waterfront area, supporting the revitalisation and regeneration of the area. West Runcorn Involving the regeneration of previously developed (brownfield) land within the existing urban area. East Runcorn Delivering greenfield expansion including the completion of the proposals for Runcorn New Town and further extension to the east of Runcorn. North Widnes Delivering greenfield expansion and further extension to the urban area to the north of Widnes. <p>2. Brownfield Focus (beneficial and efficient use of existing sites)</p> <p>Outside of the Key Urban Regeneration Areas, the re-use of previously developed land will be supported, notably where regenerating or bringing sites back into use will bring wider benefits to the Borough. Important green</p>

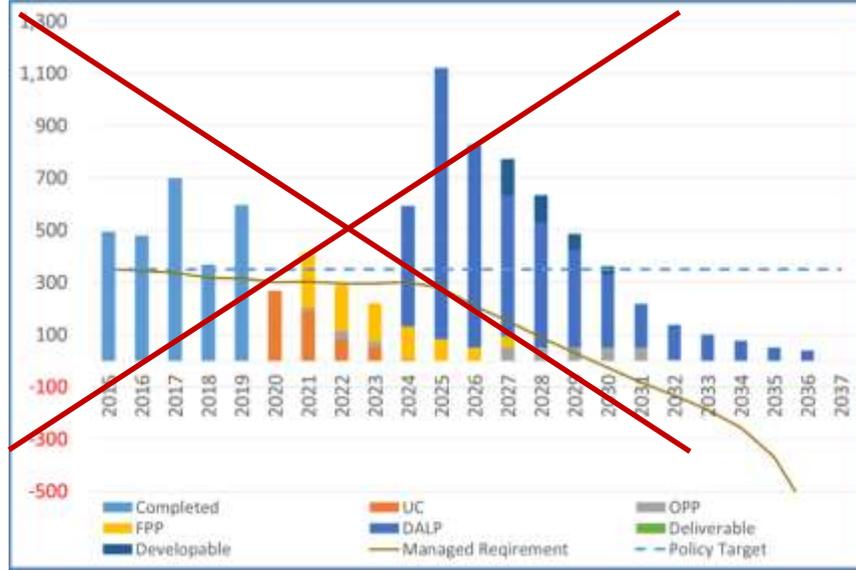
		<p>infrastructure within the urban area will be protected from detrimental development to ensure its value, both individually and as part of a network, is retained.</p> <p><u>[New] The Liverpool City Region (LCR) Recreation Mitigation Strategy has been developed to meet the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended). Residential development within 5 km of protected accessible coasts, resulting in a net increase of 10 or more dwellings and major tourism developments, will be able to discharge their HRA requirements in relation to recreational disturbance by making a financial contribution towards avoidance and mitigation schemes in the LCR area in accordance with policy CS(R)20 and HE1.</u></p>
<p>Page 36 CS(R)1 Justification New Paragraphs</p>		<p><u>[New] Halton Council together with partners have introduced a Recreation Mitigation and Avoidance Strategy to assist major residential developments fulfil the legal requirements of the Habitats Regulations relating to the protection of internationally designated sites in the Liverpool City Region. The Strategy covers direct and in combination potential adverse effects resulting from increased recreational pressure as a result of major housing and tourism development as set out in Policy CS(R)20 and HE1</u></p> <p><u>[New] The Liverpool City Region (LCR) Recreation Mitigation Strategy has been developed to meet the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended). The Strategy addresses the potential effects on the internationally recognised Special Protection Areas (SPAs) of major housing developments on or near to the LCR coastline. Residential development within 5 km of protected coasts, resulting in a net increase of 10 or more dwellings and certain major tourism developments, will be required to make a financial contribution towards avoidance and mitigation schemes in the LCR area. Halton's Interim Approach (IA) Position Statement setting out clear mitigation measures will be implemented alongside the first residential planning applications that come forward under this plan until such time that the Liverpool City Region RMS is adopted in 2023.</u></p>

MM004

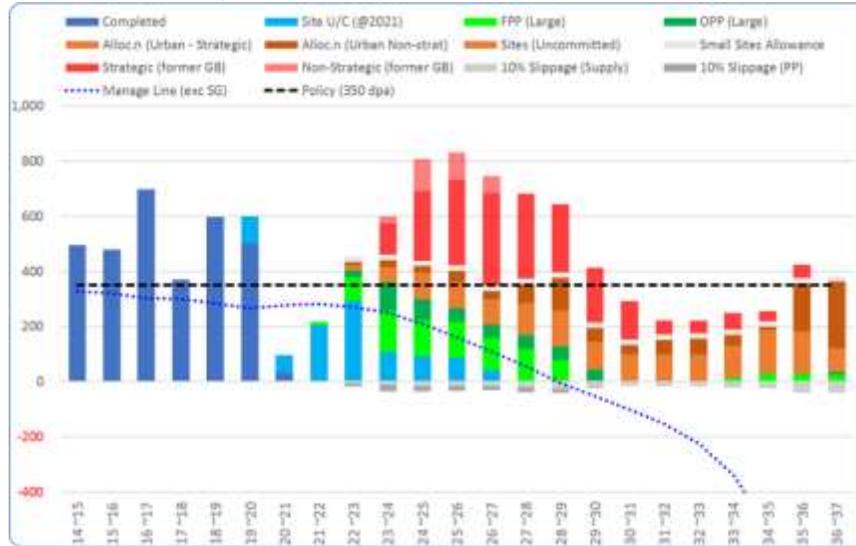


MM005

Original Trajectory deleted



Revised trajectory inserted



Page 51 CS(R)5 Justification Para 7.64	MM006	7.64. The development of Runcorn Old Town followed the commercial and industrial growth of Runcorn on the south bank of the Mersey, arising from the development of the Bridgewater Canal in the 1770's, the mainline railway, and the Manchester Ship Canal in the latter half of the 19th century. However, the creation of Runcorn New Town, the development of the Shopping City at Halton Lea and the building of the busway that cut through the centre led to a decline in Runcorn Town Centre. The centre has lost much of its comparison goods offer and many units are occupied by A2 professional services traders due to lack of appropriate premises in the larger Halton Lea centre. The Old Town is currently part of wider regeneration plans including the revitalisation of the Runcorn Station Quarter.
Page 53 CS(R)6 New Paragraph	MM007	<div data-bbox="539 504 1796 914" style="border: 1px solid black; padding: 10px;"> <p>Policy CS(R)6: Green Belt</p> <ol style="list-style-type: none"> 1. A Green Belt is designated around the urban areas and new allocations of both Runcorn and Widnes/Hale. 2. The Green Belt boundary is defined on the Policies Map. Within the Green Belt, planning permission will not be granted for inappropriate development, except in very special circumstances, in accordance with national policy. <p><u>[New] Development proposals for the sites removed from the Green Belt and allocated or safeguarded in this plan should include compensatory improvements to the environmental quality and accessibility of remaining Green Belt land to offset the impact of the removal of the land from the Green Belt.</u></p> </div>
Page 54 CS(R)7 Part 2 Part 3	MM008	<div data-bbox="524 1058 1789 1358" style="border: 1px solid black; padding: 10px;"> <p>Policy CS(R)7: Infrastructure Provision</p> <ol style="list-style-type: none"> 1. Development should be located to maximise the benefit of existing infrastructure and to minimise the need for new provision. 2. Where new development creates or exacerbates deficiencies in infrastructure it will be required to ensure those deficiencies or losses are compensated for, adequately mitigated or substituted for before development is begun or is occupied in a timely manner. On larger developments that will be completed in phases or over a number of years, an agreed delivery schedule of infrastructure works may be appropriate. Where infrastructure provision is not made directly by </div>

		<p>the developer, contributions may be secured by an agreement under Section 106 of the Act⁵⁴ including where appropriate via a phased payment schedule.</p> <p>3. The Council will continue to work with infrastructure / service providers to update the Infrastructure Plan, which may form the basis of a charging schedule to support wider infrastructure requirements across the Borough. Such a charging regime would necessitate the introduction of a Community Infrastructure Levy for Halton where contributions will be sought from all applicable development to support infrastructure provision across the Borough. The details of such an approach will be set out in appropriate local development documents. <u>Development proposals will be supported where there is sufficient wastewater treatment capacity. If localised deficiencies arise, development will have to be phased to so as not to exceed available capacity. Furthermore, all developments will be required to deliver green infrastructure approaches, such as Sustainable Urban Drainage Systems (SuDS), to maximise in-situ pollutant attenuation in accordance with policy CS21 and HE9.</u></p> <p>4. Applications for the provision of new infrastructure will be supported where they are required to help deliver national priorities or locally identified requirements and where their contribution to agreed objectives outweigh the potential for adverse impacts.</p>	
<p>Page 55 CS(R)7 Justification Para 7.74~</p>		<p>7.74 An integral part of the Local Plan is to ensure that development proposals are supported by the timely provision of an appropriate level of infrastructure including:</p> <ul style="list-style-type: none"> • transport infrastructure such as roads, railways, public transport, and cycling and walking routes; • physical and environmental infrastructure such as water supply and treatment, <u>flood defence infrastructure</u>, and energy supply; • green infrastructure such as public greenspaces; • social infrastructure including community services and facilities; and, • digital infrastructure such as internet access. <p>7.75 The cumulative effects of a number of developments should also be taken into account, so far as joint contributions to off-site infrastructure may be required. In such circumstances, developer contributions or a tariff based approach will be used to secure funds or works for essential elements of schemes where on or off site provision in kind is not forthcoming. On larger development sites where there are multiple land ownerships, the Council may seek phased payments from landowners to contribute towards</p>	

⁵⁴ [Section 106 of the Town and Country Planning Act 1990](#)

		<p>infrastructure which will serve the whole of the area. The Infrastructure Plan⁴⁹ accompanying the DALP outlines required infrastructure in the Borough setting out where contributions from a variety of parties may be required. The ability of an individual development to deliver the required level of contributions or direct provision of infrastructure will be determined by the effect this may have on the economic viability of the development concerned. Where the scale of infrastructure or contributions required is deemed to have a negative impact on the overall viability of a development, the Council will require evidence to be submitted to demonstrate this. In such instances, the contribution towards infrastructure provision may be re-examined.</p> <p><u>[New] The Council will continue to work with infrastructure / service providers to update the Infrastructure Plan, which may form the basis of a charging schedule to support wider infrastructure requirements across the Borough. Such a charging regime would necessitate the introduction of a Community Infrastructure Levy for Halton where contributions will be sought from all applicable development to support infrastructure provision across the Borough. The details of such an approach will be set out in appropriate local development documents.</u></p> <p><u>[New] The Council will continue to liaise with United Utilities to ensure the development will only be allowed where/when it can be supported by adequate potable and wastewater treatment capacity over the entire plan period.</u></p>
<p>Page 57 CS(R)12 Part 1 Part 5</p>	<p>MM009</p>	<p>Policy CS(R)12: Housing Mix and Specialist Housing</p> <ol style="list-style-type: none"> 1. On sites of 10 or more dwellings, the mix of new property types delivered should<u>are encouraged to</u> contribute to addressing identified needs (size of homes and specialist housing) as quantified in the most up to date Strategic Housing Market Assessment, unless precluded by site specific constraints, economic viability or prevailing neighbourhood characteristics. 2. Proposals for new specialist housing for the elderly, including extra-care and supported accommodation, will be encouraged in suitable locations, particularly those providing easy access to local services and community facilities. Development proposals for specialist housing should provide adequate amenity space and parking. <ol style="list-style-type: none"> 1. Affordable housing provision in line with Policy CS(R)13 will still be required where the proposal for specialist accommodation provides self-contained dwellings. 2. There will be a presumption against further residential care accommodation resulting in or exacerbating an oversupply.

		<p>3. In order to reduce reliance on specialist housing in the future and to allow residents to live within their own homes for as long as they are able, the Council will encourage the delivery of homes which meet Lifetime Homes standards <u>designs of dwellings that can be adapted should they be required.</u></p> <p>4. Proposals for development that would result in the loss of special needs housing will only be granted permission where it can be demonstrated that there is no longer an established local need for this type of accommodation or adequate replacement accommodation will be provided.</p>
<p>Page 59 Para 7.84</p>		<p>7.84. The concept of Lifetime Homes was introduced in the early 1990s with the overall aim of making homes suitable for people at all stages of their lives. The Lifetime Homes Standard consists of 16 design criteria which place emphasis on accessibility and design features that make homes flexible enough to meet the needs of individual households for as long as they wish to remain in their own homes. As outlined above, the Borough's ageing population will increase the need for specialist accommodation which has been adapted to meet the needs of older people. Making new private housing more flexible to changing needs not only reduces the burden on such facilities but also offers older people independence in their own homes.</p>
<p>Page 59 CS(R)13 Parts 1,2,3,4,6</p>	<p>MM010</p>	<p><u>CS(R)13: Affordable Homes and Starter Homes</u></p> <p>7.85 The delivery of affordable housing to meet current and future housing needs is a component of creating sustainable communities.</p> <div data-bbox="539 1066 1827 1343" style="border: 1px solid black; padding: 10px;"> <p>Policy CS(R)13: Affordable Homes and Starter Homes</p> <p>1. All residential schemes including ten or more dwellings (net gain), or 0.33 <u>0.5</u> ha or more in size, <u>with the exception of brownfield sites are</u> to provide affordable housing at the following rates:</p> <ol style="list-style-type: none"> a. Strategic Housing Sites: Those identified on the Policies Map as Strategic Housing Locations, are required to deliver a 20% affordable housing requirement b. Greenfield Development: Will be required to deliver 25% affordable housing requirement </div>

~~c.—Brownfield sites: Will be required to deliver 0% affordable housing requirement.~~

- ~~2.—The Council will require at least 10% of the homes on schemes of ten or more dwellings to be available for affordable home ownership (Shared ownership or Starter Homes) as part of the overall affordable housing contribution from the site.~~
3. ~~Affordable housing should be provided as 74% affordable or social rent and 26% intermediate.~~ The overall number of affordable housing units should be provided as approximately 74% affordable or social rent and 26% intermediate where practicable and unless evidence* justifies a departure from this requirement. Homes for affordable home ownership (shared ownership or starter homes) can be provided within the intermediate proportion of affordable housing provision.
4. Affordable housing will be required to be delivered in perpetuity, where feasible.

Affordable Homes and Starter Homes

5. In relation to the provision of affordable homes ~~and starter homes as out above~~ the Council will:
 - a) Require the affordable housing to be fully integrated into the development site so as to avoid the over concentration of affordable homes in any particular location and in order to achieve a seamless design
 - b) Only reduce the affordable housing contribution or vary the tenure mix where robust and credible evidence is provided to demonstrate that the affordable housing target would make the development unviable. This appraisal may then be reviewed by independent economic viability consultants. The applicant will be required to meet the full cost of this work.
 - c) Only accept off site provision or financial contributions in lieu of on-site provision ~~in exceptional circumstances~~, where it can be proven to be that on site provision is unviable or localised need does not necessitate affordable housing provision and the agreed approach contributes to the objective of creating mixed and balanced communities
6. Planning permission will be refused on development sites which are sub-divided into separate development parcels below the affordable housing or Starter Homes thresholds, unless the affordable housing provision is proportionate to that which would have been required on the site as a whole.
7. Custom and Self-Build plots provided in accordance with Policy RD6 can be either delivered as market or affordable housing. However, developers wishing to provide

[affordable custom and self-build plots will still be obliged to meet their affordable housing requirement for the development of the site should the plots not be fulfilled.](#)

[* Supporting evidence may include updated Strategic Housing Needs Assessment, local Housing Registers, agreed Regeneration Masterplans etc.](#)

Justification

7.86. The NPPF provides the definition of affordable housing (as used in this report). The following is taken from Annex 2 the Glossary of the NPPF ~~2019~~ [2021](#).

*“Affordable housing . for sale or rent, for those whose **need needs** are not met be the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:*

Affordable housing for rent: *meets all of the following conditions: (a) the rent is in accordance with the Governments’ rent policy for Social Rent or Affordable Rent, or is at least 20% below the market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an alternative affordable price for suture eligible households, or the subsidy to be recycled for alternative housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision.*

Starter homes *is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislations made under these sections. The definition of a starter homes should reflect the meaning set out in the statue and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase starter home to those with a particular maximum level of household income, those restrictions should be used.*

Discounted market sales housing: *is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.*

Other affordable routes to home ownership: *is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provision for the*

		<p><i>homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision.</i></p> <p>7.87 The Liverpool City Region Housing & Employment Land Market Assessment did not identify an affordable housing need figure, it however refers to the Mid-Mersey SHMA 2016 which identifies a net affordable housing need of 119 units each year across Halton, with 58 each year in Widnes and 61 in Runcorn. It states that as both areas have similar income levels and hence affordability profiles the split between intermediate and social/affordable rented housing would not be expected to be much different and hence a need for around 25% intermediate housing is considered appropriate in both locations.</p> <p>7.88 Taking into account the viability of residential development, the policy target for affordable housing contribution has been set at 25% for greenfield development; 20% for strategic sites identified on the Policies Map and zero for brownfield sites (unless evidence suggests the site is deliverable) of the total residential units, 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 <u>0.5</u> 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. This appraisal may then be reviewed by independent economic viability consultants. The applicant will be required to meet the full cost of this work.</p> <p>7.89 Off-site provision will only be considered appropriate in exceptional circumstances and is dependent on the suitability and availability of alternative sites. The off-site provision of affordable housing will only be acceptable if it can be proven that on-site provision would not be feasible or the identified localised need does not require the provision of affordable housing. The off-site location chosen must be on a site that is agreed with the Council as being in a suitable location, relative to the housing need to be met. Financial contributions instead of on-site provision may also be sought in exceptional circumstances.</p> <p>7.90 A Starter Home as a new dwelling only available for purchase by qualifying first-time buyers and which is made available at price which is at least 20% less than its market value. <u>The Council will seek to achieve the appropriate mix between social rent and intermediate tenures within the affordable housing supply. It will have regard to delivery against requirements over the Plan period, any changed need assessments or significant changes to the local waiting list (housing register) as well and any agreed redevelopment masterplans. In some locations, it may be preferable to seek a particular tenure to address imbalances in the local supply. This could include areas with high concentrations of social rented housing where additional intermediate housing may be desirable to improve the housing mix and create 'housing pathways'.</u></p> <p><u>[New] Affordable units secured through the operation of this policy should be provided in perpetuity, i.e. should remain at an affordable price for future eligible households, or the subsidy must be recycled for alternative affordable housing provision.</u></p>
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		<p>7.91 Where a developer seeks to negotiate a reduction in the provision of affordable homes or starter homes that would normally be expected to be provided on grounds of financial viability, the Council will require the developer to supply robust and credible evidence as to the financial viability of the development. This will normally take the form of an open book financial appraisal of the proposed development, demonstrating the full range of costs to be incurred by the development including fair market value the land, the financial return expected to be realised, and the profit expected to be released. The level of detail required in such an appraisal will always be proportionate to the scale and complexity of the development proposed. In cases where an independent assessment of the appraisal is required, the developer will be expected to pay for this.</p> <p>7.92 n assessing the information supplied in a financial appraisal, the Council will always seek to ensure that its decision represents the appropriate balance between <u>the need to provide affordable housing and</u> the desirability of securing delivery of the development. The Council will endeavour to work with developers to identify ways in which their schemes can be made financially viable, including considering alternative models of delivery.</p>
<p>Page 62 CS(R)14 Part h</p>	<p>MM011</p>	<div style="border: 1px solid black; padding: 10px;"> <p>Policy CS(R)14: Gypsy & Travellers</p> <ol style="list-style-type: none"> 1. Provision will be made for 10 additional pitches in Halton over the GTAA period 2017-2032, this will meet the require need for 4 additional pitches and provision for up to 6 additional pitches for Gypsy and Traveller households that may not meet the planning definition⁵⁵. 2. There is no identified need for plots for Travelling Showpeople. 3. In allocating sites and for the purposes of considering planning applications, all of the following criteria will need to be satisfied: <ol style="list-style-type: none"> a. The site is not affected by pollution, contamination, flooding or other environmental factors that would result in unacceptable living conditions. b. The site is well designed and landscaped to give privacy between pitches/plots and, where appropriate, between the site and adjacent uses. c. The site is well located in relation to the highway network with adequate vehicular and pedestrian access, and provision for parking and circulation. d. The site is accessible to local services and facilities by walking and/or public transport. e. The site can be supplied with essential services such as water, sewerage, drainage, and waste disposal. </div>

⁵⁵ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/457420/Final_planning_and_travellers_policy.pdf

		<ul style="list-style-type: none"> f. With particular regard to sites for Travelling Showpeople, the development includes appropriate provision for the storage, maintenance and testing of equipment, where required, without creating unacceptable nuisance, or presenting a risk to the health and safety of those living on or near the site. g. The proposal is not unacceptably detrimental to the amenity or character of the surrounding area <p>[New] <u>Proposals would conserve and enhance affected heritage assets and maintain the enjoyment of the historic environment.</u></p> <ul style="list-style-type: none"> h. The site would not lead to adverse effects on the integrity of the Mersey Estuary SPA and/or Ramsar site. i. The site is preferably on brownfield land. j. The occupants are recognised as gypsies, travellers or travelling showpeople⁵⁶. k. The proposal helps meet the identified need within the GTAA. <p>4. The Council will continue to work with its partners to ensure appropriate provision for Gypsies, Travellers and Travelling Showpeople’s accommodation needs.</p>
<p>Page 64 CS(R)15 4 Justification New paragraph</p>	<p>MM012</p>	<p>Policy CS(R)15: Sustainable Transport</p> <ul style="list-style-type: none"> 1. In order to encourage journeys to be made by sustainable modes of travel including walking, cycling and public transport, the Council will: <ul style="list-style-type: none"> a. support a reduction in the need to travel by car; b. encourage a choice of sustainable transport modes; and c. ensure new developments are accessible by sustainable modes. 2. To support sustainable transport across the Borough: <ul style="list-style-type: none"> a. Halton’s existing Sustainable Transport Network will be protected; b. Improvements to the existing Sustainable Transport Network will be supported c. The introduction of new sustainable routes and facilities will be encouraged and; d. Promote the use of green technology to reduce transport emissions

⁵⁶ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/457420/Final_planning_and_travellers_policy.pdf

		<p>3. High trip generating developments will be expected to minimise the need to travel, particularly by private car and maximise the opportunities for the use of walking, cycling and public transport. The Council will expect them to be located where there is public transport accessibility and good walking and cycling links.</p> <p>4. Development proposals must be consistent with and contribute to the implementation of the transport strategies and priorities. set out in the Local Transport Plan, and Transport Plan for Growth.</p>
<p>Page 68 New paragraph</p>	<p>MM012</p>	<p>7.101 Increasing the proportion of journeys made by sustainable modes including walking, cycling and public transport is an important priority for Halton. Advantages of using sustainable transport are many and varied, from reducing the number of private vehicles on the road and hence cutting congestion and exhaust emissions, whilst improving air quality, enabling healthy lifestyles through walking and cycling to access to key services and facilities.</p> <p>[New] Transport strategies and priorities can be found in the Local Transport Plan, and Transport Plan for Growth.</p>
<p>Page 70 CS(R)17 Part 3b,4,5</p>	<p>MM013</p>	<p>Policy CS(R)17: Liverpool John Lennon Airport Operational Land and Airport Expansion <u>Airport Operational Land within Halton Borough</u></p> <ol style="list-style-type: none"> 1. Development within the airport boundary falling within Halton Borough Council, as defined on the Policies Map, will only be permitted where it is directly related to: <ol style="list-style-type: none"> a. a runway extension, including relocation of physical infrastructure including the perimeter access road, b. aircraft and operational site safety requirements c. extension or enhancement of the Speke Garston Coastal Reserve 2. The proposed extension to the runway at LJLA must incorporate localised screening and structural landscaping to the northern and eastern boundary to minimise any visual impacts on

Speke and Hale Village, which must not adversely affect the operational integrity or safety of the airport.

Airport Expansion

3. Development proposals to significantly increase the passenger or freight handling capacity of the airport or numbers of aircraft movements will be assessed with regard to their impact on Halton, particularly any environmental and social impacts on:
- a. residents and other users, of any increases in noise, road traffic, air pollution or public safety risk;
 - b. the historic environment of the surrounding area including setting and local character of Hale Village;
 - c. the natural and built environment, including areas of international, national or local conservation, ecological and landscape value;
 - d. the risks associated with climate change; and,
 - e. the local and regional transport network

[New] Further assessment of air quality impacts will be made at the project-level, to ensure that there will be no adverse effects of atmospheric pollution on the integrity of European sites, especially the Sefton Coast SAC.

With respect to internationally important sites (particularly the Mersey Estuary Special Protection Area and Ramsar site) proposals will need to incorporate measures that are acceptable to the appropriate statutory body and sufficiently extensive to enable a conclusion of no adverse effect on their integrity unless it can be demonstrated that there are both no alternatives and Imperative Reasons of Over-riding Public Interest.

Eastern Access Transport Corridor (Road)

4. The Council supports the principal of improving accessibility to the airport through the provision of a new road (the Eastern Access Corridor) through the Halton Green Belt to the east of Speke, along the indicative alignment shown on the Policies Map (see policy C1).

<p>Page 72 CS(R)18 Part a, d Para 7.113</p>	<p>MM014</p>	<p>Policy CS(R)18: High Quality Design Achieving and raising the quality of design is a priority for all development in Halton. Development proposals, where applicable, will be expected to:</p> <ul style="list-style-type: none"> a. provide attractive <u>beautiful</u> and well-designed residential, commercial and industrial developments appropriate to their setting; b. enhance and reinforce positive elements of an area’s character contributing to a ‘sense of place’, including the incorporation of public art where appropriate; c. respect and respond positively to their setting, including important views and vistas, landmark buildings, features and focal points that have been identified in a proper context appraisal; d. be flexible and adaptable to respond to future social, technological, economic, and <u>environmental and the</u> health needs of the Borough; e. promote safe and secure environments through the inclusion of measures to address crime, fear of crime and anti-social behaviour; f. create public spaces which are attractive, promote active lifestyles and work effectively for all members of society; g. incorporate appropriate landscape schemes into development designs, integrating local habitats and biodiversity; h. provide safe, secure and accessible routes for all members of society, with particular emphasis on walking, cycling and public transport; and i. be well integrated and connected with existing development.
<p>Page 70 Para 7.113</p>	<p>MM014</p>	<p>7.113. To meet these design principles, development proposals will be expected to implement current design guidance and principles. This will include publications and documents from the Homes England and Heritage England, alongside national standards for instance the ‘Lifetime Homes’ criteria <u>those set out in the National Design Guide and National Model Design Code</u>, to ensure that housing designs are adaptable and accessible, and the use of the ‘Secured by Design’ principles which focuses on crime prevention through development design for homes and commercial premises.</p>
<p>Page 73</p>		

<p>CS(R)19 Part 1,3 Para Page 72 Para 7.119</p>	<p>MM015</p>	<p>Policy CS(R)19: Sustainable Development and Climate Change All new development should be sustainable and be designed to have regard to the predicted effects of climate change including reducing carbon dioxide (CO₂) emissions and adapting to climatic conditions. The following principles will be used to guide future development:</p> <ol style="list-style-type: none"> 1. Consider the guidance as laid out within Building for Life 12 the National Design Guide, the National Model Design Code and any subsequent document, in order to ensure development is sustainable and appropriate to the location. 2. The BREEAM ‘Very Good’ standard will be encouraged as a minimum standard for new non-residential development, and while there are no nationally described standards for residential development, the Council will be supportive of schemes that seek to utilise standards such as the BRE’s Home Quality Mark. The development of bespoke standards for new housing and non-residential development would also be supported. 3. Reductions in CO₂ emissions will be sought through the incorporation of energy efficient building design solutions as a first priority, and secondly through energy supply from decentralised renewable and low carbon sources well-designed places and buildings by reducing the need for energy in line with the energy hierarchy set out in the National Design Guide. 4. Development proposals should maximise, where appropriate, the use of available local opportunities for district heating, particularly in association with the key urban regeneration areas and Energy Priority Zones. 5. Proposals for decentralised renewable and low carbon energy schemes will be supported provided that they do not result in unacceptable harm to the local environment which cannot be successfully mitigated. 6. Proposals in appropriate locations for large scale grid-connected renewable energy infrastructure and equipment, including, but not limited to wind, solar photovoltaics, and Combined Heating and Power schemes will be supported.
<p>Page 70 Para 7.119</p>	<p>MM015</p>	<p>7.119 To support the new Building Regulations and to ensure the planning system contributes to reducing carbon emissions, development is expected encouraged to show how improvements to CO₂ emission savings can be made over the contemporary Building Regulations (Part L) baseline⁵⁷ with a focus on reducing the demand for energy as a first priority and then utilising renewable and low carbon energy. Where minimum standards cannot be exceeded, developers should provide evidence that all options have been investigated and that further CO₂ emissions savings are not feasible and / or viable.</p>
<p>Page 73</p>		

⁵⁷ Including and future revisions to Part L: CLG (2010) Circular 06/2010: New Approved Documents for F, J and L and Guidance Documents

CS(R)20
Part
1d,1e,3,4,6
Justification
New para

MM016

Policy CS(R)20: Natural and Historic Environment

Halton's natural and heritage assets, and landscape character will contribute to the Borough's sense of place and local distinctiveness in accordance with the following:

1. A hierarchical approach will be given to the protection, nature conservation and enhancement of biodiversity and geodiversity including:
 - a) Sites of international importance including the Mersey Estuary Special Protection Area (SPA) and 'Ramsar' site;
 - b) Sites of national importance including Sites of Special Scientific Interest (SSSI) namely; The Mersey Estuary, Flood Brook Clough and Red Brow Cutting; and,
 - c) Sites of local importance including Local Nature Reserves (LNRs), Local Geological Sites, Local Wildlife Sites, Ancient Woodland, and habitats and species identified in Halton's Biodiversity Action Plan (BAP).
 - d) All major development proposals should avoid and/or mitigate negative impacts on European habitat sites within and beyond the Halton's boundary such that a conclusion of "No Adverse Effects" on integrity can be drawn.
 - e) Development requiring Appropriate Assessment will only be allowed where as a last resort, Appropriate Assessment proves that there are no alternatives and that the development is of overriding public interest and appropriate compensatory measures are provided.
2. Opportunities to enhance the value of Halton's natural assets should be taken including restoring or adding to natural habitats and other landscape features, and the creation of habitats where appropriate.
3. ~~The Borough's heritage assets, including Listed Buildings, Conservation Areas, Areas of Archaeological interest, Scheduled Monuments and other buildings and structures of local architectural or historical interest will be conserved and enhanced for wider enjoyment. Special regard will be had to heritage assets and their setting.~~ The Borough's historic environment, heritage assets and their setting will be conserved and enhanced and opportunities to enhance them or increase understanding through interpretation and investigation will be encouraged, especially those assets at risk.
4. The ~~strength of~~ landscape character and condition as informed through the Halton Landscape Character Assessment will be ~~conserved and enhanced~~ promoted and sustained.
5. The management of natural and heritage assets, and landscape character through the development and implementation of Management Plans, Action Plans and area appraisals will be encouraged.
6. ~~Replacement or compensatory measures will be employed where appropriate to ensure that there is no net loss of natural or heritage assets or landscape character as a result of~~

		development. Replacement or compensatory measures will be required where appropriate, to ensure that there is no net loss of functionally linked supporting habitat to the Mersey Estuary SPA.																
Page 74 Para 7.125	MM016	<p>Justification</p> <p>[New] <u>Recreational impacts should be managed for SPA's through access and habitat management and prioritising other assets demonstrating recreational potential that are identified in the Borough's green infrastructure network (Policy CS(R)21) HE1 and HE4 and the DALP's HRA (August 2020). This will allow for the balancing and managing of recreational usage in a way that does not adversely impact conservation interest, this is particularly relevant for internationally important sites (the Mersey Estuary SPA, Dee Estuary SAC, Dee Estuary SPA and Dee Estuary Ramsar site, Liverpool Bay SPA and Ramsar site and Mersey Narrows & North Wirral Foreshore SPA and Ramsar site) and specifically the Mersey Estuary SPA and Ramsar site.</u></p>																
Page 77 CS(R)21 Table 10 Footnote 73	MM017	<p>Table 10: Halton Borough Council Standards of Provision for Greenspace/ Green Infrastructure⁷³</p> <table border="1"> <thead> <tr> <th>Category</th> <th>Standard (ha per 1,000 population)</th> </tr> </thead> <tbody> <tr> <td>Allotments and Community Gardens</td> <td>0.09</td> </tr> <tr> <td>Amenity Greenspace</td> <td>1.00</td> </tr> <tr> <td>Natural and Semi-Natural Open Space</td> <td>2.75</td> </tr> <tr> <td>Outdoor Sports Facilities</td> <td>2.75</td> </tr> <tr> <td>Parks and Gardens</td> <td>1.25</td> </tr> <tr> <td>Provision for Children and Young People</td> <td>0.20</td> </tr> <tr> <td>Formal Playing Fields</td> <td>0.95</td> </tr> </tbody> </table> <p>⁷³ HBC (20192021) Open Space Update</p>	Category	Standard (ha per 1,000 population)	Allotments and Community Gardens	0.09	Amenity Greenspace	1.00	Natural and Semi-Natural Open Space	2.75	Outdoor Sports Facilities	2.75	Parks and Gardens	1.25	Provision for Children and Young People	0.20	Formal Playing Fields	0.95
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Page 80 CS(R)22 Part iii	MM018	<p>Policy CS(R)22: Health and Well-Being</p> <p>Healthy environments will be supported and healthy lifestyles encouraged across the Borough by ensuring:</p>																

		<ul style="list-style-type: none"> i. proposals for new and relocated health and community services and facilities are located in accessible locations with adequate access by walking, cycling and public transport; ii. applications for large scale major developments are supported by a Health Impact Assessment to enhance potential positive impacts of development and mitigate against any negative impacts iii. the proliferation of Hot Food Take-Away outlets (Use-Class-A5) is managed; and, iv. opportunities to widen the Borough's cultural, sport, recreation and leisure offer are supported.
Page 81 CS(R)22 Para 7.145	MM018	Justification 7.145. 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 (CS(R)5: A Network of Centres). The prevalence of uses such as these can influence eating habits and has been linked to the risk of obesity. In Halton, 37.5% of Year 6 pupils were classed as overweight or obese in 2016/2017, this is higher than the England average (33.9%) . A Hot Food Takeaway SPD has been developed to set out specific criteria for the assessment of proposals for new hot food takeaways (Use-Class-A5) to ensure that possible adverse effects caused by an over-abundance of hot food takeaways are minimised.
Page 83 CS(R)25 Policy Para 7.151	MM019	Policy CS(R)25: Minerals To minimise the need for minerals extraction, the use of recycled and secondary aggregates across the Borough will be encouraged. Although there are limited mineral resources in the Borough, Minerals Safeguarding Areas and Minerals Areas of Search for sand and gravel resources will be identified and protected to prevent their sterilisation. The policies map identifies areas of minerals resources and policies HE10 identifies Mineral Safeguarding areas (MSA) and Mineral Areas of Search (MAS) policy HE11 sets out the criteria for their exploration and potential extraction. Oil and Gas Whilst the policies map does not identify and areas for onshore Oil and Gas, proposals for such developments will only be supported where: <u>Exploration stage</u> <ul style="list-style-type: none"> i. The proposal is sited in the least sensitive location from which the target formation can be accessed; ii. The proposal is either directly accessible from, or located in close proximity to the primary route network; iii. The proposal is sited, designed and operated to minimise environmental amenity impacts;

		<ul style="list-style-type: none"> iv. The cumulative impacts of the proposal, considered in combination with any other plan, project or programme are acceptable; v. It can be demonstrated that there will be no adverse impact on the integrity or the geological structure <u>the proposal will not lead to unacceptable adverse impacts on the integrity or geological structure;</u> vi. It can be demonstrated that greenhouse gases associated with fugitive emissions from the proposal will not lead to unacceptable adverse environmental impacts; vii. Operations are for an agreed, temporary length of time; viii. The well site and associated infrastructure are restored at the earliest practical opportunity. <p><u>Appraisal Stage</u></p> <ul style="list-style-type: none"> i. An indicative framework of the resource is submitted to the Council (the Minerals Authority) setting out the extent of the reservoir and the extent of the area of search with the reservoir, informed by the earlier exploration work. ii. Where any gas is collected it is utilised rather than flared. <p><u>Production stage</u></p> <p>A framework for the full development of the resource is submitted to the Council (Minerals Authority) detailing the number and location of well sites and associated infrastructure, justifying the am in number, extent and location.</p> <p>The Council (Minerals Authority) will also require a community benefit package.</p>
Page 84 Paragraph 7.151	MM019	<p>7.151 Should the supply of aggregate minerals from the Borough become of economic importance and become necessary to contribute towards meeting the regional apportionment of aggregates provision⁹⁵, mineral extraction may become necessary. Proposals for minerals extraction will be required to ensure that environmental, social and economic issues and impacts are fully considered and where adverse effects are identified, these are effectively managed and mitigated. <u>Due to the nature of the winning and working of onshore oil and gas, directional drilling provides opportunities to locate development to least sensitive locations which are locations away from sensitive receptors</u>⁹⁶</p>

95 CLG (2009) The National and Regional Guidelines for Aggregates Provision in England 2005-2020

96 ⁹⁶ Sensitive receptors include: residential areas, designated wildlife sites, proximity to protected landscapes, and the proximity to water and gas distribution network.

MM020

Policy ED I: Employment Allocations

1. The following Employment Allocations, as identified on the Policies Map, will be allocated for employment purposes to deliver the employment land requirements set out in Policy CS(R)4.

Table E2.1: Runcorn and Sci-Tech Daresbury Enterprise Zone

Ref		Site	Brown / Green	Size (Ha)	Proposed Use Class ⁵⁹
Sci-Tech Daresbury					
E4	H1250, H2039	Daresbury Sci Tech	Green	3.97	B1 <u>Office, Research and development, and light industry</u>
E5	H1628	Land between rail line, Bridgewater Canal and Keckwick Lane	Brown	1.97	B1 <u>Office, Research and development, and light industry</u>
E6	H1629	Land between rail line, Bridgewater Canal and Delph Lane	Green	8.60	B1 <u>Office, Research and development, and light industry</u>
E10	H1921	Land between rail line, Bridgewater Canal and Keckwick Lane	Green	1.34	B1 <u>Office, Research and development, and light industry</u>
E11	H1919	Land between Delph Lane and Sci Tech Daresbury	Green	2.27	B1 <u>Office, Research and development, and light industry</u>
Runcorn					
E3	H1332	between Rail line and Expressway off Runcorn Dock Rd	Brown	2.01	B1, B2, B8 <u>Office, Research and development, and light industry, General</u>

⁵⁹ ~~Proposed uses relate to Use Classes Order in place at August 2019~~ [The Town and Country Planning \(Use Classes\) \(Amendment\) \(England\) Regulations 2020](#)

					<u>Industrial and Storage and Distribution</u>	
E8	H1917	Land adjacent to the Office Village	Green	2.12	B1 <u>Office, Research and development, and light industry</u>	
E9	H1918	Between Daresbury Park and Bridgewater Canal	Green	4.75	B1 <u>Office, Research and development, and light industry</u>	
E12	H1934	Land to north of Manor Farm Road	Green	1.11	B1, B2, B8 <u>Office, Research and development, and light industry, General Industrial and Storage and Distribution</u>	
E13	H1943	Land between Astmoor Road and the busway (West)	Green	1.20	B1, B2, B8 <u>Office, Research and development, and light industry, General Industrial and Storage and Distribution</u>	
E14	H2350	Land west of Edison Rd and between Astmoor Rd	Green	0.47	B1, B2, B8 <u>Office, Research and development, and light industry, General Industrial and Storage and Distribution</u>	
E15	H2351	Land east of Edison Rd between Astmoor Road	Green	0.37	B1, B2, B8 <u>Office, Research and development, and light industry, General Industrial and Storage and Distribution</u>	
E16	H1974	Land to the south of Rivington Road	Brown	1.62	B1, B2, B8 <u>Office, Research and</u>	

						development, and light industry, General Industrial and Storage and Distribution	
E17	HI 910, HI 153	Land between Chester Road and the Rail Line	Green	2.55		B1, B2, B8 Office, Research and development, and light industry, General Industrial and Storage and Distribution	
E18	HI 313	Land to the north of Teva Pharmaceuticals	Brown	2.31		B1, B2, B8 Office, Research and development, and light industry, General Industrial and Storage and Distribution	
E19	H2251	Land between Warrington Rd and Oxmoor Wood	Green	2.57		B2, B8 General Industrial and Storage and Distribution	
E20	HI 932	Land off Blackheath Lane	Green	4.47		B2, B8 General Industrial and Storage and Distribution	
E24	HI 212, HI 979, HI 978, HI 982	Land north of Six Acre Lane	Green	10.83		B1, B2, B8 Office, Research and development, and light industry, General Industrial and Storage and Distribution	
E25	HI 223, HI 980	Moss Lane Nursery	Green	9.26		B1, B2, B8 Office, Research and development, and light industry, General Industrial and Storage and Distribution	

E28	H2249	Land off Six Acre Lane	Green	5.72	B1, B2, B8 Office, Research and development, and light industry, General Industrial and Storage and Distribution
E29	H2250	Land west of Moore Meadows	Green	0.97	B1, B2, B8 Office, Research and development, and light industry, General Industrial and Storage and Distribution
E30	H1760	Land at junction 12 M56	Green	1.34	B1, B2, B8 Office, Research and development, and light industry, General Industrial and Storage and Distribution

Table E2.3: Widnes

Ref		Site	Brown/ Green	Size (Ha)	Uses
E1	H1908, H2036	Shell Green, land to the east of Gorsey Lane	Brown	3.24	B2, B8 General Industrial and Storage and Distribution
E2	H1867	Land to the south of Dans Road	Green	3.80	B2, B8 General Industrial and Storage and Distribution
E21	H1333, H1866, H1246	St Michaels	Brown	20.20	B2, B8 General Industrial and Storage and Distribution
E22	H1972	3MG (West) Land north of Ditton Junction	Green	9.99	B1, B2, B8 Office, Research and development, and light

					industry, General Industrial and Storage and Distribution
E23	H1252	3MG (West) HBC	Green	12.07	B1, B2, B8 Office, Research and development, and light industry, General Industrial and Storage and Distribution
E26	H2046	Easternmost section of 3MG (East) Foundry Lane	Brown	10.51 35.23	B1, B2, B8 Office, Research and development, and light industry, General Industrial and Storage and Distribution
E27	H1349	3MG (East) Tesco Distribution Centre	Brown	1.94	B1, B2, B8 Office, Research and development, and light industry, General Industrial and Storage and Distribution
E31	H1198	Gorse Point	Brown	15.98	B1, B2, B8 Office, Research and development, and light industry, General Industrial and Storage and Distribution
E32		Former Thermphos site	Brown	5.07	B1, B2, B8 Office, Research and development, and light industry, General Industrial and Storage and Distribution

		<table border="1"> <tr> <td data-bbox="539 193 616 403">E33</td> <td data-bbox="616 193 710 403"></td> <td data-bbox="710 193 981 403">Former Muspratt site</td> <td data-bbox="981 193 1124 403">Brown</td> <td data-bbox="1124 193 1267 403">4.44</td> <td data-bbox="1267 193 1637 403"> B1, B2, B8 Office, Research and development, and light industry, General Industrial and Storage and Distribution </td> </tr> </table>	E33		Former Muspratt site	Brown	4.44	B1, B2, B8 Office, Research and development, and light industry, General Industrial and Storage and Distribution	
E33		Former Muspratt site	Brown	4.44	B1, B2, B8 Office, Research and development, and light industry, General Industrial and Storage and Distribution				
Page 92 ED1 Justification Para 8.6	MM020	Justification [New] <u>Government amended the Use Class Order on the 1st September 2020 merging former B1 (Office, Research & Development, Light Industrial) with A1 (Retail), A2 (Professional Services), A3 (Café / Restaurant), some D1 (Non-residential institutions) and some D2 (Indoor Leisure) use classes into a combined Use Class E (Commercial Business and Service Uses). This change was introduced after the public consultation on this Plan and represents a major shift in national policy with potentially significant ramifications for the Local Plan strategy. As such it was not appropriate to seek to address the new E use class in this Plan. It will be addressed in the subsequent Plan or Plan Review which may be guided by the anticipated revision to the National Planning Policy framework.</u>							
Page 93 ED2 Part 1,4,6	MM021	<table border="1"> <tr> <td data-bbox="539 895 1861 1278"> <p>Policy ED2: Employment Development</p> <ol style="list-style-type: none"> 1. Within Primarily Employment Areas development within Use Classes B1, B2, and B8 uses for office, research and development, light industrial, factory or storage and distribution uses will normally be acceptable. 2. Redevelopment and regeneration within existing employment areas and Employment Renewal Areas will be supported where they make an improvement in the use of the site for employment purposes, having regard to: <ol style="list-style-type: none"> a. The quality and type of employment floorspace provided; b. The quality, type, number and density of jobs to be accommodated; and c. The environmental quality of the site. </td> </tr> </table>				<p>Policy ED2: Employment Development</p> <ol style="list-style-type: none"> 1. Within Primarily Employment Areas development within Use Classes B1, B2, and B8 uses for office, research and development, light industrial, factory or storage and distribution uses will normally be acceptable. 2. Redevelopment and regeneration within existing employment areas and Employment Renewal Areas will be supported where they make an improvement in the use of the site for employment purposes, having regard to: <ol style="list-style-type: none"> a. The quality and type of employment floorspace provided; b. The quality, type, number and density of jobs to be accommodated; and c. The environmental quality of the site. 			
<p>Policy ED2: Employment Development</p> <ol style="list-style-type: none"> 1. Within Primarily Employment Areas development within Use Classes B1, B2, and B8 uses for office, research and development, light industrial, factory or storage and distribution uses will normally be acceptable. 2. Redevelopment and regeneration within existing employment areas and Employment Renewal Areas will be supported where they make an improvement in the use of the site for employment purposes, having regard to: <ol style="list-style-type: none"> a. The quality and type of employment floorspace provided; b. The quality, type, number and density of jobs to be accommodated; and c. The environmental quality of the site. 									

		<p>3. Employment uses outside of Primarily Employment Areas, Employment Allocations or Strategic Employment Sites will only be supported where they meet all of the requirements of Policy GR2: Amenity and they are considered to be of an appropriate scale and character for the area.</p> <p>4. All proposals for new employment development, including extensions to existing properties, must where appropriate :</p> <ul style="list-style-type: none"> a. Be compatible with existing and proposed surrounding uses; b. Not have a significant adverse effect on the character and appearance of the locality in terms of its size, scale, materials, design and siting; c. Be designed to allow for future flexibility for a range of uses, including future subdivision and/or amalgamation for a range of business accommodation; d. Have an adequate access that would not create a traffic hazard or have an undue environmental impact; e. Be served by public transport and provide pedestrian and cycle links to adjacent residential areas; f. Design storage areas to minimise visual intrusion; g. Make adequate provision of space for on-site servicing and, where appropriate, waiting goods vehicles; h. Provide adequate screening, if the layout and design cannot be amended in other way, to obscure or conceal any unsightly feature of the development; i. Locate security fencing, where required, to the internal edge of any perimeter landscaping; and j. Provide substantial peripheral landscaping where sites adjoin residential areas, open countryside or Green Belt areas. <p>5. Where development proposals come forward for large scale employment generating uses, obligations will be encouraged for training and recruitment of local people for both the end use and the supply chain.</p> <p>6. The Council will seek to retain existing commercial/industrial (B1, B2 or B8 Office, Research and development, and light industry, factory or storage and distribution uses), unless it can be demonstrated that, the continued use of the site/premise for its existing use is no longer viable in terms of its operation of the existing use, building age and format and that it is not commercially viable to redevelop the land or refurbish the premises for its existing use. Marketing of the land/property will be required to indicate that there is no demand for the land/property in its existing use. Details of the current occupation of the buildings, and where this function would be relocated, will also be required.</p>
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		<p>Where an application relies upon a marketing exercise to demonstrate that there is no demand for the land/premises in its current use, the applicant will be expected to submit evidence to demonstrate that the marketing was adequate and that no reasonable offers were refused. This will include evidence demonstrating that:</p> <ul style="list-style-type: none"> • The marketing has been undertaken by an appropriate agent or surveyor at a price which reflects the current market or rental value of the land/premises for its current use and that no reasonable offer has been refused. • The land/premises has been marketed for an appropriate period of time which will usually be for 12 months. • The land/premises has been regularly advertised and targeted at the appropriate audience. Consideration will be given to the nature and frequency of advertisements in the press or specialist trade networks etc. and contact with local property agents. <p>In certain cases, for example where a significant departure from policy is proposed, the Council may seek to independently verify the submitted evidence, and the applicant will be required to bear the costs of independent verification.</p>
Page 97 RD1	MM022	<p>Policy RD1: Residential Development Allocations</p> <ol style="list-style-type: none"> 1. For the avoidance of doubt, the housing sites allocated in this plan are not granted <i>Permission in Principle</i>.⁶⁰ 2. The following Strategic Housing Locations and the Residential Allocations, as identified on the Policies Map, will assist in the delivery of the requirements set out in Policy CS(R)3: 3. <u>Residential development on Green Belt sites, or former Green Belt sites allocated in this Plan, (GBM notation) will need to provide appropriate mitigation for the loss of green belt land in line with NPPF requirements.</u> <p>Runcorn</p>

⁶⁰⁶⁰ National Planning Policy Framework (2019)

Ref	Site	Greenfield / Previously Developed ⁶¹	Site Size	Notional Capacity	Notes	
D1	H1830 H2040	Land between Chester Road and Chester Road, Daresbury	Green	3.82	92	
M8	H2338	Land to the east of Runcorn Road, Moore	Green	0.73	20	GBM
PI	H1279 H2252 H2253	E-Scape, Preston-on-the-Hill	Green	4.89	117	GBM
P2	H2195	Land between Chester Rd and M56 at Preston-on-the-Hill	Green	6.96	146	GBM
R1	H1003	Land at Gaunts Way	Green	0.23	7	SRL5
R2	H1303	Land to the east of Kestrel's Way	Green	1.61	43	SRL5
R5	H1150	Land north of Beechwood Ave., east of Wood Lane	Green	1.09	29	
R7	H2340	Former Showroom for The Deck	PDL	0.54	15	
R8	H2341	Remainder of The Deck	PDL	0.44	12	
R9	H1155	Former Polar Ford Use car lot	PDL	0.37	11	
R10	H1032 H1647	Land off Bridge Street and busway	PDL	1.03	28	
R11	H1029	Land to the rear of Pure Gym	PDL	0.15	5	
R12	H1962	Former Riverside College	Mixed	4.00	120	
R14	H1098	Land to south of Percival Lane	PDL	0.16	16	
R15	H1104	Former Polar Ford and surrounds	PDL	1.14	31	
R17	H1080	Picow Farm Road	Mixed	1.92	62	
R20	H1085	Paramount Foods and surrounds	PDL	3.70	89	
R22	H1718	Land off Birch Road	Green	0.78	21	
R24	H1989	Land to the west of Grangeway	Green	0.5	14	
R25	H1990	Thorn Road Garages	PDL	0.19	6	
R26	H1078	St Chads High School Playing Fields	Green	3.42	82	
R28	H1092	Land off Coronation Road	Green	1.65	44	

⁶¹ Brownfield or Previously Developed Land (PDL) as defined in Annex 2, National Planning Policy Framework

R29	H2016 H2017	Land to the south of Walsingham Drive	Green	16.63	349 <u>250</u>	SRL4
R30	H1756	Land between Keckwick Brook and WCML	Green	13.93	205 <u>337</u>	SRL4
R31	H1758	Sandymoor 17A	Green	0.68	18	SRL4
R32,	H1630 H2238	Central Housing Area (between canal and railway)	Green	20.77	255	SRL2
R33, R35, R36	H2042	Delph Lane West	Green	19.08	295	SRL1
R37	H1751	Land to the east of Village Street	Green	4.35	104	SRL4
R38, R39, R67	H1233 H2262 H1930	Wharford Farm (<u>North and Central</u>)	Green	17.48 <u>25.51</u>	300 <u>600</u>	SRL3
<u>R39</u>	<u>H2262</u>	<u>Wharford Farm (South)</u>	<u>Green</u>	<u>2.38</u>	<u>57</u>	
R40, R41	H1630 H2238	Central Housing Area (between A56 and canal)	Green	16.19	339	SRL2
R44	H1077	Highways Agency Depot	PDL	0.88	24	
R45	H1140	Land adjacent to Castle Road (Panorama Hotel)	PDL	0.22	7	
R46	H1258	Land to the north of Brookvale Avenue North	Green	0.75	20	
R47	H1009	Adj. to Woodfalls Farm	Mixed	0.36	11	
R48	H1951	Land Adj. to Woodfalls Farm	Green	0.23	7	
R49	H1148	Land surrounding Hanover Court	Green	1.09	29	
R50	H1149	The Lord Taverners & land adjacent	Mixed	1.3	35	
R52	H1011	Land off Southland Mews	Mixed	0.42	11	
R54	H1103	Land off Astmoor Bridge Lane	Green	0.19	6	
R55	H1159	Former Express Dairies Site, Sewell St / Perry St	PDL	0.54	15	
R60	H1544	Paddock adjacent to 38 Clifton Road	Green	0.38	11	
R61	H1079	Land to the south of Old Quay Street and Mason St	PDL	1.46	39	

R62	H1131 H1736	Former Gym and Surrey Street Garage	PDL	0.36	11	
R66	H1177	Former Egerton Library and Rathbone Institute	PDL	0.66	18	
R69	H1288	Former Job Centre and La Scala	PDL	0.89	24	
R70	H1202	The Pavilions	PDL	4.93	118	
R71	H1151	Land south of Beechwood Ave. & north of M56	Green	1.44	39	
R72	H1953	Land to the north of Towers Lane	Green	0.39	12	
R73	H1763	Land between Daresbury Expressway and Manor Park Ave	Green	0.86	23	
R74	H1746	Land between the expressway and the Bridgewater Canal	Green	7.54	158	
R77		The Former Dray Public House	PDL	0.24	7	
R78	H1641	Land to the south of Stockham Lane	Green	1.18	32	
R79	H1983	Land between Stalbridge Drive and WCML	Green	2.42	58	SLR4
R80	H1808	Land Off Eagles Way (Incl. the Raven), Hallwood Park	Mixed	1.81	51	SRL5
R81	H1096	Land south of hospital	Green	1.67	45	SRL5
R82	H2259	Land East Of Castlefields Area	Green	1.62	44	
R83	H1835 H1836	Heath Road South / Highlands Road	Green	4.84	116	
R84	H1916	Land between The Office Village, Daresbury Park and Bridgewater Canal	Green	19.84	417	SRL2

Ref	Site	Green field / Previously Developed	Site Size	Notional Capacity	Notes
H1	H1204 Land adjacent to I Church End, Hale Village	Green	0.45	12	
W1	H1237 H1343 H2277 BPI Widnes Films	PDL	4.26	38	Part u/c 2019
W2	H1195 Former Eternit site, Derby Road	PDL	5.21	116	u/c 2019
W4	H1248 H1827 H2159 H2160 H2161 H2162 H2274 H2275 H2276 Chapel Lane to Old Upton Lane	Green	14.26	299	SRL8 / GBM
W5	H1228 H1241 H2163 Sandy Lane to Queensbury Way	Green	6.33	133	SRL8 / GBM
W9	H1722 Land at Mill Green Farm	Green	22.63	433	SRL7 / GBM
W10	H1672 South Lane	Green	1.45	39	SRL7 / GBM
W11	H1812 H1825 H2169 H2170 Boundary Farm and Abbey Farm, South Lane	Green	13.23	278	SRL7 / GBM
W17	H1052 Land east of The Eight Towers Public House	Green	0.72	20	
W24	H1249 H1291 H2100 H2157 H2158 H2337 West of Hale Gate Rd	Green	23.06	484	SRL9 / GBM
W28	H1118 Broseley House	PDL	0.33	10	
W30	H1347 Opposite Beaconsfield Surgery Site	PDL	0.4	11	

		W31	H1635	Greenoaks Farm Industrial Estate, Warrington Road	PDL	0.32	10	
		W32	H1275	Land At Terrace Road (RMC House), West Bank	PDL	0.51	14	
		W34	H1986	Widnes Timber Centre, Foundry Lane	PDL	0.96	26	
		W38	H1269	Land to the rear of Appleton Village Pharmacy	PDL	0.29	9	
		W39	H1787	The Albert Hotel, 160 Albert Road	PDL	0.05	2	
		W40	H1345	Watkinson Way Loop	PDL	0.89	24	SRL7
		W42	H1264	Land off Vine Street	Green	0.06	5	
		W43	H1120	Land adjacent to the Foundry		0.39	12	
		W44	H1196	Land Adjacent to 20 Rock Lane	Green	0.41	11	
		W45	H2010	Parcels on Halebank Road	Mixed	2.26	54	SRL9
		W47	H1122 H1123 H1124	Land to the rear of Harrison Street Pumping Station	PDL	5.96	125	
		W49	H1287 H2004	Lunts Heath Road (East)	Green	18.13	381	SRL7 / GBM
W50	H1334	(former Stobarts site) Foundry Lane	PDL	0.71	19			
Page 102 RD1 Housing Land Supply	MM022	Housing Land Supply						
				Halton	Residual Requirement			
		A	Housing Requirement (2014~37)		8,050			
		B	Completions April 2014 March 2019 2021 (net)	2,639 3,336	5,411 4,714			
		C	No. of dwellings (net) on sites under construction (at 31/03/19)	595 836 ⁶²	4,816 3,878			
		D	No. of dwellings (net) on sites with Planning Permission (at 31/03/19)	1,161 1380	3,655 2,498			

⁶² This total does not include the remaining 178 consented units on 'The Deck' development as the development has been suspended for a number of years and is unlikely to be completed as approved. The remaining elements are allocated as sites R7 and R8 with a combined capacity of 27 units.

			<table border="1"> <tr> <td>E</td> <td>Small Sites Allowance (sites of less than 5 units; <u>20 dpa X 16 yrs</u>)</td> <td>0 320</td> <td>3,655 2,178</td> </tr> <tr> <td>F</td> <td>Slippage : Assumed 10% non-delivery uncommitted sites</td> <td>-366 -138</td> <td>3,289 2,316</td> </tr> </table>	E	Small Sites Allowance (sites of less than 5 units; <u>20 dpa X 16 yrs</u>)	0 320	3,655 2,178	F	Slippage : Assumed 10% non-delivery uncommitted sites	-366 -138	3,289 2,316																
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F	Slippage : Assumed 10% non-delivery uncommitted sites	-366 -138	3,289 2,316																								
Page 102 RD1 Housing Land Supply	MM022	9.5	<p>Housing land monitoring 2000-18 shows that 356 units have been completed on sites of 1 to 4 units, equating to an annual average of 22 units per annum. This suggest that sites with a capacity of less than five dwellings could deliver 440 dwellings over the remaining Local Plan period to 2037. As set out under the Housing Trajectory (Para. 7.30) in CS(R)3, the Council does not include a small sites allowance in its supply calculation. Housing land monitoring from 1996 shows that delivery of units on small sites, of 1 to 4 units, consistently averages around 20 units per annum. This suggest that sites with a capacity of less than five dwellings could deliver (20 x 16 years) 320 dwellings over the remaining Local Plan period 2021 to 2037. This allowance in incorporated in the Housing Trajectory (Para. 7.30) in CS(R)3.</p>																								
Page 103 RD2 Table RD2.1	MM023		<p>Policy RD2: Gypsy and Traveller Sites Allocations</p> <p>1. The following sites (Table RD2.1) will be allocated for Gypsies and Travellers Pitches to deliver the GTAA requirements of 10 pitches and between 2017 and 2032.</p> <p>Table RD2.1: Permanent Gypsy and Traveller Site</p> <table border="1"> <thead> <tr> <th>Ref</th> <th>Site</th> <th>Status</th> <th>Pitches</th> <th>Transit</th> <th>Private / Council</th> </tr> </thead> <tbody> <tr> <td>GT5 *</td> <td>Bigfield Lodge, Runcorn</td> <td>Residential Consent</td> <td>8</td> <td>0</td> <td>Private</td> </tr> <tr> <td>GT6</td> <td>Warrington Road (extension)</td> <td>Allocation</td> <td>+2 2</td> <td>0</td> <td>Council</td> </tr> <tr> <td>GT7 *</td> <td>Windmill Street, Runcorn</td> <td>Residential Consent</td> <td>6</td> <td>0</td> <td>Private</td> </tr> </tbody> </table> <p>* not subject to a restriction for a use by Gypsy and Travellers</p> <p>2. There will be a presumption against the loss of existing established, lawful residential sites for Gypsy and Traveller or Travelling Showpeople sites unless suitable replacement provision of equal or enhanced value are provided. Therefore the following sites (Table RD2.2) will be retained for use as Gypsies and Travellers Pitches.</p>	Ref	Site	Status	Pitches	Transit	Private / Council	GT5 *	Bigfield Lodge, Runcorn	Residential Consent	8	0	Private	GT6	Warrington Road (extension)	Allocation	+2 2	0	Council	GT7 *	Windmill Street, Runcorn	Residential Consent	6	0	Private
Ref	Site	Status	Pitches	Transit	Private / Council																						
GT5 *	Bigfield Lodge, Runcorn	Residential Consent	8	0	Private																						
GT6	Warrington Road (extension)	Allocation	+2 2	0	Council																						
GT7 *	Windmill Street, Runcorn	Residential Consent	6	0	Private																						

Table RD2.2: Existing Gypsy and Traveller Sites

Ref	Site	Status	Permanent	Transit	Private / Council
GT1	Canalside, Warrington Road, Runcorn	Authorised	12	0	Council
GT2	Runcorn Transit Site	Authorised	2	12	Council
GT4	Riverview, Widnes	Authorised	23	0	Council

3. Should any further applications for Gypsy and Traveller or Travelling Showpeople accommodation come forward in the plan period they will be determined in accordance with Policy CS(R)14.
4. Any application for the development of Gypsy and Traveller or Travelling Showpeople sites must be accompanied by evidence that the intended occupiers meet the relevant definition set out in national policy, demonstrating that their livelihood is solely or primarily reliant on nomadic travelling to sustain it (for example, comprehensive business records, bank statements, tax returns etc.).

Page 106
RD3
Part 2i

Policy RD3: Dwelling Alterations, Extensions, Conversions and Replacement Dwellings

1. Proposals for dwelling alterations, extensions, conversion and replacement dwellings outside the Green Belt will be supported where they:
 - a. Retain the character of the existing property, its setting and the surrounding residential area;
 - i. This will include consideration of the siting, scale, design, and materials to be used;
 - b. Will not have a significant adverse impact on the amenity and living conditions of occupants of neighbouring properties; this will include consideration of
 - i. The potential for overlooking and the preservation of appropriate privacy distances; and
 - ii. The loss of sunlight or daylight to neighbouring properties; and
 - iii. The dominance or overbearing nature of the extension.

	MM024	<ul style="list-style-type: none"> c. Enhance, provide or maintain safe highway conditions for pedestrians, cyclists and motor vehicles; d. Will not result in isolated residential development; e. Provide, or retain, sufficient parking within the curtilage of the property, where applicable; f. Provide, or retain, adequate storage for recycling, refuse and cycles; g. Retain outside access to the rear of the property; and they h. Provide, or retain, a reasonable amenity space. <p>Conversion</p> <p>2. Residential conversions of existing buildings will be permitted where they meet all of the above criteria (I. a-h) and where it is demonstrated that the building to be converted is of a permanent and substantial construction; capable of being converted; and in the case of sub-division or intensification of the existing residential use:</p> <ul style="list-style-type: none"> i. they would not create or contribute to a harmful concentration of such uses <u>with regards to amenity and highways</u>; and ii. it would not result in a loss of character. <p>Replacement Dwellings</p> <p>3. Replacement dwellings will be supported where they meet all of the above criteria (I. a-h) and they will not result in over-development of the site, or the curtilage.</p> <p>Change of Use</p> <p>4. The conversion of buildings from non-residential to residential use will be supported where they meet all of the above criteria (I. a-h) and where it is demonstrated that:</p> <ul style="list-style-type: none"> a. The building is of a permanent and substantial construction capable of being converted; and that b. It will provide a satisfactory residential environment. 	
Page 107 RD4 Part 1 Table RD4.1 Part 4,5	MM025	<p>Policy RD4: Greenspace Provision for Residential Development</p> <p>1. All residential development of 10 or more dwellings that increase the demand for <u>create or exacerbate a projected quantitative shortfall of</u> greenspace <u>or are not served by existing accessible greenspace</u> will be expected to make an appropriate contribution towards meeting this additional</p>	

~~demand on or off site~~ provision for the needs arising from the development,, having regard to the standards detailed in table RD4.1 below.

Table RD4.1: Greenspace for Residential Developments Standards

Typology	Description	Local <u>Quantitative</u> Standard (m ² /person)	<u>Accessibility</u> Standard (m)
Amenity Greenspace	Opportunities for informal activities close to home or work or the enhancement of residential areas	10	<u>400</u>
Provision for Children and Young People	Areas designed for play and social interaction involving children and young people e.g. equipped play areas, skateboard areas / teenage shelters	2	<u>800</u>
Parks & Gardens	Accessible, high quality opportunities for informal recreation and community events	12.5	<u>1,200</u>
Natural & Semi Natural	Wildlife conservation, biodiversity & environmental education & awareness	27.5	<u>1,200</u>
Allotments & Community Gardens	Opportunities for people to grow their own produce as part of sustainable, healthy and socially inclusive living	0.9	<u>1,600</u>

	<p>MM025</p> <p>MM025</p>	<ol style="list-style-type: none"> 2. Where greenspace is provided on-site the developer will be expected to provide an appropriate long term management scheme and to fund the maintenance of the open space at their own expense. 3. The greenspace provided should: <ol style="list-style-type: none"> a. Be easily accessible from all dwellings within the development; b. Form an integral part of the layout of the development; c. Be of a high standard, where the siting, orientation, size and layout make for a secure and usable space; and d. Incorporate any natural features of the site, where appropriate. 4. Off-site provision or financial contributions will only be agreed where it can be demonstrated that there is no practical alternative unless a viability appraisal demonstrates otherwise. The provision of greenspace off site can be made either in kind or through financial contributions. If the developer provides enough greenspace to meet the full requirement on site or in kind then no financial contribution is required. 5. Standards for Outdoor Sports Facilities and Playing Pitches will be set out in the latest Playing Pitch Strategy, and will be taken into consideration when assessing development proposals for sport and recreation facilities. Developer contributions for Outdoor Sports Facilities and Playing Pitches will be informed by the most up to date Playing Pitch Strategy as detailed in policy HE6. 	
<p>Page 112 RD6</p>	<p>MM026</p>	<p>Policy RD6: Custom and Self Build Housing</p> <p>1. To support those who wish to provide or build their own home, residential developments of more than 20 dwellings will be required to provide serviced plots for the provision of dwellings on the following basis:</p> <ol style="list-style-type: none"> a) Offer at least 5% of total plots (rounded up to whole plot numbers) as serviced plots of a size to accommodate one dwelling for those who may wish to provide or build their own home. b) Serviced plots should be spaced throughout the development and must not be provided adjacent to each other to achieve a mixed character in the layout of the development. 	

		<p>c) — Plots shall have legal access to a public highway.</p> <p>d) — Plots must be available and marketed for at least 12 months. After 12 months, if a plot has not sold, the plot may either remain on the open market as a serviced plot or be offered to a Housing Association at a fair value, before being built out by the developer.</p> <p>2. — The Council may seek developments of more than 10 custom build dwellings in a single site location to be developed in accordance with an agreed design code.</p> <p>3. — Custom and Self Build plots can either be market or affordable housing.</p> <p>4. — Proposals for Custom and Self Build homes within Primarily Residential Areas which demonstrate that they will extend the range of housing available in the Borough will be supported subject to other Plan policies.</p> <p>5. — Prospective residents of serviced plots must seek planning permission for their proposed dwelling, the proposal must be in accordance with the policies of the Local Development Plan.</p> <p><u>[New] The Council will actively support proposals for self-build homes in locations consistent with the spatial strategy (Policy CS(R)1). The Council's self-build register will be used as a source of evidence of the demand for self-build and custom build locally, and the level of demand will be considered in determining proposals. In areas where the Council has evidence of strong local demand for self-build and custom build housing it will encourage developers to consider whether an element of self-build plots can be incorporated into development schemes as part of the housing mix.</u></p>
<p>Page 115 C1 Part 2,3,9,11,13</p>	<p>MM027</p>	<p>Policy C1: Transport Network and Accessibility Walking and Cycling</p> <p>1. Development will only be permitted where:</p>

		<p>a. It does not prejudice the access on to or through the walking and cycling network or it provides a suitable alternative link of equal quality and convenience; and</p> <p>b. It does not affect the enjoyment of the walking and cycling network.</p> <p>The walking and cycling network is taken to include but not be limited to: the Greenway Network; The Bridgewater Way; Mersey Way; Mersey Timberland Trail, The Trans-Pennine Trail, the Cycle Network and Public Rights of Way.</p> <p>The Council will support development provided that:</p> <p>a. It gives priority to walking, cycling and public transport within its design;</p> <p>b. The internal layout, access and highway network is safe, attractive, in character, functional and accessible for all users and does not discourage existing and proposed users;</p> <p>c. there is inclusive walking and cycling provision to local facilities and sustainable networks;</p> <p>d. Promotes the use of Ultra Low Emission Vehicles (ULEV)⁶³</p> <p>e. It does not have an adverse impact on the function, safety and character of and accessibility to the local or strategic highway network;</p> <p>f. Appropriate provision for car and cycle parking is made;</p> <p>g. Road designs are well laid out and where appropriate incorporate highway safety measures, such as traffic management and traffic calming schemes, where appropriate;</p> <p>h. It is located within 400metres walking distance of a bus stop or railway station with a suitable level of service; and</p> <p>i. It is accessible to all.</p> <p>Where development does not meet all of these criteria or may be expected to have negative impacts, appropriate mitigation measures will be required at the developer's expense.</p>	
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⁶³ Ultra low emission vehicle (ULEV) is the term used to describe any vehicle that:

- uses low carbon technologies
- emits less than 75g of CO₂/km from the tailpipe
- is capable of operating in zero tailpipe emission mode for a range of at least ten miles

		<p>j. <u>The internal layout, access and highway network is safe, attractive, in character, functional and accessible for all users and does not discourage existing and proposed users;</u></p> <p>k. <u>It does not have an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe;</u></p> <p>l. <u>Appropriate provision for car and cycle parking is made;</u></p> <p>m. <u>Road designs are well laid out and where appropriate incorporate highway safety measures, such as traffic management and traffic calming schemes, where appropriate;</u></p> <p><u>Sustainable Transport and Accessibility</u></p> <p>2. The Council will support development provided that:</p> <p>a. It gives priority to walking, cycling and public transport within its design <u>where appropriate;</u></p> <p>b. The internal layout, access and highway network is safe, attractive, in character, functional and accessible for all users and does not discourage existing and proposed users;</p> <p>c. there is inclusive walking and cycling provision to local facilities and sustainable networks;</p> <p>d. Promotes the use of Ultra Low Emission Vehicles (ULEV)⁶⁴</p> <p>e. It does not have an adverse impact on the function, safety and character of and accessibility to the local or strategic highway network;</p> <p>f. Appropriate provision for car and cycle parking is made;</p> <p>g. Road designs are well laid out and where appropriate incorporate highway safety measures, such as traffic management and traffic calming schemes, where appropriate</p> <p>h. It is located within 400 metres walking distance of a bus stop or railway station with a suitable level of service <u>wherever possible;</u> and</p> <p>i. It is accessible to all.</p>	
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⁶⁴ Ultra low emission vehicle (ULEV) is the term used to describe any vehicle that:

- uses low carbon technologies
- emits less than 75g of CO₂/km from the tailpipe
- is capable of operating in zero tailpipe emission mode for a range of at least ten miles

Where development does not meet all of these criteria or may be expected to have negative impacts, appropriate mitigation measures will be required at the developer's expense.

3. Development associated with the relinking of the Silver Jubilee Bridge to the pedestrian and cycle network will be supported, including the realignment of pedestrian and cycle links from Widnes Town Centre and Runcorn Old Town and the reconfiguration of the existing Bridge deck.
4. The Council will normally support work to improve canal towpaths and Public Rights of Way where they can provide key linkages from developments to local facilities.

Public Transport

5. Development will only be permitted where it does not prejudice:
 - a. the integrity and function of the Runcorn Busway.
 - b. the use of Ditton Station as part of the public transport network,
 - c. the provision of additional rail tracks immediately to the north of the existing rail line between Hough Green Station and Widnes Station and,
 - d. the safeguarding of the Ditton – Fiddlers Ferry – Warrington rail line

The re-opening, or provision, of these transport facilities will generally be supported.

6. Development will only be permitted where it retains the opportunity for new railway stations at:
 - e. Beechwood
 - f. South Widnes

New stations and other associated public transport facilities at these locations will be supported.

7. Development to support the creation of a multi modal public transport interchange at Runcorn Train Station will be supported, as part of a wider regeneration scheme for the area.
8. The Council will support provision of a rail based commuter Park and Ride scheme at:
 - a. Ditton; and
 - b. Other locations where schemes would demonstrably reduce congestion, alleviate parking issues, or increase accessibility to employment for those in the most deprived areas.

Transport Hubs

[New] The Council will seek to protect and enhance transport hubs where possible. Transport hubs have been identified at:

Existing Transport Hubs

- a) Runcorn Station Quarter
- b) Beechwood Bus Depot
- c) Hough Green Train Station
- d) Widnes Train Station
- e) Runcorn East Train Station

Proposed Transport Hubs

- f) Shaw Street/Station Road, Runcorn Station
- g) Ditton Station
- h) Victoria Road, Widnes
- i) Daresbury Train Station allocation

Waterways

9. The Council will expect development to:
- a. Maintain waterside transport infrastructure where appropriate
 - b. Encourage physical waterborne leisure activities, boosting the tourism economy and promoting health improvements in appropriate locations
 - c. Enhance watercourses and related infrastructure where appropriate.

Road schemes

10. The Council will continue to work with partners to support appropriate road schemes including:
- a. ~~J11A of the M56~~
 - b. Liverpool John Lennon Airport Eastern Access Transport Corridor
11. Improvements to the following parts of the road network are proposed during the Plan period.
- a. A558 Daresbury Expressway;
 - b. Watkinson Way / Ashley Way Gyratory;
 - c. A562 Speke Road;
 - d. A557 Access improvements; and
 - e. Reconfiguration / improvement of infrastructure to the south of the SJB.
- Where necessary the routes of these improvements will be protected.

Freight and Logistics

12. Any development which generates significant movement of freight will be expected to locate where they are, or can be, served by water, [air](#) or rail infrastructure in addition to having good road access.
13. The following sites have been identified as Freight and Logistics hubs:
 - a. Port Runcorn
 - b. Port Weston
 - c. 3MG

Development that could have a detrimental impact on the access to these hubs will be resisted.

Intelligent Transport Systems (ITS)

14. Halton as part of the LCR welcomes the use of new technologies including those that:
 - a. Manage the flow of traffic around the Borough.
 - b. Reduce transport emissions through the use of SMART vehicle technology.
 - c. Provide smart transport solutions, enabling transport and journeys in general to become quicker and more efficient for residents and visitors to the borough.

Transport Assessments and Travel Plans

15. The Council will require the submission of a Transport Assessment or Transport Statement for Development proposals that are likely to generate significant numbers of trips, HGV movements and/or have location specific issues or traffic sensitivities. The level and content of supporting Transport Assessments/ Statements should be scoped with the Highway Authority prior to application.
16. A travel plan will be required as part of a new development in all of the following circumstances:
 - a. Major development proposals comprising jobs, shopping, leisure and services
 - b. Smaller development proposals comprising jobs, shopping, leisure and services which would generate significant amounts of travel in or near to air quality management areas.
 - c. Where the green travel plan will help to address a particular traffic problem associated with the proposal, which might otherwise have to be refused on local traffic grounds
 - d. Proposals for new and expanded school facilities (school travel plan).

Where a green travel plan is not required, developers will be encouraged to prepare one where appropriate in the interests of sustainability.

Page 122 C2 Paragraphs 10.19-10.22	MM028	<p>10.19 Provision of motorcycle parking should be made within each large development site, defined as a site with a total of 25 or more car parking spaces. The standards for this is one motorcycle space for every 25 car parking spaces <u>at a standard of 1 per 100 sqm with a minimum of 2.</u></p> <p>10.20 Residential development should provide cycle parking to a suitable standard, be covered, secure and convenient to a standard of 2 spaces per family dwelling and one space per apartment/flat, 1 per 100 sqm with a minimum of 2, this can be included in internal storage.</p> <p>10.22 Commercial developments <u>(Use Class Office, Research and development, and light industry, B2 and B8)</u> will be expected to provide long stay cycle parking in addition to car parking. The number of cycle spaces are calculated on a ratio of 1 cycle space to 10 car parking spaces with a minimum of 6 cycle spaces per new commercial development. The standard for long stay cycle parking should be overlooked, accessible, secure and covered provision. Other non-residential use classes will be considered on a case by case basis taking into account location, staff number and dwell times.</p>
Page 123 C3	MM029	<div style="border: 1px solid black; padding: 10px;"> <p>Policy C3: Delivery of Telecommunications Infrastructure</p> <ol style="list-style-type: none"> 1. The Council encourages and supports proposals for the provision, upgrading and enhancement of wireless and fixed data transfer and telecommunications networks and their associated infrastructure. 2. Proposals for the delivery of communications infrastructure will normally be granted permission where they: <ol style="list-style-type: none"> a. Have no significant adverse effect on the external appearance of the building on which, or space in which, they are located; b. Preserve or enhance the natural and historic environment; c. Have fully explored and utilised, as appropriate, technologies to miniaturise and camouflage any telecommunications apparatus; d. Are appropriately designed, coloured and landscaped to take account of their setting; e. Have no significant adverse impact on the visual amenities of neighbouring occupiers; f. Have no detrimental impact on the safe and satisfactory functioning of the highways; and </div>

		<p>g. Have special regard to the Green Belt;</p> <ol style="list-style-type: none"> 3. Development proposals for communication infrastructure should demonstrate that there will be no significant and irremediable interference with electrical equipment, air traffic service or instrumentation operating in the national interest. 4. Development proposals for communication infrastructure will only be accepted where they are certified to be in conformity with the latest national guidelines on radiation protection. This will include consideration of both individual and cumulative effects of the apparatus having regard to any other significant electromagnetic field generation in the locality. 5. Developers will be required to work with appropriate providers to deliver the necessary physical infrastructure to accommodate information and digital communications networks as an integral part of all appropriate new development.
<p>Page 124 C4 Part 8</p>	<p>MM030</p>	<p>Policy C4: Operation of Liverpool John Lennon Airport Public Safety Zone</p> <ol style="list-style-type: none"> 1. Development, including change of use, which is likely to lead to an increase in the number of people living, working or congregating on land within the LJLA Public Safety Zone, as defined by the Civil Aviation Authority will not be permitted. 2. Any amendments to the Public Safety Zone associated with the expansion of the airport and the runway extension will supersede the adopted Policies Map. Applicants should consult the Council to ensure they are aware of any amendments. <p>Runway End Safety Area (RESA)</p> <ol style="list-style-type: none"> 3. The Council will support proposals, where appropriate, that seek to address airport safety issues, including those relating to the Runway End Safety Area (RESA). <p>Height Restriction Zone (HRZ)</p> <ol style="list-style-type: none"> 4. Development within the LJLA Height Restriction Zone (HRZ) will only be permitted if it is below the height notified to the Council by the relevant authority and would not cause a hazard to aviation.

		<p>5. Development within the HRZ will not be permitted if it would otherwise cause a hazard to air travellers.</p> <p>Airport Development</p> <p>6. All airport development should seek the maximum possible reductions in noise through compliance with the latest Airport Noise Action Plan.</p> <p>New Development in the Vicinity of LJLA</p> <p>7. New developments in the vicinity of LJLA will be required to be designed to comply with airport safety requirements and should not impede the operational requirements of the Airport. Developments which increase risk to airport safety or impede operational requirements will be resisted.</p> <p>8. New major developments in the vicinity of LJLA should have regard to, and comply with, (where appropriate) the Airport Surface Access Strategy (2016), or updates where approved by Halton Borough Council.</p> <p>Airport Parking</p> <p>9. The provision of offsite airport parking within Halton Borough will generally not be supported.</p>
<p>Page 126 Para 10.37. New paragraph</p>	<p>MM030</p>	<p><u>[New] New major developments in the vicinity of LJLA should have regard to, and comply with, (where appropriate) the Airport Surface Access Strategy (2016), or updates where approved by Halton Borough Council.</u></p>
<p>Page 128 HC1 Part 5,6 New paragraph Part 7,9 Page 133 para 11.5</p>	<p>MM031</p>	<p>Policy HCI: Vitality and Viability of Centres</p> <p>Town and District Centres</p> <ol style="list-style-type: none"> 1. Retail and other main town centre uses should be located within the centres identified in strategic Policy CS(R)5 and identified on the Policies Map. 2. Within Halton’s centres, development proposals for retail and other main town centres uses will be supported where they: <ol style="list-style-type: none"> a. Are of a size and scale appropriate to the position of the centre in the identified hierarchy in CS(R)5;

		<ul style="list-style-type: none"> b. Retain or enhance the centre’s character, appearance, vitality and viability; c. Sustain or enhance diverse town centre uses and customer choice; d. Do not detrimentally effect local amenity; e. Capitalise on the Borough’s natural assets and greenspaces; and f. Are readily accessible by public transport, walking and cycling. <p>3. Within Halton’s centres, the use of upper floors for non-retail uses will be supported, subject to the use being suitable to the function of the centre and other policies in this plan.</p> <p>4. Within town / district centres outside of the Primary Shopping Area, change of use to residential may be appropriate (subject to the provisions of other policies in this Plan, particularly polices GR1 and GR2).</p> <p>5. Proposals for retail uses at edge of centre locations will be permitted where:</p> <ul style="list-style-type: none"> a. It is demonstrated through the sequential approach that there are no appropriate town centre sites available in the Primary Shopping Area and that the proposed location is the most preferable in light of the alternatives considered; and b. <u>The site is located within a well-connected area, within 300m of the primary shopping area; and</u> c. The proposal complied with the criteria set out in section 2 above. <p>6. Proposals for retail uses in out-of-centre locations will only be permitted where:</p> <ul style="list-style-type: none"> a. It is demonstrated through a sequential test that there are no appropriate town-centre-or edge-of-centre sites in the Primary Shopping Area or edge of centre sites available, or likely to be available within a reasonable timeframe; b. The proposal has been subject to impact assessment as set out in accordance with Table HCI.1 below, and will not demonstrably harm centres within its catchment. <p><u>[New] Proposals for non-retail town centre uses in edge of centre locations will only be permitted where:</u></p> <ul style="list-style-type: none"> c. <u>It is demonstrated through the sequential approach that there are no appropriate town centre sites available and that the proposed location is the most preferable in light of the alternatives considered;</u> d. <u>The proposal for non-retail use is location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange.</u> 	
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7. Retail and leisure proposals outside of the Primary Shopping Area, [and leisure proposals outside of the Town Centre](#), above the following thresholds will be subject to an impact assessment;

Centre	Floorspace Threshold (sq.m gross)	
	Convenience Goods	Comparison Goods
Widnes Town Centre	1,500 sq.m	1,500 sq.m
Halton Lea Town Centre	1,000 sq.m	1,000 sq.m
Runcorn Old Town	500 sq.m	500 sq.m

8. The retention and enhancement of the Borough's market will be encouraged.

Local Centres

9. Within the Local Centres identified in policy CS(R)5 the primary retail role of the centre will be safeguarded. Other uses will be supported where they complement the existing role of these centres, provided that the proposal:
- a. meets the retail needs of residents within the local neighbourhood; and
 - b. would not reduce the number of **A+** retail units in any local centre to below 50% of the units used for commercial purposes.
10. Additional or replacement convenience retail units (up to 280 sqm net⁶⁵) within or immediately adjacent to a defined Local Centre will be supported.

Individual Shops

11. Individual shops, not specifically defined on the Policies Map, will be safeguarded for **A+** retail purposes, unless it is demonstrated that the existing use and/or any other retail use is no longer viable within that specific location.

⁶⁵ Consistent with provisions of the Sunday Trading Act 1994

		<p>Justification</p> <p>11.5 The primary shopping area identified within Halton Lea, Runcorn and Widnes is considered to be “the Centre” for the purposes of the sequential approach to retail. This means that locations within a centre but outside of the primary shopping area are considered to be edge of centre for this form of development. <u>Edge of Centre for retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange.</u></p>
<p>Page 133 HC3 Part1,2</p>	<p>MM032</p>	<div style="border: 1px solid black; padding: 10px;"> <p>Policy HC3: Primary Shopping Areas</p> <p>Primary Shopping Areas</p> <p>I. Within the defined Primary Shopping Areas, the use of ground floor units A1 retail, A2 (Professional Services) or A3 (food & drink) uses will generally be supported where they provide an active daytime frontage.</p> <p>I. Within the defined Primary Shopping Areas, the use of ground floor units for non-A1, A2 and A3 <u>Shops, Financial / Professional Services, Restaurants, Cafe</u> uses will be permitted where:</p> <ol style="list-style-type: none"> a. The overall proportion of A1, A2 and A3 retail uses will not fall below 60% of units , unless the unit has been shown to not be viable for A1, A2 or A3 <u>Shops, Financial / Professional Services, Restaurants, Cafe</u> use after sufficient effective marketing, and is currently vacant; b. The continuity of the retail frontage is maintained, normally with no more than two adjacent non A1, A2 or A3 retail <u>Shops, Financial / Professional Services, Restaurants, Cafe</u> frontages; c. It can be demonstrated that the proposal would not reduce the pedestrian footfall; and d. An active frontage is provided. </div>
<p>Page 133 HV3 Para 11.15, 11.17</p>	<p>MM032</p>	<p>Justification</p> <p>11.19 Retailing has undergone unprecedented changes over recent years, with many major retailers disappearing and once vibrant centres struggling. Traditionally, planning policy has sought to preserve the retail core of centres almost exclusively for A1 retail uses. Many Local Plans, Halton’s included, have seen policy lag behind real world events and potentially hinder centres by seeking to preserve units for</p>

		<p>A1 Shops, Financial / Professional Services, Restaurants, Cafe use, where there is not the commercial demand.</p> <p>11.20 How people use centres has changed. There has been significant growth in cafes and coffee shops with people visiting centres to meet friends and socialise as well as for shopping. Such A3 food and drink Restaurants and Cafe uses can add significantly to a centres vitality and can add local distinctiveness with the presence of local independent traders as well as national brands.</p> <p>11.21 The assessment of applications within the Primary Shopping Areas will consider:</p> <ol style="list-style-type: none"> i. The location and prominence of the premises within the shopping frontage. ii. The floorspace and length of frontage of the premises. iii. The number, distribution and proximity to other premises within Use Classes A1, A2 to A5, for Shops, Financial / Professional Services, Restaurants, Cafes to Hot Food Take-aways, or with planning permissions for such uses. iv. The nature and character of the use proposed, including the level of pedestrian activity associated with it. v. The level of vacancies in ground floor properties. vi. Whether the proposed use would give rise to noise or other environmental problems and conflict with other policies in this plan
<p>Page 134 HC4 Part 3 d</p>	<p>MM033</p>	<p>Policy HC4: Shop Fronts, Signage and Advertising</p> <ol style="list-style-type: none"> 1. Proposals for new and altered shop fronts will be permitted provided that all of the following criteria are complied with: <ol style="list-style-type: none"> a. Be appropriate to the building in which they are set in terms of proportions, detailing and materials. b. Respect the context of the street or space in which they are set; and c. Accommodate the shop signage in a way that contributes to the overall design. 2. Proposals for shop front security measures will be permitted provided that they are accommodated in an unobtrusive manner and do not include any of the following: <ol style="list-style-type: none"> a. The blanking out of windows. b. Projecting shutter boxes. c. Unperforated roller shutters.

		<p>d. Galvanised finishes.</p> <p>3. In considering applications for advertisement consents or enforcing the discontinuance of a display after the specific period, if considered reasonable, all of the following criteria will be considered:</p> <ol style="list-style-type: none"> a. Advertisements should be compatible with the character of their surroundings, including the scale and detailing of any building against which they are seen, by reason of their size, siting, height above ground level, materials, colour and design. b. Free-standing displays should be integrated with their surroundings by appropriate design and landscaping. c. Advertisements on buildings should appear as an integral and not a dominant feature of the building. d. Advertisements should not conflict with the character, appearance, architecture, setting or historical merits of Conservation Areas and Listed Buildings <u>conserve and enhance those features which contribute to the significance of heritage assets and their setting, including where relevant character, appearance, architecture and setting.</u> e. The advertisement should not lead to intrusive visual clutter. f. The advertisement should not prejudice the amenity of the occupiers of nearby dwellings or other buildings, either by reason of inappropriate design or means of illumination. g. In the right locations, (and in particular in relation to free-standing poster displays) whether advertisements can offer the opportunity to secure vitality and environmental benefits, by screening eyesores and redevelopment sites or providing a solution of the use of marginal land left by road works, albeit on a temporary basis where appropriate. h. The effect of the advertisement upon the highway safety, the safe use and operation of any form of traffic or transport safety of pedestrians. i. An advertisement should not impede the visibility of road users in the vicinity of junctions, access, bus stops and crossing points.
<p>Page 137 HC5 Part 6</p>	<p>MM034</p>	<p>Policy HC5: Community Facilities and Services</p> <p>I. The Council in partnership with service providers will plan for the following community facilities up to 2037:</p> <ul style="list-style-type: none"> • Education • Health and Social Care Facilities

- Sport and Leisure Facilities
- Youth Facilities
- Community Facilities
- Cultural Facilities

2. The Council will support the retention and enhancement of existing Community Facilities.
 3. The Council will support the development of new Community facilities, within or adjacent to the town centres, district and local centres identified in policy CS(R)5 and on sites allocated in policy HC2 , or the enhancement , extension or refurbishment of an existing Community Facility, provided that:
 - a) The facility is accessible by walking, cycling and public transport.
 - b) The proposal would not give rise to significant traffic congestion or road safety problems.
 - c) Any new buildings, extensions and structures are well designed, of an appropriate scale, in keeping with the character of the area and appropriately landscaped.
 4. Outside of the town and district and local centres the Council will support the development of new Community Facilities, provided that:
 - a) The proposal is accompanied by a supporting statement which demonstrates the sustainability of the proposed location.
 - b) A sequential approach has been
 - c) applied in selecting the location of the site in accordance with policy HCI .
 - d) The facility is accessible by walking, cycling and public transport.
 - e) The proposal would not give rise to significant traffic congestion or road safety problems.
 - f) Any new buildings or structures are well designed and appropriately landscaped.
 - g) The proposal is of a design, character, type, size, scale and appearance appropriate to the location.
- Loss of Community Facilities
5. Proposals involving the loss of community facilities land or buildings will only be permitted where it is demonstrated that:
 - a) The loss of the existing community use would not create, or add to, a shortfall in the provision or quality of such uses within the locality; or
 - b) The building or site is no longer suitable or viable to accommodate the current community use, or the use has already ceased, and the building or site cannot viably be retained or sensitively adapted to accommodate other community facilities; or
 - c) In the case of commercial community facilities, whether the use is no longer viable (applicants will need to submit evidence to demonstrate that the site is no longer viable for that use

- d) **marketing Marketing** of the land/property will be required to indicate that there is no demand for the land/property in its existing use.
- e) Details if the current occupation of the buildings, and where this function would be relocated, will also be required.
- f) Where an application relies upon a marketing exercise to demonstrate that there is no demand for the land/premises in its current use, the applicant will be expected to submit evidence to
- g) demonstrate that the marketing was adequate and that no reasonable offers were refused. This will include evidence demonstrating that:
 - The marketing has been undertaken by an appropriate agent or surveyor at a price which reflects the current market or rental value of the land/premises for its current use and that no reasonable offer has been refused.
 - The land/premises has been marketed for an appropriate period of time which will usually be for 12 months.
 - The land/premises has been regularly advertised and targeted at the appropriate audience. Consideration will be given to the nature and frequency of advertisements in the press or specialist trade networks etc. and contact with local property agents.
 - The community facility can be fully retained, enhanced or reinstated as part of any redevelopment of the building or site; or
 - Alternative replacement community facilities are provided in a suitable alternative location.

Halton Hospital Campus

6. Proposals involving enhancement or redevelopment within the Halton Hospital campus for health and wellbeing uses will be supported. The following uses may also be acceptable on surplus land within the site where they do not compromise the principal use of the site for health care provision;
- a) Residential Institutions
 - b) Residential
 - c) Non-residential institutions (**Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non-residential education and training centres**)
 - d) Leisure uses
 - e) Hotel); and
 - f) Offices

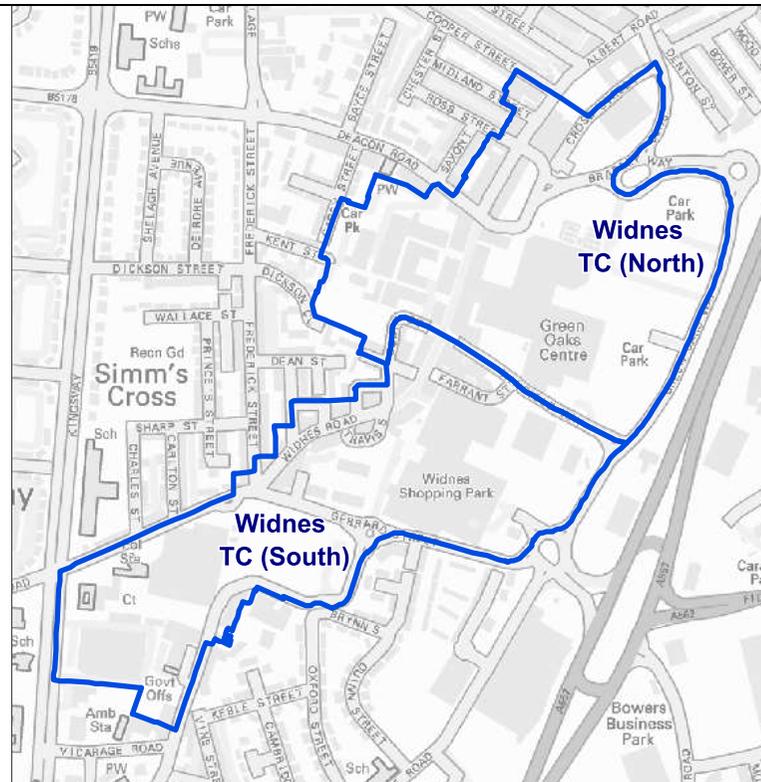
Policy HC8: Food and Drink

1. Development of food and drink uses⁶⁶ (~~Use Classes A3-A4~~) including restaurants, late night bars or pubs and (~~Use Class A5~~) Hot Food Takeaways⁶⁷ (subject to the additional criteria below), will be acceptable provided that they would not harm the character of the area, residential amenity and / or public safety, either individually or cumulatively. The following impacts will be taken into consideration:
 - a. noise, fumes, smells, litter and late night activity;
 - b. the availability of public transport and parking;
 - c. highway safety;
 - d. access for servicing;
 - e. storage for refuse and recycling;
 - f. the appearance of the building, frontage, flues and other installations;
 - g. the number, distribution and proximity of other existing, or proposed, restaurants, hot food takeaways and late night bars or pubs;
 - h. potential for crime and anti-social behaviour;
 - i. impact on the promotion of healthy lifestyles.
2. Hot Food Takeaways (~~Use Class A5~~) will only be supported where:
 - a. it is located within a designated town or district ~~and local~~ centre and will not result in;
 - i. 5% or more of the total ground floor commercial units within a primary shopping area being hot food takeaways.
 - ii. ~~A5 becoming the dominant use, or more than two units or~~ 10% or more of the total ground floor commercial units within the remaining (non-primary shopping area) town centre areas (whichever is the greater) being ~~a~~ hot food takeaways, ~~or and~~
 - iii. Less than two non A5 hot food takeaway commercial units on the same frontage, or a road, between hot food takeaways,
 - b. it is located within a designated local centre and will not result in hot-food takeaways becoming the dominant use, or more than two units or 10% of the

⁶⁶ Use class E(b) and former Uses Class A4

⁶⁷ Formerly Use Class A5 (now Sui Generis)

		<p><u>total ground floor commercial units (whichever is the greater) being a hot food takeaway,</u></p> <p>c. it is located more than 400m from primary or secondary schools, sixth form colleges, playing fields and children’s play spaces.</p>
<p>Page 143 11.35 New Paragraph Figure 11 11.36</p>	<p>MM035</p>	<p>11.35. Food and Drink businesses and the evening economy can make an important contribution to the economy of a centre. A successful evening economy needs: accessibility, cleanliness, safety, ambience, choice and a ‘unique experience’, as does a successful daytime economy. If it is well managed and appropriately controlled it can improve a centre and add to its vitality and viability rather than detract. For example appropriate food, drink and night-time economy-related uses may contribute to the vibrancy of an area. However, the over-concentration and clustering of these uses can impact on the amenity of neighbouring properties and the vitality and viability of the centre through excessive night-time only usage <u>frontages</u>.</p> <p><u>New Paragraphs</u></p> <p><u>Hot food takeaways in particular have potential to create dead day-time frontages, to the detriment of day-time vitality and if located in close proximity can act as a flashpoint for anti-social behaviour. For the purpose of the policy, frontages on one side of a road will be considered to be one frontage irrespective of intervening ginnels, alleys, paths or crossroads.</u></p> <p><u>A 5% limit is to be applied to each of the borough’s three primary shopping areas, with 10% limit applying to the town centre areas outside of the primary shopping areas. In Widnes, the latter percentage will be calculated as the proportion of ground floor commercial units in Widnes TC (North) or Widnes TC (South) as set out in figure 11.</u></p> <p><u>Figure 11 : Widnes Town Centre North & Widnes Town Centre South</u></p>



[New] To help maintain the primary function of local centres as meeting day to day convenience shopping and service needs, hot food takeaways should not prejudice this role by becoming the dominant use (measured as a proportion of the total number of ground floor commercial units), or should not comprise more than 2 units or 10% of the total ground floor commercial units (whichever is higher).

[New] Centres are defined on the policies map and the consented uses for individual units are set out in the latest survey reports. Applications will be assessed against current consented uses adjusted, where necessary to account for the loss / creation of new units as part of the application.

		<p>11.36 The following information should be submitted with to accompany a planning applications to showing how the proposal addresses this policy:</p> <ul style="list-style-type: none"> i. Hours of opening - including both the closing time to public and vacating premises time. ii. Capacity in relation to numbers of customers. iii. Parking and servicing details, including timing of deliveries and sizes of vehicles. iv. Refuse and recycling provisions and layout. v. Types of license required. vi. Details of any plant and equipment required i.e. size, location, appearance and technical specification. vii. Internal layout details i.e. seating, kitchen location, toilets, including disabled facilities, dancefloor etc. <p>11.22</p>
<p>Page 145 HC9</p>	<p>MM036</p>	<div style="border: 1px solid black; padding: 10px;"> <p>Policy HC9: Mixed Use Areas</p> <p>1. Within a Mixed Use Area any proposed development will be expected to:</p> <ul style="list-style-type: none"> a. Promote the vitality and viability of the area. b. Be of a quality of design that enhances the character and appearance of the local environment. c. Contribute to the: <ul style="list-style-type: none"> i. Creation of jobs for local people; or ii. Provision of housing to meet local needs; or iii. Provision of local facilities for the community; or iv. Quality of the visitor attraction of the Borough. <p>2. The Council may require a masterplan or development brief to be prepared demonstrating that the proposals will positively support and complement the comprehensive wider development of the area.</p> <p>3. <u>MUAI Widnes Civic Quarter</u></p> <p>Within Mixed Use Area I the following uses are considered appropriate:</p> </div>

	<ul style="list-style-type: none"> a. Leisure (Use Class D2); b. Residential (Use Class C3); c. <u>Office, Research / Development, Light Industry Office</u> (Use Class B1); d. Restaurants (Use Class A3); e. Hotel (Use Class C1); f. Education; and g. Health. <p>4. <u>MUA2 Victoria Square and Victoria Road</u></p> <p>Within Mixed Use Area 2 the following uses are considered appropriate:</p> <ul style="list-style-type: none"> a. Small Scale Retail (up to 280 sqm net⁶⁸) (Use Class A1); b. Restaurants and cafés (Use Class A3); c. Residential (Use Class C3); and d. Drinking Establishments (A4). <p>5. <u>MUA3 Earle Road Mixed Use Area</u></p> <p>Within Mixed Use Area 3 the following uses are considered appropriate:</p> <ul style="list-style-type: none"> a. Retail (Use Class A1); b. Restaurants and cafés (Use Class A3); c. Leisure uses (Use Class D2); d. <u>Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non-residential education and training centres</u> Use Class D1⁶⁹; e. Hotel (Use Class C1); f. <u>Office, Research / Development, Light Industry Office</u> (Use Class B1); and g. Residential (Use Class C3). <p>6. <u>MUA4 Lugsdale Road</u></p> <p>Within Mixed Use Area 4 the following uses are considered appropriate:</p> <ul style="list-style-type: none"> a. Residential (Use Class C3); and
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⁶⁸ Consistent with provisions of the Sunday Trading Act 1994

⁶⁹ ~~The Town and Country Planning (Use Classes) Order 1987 (as amended) D1 use class: Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non-residential education and training centres.~~

		<p>b. <u>Office, Research / Development, Light Industry Office (Use-Class B1).</u></p> <p>7. <u>MUA5 Runcorn Station</u></p> <p>Within Mixed Use Area 5 the following uses are considered appropriate:</p> <ol style="list-style-type: none"> Small Scale Retail (up to 280 sqm net⁷⁰) (Use-Class A1); Restaurants and cafés (Use-Class A3); Leisure uses (Use-Class D2); Residential (Use-Class C3); <u>Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non-residential education and training centres Use-Class D1⁷¹;</u> Hotel (Use-Class C1); and <u>Office, Research / Development, Light Industry Office (B1).</u> <p>8. <u>MUA6 Halton Road</u></p> <p>Within Mixed Use Area 6 the following uses are considered appropriate:</p> <ol style="list-style-type: none"> Small Scale Retail (up to 280 sqm net⁷²) (Use-Class A1); Restaurants and cafés (Use-Class A3); Leisure uses (Use-Class D2); and Residential (Use-Class C3). <p>9. <u>MUA7 Bridge Retail</u></p> <p>Within Mixed Use Area 7 the following uses are considered appropriate:</p> <ol style="list-style-type: none"> Retail Warehousing (non-food) (Use-Class A1); Restaurants and cafés (Use-Class A3); Drinking establishments (Use-Class A4); and Leisure uses (Use-Class D2). <p>10. <u>MUA9 Moor Lane</u></p>	
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⁷⁰ Consistent with provisions of the Sunday Trading Act 1994

⁷¹ ~~The Town and Country Planning (Use Classes) Order 1987 (as amended) D1 use class: Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non-residential education and training centres.~~

⁷² Consistent with provisions of the Sunday Trading Act 1994

		<p>Within Mixed Use Area 9 the following uses are considered appropriate:</p> <ol style="list-style-type: none"> Retail (Use Class A1); <u>Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non-residential education and training centres Use Class D1⁷³;</u> <u>Assembly and Leisure Use Class D2;</u> Hotel (Use Class C1); <u>Office, Research / Development, Light Industry and General Industrial Employment (Use Class B1 and B2);</u> and Residential (Use Class C3). <p>11. MUA10 'The Heath'</p> <p>Within Mixed Use Area 10 the following uses are considered appropriate;</p> <ol style="list-style-type: none"> Employment (Use Class B1 and B2); Residential (Use Class C3) Small Scale Retail (up to 280 sqm net) (Use Class A1); and Small scale ancillary complementary services and facilities (compliant with policy ED3) <p>12. MUA11 'Daresbury Park'</p> <p>Within Mixed Use Area 11 the following uses are considered appropriate;</p> <ol style="list-style-type: none"> <u>Office, Research / Development, Light Industry Employment (Use Class B1)</u> Residential (Use Class C3) Small Scale Retail (up to 280 sqm net) (Use Class A1); Small scale leisure uses, particularly associated with the canal side location (subject to access agreement from the Bridgewater Canal Trust) Small scale ancillary complementary services and facilities (compliant with policy ED3) <p>13. Within each of these Mixed Use Areas development proposals for uses not listed will be decided on their individual merits.</p>	
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⁷³ ~~The Town and Country Planning (Use Classes) Order 1987 (as amended) D1 use class: Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court, non-residential education and training centres.~~

<p>Page 151 HE1 Part 2 New paragraphs Part 10</p>	<p>MM037</p>	<p>Policy HE1: Natural Environment and Nature Conservation Designated Sites, Priority Habitats and Priority Species</p> <ol style="list-style-type: none"> 1. Any development which may affect a designated natural asset will be considered in line with the mitigation hierarchy: <ol style="list-style-type: none"> a. Avoidance b. Minimisation c. Mitigation d. Compensation 2. Development which may adversely affect the integrity of internationally important sites⁷⁴ will only be permitted where there are no alternative solutions and there are imperative reasons of overriding public interest. This also applies to sites and habitats outside the designated boundaries that support provide supporting habitat for qualifying features or species listed as being important in the designations of the internationally important sites. 3. Development which may cause significant harm will only be permitted for: <ol style="list-style-type: none"> a. Sites of National Importance (including Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs)): where the reasons for and the benefits of development clearly outweigh the impact on the nature conservation value of the site and its broader contribution to the national network; b. Sites of Local Importance (including Local Nature Reserves (LNRs), Local Wildlife Site (LWS) and Local Geological Sites (LGS)): where the reasons for and the benefits of development clearly outweigh the impact on the nature conservation value of the site and its broader contribution to the LCR Ecological Network; and c. Priority Habitats: where the reasons for and the benefits of development clearly outweigh the impact on the nature conservation value of the habitat and its broader contribution to the LCR Ecological Network. d. Priority Species: where it is demonstrated that no significant harm will result.
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⁷⁴ Including any development likely to introduce 200 LGV, or 1,000 vehicle movements (annual daily average) or more on roads within 200m of the Manchester Mosses SAC.

		<p>e. Protected Species: where development that may affect legally protected species will only be permitted where it can be demonstrated that there is no significant harm</p> <p>4. Where it has been demonstrated that significant harm cannot be avoided, appropriate mitigation, replacement or other compensatory measures will be required. For priority habitats, appropriate measures, informed by habitat type affected, will be required. The location of appropriate mitigation, replacement or other compensatory measures will be targeted as follows:</p> <ul style="list-style-type: none"> • On site; • Immediate locality and / or within the Core Biodiversity Area; • LCR Nature Improvement Area within the Borough; and lastly • LCR Nature Improvement Area outside the Borough <p>5. Where significant harm resulting from development cannot be avoided, adequately mitigated or, as a last resort, compensated, then planning permission will be refused.</p> <p><u>[New] Developments that are likely to have an adverse impact (either individually or in combination with other developments) on European Designated Sites must satisfy the requirements of the Habitats Regulations, determining site specific impacts and avoiding or mitigating against impacts where identified.</u></p> <p><u>[New] Where appropriate, contributions from developments will be secured towards mitigation measures identified in the LCR Recreational Mitigation Strategy (RMS) which will be completed during the early part of the plan period.</u></p> <p><u>[New] Prior to RMS completion, the authority will seek contributions as set out in the RMS Interim Arrangement document, where appropriate, from proposed major residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitats Regulations and Habitats Directive.</u></p> <p>6. Development proposals which affect sites of nature conservation importance and / or priority habitats must be supported by an Ecological Appraisal including an Ecological Constraints and Opportunities plan showing details of avoidance, mitigation and /or compensation.</p> <p>Non-Designated Sites and Habitats</p> <p>7. To ensure the protection, conservation and enhancement of Halton’s natural environment in accordance with Core Strategy policy CS(R)20, development will be permitted provided that:</p>	
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		<ul style="list-style-type: none"> • It does not have a detrimental impact on the non-designated sites and habitats of ecological value. • Arrangements for the long term management and maintenance of any existing and proposed landscaping have been made include mitigation and compensatory measures/landscaping. • It does not result in the loss of important features such as trees, woodlands, walls, hedgerows, ponds or watercourses <p>Ecological Network</p> <p>8. Priority should be given to improving the quality, linkages and habitat within the Liverpool City Region Ecological Network, including the Liverpool City Region Nature Improvement Area.</p> <p>9. Development proposals within the Nature Improvement Area⁷⁵ will be permitted where they complement the identified opportunities for habitat creation and / or habitat management, and are consistent with other policies in the Plan.</p> <p>High Quality Agricultural land</p> <p>10. Additionally, the irreversible significant development of open agricultural land will not be permitted where it would result in the loss of the best and most versatile agricultural land, except where absolutely necessary to deliver development allocated within the Local Plan, strategic infrastructure or development associated with the agricultural use of land where it can be demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.</p>
Page 153 12.4 (1) 12.13 New paragraph 12.14	MM037	12.2. The Core Strategy policy CS(R)20 sets out the hierarchical approach that will be used: <ul style="list-style-type: none"> 1. Sites of international importance including the Mersey Estuary Special Protection Area (SPA) and Ramsar site; 2. Sites of national importance including Sites of Special Scientific Interest (SSSI) namely: the Mersey Estuary; Flood Brook Clough and Red Brow Cutting; and

⁷⁵ [Liverpool City Region Ecological Network \(2015\) ecological and biodiversity information on the City Region's natural assets available at: http://www.lcreconet.uk/](http://www.lcreconet.uk/)

		<p>3. Sites of local importance including Local Nature Reserves (LNRs), Local Geological Sites, Local Wildlife Sites, Ancient Woodland, and habitats and species identified in the Cheshire Biodiversity Action Plan and Habitat and Species Action Plans or replacement.</p> <p>12.3. In addition to Mersey Estuary Special Protection Area (SPA) and Ramsar site within Halton, full consideration in line with applicable regulations needs to be given to designated sites in surrounding areas and the possible ‘in combination’ effects of multiple proposals. The supporting Habitats Regulations Assessment to this Plan sets out the key qualifying features and threats to the following sites in neighbouring areas;</p> <ul style="list-style-type: none"> • Mersey Narrows & North Wirral Foreshore SPA and Ramsar • Manchester Mosses SAC • Oak Mere SAC • River Dee and Bala Lake SAC • Sefton Coast SAC • Dee Estuary SPA and Ramsar and SAC • Ribble and Alt Estuaries SPA and Ramsar • Liverpool Bay SPA • River Eden SAC <p>12.4. The HRA raises two particular concerns regarding development in Halton;</p> <p>(1) <u>The effects of recreational disturbance on the coastal and estuarine environments.</u></p> <p>Recreational visits to these environments can cause detriment for example due to disturbance, trampling, and dog fouling. Halton Council has been is working with partners, including the other Merseyside authorities, to devise and implement a Recreation Mitigation and Avoidance Strategy to protect all European sites in the Liverpool City Region from potential increased recreational pressure resulting from new housing and tourism development.</p> <p>(2) <u>Manchester Mosses SPA</u></p> <p>Part of the Manchester Mosses SAC is located adjacent to the M62 (to the east of Junction 11 at Houghton Green) and already receives nitrogen deposition in excess of critical loads. Whilst development in Halton is unlikely to add significantly to use of the M62 in this location,, in</p>
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		<p>combination with proposals in other authorities including Knowsley, St.Helens, Warrington and Salford towards Greater Manchester the relatively small contribution of Halton residents atmospheric pollution could be significant. The Local Plan sets out a strategic approach to managing air quality (reducing trip generation and maximising sustainable transport and low emission vehicles) in policies CS(R)15 and Policies C1 and C2. These will be expanded upon in the forthcoming Transport and Accessibility SPD and will reduce Halton’s contribution. However, it is also necessary that the contribution to atmospheric pollution of large schemes also requires project-level mitigation. Therefore large developments resulting in an increase of 20 Heavy Duty Vehicles per day or 100 Average Annual Daily Traffic on roads within 200m of the Manchester Mosses SAC, should provide a scheme-specific range of mitigation measures... The Local Plan HRA provides examples of the measures available to individual projects and developments.</p> <p><u>[New] Halton Council has undertaken bird surveys⁷⁶ across multiple seasons (autumn, winter and spring) on the land parcels likely to be functionally linked land to the SPA and Ramsar. The data show that none of the residential site allocations supported significant proportions of the SPA bird populations. However, several fields close to the allocated sites were used by significant populations of SPA birds. Applications for development in proximity of potential supporting habitat will need to be supported by additional, timely, survey evidence.</u></p> <p>12.5. Smaller individual features can combine to establish a character and identity of an area. These elements, such as trees, hedgerows and water courses often provide recognisable boundaries to settlements help establish an identity of that area. These features should be protected as their loss, either individually or cumulatively, could have a potential impact on both the immediate and wider character of the landscape. Each of these natural assets contributes to part of the wider ecological network.</p> <p>12.6. Paragraph 8 of NPPF recognises that pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature, in line with wider Government policy set out in ‘Biodiversity 2020: A strategy for England’s wildlife and ecosystem services’ (2011). Other national policy for nature conservation is set out in paragraphs 170 to 177 of NPPF. This complements legal duties and requirements for nature conservation set out in a range of legislation including the Natural Environment and Rural Communities (NERC) Act 2006 and the Habitats Regulations 2010 (as amended).</p> <p>12.7. Priority habitats are ‘habitats or principal importance’ for the conservation of biodiversity in England. They are identified as being the most threatened and in need of conservation action. The Council,</p>
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⁷⁶ Avian Ecology (2020) Halton Non Breeding Bird Survey

		<p>together with other public bodies (such as the Environment Agency), has a duty under section 40 of the Natural Environment and Rural Communities Act (NERC) Act 2006 to conserve biodiversity when carrying out its normal functions. This 'biodiversity duty' includes priority habitats. Priority habitats sit outside the designated site hierarchy and may be of national (e.g. Ancient woodlands) or, sometimes, local importance.</p> <p>12.8. Priority species are 'species of principal importance' for the conservation of biodiversity in England. The Council, together with other public bodies (such as the Environment Agency), has a duty under section 40 of the Natural Environment and Rural Communities (NERC) Act (2006) to conserve biodiversity when carrying out its normal functions, and this 'biodiversity duty' encompasses priority species.</p> <p>12.9. An Ecological Appraisal, which should be carried out by a suitably competent ecologist must support planning applications which affect sites of nature importance and / or priority habitats and species. The Ecological Appraisal must:</p> <ol style="list-style-type: none"> i. Include a desktop study and consultation with rECOrd to identify any records for protected and/or notable species, sites and habitats on, or within 1km of, the site boundary; ii. Include an Extended Phase I Habitat survey to identify the habitats present on and adjoining the site, with maps and target notes appended to the report, in accordance with methods set out in the JNCC Handbook for Phase I Habitat Survey; iii. Identify the potential for protected and/or notable species and any requirements for specialist surveys e.g. breeding birds, bats, water vole. Where specialist surveys are required, the report should identify when these surveys will be undertaken; iv. Identify any ecological impacts, notably on for designation of the internationally important sites, as a result of construction work or future site use and suggest measures for avoidance and/or mitigation – an Ecological Constraints and Opportunities plan. v. Identify opportunities to make the most of the contribution of the proposed development to biodiversity in line with the requirements of NPPF paragraphs 117 and 118 and would contribute towards the biodiversity duty set out in Sections 40 and 41 of the Natural Environment and Rural Communities Act (NERC) 2006. (Merseyside Environmental Advisory Service may be able to provide further information to the applicant as the scheme progresses.) vi. Identify any invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 as amended, present on the site or within 7m of the site boundary. The location and extent of any invasive species should be shown on a scaled plan included with the survey report.
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		<p>12.10. Development should be designed to ensure the health and future retention of existing trees, including veteran trees, and hedgerows are not compromised.</p> <p>12.11. The provision of landscaping can visually enhance an area and support local biodiversity. In considering any proposals, the Council will need to be satisfied that they have been informed by and taken into account the current Cheshire Biodiversity Action Plan and Priority Species and Habitat Action Plans and Halton's Landscape Character Assessment.</p> <p>12.12. The local authorities in the city region have worked together to prepare the Ecological Network as a joint evidence base and to help plan for biodiversity at a landscape-scale. The Liverpool City Region (LCR) Ecological Network draws together the evidence (for example, nature site designations and priority habitats) and indicates strategic priorities and opportunities in Halton and across the city region.</p> <p>12.13. <u>Section 40 of the Natural Environment and Rural Communities Act 2006 (NERC) places a duty on all Local Authorities to have regard to the conservation of biodiversity in its policy and decision making. The LCR Ecological Framework has been developed to support Local Planning and inform land management in the City Region and comprises ecological and biodiversity information on the City Region's natural assets. The LCR Ecological Framework identifies opportunities to enable better protection and management of those natural assets and at the same time, describes opportunities to create new natural assets.</u> The LCR Ecological Network includes a Core Biodiversity Area of designated nature and geological sites and priority habitats. It also includes linking networks and strategic and district priorities for habitat creation and enhancement. The strategic priorities are set out in sixteen Nature Improvement Focus Areas which together make up the LCR Nature Improvement Area.</p> <p>12.14. The local authorities in the City Region also continue to work together, and are committed, to helping manage visitor pressure on the internationally important designated sites. <u>Where appropriate, developer contributions will be sought on major developments in accordance with policy CS(R)1, CS(R)20 and HE1.</u></p>
Page 156 HE2	MM038	<div style="border: 1px solid black; padding: 5px;"> <p>Policy HE2: Heritage Assets and the Historic Environment</p> <p>1. In accordance with policy CS(R)20 the Borough's heritage assets will be conserved and enhanced with special regard had to their setting. The Council will apply a presumption in favour of the preservation and enhancement of heritage assets which are recognised</p> </div>

~~as being of special historic, archaeological, architectural, landscape or cultural significance.~~

~~2. These Heritage Assets include:~~

- ~~a. Listed Buildings and Locally Listed buildings;~~
- ~~b. Conservation Areas;~~
- ~~c. Scheduled Ancient Monuments and Archaeological sites; and~~
- ~~d. Other places, spaces, structures and features which may not be formally designated but are recognised as significant elements of Halton's heritage.~~

Designated Heritage Assets

3. Development of designated heritage assets and their settings must:

- a. Be based on an analysis of their significance and the impact of proposals upon that significance;
- b. Conserve, or where possible enhance, the asset or its setting;
- c. Ensure that significance of the asset is not compromised;
- d. Protect, or where appropriate, restore original or historic fabric;
- e. Enhance or better reveal the significance of assets;
- f. Take account of:
 - i. Topography, landscape, setting and natural features;
 - ii. Existing townscapes, local landmarks, views and vistas;
 - iii. The architecture of surrounding buildings;
 - iv. The quality and nature of materials;
 - v. Established layout and spatial character;
 - vi. The scale, height, bulk and massing of adjacent townscape;
 - vii. Architectural, historical and archaeological features and their settings; and
- g. Be accompanied by a Heritage Statement.

4. Where it has been demonstrated that potential harm to, or the loss of, a designated heritage asset, including its setting cannot be avoided, the Council will expect the development proposal to:

- a. Demonstrate that, firstly, all reasonable efforts have been made to sustain the heritage asset and secondly, to mitigate the extent of the harm to the significance of the asset;
- b. Provide a clear and convincing justification as to why that harm is considered acceptable. Where that case cannot be demonstrated, proposals will not be supported.
- c. Ensure that the significance of the asset is not compromised;
- d. Include appropriate legal agreements or planning obligations to secure the benefits arising from a development proposal where the loss, in whole or in part, of a heritage asset is accepted.
- e. Appropriately record the asset.

Listed Buildings

- 5. Development proposals will be required to safeguard or enhance listed buildings.
 - a. The demolition of any listed building will only be permitted in exceptional circumstances, which outweigh the case for retention.
 - b. The Council will not permit uses, alterations or extensions that would be detrimental to the significance of the Listed Building including fabric, appearance, historic interest or setting.
 - c. The rehabilitation, maintenance repair and enhancement of listed buildings will be encouraged.

Conservation Areas

- ~~6. Development within or affecting the setting of Conservation Areas as illustrated on the policies map must:~~
 - ~~a. Retain and enhance characteristic features and detailing, and avoid the introduction of design and materials, that may undermine the significance of the Conservation Area;~~
 - ~~b. Retain elements identified as contributing positively to, and seek to improve or replace elements identified as detracting from, the Conservation Area;~~
 - ~~c. Ensure the significance of heritage assets is understood and conserved;~~
 - ~~d. Avoid harm to any heritage asset. Proposals that may cause harm must be exceptional in relation to the significance of the asset, and be clearly and convincingly justified in line with national policy; and~~

~~e.—Be supported by Conservation Area Appraisals, where appropriate, to help increase understanding and respect the significance, special character, context, appearance and historical importance.~~

~~Scheduled Monuments~~

~~7.—Planning permission will be refused for development proposals that would have an adverse impact upon a Scheduled Monument or its setting, or unscheduled site of local, regional or national importance or their settings.~~

~~Archaeology~~

~~8.—Development within sites of known or potential archaeological interest applications must be accompanied by an appropriate assessment of the archaeological impact of the development. A field evaluation prior to the determination of the planning applications may also be required.~~

~~9.—Where development is proposed affecting an unscheduled site of known archaeological interest then archaeological investigations will need to be carried out to establish a mitigation and/or excavation strategy prior to development being permitted.~~

~~Non-designated Heritage Assets~~

~~10.—The Council will seek to conserve non-designated heritage assets including those on the future Halton Local List of buildings of architectural / historic interest and encourage their sympathetic maintenance and enhancement. Alterations or extensions to non-designated heritage assets will be expected to achieve a high standard of design.~~

11. [Historic Environment](#)

[In accordance with policy CS\(R\)20 the Council will support proposals that conserve and, where appropriate, enhance the Borough's historic environment, heritage assets and their settings, especially those identified as being at risk.](#)

12. [Designated Heritage Assets](#)

Development proposals affecting designated heritage assets (or an archaeological site of national importance) should conserve, and where possible enhance, the significance of the asset and its setting. The more important the asset, the greater the weight that will be given to its conservation.

Harm to the significance of a designated heritage asset will only be permitted where the application meets the criteria set out in Para 194 of the National Planning Policy Framework 2021. Approval will be conditional upon the asset being fully recorded and the information submitted to the Local Planning Authority and the Historic Environment Record.

13. Heritage Statements and Heritage Impact Assessments

All proposals affecting heritage assets should be accompanied by an analysis of the asset's significance, including the impact of proposals upon that significance, through a Heritage Statement or Heritage Impact Assessment. The level of detail should be proportionate to the asset's importance and sufficient to understand the potential impact of the proposal on their significance.

14. Conservation Areas

Proposals that conserve or enhance the character or appearance of a Conservation Area, especially those elements which have been identified in a Conservation Area Appraisal as making a positive contribution to its significance, will be supported, subject to a balance of all other material considerations.

15. Archaeology

Proposals affecting archaeological sites of less than national importance (or local significance) should conserve those elements which contribute to their significance in line with the importance of the remains. Where development affecting such sites is acceptable, any mitigation will be ensured through preservation of the remains in situ as the preferred solution. Where in situ is not justified, the developer will be required to make adequate provision for excavation and recording before and during

		<p><u>development. The findings should be submitted to the Local Planning Authority and deposited with the Historic Environment Record.</u></p> <p>16. <u>Non-designated heritage assets</u></p> <p><u>Proposals that conserve and enhance the significance of non-designated heritage assets will be supported, subject to a balance of all other material planning considerations.</u></p> <p><u>Alterations and extensions should be based on an accurate understanding of the significance of the asset including the structure. Proposals should respect the architectural character, and detailing of the original building including the use of appropriate materials and techniques.</u></p> <p><u>Partial or total-loss of a non-designated heritage asset will only be permitted where the benefits are considered sufficient to outweigh the harm. Where harm would be acceptable the following will be required:</u></p> <ul style="list-style-type: none"> i. <u>An appropriate level of survey and recording which may also include an archaeological excavation;</u> ii. <u>Provision or replacement of buildings of comparable quality and design;</u> iii. <u>The salvage and reuse of special features within the replacement development;</u> <p>17. <u>Historic Environment</u></p> <p><u>In accordance with policy CS(R)20 the Council will support proposals that conserve and, where appropriate, enhance the Borough’s historic environment, heritage assets and their settings, especially those identified as being at risk.</u></p>	
Page 161 HE2 Justification	MM038	12.22. A Heritage Statement is required under paragraph 128 <u>in accordance with paragraph 194</u> of the NPPF (2021) and should accompany all applications that affect heritage assets.	

Para 12.22		<p>[New] <u>Site Allocations within the Halton Local Plan should take into account the Heritage Impact Assessments' [Halton's Site Allocations Heritage Impact Assessments] findings for the relevant site, and demonstrate that any negative impacts on the significance of designated and non-designated heritage assets and their settings have been avoided or otherwise minimised through the recommended site-specific mitigation measures</u></p>
<p>Page 162 HE3 New paragraph 12.34</p>	<p>MM039</p>	<p>Policy HE3: Waterways and Waterfronts</p> <p>The natural habitat and setting of the waterways and associated banks will be protected and enhanced. Where appropriate public Public access, continuous green infrastructure links, towpaths and heritage value along the waterfront should shall be maintained, improved and extended for the purposes of nature conservation, leisure, recreation, tourism, education and economic activity.</p> <ol style="list-style-type: none"> 1. To protect the benefits the water environment provides, it is essential to prevent it deteriorating. This will help to protect both wildlife and people's health and well-being. Therefore the Council will expect all development to take into consideration the objectives of the Water Framework Directive and the relevant River Basin Management Plan. <p>Waterside Development</p> <ol style="list-style-type: none"> 2. Development alongside Halton's waterfronts should ensure that: <ol style="list-style-type: none"> a. Public access to the waterway is improved, including for those with impaired mobility; b. Natural habitats are protected and enhanced; c. Habitat creation is considered throughout the design stage; d. Opportunities to connect identified habitats, species or features are taken; e. New development presents a public face to the waterway and is in keeping with local character in terms of scale, design and materials; f. Proposals contribute to environmental enhancements including lighting, signage and landscaping; and g. Proposals in the vicinity of Halton's waterfront take into account the potential for localised flooding. 3. Proposals which reuse brownfield land and make a positive contribution to the character and appearance of the waterfront area will generally be supported.

		<p>4. Proposals (where appropriate) for recreation and tourism involving Halton’s waterways and waterfronts will generally be supported, particularly where they enhance the character and accessibility of waterfront areas and do not prejudice operational requirements.</p> <p>5. Proposals to develop the Manchester Ship Canal and its environs for recreation and tourism will be encouraged provided that they would not prejudice its operational requirements as a commercial waterway.</p> <p>6. Waterside development will not be permitted should it have an unacceptable effect on water quality or cause significant run-off.</p> <p>7. Developers (where appropriate) are encouraged consult the owners of any waterways for any works that might affect the integrity of the waterway or linkages (for instance to towpaths).</p> <p>Runcorn Locks</p> <p>8. The Council supports the reinstatement of the Runcorn Locks (as shown in the indicative alignment on the Policies Map) and as such will protect the alignment from inappropriate development.</p> <p>Coastal Change Management Areas</p> <p>9. Proposals within or adjacent to Coastal Change Management Areas (as shown on the Policies Map) will be supported where the proposal requires a coastal location and:</p> <ul style="list-style-type: none"> a. The proposal relates to the recreational use of the area and is of a scale and nature which will not adversely affect the landscape quality, nature conservation, and archaeological value of the coast; or b. The proposal is necessary for reasons of human health or public safety or for beneficial consequences of primary importance for nature conservation. 	
Page 164 New Paragraph 12.34	MM039	[New] Coastal Change Management Areas (CCMAs) are defined in the National Planning Policy Framework as ‘An area identified in plans as likely to be affected by physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion.’ CCMAs provide a useful mechanism to plan for adaptation where rates of shoreline change could occur and enables the effects of climate change to be fully considered. The CCMA	

		<p>area identified on the policies map is in accordance with paras 170 -173 of the NPPF (2021) and Draft North West Inshore and Offshore Marine Plan⁷⁷.</p> <p>12.34 Opportunities to enhance the character and accessibility of waterfront areas should be taken <u>where appropriate</u>.</p>
<p>Page 166 HE4 New paragraph Part c Part 2,3,4,7 Para 12.41 New paragraph New paragraph New paragraph New paragraph</p>	<p>MM042</p>	<p><u>HE4: Greenspace and Green Infrastructure</u></p> <p>12.38 Green Infrastructure is a network of multi-functional green spaces, urban and rural, which are capable of delivering a wide range of environmental, economic and quality of life benefits for local communities. Therefore Green Infrastructure is considered a key part of our infrastructure, similar to water, waste, transport and energy infrastructure.</p> <p><u>[New] Recognising greenspace as an important land-use in its own right, the Plan seeks to ensure adequate provision in the Borough in terms of quantity, quality and distribution.</u></p> <p><u>[New] The amenity value of greenspace is recognised as being wide ranging. Even where greenspaces are not publicly accessible, many of them are recognised as having an important visual, wildlife or structural role to play. They can also have economic significance, in enhancing the overall attractiveness of the Borough</u></p> <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <p>Policy HE4: <u>Greenspace and Green Infrastructure</u></p> <p>I. All development where appropriate will be expected to incorporate high quality green infrastructure that:</p> <ol style="list-style-type: none"> a. Creates and/or enhances green infrastructure networks and provides links to green infrastructure assets; b. Addresses climate change and reduces the risk of flooding through the provision of sustainable urban drainage systems in accordance with policy HE9 where appropriate and measures to address surface water run off; c. Protects and enhances biodiversity and heritage assets in accordance with policy HE1 where appropriate; d. Encourages physical activity, enjoyment, education and social interaction; e. Improves access for pedestrians, cyclists and horse-riders; f. Encourages local food production; and </div>

⁷⁷ MMO (2020) Draft NW Inshore and Offshore Marine Plan

g. Increases investors and visitors by enhancing the quality of the landscape and townscape.

~~2. — Development within a designated, or proposed, Green Infrastructure asset (including Nature Conservation Sites, Greenspaces, the Greenway Network and LCR Ecological Networks), as defined on the Policies Map, will be permitted where:~~

~~a. — it is ancillary to the enjoyment of the asset and does not compromise the integrity or potential value of the asset; or~~

~~b. — the development does not compromise the integrity or potential value of the asset and it is of a scale, form, layout and design which respects the character of the Borough's green infrastructure network and it would maintain the linkages without compromising the integrity or potential value of the asset; or~~

~~c. — the loss of the asset is appropriately compensated for.~~

~~d. — it can be demonstrated that the loss of the asset does not detract from the Borough's ability to divert recreational pressure away from sensitive European designated sites and it does not result in an effective increase in recreational pressure within the European designated sites~~

~~3. — Appropriate compensation may include:~~

~~a. — Suitable replacement of the asset, in terms of size, linkages to the green infrastructure network, amenity value, quality and accessibility; or~~

~~b. — Improvement or enhancements that would raise the overall amenity value, quality, use and multi-functionality of the greenspace.~~

~~Normally, these compensatory measures would be expected to be delivered as part of the proposed development, financial contributions would need to be justified.~~

[New] Proposals for the provision, enhancement and / or expansion of a green infrastructure asset (including amenity greenspace, provision for Children and Young People, Parks and Gardens, Allotments & Community Gardens and natural and semi natural open space) where there is an identified need in the local area will generally be supported.

[New] Development within a designated or Proposed Green Infrastructure asset will be permitted where:

- a) it is ancillary to the enjoyment of the asset and does not compromise the integrity or value of the asset;
- b) any ancillary facilities such as pavilions, car parking, fencing or lighting must be of a suitable layout, high standard of design, of an appropriate material; and
- c) the location of such ancillary facilities must be well related and sensitive to the topography, character, uses of the surrounding area and, where appropriate the openness of the Green Belt.

[New] Development that would result in the loss of an existing green infrastructure asset will only be permitted where the following criteria can be met:

- I. It can be demonstrated that the green infrastructure asset is surplus to requirements against the Council's standards in accordance with policy RD4 and CS(R)21, and the proposed loss will not result in a likely shortfall during the plan period; or a
 - II. Replacement green infrastructure asset is provided of equivalent or better provision in terms of quality and quantity, and in a suitable location to meet the needs of users of the existing Green infrastructure asset.
 - III. It must be demonstrated that the loss of the Green Infrastructure asset under criteria i. or ii. does not detract from the Borough's ability to divert recreational pressure away from sensitive European designated sites and does not result in an effective increase in recreational pressure within the European designated sites.
4. The Council will normally support opportunities to add to the green infrastructure network, particularly through partnership and cross boundary working.

[New] The requirements for formal indoor and outdoor sports provision are contained within policy HE6.

		<p>12.41 For the purposes of Halton’s Local Plan, Green Infrastructure is defined as:</p> <ul style="list-style-type: none"> a. Parks and Gardens – including parks, sub-regional and regional parks b. Amenity Green Space – including informal recreation spaces, greenspaces in and around housing c. Outdoor Sports Facilities – including formal playing fields, golf courses and other outdoor sports areas d. Natural and semi-natural Greenspaces – including woodlands, scrub, grassland, heath or moor, wetlands, open and running water and bare rock habitats e. Green Corridors – including rivers and canal banks, Bridgewater way and adjoining footpaths, road and rail corridors, bridleways, cycling routes, pedestrian paths, the Greenway Network and rights of way f. Other – including agricultural land, allotments, community gardens, cemeteries and church yards
		<u>[New] Publicly accessible Greenspace has a vital role to play in helping to promote more healthy lifestyles</u>
		<u>[New] Greenspace, such as parks, woodland, fields and allotments as well as natural elements including green walls, roofs and incidental vegetation, are increasingly being recognised as an important asset for supporting health and wellbeing. This ‘natural capital’ can help address local issues, including improving health and wellbeing, managing health and social care costs, reducing health inequalities, improving social cohesion and taking positive action to address climate change.</u>
		<u>[New] Evidence shows that living in a greener environment can promote and protect good health, and aid in recovery from illness and help with managing poor health. People who have greater exposure to greenspace have a range of more favourable physiological outcomes .</u>
		<u>[New] Greener environments are also associated with better mental health and wellbeing outcomes including reduced levels of depression, anxiety, and fatigue, and enhanced quality of life for both children and adults. Greenspace can help to bind communities together, reduce loneliness, and mitigate the negative effects of air pollution, excessive noise, heat and flooding. Evidence also indicates that access to and use of green spaces are associated with a range of positive health outcomes that can help reduce inequalities in health. These include improvements in mental health, length of life, circulatory health, lower BMI scores and greater physical activity levels. Access to good quality, safe and local green spaces can</u>

		<p>contribute to local and national measures to reduce health inequalities and promote healthy and active lifestyles.</p>
<p>Page 170 HE5 Part 3,4,6,7,8 Para 12.45</p>	<p>MM043</p>	<p>Policy HE5: Trees and Landscaping Woodlands, Trees and Hedgerows</p> <ol style="list-style-type: none"> 1. Tree Survey information must be submitted with all planning applications where trees are present on site and in some cases where trees are present on adjacent sites. The Survey should include information in relation to protection, mitigation and management measures. 2. Planning permission will not normally be permitted where the proposal adversely effects trees, woodlands and hedgerows which are: <ol style="list-style-type: none"> a. Protected by a Tree Preservation Order (TPO); b. Ancient woodlands or veteran trees; c. In a Conservation Area; or d. Within a recognised Nature Conservation Asset⁷⁸. 3. There will be a presumption in favour of the retention and enhancement of existing tree, woodland and hedgerow cover of arboricultural, landscape and/or visual amenity value on site. 4. Where development is likely to result in the unavoidable loss of, or threat to, the continued health and life expectancy of, woodlands, trees or hedgerows the Council will require the impacts to be satisfactorily addressed through appropriate mitigation, or where this can be demonstrated to be not feasible, compensation or offsetting in accordance with policy HE1. <p>Landscaping</p> <ol style="list-style-type: none"> 5. All development will be required to conserve and where appropriate enhance the character and quality of the local landscape. 6. Development proposals will be required, where appropriate to include hard and soft landscaping that: <ol style="list-style-type: none"> a. reflects the character of the area through appropriate design and management; b. is well laid out and maintainable to ensure that suitable living conditions are achieved for future occupiers and neighbours in terms of access, car parking and road safety;

⁷⁸ Including but not limited to Ramsar sites, Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs), Local Wildlife Sites (LWSs), Local Geological Sites (LGSs), Priority Habitats and Core Biodiversity Areas identified in the LCR Ecological Network.

		<ul style="list-style-type: none"> c. achieves a suitable visual setting for the development; d. provides sufficient space for new, or existing, trees and planting to grow; e. supports biodiversity, f. where appropriate, provides suitable and appropriate mitigation for the restoration of damaged landscape areas; and g. includes hard and soft landscaping such as permeable surfaces. <p>7. Ornamental hedge planting will be of appropriate species for the location, planted with sufficient room and to mature over time.</p> <p>8. Appropriate tree species should be chosen as not to shed fruit onto any adjacent highway areas, additionally no deep rooted or high water demand trees or shrubs should be planted in or adjacent to the highway to mitigate risk of root invasion of damage caused to infrastructure. <u>Trees proposed to be planted in or adjacent to the highway or service strips should not include deep rooted or high water demand species liable to cause damage to infrastructure through root invasion. In addition species should be chosen to as not to shed fruit onto the highway.</u></p>
<p>Page 171 HE5 Justification Para 12.45</p>		<p>12.45 The Government's Forestry and Woodlands Policy Statement 2013 states that 'the protection of the UK's trees, woods and forests, especially ancient woodland is a top priority' and 'new and better managed woodland also has a role in making our rural and urban landscapes more resilient to the effects of climate change'. Therefore the Council will operate a presumption in favour of retaining and enhancing all existing tree, woodlands and hedgerow cover. Where there is an unavoidable loss of trees, woodlands and/or hedgerows, the Council will encourage a replacement, ideally to be located on site or in the vicinity of the site or local area. Where this is not possible it will be sought for off-site provision to be located where the Council sees fit. <u>Ornamental hedge planting will be of appropriate species for the location, planted with sufficient room and to mature over time</u> The type of tree, woodland and/or hedgerow to be provided will be decided in discussion with the Council and trees will be expected to be of semi-maturity. Where the proposal affects ancient woodland or veteran trees the Council will follow the Standing Advice from Natural England.</p>
<p>Page 173 HE6 Para 12.56</p>	<p>MM044</p>	<p><u>HE6: Greenspace and Outdoor and Indoor Sports Provision</u></p>

		<p>12.56 The Council's last Playing Pitch Strategy was completed in 2013⁷⁹. The Council is reconvening the Partnership to oversee an update that will be commissioned in 2019. <u>The Council's last Playing Pitch Strategy was completed in 2013. The Council has worked in partnership with Sport England and sport governing bodies to oversee an update that was completed in 2020.</u></p>
HE6		<p><u>Policy HE6: Greenspace and Outdoor and Indoor Sports Provision</u></p> <ol style="list-style-type: none"> 1. Proposals for the provision, enhancement and / or expansion of amenity or recreational Greenspace (including outdoor sports facilities, amenity greenspace, provision for Children and Young People, Parks and Gardens, Allotments & Community Gardens) will generally be supported. 2. Any ancillary facilities such as club houses, changing facilities, car parking, fencing or lighting must be of a high standard of design, of an appropriate material and must be of a suitable layout. The location of such facilities must be well related and sensitive to the topography, character, uses of the surrounding area and, where appropriate, the openness of the Green Belt. 3. Development that would result in the loss of an existing amenity or recreational Greenspace will only be permitted where the following criteria can be met: <ol style="list-style-type: none"> a. It can be demonstrated that the Greenspace or outdoor sports facilities is surplus to requirements against the Council standards in accordance with policy RD4 and CS(R)21, and the proposed loss will not result in a likely shortfall during the plan period; or a b. Replacement Greenspace or outdoor sports facilities are provided of at least equivalent quality and quantity, and in a suitable location to meet the needs of users of the existing Greenspace or outdoor sports facility; and in all cases

⁷⁹ Completed in-house by HBC as a Pilot for Sports England's then new methodology. Results not endorsed by Sport England.

~~c. The proposal would not result in the loss of an area important for its amenity or contribution to the character of the area.~~

~~4. Standards for Outdoor Sports Facilities and Playing Pitches will be set out in the latest Playing Pitch Strategy, and will be taken into consideration when assessing development proposals for sport and recreation facilities.~~

5. To help meet identified needs for sport and recreation, as set out in the most up to date evidence base, development affecting indoor and outdoor sports facilities will be supported where it meets Local Plan policy CS(R)21 and RD4.

Protection and Enhancement

6. The Council will not permit development likely to result in an unacceptable loss of existing sport or recreation facilities for non-recreation purposes unless it can be demonstrated:

- a. that the development is ancillary to the sport and recreation use and does not reduce the overall recreation function of the site;
- b. that replacement sport and recreation provision of at least the same or better quantity, quality and accessibility to its catchment population, community benefit and management level is made in a suitable location; or
- c. that the site/facility is surplus to recreational requirements and is not capable of helping to meet any of Halton's identified needs.

7. This policy applies to all existing sites and facilities that have a recreation use or value, irrespective of whether they are owned or managed by the public, private or voluntary sectors. All facilities shall be designed to serve other green infrastructure functions (in accordance with Policy CS(R)21 and HE4) wherever possible, linking into the wider green infrastructure network.

8. Developer contributions will be required to enhance existing provision of playing pitches, based on additional demand generated by the new residential development and the sufficiency of existing provision to meet current and projected need and new development in accordance with policy RD4. Where it is agreed by the Council that

		<p><u>on-site pitch provision is appropriate to meet identified demand, the applicant is required to provide the new pitch(es) and make provision for its management and maintenance in perpetuity, and clarify these arrangements within a management plan to be agreed by the Council.</u></p> <p><u>New Development</u></p> <p>9. <u>Provision of new indoor and outdoor sport facilities will be supported in line with the priorities of the Council’s up to date Playing Pitch Strategy and Indoor Sport facilities Strategy subject to relevant development plan policies.</u></p> <p><u>Lapsed and disused sites</u></p> <p>10. <u>Where the loss of a disused or lapsed playing field site is proposed the following priority order of options will be used in addition to the recommendations set out in Halton’s up to date playing pitch strategy:</u></p> <p>a) <u>Explore the feasibility of bringing the site back into use which may show either:</u></p> <p>i. <u>The site can be brought back into sustainable use where funding is available and use is secured by the council and the relevant sport national governing body and/or community groups; or</u></p> <p>ii. <u>The site is not in a sustainable location and in which case no amount of money will make it desirable. In this case criteria 6b or 6c will be applicable.</u></p> <p>b) <u>The site could become another type of recreation facility or greenspace to meet a need identified in Halton’s latest open space evidence base; or</u></p> <p>c) <u>Redevelop the site for an alternative use with an appropriate proportion of the capital receipt to be invested in existing recreation facilities in the locality.</u></p>
Page 175 Paragraph 12.59		<p>12.59 When considering proposals for the provision, enhancement and / or expansion of amenity or recreational greenspace or an indoor sports facility facilities or an outdoor sports facility the following considerations will be taken into account:</p> <p>I. <u>The benefit of the proposal to sport and how it meets the sporting needs of the area;</u></p> <p>II. <u>Good design, which ensure that any facility is fit for purpose; and</u></p> <p>III. <u>The benefit to sport of maximising the use of existing provision by enhancing ancillary facilities.</u></p>

Policy HE7: Pollution and Nuisance

1. Where applications for development identify risks that would negatively impacting on the quality of the environment through:
 - a. air pollution;
 - b. noise nuisance;
 - c. odour nuisance;
 - d. light pollution and nuisance;
 - e. land and soil contamination;
 - f. water pollution; and
 - g. other forms of pollution and nuisance,must be accompanied by an appropriate impact assessment and, where necessary, demonstrate that mitigation measures have been incorporated through a mitigation scheme.
2. Where risks for pollution and nuisance are identified, planning permission will be granted for development providing:
 - a. The level of air borne pollutants caused by the proposed development does not exceed statutory guidelines, unless appropriate mitigation measures are agreed.
 - b. Noise nuisance is not likely to cause a significant increase in ambient noise levels for either day or night time conditions.
 - c. Odour which can be detected beyond the boundary of the site and that is detrimental to neighbouring and / or local amenity is kept to a practical minimum.
 - d. External lighting proposals avoid unnecessary light pollution beyond the specific area intended to be lit.
 - e. Appropriate pollution control measures are incorporated where necessary to protect both ground and surface waters.
3. In addition to the above, development should ensure that the direct, indirect and cumulative effects of pollution and nuisance will not have an unacceptable negative impact on:
 - a. health;
 - b. public safety;
 - c. quality standards;
 - d. visual obtrusion;
 - e. the natural environment;

		<p>[New] national and international designated nature conservation sites</p> <ul style="list-style-type: none"> f. general amenity; and g. proposed land allocations shown on the Policies Map <p>4. Development near to existing sources of pollution or nuisance will not be permitted if it is likely that those existing sources of pollution will have an unacceptable impact on the proposed development and it is considered to be in the public interests that the existing sources of pollution should prevail over the proposed development. Exceptions may be permitted where the applicant submits satisfactory proposals to substantially mitigate the effects of existing sources of pollution on the development proposals.</p> <p>Air Quality Management Area (AQMA)</p> <ul style="list-style-type: none"> 5. Development should contribute to the reduction in air pollutants as specified by an AQMA. 6. Development will not be permitted where: <ul style="list-style-type: none"> a. It could result in the designation of a new AQMA; or b. It would conflict with the proposals in the Plan or Strategy for the AQMA.
		<p>12.65— Developments likely to generate 20+ HGV visits or 100 car journeys per day on the M62 between Junctions 11 and 12 (past Manchester Mosses SAC) will need to mitigate the effects on nationally designated sites as set out in policy HE1. Developments likely to exceed the Councils thresholds for Transport Assessments will need to mitigate the effects on internationally designated sites (Manchester Mosses SAC) as set out in policy HE1 through consideration of additional pollution reduction measures outlined in paragraph 5.112 of Local Plan Habitats Regulations Assessment.</p>
<p>Page 179 HE8 Part 2 New Paragraph</p>	<p>MM046</p>	<p>Policy HE8: Land Contamination</p> <ul style="list-style-type: none"> 1. An applicant proposing development on, or near a site, where contamination may potentially exist, should carry out sufficient investigation, so as to establish the nature, extent and significance of the contamination and should have regard to:

		<ul style="list-style-type: none"> a. Findings of a preliminary land contamination risk assessment (including a desk study, site reconnaissance, conceptual model and initial assessment of risk); b. Compatibility of the intended use with condition of land; c. The environment sensitivity of the site; and d. After-care measures where appropriate should include details of a programme of implementation. <p>Results of this investigation should be submitted to the Council as part of the planning application.</p> <ul style="list-style-type: none"> 2. Development will not be permitted unless practicable and effective remediation measures are taken to treat, contain or control any contamination so as not to: <ul style="list-style-type: none"> a. Cause contamination of the soil or sub-soil; b. Expose the occupiers of the development and neighbouring land uses, including in the case of housing, the users of gardens, to unacceptable risk; c. Threaten the structural integrity of any building built, or to be built on or adjoining the site; d. Lead to contamination of any watercourse, water body or aquifer; e. Cause the contamination of adjoining land, or allow such contamination to continue; f. Have an adverse effect upon natural habitats and ecosystems; <p>[New] <u>Have an adverse effect upon National and international designated nature conservation sites;</u></p> <ul style="list-style-type: none"> g. Have an adverse effect upon protection of heritage assets, above or below ground. 4. Where possible, contamination should be treated on site utilising sustainable remediation technologies. 5. Any permission for development will require that the remedial measures explain how and when they will be implemented and any arrangements for monitoring the effectiveness of the required actions. The minimum standards for remediation is that the land should not be capable of being determined as Contaminated Land as defined by Part 2A of the Environmental Protection Act 1990. Requirement to undertake work associated with contaminated land will be controlled by either planning conditions or where necessary by planning obligations. 	
Page 180 HE8 Justification		<p>[New] <u>'Contaminated Land (England) Regulations 2006' consolidated the provisions of the Contaminated Land (England) Regulations 2000 (S.I. 2000/227) and the Contaminated Land (England) (Amendment) Regulations 2001 (SI 2001/663) and the 'Contaminated Land</u></p>	

Para 12.67.		<p>(England) (Amendment) Regulations 2012' which included an amendment to reg. 3 (pollution of controlled waters) in which contaminated land affecting controlled waters is required to be designated as a special site.</p>
Page 181 HE9 Part 1,3,11,14, 16	MM047	<div style="border: 1px solid black; padding: 10px;"> <p>Policy HE9: Water Management and Flood Risk</p> <p>Flood Risk and Management</p> <p>I. Development will only be permitted where it would not be subject to unacceptable⁸⁰ risk of flooding from all sources; and would not unacceptably exacerbate risk of flooding elsewhere. Where it is practicable existing flood risks should be reduced.</p> <p>a. <u>Within Flood Zone 3b</u></p> <ul style="list-style-type: none"> i. New development will not be permitted, unless in exceptional circumstances such as for essential infrastructure or where development is water compatible. ii. Redevelopment of existing built development will only be permitted if the proposals are of a compatible use class and would not result in loss of flood plain or increase flood risk elsewhere. <p>b. <u>Within Flood Zone 2, and 3a and 3b</u></p> <ul style="list-style-type: none"> i. Sites within these categories will be subject to the sequential test and if there are no alternative locations for the development the exception test must be applied ii. If development is permitted within these zones, floor levels of development should be situated above the 1% (1 in 100 yrs) event levels (adjusted for climate change) iii. A Flood Risk Assessment will be required. <p>c. <u>Within Flood Zone 1</u></p> <p>A Flood Risk Assessment will be required for development proposals;</p> <ul style="list-style-type: none"> i. of 1ha or more ii. <u>Less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential),</u> </div>

⁸⁰ NPPF Annex 3 : Flood risk vulnerability classification

where they could be affected by sources of flooding other than rivers and the sea (for example surface water drains, reservoirs).

iii. In an area within flood zone I which has critical drainage problems as notified by the Environment Agency

2. Development in an area susceptible to flooding should include flood resistant and / or resilient measures to mitigate potential flood risks, including safe access and escape routes where required; and it should be demonstrated that residual risks can be safely managed.
3. Within sites at risk of flooding the most vulnerable parts of proposed development should be located in areas of lowest risk from all sources of flood risk unless there are overriding reasons to prefer different locations.
4. In locations where strategic flood defence or adaptation measures are necessary within the site itself, proposals will be required to demonstrate how measures have been incorporated as an intrinsic part of the scheme in a manner which meets the requirements flood risk.
5. All development, including that on open land that is not part of a defined floodplain, must ensure that it is not vulnerable to surface water, sewer and groundwater flooding.
6. All development proposals must take account of relevant Surface Water Management Plans, Catchment Flood Management Plans, related flood defence plans and strategies including the Local Flood Risk Management Strategy, the Strategic Flood Risk Assessments (SFRA) and the Halton Sustainable Urban Drainage Guidance.

Flood Water Storage

7. The Council will work with appropriate stakeholders, landowners and developers to identify land to be safeguarded from development to provide for appropriate flood management measures.
8. Development within or adjacent to a flood water storage area or balancing pond which would have a negative impact on its function will not be permitted.

Sustainable Drainage

9. All development proposals must demonstrate how they will manage surface water run-off as close to its source as possible.
10. Consideration will be given to the following drainage hierarchy:

- a. store rainwater for later use;
 - b. maintain the sites natural discharge process;
 - c. use infiltration techniques, such as porous surfaces in non-clay areas;
 - d. attenuate rainwater in ponds or open water features for gradual release to a watercourse;
 - e. attenuate rainwater by storing in tanks or sealed water features for gradual release to a watercourse;
11. Where detailed evidence demonstrates that the above measures are not feasible or would directly **affect prejudice** viability then surface water should be discharged in the following order of priority:
- a. An adequate soakaway or some other form of infiltration system.
 - b. An attenuated discharge to watercourse.
 - c. An attenuated discharge to public surface water sewer.
 - d. An attenuated discharge to public combined sewer. Applicants wishing to discharge to public sewer will need to submit clear evidence demonstrating why alternative options are not available.
12. Surface water drainage systems should be designed to ensure no flooding to property -in the appropriate 1 in 100 year event, including appropriate allowance for climate change. Downstream capacity and flood risk, including condition of watercourses should be given appropriate consideration.
13. There is a general presumption against the use of treatments that do not take a sustainable approach to drainage in domestic gardens and Greenspace.
- ~~14. Development on greenfield sites should maintain discharge run-off at greenfield levels. Development on brownfield, or mixed, sites of 10 or more homes or 1,000 sqm of non-residential floorspace, or with a site area of 1 Ha. or greater should provide sustainable drainage that reduces discharge run-off rates by a minimum of 50% and where practical to green field levels. Within critical drainage areas all development must reduce discharge run-off rates by a minimum of 50%.~~
15. The sustainable drainage system should treat any discharge at source to avoid pollutants being discharged into watercourses, surface drains or combined sewers.

Protecting Water Resources

		<p>16. Water resources and supplies will be protected by resisting development proposals that would pose an unacceptable threat to surface water and groundwater quantity and quality, <u>identified by United Utilities for surface and ground water quality and quantity especially within Source Protection Zones identified by the environment agency and used for public water supply.</u></p> <p>Water Management</p> <p>17. New development will need to ensure that there is adequate water supply, surface water, foul drainage and sewerage or waste water treatment capacity to serve the development.</p> <p>18. The development or expansion of water supply or waste water facilities will normally be permitted, either where needed to serve existing or proposed development, or in the interests of long term water supply and waste water management, provided that the need for such facilities outweighs any adverse land-use or environmental impact.</p>
Para 12.1		<p>12.1. The National Planning Policy Framework aims to ensure that flood risk is taken into account at all stages of the planning process and to avoid inappropriate development in areas at risk from flooding by directing more vulnerable development away from areas at highest risk or where development is necessary, making it safe without increasing flood risk elsewhere. Areas can be mapped according to the level of flood risk:</p> <ul style="list-style-type: none"> • Zone 1 (Low probability – less than a 1 in 1000 annual probability of flood) • Zone 2 (Medium probability – between a 1 in 100 and a 1 in 1000 probability) • Zone 3a (High probability – a 1 in 100 or greater probability) • Zone 3b (Functional floodplain – area providing flood storage) <p><u>[New] Development on greenfield sites should maintain discharge run-off at greenfield levels. Development on brownfield, or mixed, sites of 10 or more homes or 1,000 sqm of non-residential floorspace, or with a site area of 1 Ha. or greater should provide sustainable drainage that reduces discharge run-off rates by a minimum of 50% and where practical to green field levels. Within critical drainage areas all development must reduce discharge run-off rates by a minimum of 50%.</u></p>

Policy HE10: Minerals Safeguarding Areas

1. Mineral Safeguarding Areas **and Minerals Areas of Search** have been identified and are defined in the accompanying policies map in the following locations

Mineral Safeguarding Area Locations

- a. Warrington Road and Haddocks Wood, Runcorn
- b. Cholmondeley Road, Clifton, Runcorn

Mineral Area of Search Locations

- i. **Land adjacent to Little Manor Farm and north of the M56, Sumner Lane, Preston on the Hill, Runcorn.**
 - ii. **Bold Heath**
2. Within Mineral Safeguarding Areas and **Mineral Areas of Search**, as shown on the Policies Map, planning permission will be protected from sterilisation by other forms of development, unless the applicant makes provision for the prior extraction of the mineral. Planning permission for other development that would result in the direct or indirect sterilisation of the identified mineral resources in a defined MSA will not be permitted unless:
 - a. it is demonstrated by way of a minerals assessment (MA) that the resource is not of economic value; or
 - b. the mineral can be extracted without unacceptable community or environmental impacts prior to the development taking place; or
 - c. the development is of a temporary nature and can be completed and the site left in a condition that does not inhibit later mineral extraction or mineral extraction elsewhere within the MSA; or
 - d. there is an overriding need for the development that outweighs the need for the mineral.

Sites for aggregates will be safeguarded from development that could adversely affect their operation. Planning permission will be resisted unless it can be clearly demonstrated that there will be no

		<p>incompatibility between the two uses or that adequate controls can be implemented to ensure this to be the case.</p>
<p>Page 187 HE11 Part 7</p>	<p>MM049</p>	<p>Policy HE11: Subterranean Resource Extraction</p> <ol style="list-style-type: none"> 1. In line with Policy CS(R)25, to minimise the need for the extraction of minerals and other earth bound resources, the use of recycled and secondary aggregates across the Borough will be encouraged. 2. In assessing proposals for the exploration, appraisal, and production of minerals and all other subterranean resources, particular consideration will be given to impacts on sensitive uses, water resources, seismicity, local air quality, landscape, noise and lighting impacts. Such development will not be supported within protected groundwater source protection zones or where it might adversely affect or be affected by flood risk or within Air Quality Management Areas or protected areas for the purposes of the Infrastructure Act 2015, section 50. 3. Proposals will be assessed with regard to the extent to which they meet all of the following criteria: <ol style="list-style-type: none"> a) Sites and associated facilities being located to minimise impacts on the environment and communities. b) Developments to be located outside Protected Groundwater Source Areas. c) There being no unacceptable adverse impacts (in terms of quantity and quality) upon sensitive water receptors including groundwater, water bodies and wetland habitats. d) All other environmental and amenity impacts being mitigated to ensure that there is no unacceptable adverse impact on the local environment or communities. e) Exploration and appraisal operations being for an agreed, temporary length of time. f) The immediate site and any associated land being restored to a high quality standard in accordance with an agreed restoration plan and appropriate after-use that reflects the local landscape character at the earliest practicable opportunity g) It being demonstrated that greenhouse gases associated with fugitive emissions from the exploration, testing and production activities will not lead to unacceptable adverse environmental impacts.

4. Development proposals for resource extraction will be required to provide details of community liaison measures to be put in place during the operation of the site, including, restoration and final land use.

Aggregate Minerals

5. Development for the extraction of aggregate minerals, regard will be given to all of the following;
- a. The contribution the proposal may make toward maintaining the sub regional apportionment of the regional production of aggregates, as expressed in Government guidance; and
 - b. The need to maintain a land bank of reserves with permissions within the sub-regional area.

Restoration and Aftercare

6. All developments involving resource extraction will require a restoration plan for the reclamation of the site to an appropriate after use, or to a state capable of beneficial after use within a suitable and reasonable timeframe. The plan should include:
- a. Details of the final restoration scheme and the proposed future land use;
 - b. Details of the timescales for completion of the restoration scheme; and
 - c. Details of aftercare arrangements that are to be put in place to ensure the maintenance and management of the site once restoration is complete.
7. In defining the future land use for the site, the Council will expect the restoration to:
- a. Take into account the pre-working character of the site and its landscape;
 - b. Provide **where appropriate** for the enhancement of the:
 - i. quality of the landscape;
 - ii. green infrastructure network;
 - iii. biodiversity assets and habitats;
 - iv. local environment;
 - v. ecological value of the site; and/or
 - vi. the setting of historic assets; and
 - vii. to the benefit of the local or wider community;
 - c. Where land is to be restored for agricultural or forestry, use appropriate restoration techniques to ensure that the land is capable of securing such use in the long term.
8. Where appropriate, proposals for the exploration, appraisal, and production of minerals and all other subterranean resources will be required to be subject to a programme of aftercare management for a period of five years from restoration. An extension of the period of aftercare

beyond 5 years should be considered where this is necessary to enable reclamation objectives to be met. Schemes will be required to provide for the highest practicable aftercare standards and the Council will require an outline scheme to be submitted as part of the initial planning application.

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Policy GRI: Design of Development

1. The design of all development must be of an ~~appropriate~~ high quality, and must demonstrate that it is based upon the following principles:
 - a. A clear understanding of the characteristics of the site, its wider context and the surrounding area;
 - b. Efficient and effective use of the site; and
 - c. The creation of visually attractive places that are well integrated with the surrounding buildings, streets and landscapes.

2. The Council will consider each of the following elements in determining whether the design is appropriate:
 - a. Local architecture and character;
 - b. Siting, layout, scale, height, proportion, form, grouping and massing;
 - c. Topography and site levels;
 - d. Orientation and appearance ;
 - e. Materials, landscaping and green infrastructure;
 - f. The relationship to neighbouring properties and street scene; and
 - g. Reducing the fear of crime by promoting safe and connected environments

3. Development proposals should make a positive contribution to their surroundings and ensure they contribute to the creation of a high quality public realm that enhances conditions for pedestrians and cyclists. Development must where appropriate:
 - a. Provide welcoming routes that are easy to use, well-lit and overlooked;
 - b. Create well-defined streets and spaces;
 - c. Where buildings are located on corners, ensure that they present a strong and active frontage to both aspects of the corner, and that the corners of the buildings themselves clearly define the corner in the streetscape;
 - d. Integrate car parking and servicing so as not to dominate the street scene;
 - e. Avoid detrimental impacts on existing infrastructure and natural features; and
 - f. Provide linkages to the wider neighbourhood.

		<p>4. All major⁸¹ development proposals involving the construction of new buildings must demonstrate how sustainable design and construction methods will be incorporated to achieve resource efficiency and resilience to climate change in accordance with CS(R)19 taking into account the site specific viability of the development, where appropriate.</p>
Page 192 Para 13.4		<p>13.4 To ensure that new development is sympathetic to its surroundings and responds positively to local character, a comprehensive context appraisal should inform the design process. All development proposals should seek to successfully integrate into the existing built fabric by ensuring a positive relationship with their surroundings with respect to: layout, density, form, scale, massing, height, landscaping, access arrangements, and elevational design and by drawing reference from local materials. Further guidance can be found in the National Design Guide, National Model Design Code and the Design of Residential Development SPD and the Design for Industrial and Commercial Development SPD.</p>
Page 193 GR2 Part 1a,1c	MM05 I	<p>Policy GR2: Amenity</p> <ol style="list-style-type: none"> 1. All new development must be sited, designed and laid out to: <ol style="list-style-type: none"> a. Avoid detriment to the living environment of existing or planned residential properties and to ensure a high standard of amenity for existing and future users; b. Ensure that existing or planned residential development achieve and maintain the expected levels of privacy and outlook; c. Retain the character of existing buildings and spaces creating places that are safe, inclusive and accessible, promoting health and wellbeing ; d. Ensure that appropriate storage space is provided, in particular for waste and recycling; and e. Provide and maintain safe highway conditions for pedestrians, cyclists and motor vehicles, including ensuring there is appropriate parking, access and servicing. 2. In addition all new residential development must: <ol style="list-style-type: none"> a. Consider the orientation and design of buildings to maximise daylight and sunlight; and b. Ensure that adequate amenity space is provided.

⁸¹ As defined in the Glossary

		<ol style="list-style-type: none"> 3. Development must not prejudice the planned development of a larger site or area for which comprehensive proposals have been approved or are in preparation. A development proposal will be supported if, through its design and layout, it does not: <ol style="list-style-type: none"> a. preclude the development of adjoining land with longer term potential; b. lead to unacceptable piecemeal forms of development; c. seek to avoid planning contributions by limiting the size of the development to avoid relevant thresholds. 4. The redevelopment of residential areas will be supported where it would improve amenity, quality and the local environment.
Page 195 GR3 Part 2,3	MM052	<p>Policy GR3: Boundary Fences and Walls</p> <ol style="list-style-type: none"> 1. Boundary fences and walls that require planning permission will be required to be: <ol style="list-style-type: none"> a. visually attractive; b. constructed of high quality and durable materials; and c. appropriate to the character and appearance of the area in which they are located. 2. <u>No fence or wall structures above 1 metre in height that require planning permission adjacent to a highway will be permitted, unless overriding security, highways safety or other such circumstances are satisfactorily demonstrated.</u> 2. Where fences or walls are to be erected forward of the established 'building lines' or in areas that are particularly open, no structures above 1 metre in height will be permitted, unless overriding security, highway safety or other such circumstances are satisfactorily demonstrated. 3. Unless special circumstances exist, fences or walls above 2 metres in height will not be permitted in any location.
New paragraph		13.14. The Council will have regard to the amenity and visual impact of all proposed boundary treatments and will also have regard to security considerations. [New] <u>Where fences or walls are to be erected forward of the established 'building lines' or in areas that are particularly open, no structures above 1 metre in height will be permitted,</u>

		<p><u>unless overriding security, highway safety or other such circumstances are satisfactorily demonstrated.</u> <u>Unless special circumstances exist, fences or walls above 2 metres in height will not be permitted in any location</u></p>
<p>Page 198 GR5 Part 3</p>	<p>MM053</p>	<p>Policy GR5: Renewable and Low Carbon Energy</p> <ol style="list-style-type: none"> 1. Development proposals for renewable energy developments will need to take into account, and minimise where appropriate, the potential environmental effects of the development on: <ol style="list-style-type: none"> a. Residential / workplace amenity b. The visual amenity of the local area, including landscape character c. Local nature resources, including air and water quality d. The natural and built environments e. Any heritage-assets and their settings f. Biodiversity g. The openness and visual amenity of the Green Belt h. The amenities of sensitive neighbouring uses (including by virtue of noise, dust, odour or traffic) i. Other site constraints 2. Applications for all major renewable and low carbon energy proposals will need to be accompanied by an Energy Statement (as part of the Design and Access Statement) which includes: <ol style="list-style-type: none"> a. The environmental effects of the development; b. A landscape and visual assessment; c. An ecological assessment; d. The proposals benefits in terms of the amount of energy it is expected to generate; and e. Any unavoidable damage that would be caused during installation, operation or decommissioning, and how this will be minimised and mitigated, or compensated for. 3. The Council will take into account the individual and cumulative impacts of applications including any identified harm of proposals for renewable and low carbon energy developments on the above. Where significant adverse impacts and/or harm are identified, particularly through a landscape, visual, or ecological assessment, or heritage assessment, the Council will balance the impact against the wider public benefits of delivering renewable and low carbon energy. 4. The incorporation of renewable and low carbon energy into developments will be encouraged, particularly as part of major schemes.

		<ol style="list-style-type: none"> 5. The retrofit of renewable energy and use of micro-renewables will be supported in appropriate buildings and locations. 6. Proposals for decentralised energy networks will be supported, particularly those located in Energy Priority Zones. Within these areas, development proposals will be expected to connect to, or make provisions for future connections, to existing or proposed decentralised energy networks where feasible. 7. Other opportunities for renewable and low carbon energy within Energy Priority Zones will be supported. 8. The Council will support community based renewable energy schemes which can help to deliver cheap energy sources to local communities through a local supply network. 9. Developments for wind turbines must be located in areas with potential for wind generation as shown in Figure 20.12 Development will only be granted where it can be demonstrated that, following consultation, the planning impacts identified by the local community have been fully addressed and that the proposal has their backing. 10. When a wind turbine is decommissioned or no longer in use it is expected that the turbine will be removed and the area restored to an appropriate use at the earliest opportunity.
Page 201 GB1 Part 1b	MM054	<p>Policy GB1: Control of Development in the Green Belt</p> <ol style="list-style-type: none"> 1. The construction of new buildings is inappropriate in Green Belt. Exceptions to this are: <ol style="list-style-type: none"> a. buildings for agriculture and forestry; b. provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries and burial grounds and allotments, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;

		<ul style="list-style-type: none"> c. the replacement, extension or alteration of a building provided that it does not result in disproportionate⁸² additions over and above the size of the original building and that it is of an appropriate scale, character and appearance; d. limited infilling⁸³ in the villages, e. limited affordable housing for local community needs under policies set out in the Local Plan; or f. limited infilling⁸⁴ or the partial or complete redevelopment of previously developed sites (brownfield land⁸⁵), whether redundant or in continuing use (excluding temporary buildings), which would: <ul style="list-style-type: none"> i.) not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. ii.) not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority. <p>2. Development proposals that do not qualify as exceptions are by definition inappropriate development. Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:</p> <ul style="list-style-type: none"> a. mineral extraction; b. engineering operations; c. local transport infrastructure that can demonstrate a requirement for a Green Belt location; d. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); e. the re-use of buildings provided that the buildings are of permanent and substantial construction; and f. development brought forward under a Community Right to Build Order or a Neighbourhood Development Order.
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⁸² The increase in the size of a building by up to 30% of the original building volume is considered an acceptable increase for proposals for replacement, extension and alteration. The original building does not include separate detached outbuildings.

⁸³ Infilling is defined as the filling of a small gap (for residential development up to two dwellings) in an otherwise built up frontage in a recognised village.

⁸⁴ Infilling is defined as the filling of a small gap (for residential development up to two dwellings) in an otherwise built up frontage in a recognised village.

⁸⁵ Defined in MHCLG (2019) NPPF

Policy GB2: Safeguarded Land

1. ~~Development on~~ Safeguarded Land **is not allocated for development at the present time. Development** will only be permitted where:

- a. it is essential for agriculture, forestry, outdoor recreation or for other purposes appropriate to a rural area; or
- b. necessary for the operation of an existing use(s);
- c. it is a temporary use that would retain the open nature of the land.

[New] where the proposal is for an extension to an existing development and is consistent with other policies in the Plan; or

[New] it would not prejudice the future comprehensive development of safeguarded land

2. The following areas are identified as Safeguarded Land and are identified on the Policies Map

Ref	Site	Site Size
SG1	Land to the west of Barkers Hollow Road, Dutton	5.0
SG2	Land to the east of Chester Road, Daresbury	2.1
SG3	Land between Keckwick and the Tunnel Top, Daresbury Lane, Daresbury	9.0
SG4	Land south of Daresbury Lane, Daresbury	1.7
SG5	Land between Canal and Barkers Hollow Road	27.9
SG7	land at Preston on the Hill	21.2
SG8	Field House, Summer Lane	9.6
SG9	All Saints Vicarage, Daresbury Lane	1.1
SG10	(W6) Pex Hill	17.24

SG11	(W13) Land at Hale Gate Road	27.1 25.1
SG12	(W41) Land adjacent to Notcutts Garden Centre	10.73
SG13	(W48) Land to the south of Hale Bank Road	22.67

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Appendix E

MM056

Use Class	Description		Car Parking Standard	
			Town Centre	Non Town Centre
A1	Shops	Food Retail	1 space per 16 sqm	1 space per 14 sqm
		Non-food Retail	1 space per 22 sqm	1 space per 20 sqm
		Retail warehouses	1 space per 60 sqm	1 space per 40 sqm
A3	Restaurants and Cafes	Restaurants, Cafes/Snack Bars, fast food & drive through	1 space per 8 sqm of public floor area	1 space per 5 sqm of public floor area
A2	Financial and Professional Services	Banks/Building societies, betting offices, estate and employment agencies, professional and financial services	1 space per 35 sqm	1 space per 30 sqm
A3	Restaurants and Cafes	Restaurants, Cafes/Snack Bars, fast food & drive through	1 space per 8 sqm of public floor area	1 space per 5 sqm of public floor area
A4	Drinking Establishments	Public Houses/Wine Bars/Other Drinking Establishments	1 space per 8 sqm of public floor area	1 space per 5 sqm of public floor area
B1	Business Office, Research /	Office, Business Parks, Research and Development	1 space per 40 sqm	1 space per 30 sqm
		Call Centres	1 space per 40 sqm	1 space per 30 sqm

		Development, Light Industry		(starting point for discussions)	
	B2	General Industry	General Industry	1 space per 60 sqm	1 space per 45 sqm
	B8	Storage and distribution	Storage and distribution	1 space per 100 sqm	1 space per 100 sqm
	C1	Hotels	Hotels, boarding and guesthouses	1 space per bedroom including staff parking provision	1 space per bedroom including staff parking provision
	C2	Residential Institutions	Residential care homes/Nursing Homes	1 per 5 beds plus 1 staff	1 per 4 beds plus 0.5 staff
			Sheltered accommodation	1 space 3 beds	1 space 2 beds
	C3/ C4	Dwelling houses and HMO	1 bedroom	1	1
			2 to 3 bedrooms	2	2
			4+ bedrooms	3	3
			1 Bed Apartment	0.5 - 1 *	1
			2 Bed Apartment	1 - 1.5 *	1.5
	D1	Non-residential institutions	Clinics and health centres (excludes hospitals)	1 space per 2 staff plus 3 per consulting room	1 space per 2 staff plus 4 per consulting room
			Creches, day nurseries and day centres	1 per member of staff	1 per member of staff
			Schools (Primary and Secondary)	1 space per classroom, plus 3 visitor spaces	2 spaces per classroom, plus 3 visitor spaces
			Art galleries, museums, libraries	1 space per 40 sqm	1 space per 20 sqm
			Halls and places of worship	1 space per 10 sqm	1 space per 5 sqm
			Higher and Further Education	1 space per 2 staff, plus 1 per class	1 space per 2 staff, plus 1 per class
	D2	Assembly and leisure	Cinemas, bingo and casinos, conference centres, music and concert halls	1 per 10 seats	1 per 5 seats

			General leisure: Dance halls (but not night clubs), swimming baths, skating rinks and gymnasiums	1 space per 30 sqm	1 space per 22 sqm
		SG	Miscellaneous/ Sui Generis (Examples)	Public Houses / Wine Bars / Other Drinking Establishments	1 space per 8 sqm of public floor area
			Theatres	1 per 10 seats	1 per 5 seats
			Motor car showrooms	1 space per 50 sqm internal showroom	1 space per 50 sqm internal showroom
			Petrol Filling Stations	1 space per pump	1 space per pump
Page 233 Appendix G	MM057	Appendix G: Monitoring Framework			
		G1	The Monitoring Framework is currently under review, to ensure that the monitoring fulfils Government reporting requirements and provides the necessary information to assess whether individual policies and the Plan as a whole are delivering against the Strategic Objectives. Where policies are not achieving the desired outcome, a review will consider whether further guidance is needed in a Supplementary Planning Document or if the policy approach needs to be reviewed and updated in a review of the Local Plan.		
		G2	Current indicators include;		
	MM058				
		Policy	Strategic Objectives	Indicators	Targets
		CS(R)I Halton's Spatial Strategy	All	Net number of homes delivered	• 8,050 homes at 350dpa (2014-37)
				Employment Land delivered:	• 180 ha of land available for employment development (2014-37)

				Retail Floorspace delivered:	<ul style="list-style-type: none"> Up to 9293 sqm town centre Convenience / Comparison (2014-37) Up to 5,112 sqm Retail Warehousing (2014-37)
				Delivery of development within Key Urban Regeneration Areas	<ul style="list-style-type: none"> Planning applications coming forward in accordance with the strategy for the area.
				Delivery of development on brownfield land	<ul style="list-style-type: none"> 30% new residential development (2014-37) % new development on brownfield sites pa.
				Major Residential development and certain major tourism development within 5km of protected accessible coasts	<ul style="list-style-type: none"> 100% of planning applications for residential development of 10 or more (net) and certain major tourism development within 5km of protected accessible coasts make financial contribution in relation to recreation disturbance towards avoidance and mitigation schemes
		CS(R)3 Housing Supply and Locational Priorities	SO1 SO2	Supply of available housing land	<ul style="list-style-type: none"> Maintain a 5 year supply of deliverable housing land, (with appropriate buffer as per NPPF) plus buffer (as required) Housing Delivery Test
				Percentage of new and converted dwellings on previously developed land	<ul style="list-style-type: none"> At least Average of 30% of dwellings to be built on previously developed land over the plan period (2014-37)
				Percentage of new dwellings completed at less than 30 dwellings per hectare (dph) between 30-50dph and above 50dph	<ul style="list-style-type: none"> Minimum density of 100% of completions to be at or above 30dph, rising to a minimum density of 40dph 100% of completions in proximity to

				Town and Local Centres or Transport Interchanges <u>to be at or above 40 dph</u>
			<u>Amount of new residential development within 30 minutes public transport time of a GP, a hospital, a primary school, a secondary school, areas of employment and a major retail centre</u>	<ul style="list-style-type: none"> <u>Increase</u>
CS(R)4 Employment Land Supply and Locational Priorities	SO3 SO4	Amount of completed employment floorspace by type and land type	<ul style="list-style-type: none"> Total hectarage of Use Class B1a), b), c), B2 and B8 development <u>180 Ha. made available for employment uses (2014~37)</u> 	
		Minimise loss of land within existing employment areas for non-employment uses	<ul style="list-style-type: none"> No loss of land for non-employment uses within Local Employment Areas or Regional Employment Sites <u>allocated employment sites, strategic employment locations, employment renewal areas and primarily employment areas.</u> 	
		<u>Employment land available by type</u>	<ul style="list-style-type: none"> <u>180 Ha. made available for employment uses (2014~37)</u> 	
		<u>Losses of employment land in (i) employment / regeneration areas and (ii) local authority area</u>	<ul style="list-style-type: none"> <u>No loss of land for non-employment uses</u> 	
		<u>Economic Activity Rate</u> <u>GVA per head claimant count</u> <u>VAT registrations</u> <u>Worklessness in Halton</u>		

				<u>Unemployment Annual Population Survey and Claimant Count Rates</u> <u>Average Household Income</u>	
		CS(R)5 A Network of Centres	<u>SO5</u>	Amount of completed retail development in town centres	<ul style="list-style-type: none"> Total completions of retail (Convenience Goods, Comparison Goods and Retail Warehousing) floorspace in line with required floorspace as set out in policy <u>Up to 9293 sqm town centre Convenience / Comparison (2014-37)</u>
				Completions of main town centre uses within designated centres, by type	<ul style="list-style-type: none"> 100% of Use Class A1, A2, A3, A4, A5 and D2 completions within the Borough's Town Centres, the District Centre and Local Centres <u>100% of Use Class completions for shops, Financial / Professional Services, Restaurants, Cafes, Drinking Establishments, Hot Food Takeaways and Assembly and Leisure within the Borough's Town Centres, the District Centre and Local Centres</u>
				Percentage of retail development in edge-of-centre or out-of-centre locations	<ul style="list-style-type: none"> Minimise development outside of designated Town Centres (2014-37)
				Number of vacant units within Town Centre locations	<ul style="list-style-type: none"> Decrease vacancy levels <u>within Town Centre locations year on year (2014-2037)</u>
				New local centres	Creation of new local centres at: Sandymoor

				Daresbury Strategic Site West Bank
			<u>Percentage long-term vacant units</u>	<ul style="list-style-type: none"> • <u>Decrease in percentage of long term vacant units</u>
CS(R)6 Green Belt	<u>SO2</u> <u>SO10</u>	Controlling Inappropriate development within the Green Belt		<ul style="list-style-type: none"> • Restrict general inappropriate development within the Green Belt, except <u>in very special circumstances, in accordance with national policy for the plan period.(2014-2037)</u> ; except: • minor infilling within the Green Belt settlements of Daresbury, Moore and Preston-on-the-Hill
		<u>Development proposals for sites removed from the Green Belt</u>		<ul style="list-style-type: none"> • <u>100% of planning applications include compensatory improvements to offset impact on GB</u>
CS(R)7 Infrastructure Provision	<u>SO6</u>	Annual amount Amount of planning gain secured		<ul style="list-style-type: none"> • <u>Secure planning–Planning</u> gain sought on all applicable developments <u>for the plan period.(2014-2037)</u>
		Delivery of projects detailed within associated Infrastructure Plan		<ul style="list-style-type: none"> • In line with timescales in Infrastructure Plan
CS(R)12 Housing Mix	<u>SO1</u> <u>SO2</u>	<u>Supply of a mix of new property types contributing to addressing identified need in the most up to date SHMA.</u> Provision of a range of house sizes (varying		<ul style="list-style-type: none"> • Address identified imbalances from Halton SHMA (2011) on sites of 10 or more dwellings • <u>Delivery of a range of house sizes (varying number of bedrooms) and types provided on sites of 10 or more dwellings (2014-2037)</u>

				<p>number of bedrooms) and types provided across sites</p>	
				<p>Percentage of homes achieving Lifetime Homes Standards</p> <p><u>To ensure that new homes are adaptable</u></p>	<ul style="list-style-type: none"> 85% of applicable dwellings (Excludes dwellings which come forward on sites of less than 10 dwellings) Increase planning applications approved where dwellings are designed to meet Building Regs M4(2)
				<p>Provision of specialist housing for the elderly</p>	<ul style="list-style-type: none"> Allocating sites for specialist or extra care housing to contribute to the delivery of 214 extra care units by 2017 Delivery of 22 extra care units for adults with learning difficulties by 2015 (2014-2037)
				<p><u>Vacant bedspaces within Residential Care Accommodation</u> Limiting an oversupply in Residential Care Accommodation</p>	<ul style="list-style-type: none"> Maintain percentage of vacant bedspaces within Residential Care Accommodation at an acceptable level of below 20% (2014-2037)
				<ul style="list-style-type: none"> <u>Self-Build Register registrations</u> <u>Self-build permissions</u> 	<ul style="list-style-type: none"> <u>Self-Build Register registrations</u> <u>100%+ delivery of approvals against registered demand (3 yearly reporting period)</u>
		CS(R)13 Affordable Housing	SO1 SO2	<p>Total Provision of affordable housing completions:</p>	<p>Delivery of Affordable units <u>affordable housing units</u> on sites of 10 or more units <u>dwellings</u>;</p>

				<ul style="list-style-type: none"> Through planning agreements on private developments By RSLs 	<ul style="list-style-type: none"> 25% Greenfield sites 20% Strategic Housing Sites 0% Brownfield sites <p>over the plan period (2014-37)</p>
				<ul style="list-style-type: none"> <u>Average House Price</u> <u>Average Rentals</u> 	<u>N/A</u>
				Social and affordable rented units as a percentage of all affordable housing units secured from market housing developments	<ul style="list-style-type: none"> 50% social and affordable rented 50% intermediate housing
				<u>Provision of social and affordable rented units as a percentage of all affordable housing units secured from market housing developments.</u>	<u>Delivery of</u> <ul style="list-style-type: none"> 50% social and affordable rented <u>10% Starter Homes + 40% other</u> 50% intermediate housing
				CS(R)14 Meeting the Needs of Gypsies, Travellers and Travelling Showpeople	<u>SO2</u>
		Total number of permanent and transit pitches	<u>Delivery of</u> <ul style="list-style-type: none"> 10 pitches (2017-32) 		
		<u>Provision of permanent and transit pitches to meet identified need.</u>			
CS(R)15 Sustainable Transport	<u>SO7</u>	Reduction in the number of unsustainable trips	<ul style="list-style-type: none"> Increase modal share of sustainable modes (bus, rail, cycling and walking) 		
		<u>Provision of sustainable transport in Halton.</u>			

				<ul style="list-style-type: none"> Number of cycle trips (157 trips annualised index, LTP Indicators 2007/08) Increase total length of cycle ways in the Borough (2014~37)
			Number of Travel Plans associated with development applications for large trip generating uses	<ul style="list-style-type: none"> Delivery of 100% for all relevant large trip generating planning applications over the plan period (2014-37)
			<p>Reinstatement of Halton Curve rail route</p> <p>Provision of transport schemes in Halton.</p>	<ul style="list-style-type: none"> Increased usage of Halton Curve rail route for passenger travel within plan period Progress and delivery of transport schemes in Halton as identified in the most up to date LTP or Combined Authority programme over the plan period 2014-2037.
		CS(R)17 Liverpool John Lennon Airport	<p>SO4</p> <p>SO7</p>	<p>Consideration of amendment to Halton's Green Belt boundaries to facilitate the runway extension at Liverpool John Lennon Airport (LJLA)</p> <p>Amendment to Green Belt boundaries at LJLA to facilitate runway extension</p> <p>Adoption of Delivery and Allocations Local Plan by 2014</p>
			<p>Managing Manage negative environmental and social impacts in Halton associated with the operation and expansion of Liverpool John Lennon Airport.</p>	<ul style="list-style-type: none"> Minimise noise pollution Control risks to public safety, including through extension to No permissions granted that are likely to increase in the population within the Public Safety Zone (PSZ) as necessary

				<ul style="list-style-type: none"> • Preserve landscape value, including through delivery of extension to Coastal Reserve • No change in area of Mersey Estuary SPA/Ramsar over the plan period 2014-2037.
			Air quality impacts	<ul style="list-style-type: none"> • No adverse effects on atmospheric pollution on the integrity of European sites
		CS(R)18 High Quality Design	SO8	<p>Resident satisfaction with local area</p> <ul style="list-style-type: none"> • Maintain and increase current level of resident satisfaction (70.4% of people satisfied with their local area in 2009)⁸⁶
			Percentage of residents feeling safe in their area after dark	<ul style="list-style-type: none"> • Reduce level (24.4% of people think that anti-social behaviour is a problem in their local area)⁴
			Homes/commercial areas built to Building for Life/ Secured by Design standards.	<ul style="list-style-type: none"> • Increase number of developments which have regard to these this standards
		CS(R)19 Sustainable Development and Climate Change	SO9	<p>Reduction in Halton's contribution to CO₂ production and climate change</p> <ul style="list-style-type: none"> • Reduction in CO₂ emissions per capita by 4% per annum over the plan period 2014-2037 (Baseline of 9.4 tonnes per capita in 2008)⁸⁷
			Percentage of new residential development achieving Code for Sustainable Homes Level 3	<ul style="list-style-type: none"> • Increase the percentage of new residential development achieving recognised Code levels: • Code Level 3 from 2011

⁸⁶ HBC (2008) Place Survey - www3.halton.gov.uk/ignl/pages/86821/132699/PlaceSurveyExecSumm.pdf

⁸⁷ CO₂ levels per capita by local authority are available at www.decc.gov.uk/en/content/cms/statistics/indicators/ni186/ni186.aspx

					<ul style="list-style-type: none"> • Code Level 4 from 2013 • Code Level 6 from 2016 <p>over the plan period 2014-2037</p>
				<p>Percentage of nNew commercial development achieving BREEAM Very Good standards</p>	<ul style="list-style-type: none"> • Increase commercial development achieving recognised BREEAM standards: • BREEAM Very Good from 2011 • BREEAM Excellent from 2013
				Renewable energy capacity installed by type	<ul style="list-style-type: none"> • Increase the capacity and number of renewable energy installations in the Borough over the plan period 2014-2037.
		CS(R)20 Natural and Historic Environment	SO10	Condition of SSSIs - Percentage favourable	<ul style="list-style-type: none"> • No decline in condition of SSSIs: <ul style="list-style-type: none"> ○ Mersey Estuary -99.18% 'favourable' or 'unfavourable but recovering' at May 2012^[88], ○ Red Brow Cutting - 100% 'favourable' at May 2012^[89], ○ Flood Brook Clough - 100% 'favourable' at May 2012^[7]⁹⁰ <p>over the plan period 2014-2037</p>
		Maintaining Conservation Areas and Listed Buildings	<ul style="list-style-type: none"> • Maintain: • Total area designated as Conservation Areas – 93ha No net loss in the number of Listed Buildings – [126] 		

⁸⁸ Mersey Estuary SSSI Condition Summary - www.sssi.naturalengland.org.uk/Special/sssi/reportAction.cfm?report=sdrt18&category=S&reference=1001398

⁸⁹ Red Brow Cutting SSSI Condition Summary - www.sssi.naturalengland.org.uk/special/sssi/reportAction.cfm?report=sdrt18&category=S&reference=1005790

⁹⁰ Flood Brook Clough SSSI Condition Summary - www.sssi.naturalengland.org.uk/special/sssi/reportAction.cfm?report=sdrt18&category=S&reference=1002557

					<ul style="list-style-type: none"> ○ Grade I – [2] ○ Grade II* - [17] ○ Grade II – [107] • Number of Scheduled Monuments <ul style="list-style-type: none"> ○ 7 • Reduce percentage of Listed Buildings at risk • 1.6% (2 Buildings – Daresbury Hall and Church of the Holy Trinity, Runcorn) <u>over the plan period 2014-2037</u>
				Maintaining Landscape Character Areas within the green belt (as defined by the Landscape Character Assessment) and their condition	<ul style="list-style-type: none"> • No net loss of the Borough’s landscape character <u>over the plan period 2014-2037</u>
				Change in priority habitats and change in species (by type)	<ul style="list-style-type: none"> • Expansion of Reedbed habitats • Preservation of Saltmarsh habitats • Increase in BAP species <u>over the plan period 2014-2037</u>
				Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub regional or local significance	<ul style="list-style-type: none"> • No change in area of Mersey Estuary SPA/ Ramsar, or three SSSIs in Halton • No net loss of 47 Local Wildlife Sites • <u>No net loss of functionally linked supporting habitat to the SPA over the plan period 2014-2037</u>
				<u>Number of buildings in Conservation areas</u>	<ul style="list-style-type: none"> • <u>Maintain</u>

		CS(R)21 Green Infrastructure	SO11	Extent of Green Infrastructure network	<ul style="list-style-type: none"> Additions to the extent and quality of the Green Infrastructure network (2009 baseline of 1,484.064 ha) Avoidance of the loss of Green Infrastructure <u>over the plan period 2014-2037.</u>
				<p>Amount of developer contributions sought for improvements to the Green Infrastructure network</p> <p><u>Developments meeting open space requirements on site.</u></p>	<ul style="list-style-type: none"> Maximise on relevant applications 100% of required open space development provided on site or full contribution made for off-site provision over the plan period 2014-2037
				Number of greenspaces green infrastructure assets awarded the Green Flag standard	<ul style="list-style-type: none"> Maintain and increase the number of green infrastructure assets meeting Green Flag award standards greenspaces (Baseline of 12 Green Flag awards in 2010)
		CS(R)22 Health and Well-Being	SO11	Improvement in life expectancy at birth	<ul style="list-style-type: none"> Improvement on baseline (2008-2010) life expectancy at birth: <ul style="list-style-type: none"> Male – 75.5 years Female – 79.6 years
				Improvement in overall deprivation score as an indication of Quality of Life	<ul style="list-style-type: none"> An improvement in Halton's rank of 27th most deprived local authority in the country (IMD, 2010)
				Percentage / number of A5 (Hot-Food Take-away) units within town, district and local centres	<ul style="list-style-type: none"> Number of 100% designated frontages/centres complying with SPD policy

				<p>Number of applications requiring a Health Impact Assessment (HIA)</p> <ul style="list-style-type: none"> 100% of large scale major development applications to undertake HIA <u>over the plan period 2014-2037</u>
				<p>Amount of new residential development within 30 minutes public transport time of a GP and a hospital</p> <ul style="list-style-type: none"> Increase
		CS23 Managing Pollution and Risk	<p><u>SO11</u> <u>SO12</u></p>	<p>Development within flood zones</p> <ul style="list-style-type: none"> No highly vulnerable or more vulnerable development within Flood Zone 3 and a reduction in other uses gaining planning permission in this zone
		<p>Number of planning applications in flood zones which are permitted, contrary to the advice of the Environment Agency⁹¹</p>	<ul style="list-style-type: none"> None 	
		<p>Number of planning applications which are permitted contrary to the advice of the Environment Agency on water quality grounds</p>	<ul style="list-style-type: none"> None 	
		<p>Development not in accordance with Health and Safety Executive (HSE) endorsed approach for managing risk⁹²</p>	<ul style="list-style-type: none"> None 	
		<p>Number of potentially contaminated sites which have been subject to site</p>	<ul style="list-style-type: none"> Increase in line with Brownfield Strategy for Halton 	

⁹¹ Major Planning Applications where the Environment Agency has an outstanding objection on flood risk grounds - www.environment-agency.gov.uk/research/planning/33698.aspx

⁹² Cases where local Planning Authorities were minded to grant planning permission against HSE's advice - www.hse.gov.uk/landuseplanning/cases.htm

				investigations work/remediation	
				Improvements in air quality within designated Air Quality Management Areas in the Borough	<ul style="list-style-type: none"> Reduction of air pollutants to within Objective levels
		CS24 Waste	SO13	Safeguarding of sites for the purpose of waste management	<ul style="list-style-type: none"> Provision of sites for waste management purposes through DPD
				Capacity of new waste management facilities by waste planning authority	<ul style="list-style-type: none"> Increasing recovery capacity of waste facilities in the Borough
				Total municipal waste ⁹³	<ul style="list-style-type: none"> Decrease waste going to landfill each year (45,006 tonnes, 2009/10) and decrease in total municipal waste (68,203 tonnes, 2009/10)
		CS(R)25 Minerals	SO13	Total land won aggregates to contribute to North West regional requirement	<ul style="list-style-type: none"> Contribution to Merseyside/Greater Manchester/ Warrington/Halton apportionment of 4.1 million tonnes of sand and gravel and 26 million tonnes of crushed rock⁹⁴ over the plan period 2014-2037
				Total secondary won aggregates	<ul style="list-style-type: none"> 20% of aggregates used in construction to be from secondary or recycled sources, rising to 25% by 2021
				Designation of sites as minerals safeguarding areas or Minerals Areas of Search	<ul style="list-style-type: none"> Safeguarding of sites where there may be minerals resources, as identified through evidence base over the plan period 2014-2037.
				Onshore oil and gas permissions	<ul style="list-style-type: none"> 100% within least sensitive locations

⁹³ DEFRA Municipal Waste Statistics 2009/10 - <http://www.defra.gov.uk/statistics/environment/waste/wrfg23-wrmsannual/>

⁹⁴ North West Regional Aggregates Working Party - Sub-regional Apportionment of Aggregates in the North West 2001-2016

<u>CS(N)26</u>	<u>All</u>	<u>Changes of use on unallocated land.</u>	<ul style="list-style-type: none"> <u>Annual planning appeal performance – Reduction in the number of appeals upheld and policy reason for this (refer to policy content) over the plan period 2014-2037</u>
<u>ECONOMIC DEVELOPMENT</u>			
<u>ED1:</u> <u>Employment Allocations</u>	<u>SO3</u> <u>SO4</u>	<u>Delivery of employment uses on allocated sites;</u>	<u>Increase delivery of employment uses</u> <ul style="list-style-type: none"> <u>Completions by use</u> <u>Permissions by use</u> <u>Reduce the % over the plan period 2014-2037</u>
<u>ED2:</u> <u>Employment Development</u>	<u>SO3</u> <u>SO4</u> <u>SO6</u> <u>SO8</u>	<u>Loss of land within existing employment areas for non-employment uses</u>	<ul style="list-style-type: none"> <u>No loss of land for non-employment uses within existing employment areas over the plan period 2014-2037</u>
<u>ED3:</u> <u>Complementary Services and Facilities within Employment Areas</u>	<u>SO3</u> <u>SO4</u> <u>SO6</u>	<u>Provision of complementary facilities</u>	<ul style="list-style-type: none"> <u>100% of development / redevelopment for employment use or complementary use (ED3)</u>
<u>RESIDENTIAL DEVELOPMENT</u>			
<u>RDI:</u> <u>Residential Development Allocations</u>	<u>SO1</u> <u>SO2</u>	<u>Delivery of residential development on allocated sites</u>	<ul style="list-style-type: none"> <u>100% of development for residential use</u> <u>Completions</u> <u>Permissions</u>

				<ul style="list-style-type: none"> • <u>Reduction in the % lost to other uses</u> 	
		RD2: <u>Gypsy & Travellers (Allocations)</u>	<u>SO1</u> <u>SO2</u>	<u>Delivery of Gypsy and traveller allocated sites</u>	<ul style="list-style-type: none"> • <u>Provision for 10 additional pitches in Halton over the GTAA period 2017-2032.</u> • <u>Reduction in % lost to other uses over the plan period 2014-2037</u>
		RD3: <u>Dwelling Alterations, Extensions, Conversions and Replacement Dwellings</u>	<u>SO1</u> <u>SO8</u>	<u>Number of appeals upheld and policy reason for this (refer to policy content)</u>	<ul style="list-style-type: none"> • <u>Reduction in the number of appeals upheld over the plan period 2014-2037</u>
		RD4: <u>Greenspace Provision for Residential Development</u>	<u>SO1</u> <u>SO6</u> <u>SO8</u> <u>SO11</u>	<u>On-site open space provided as % of requirement</u> <u>Off-site open space provided as % of requirement</u>	<ul style="list-style-type: none"> • <u>Provision of 100% of required open space.</u>
		RD5: <u>Primarily Residential Areas</u>	<u>SO1</u> <u>SO8</u>	<u>No. times cited in decisions</u> <u>% upheld at appeal</u>	<ul style="list-style-type: none"> • <u>100% of appeals upheld</u>
<u>CONNECTIVITY</u>					
		CI: <u>Transport Network and Accessibility</u>	<u>SO6</u> <u>SO7</u>	<u>ULEV Charging Points installed</u> <u>Development within 400m of a bus stop / train station</u> <u>Canal towpath improvements</u>	<ul style="list-style-type: none"> • <u>ULEV Charging Points installed</u> • <u>100% of development within 400m of a bus stop / train station</u> • <u>Provision of 100% of required contributions towards Canal towpath improvements</u>

				<p><u>PRoW Improvements</u></p> <p><u>Delivery / progress of</u></p> <ul style="list-style-type: none"> • <u>EATC</u> • <u>A558 Daresbury Expressway;</u> • <u>Watkinson Way / Ashley Way Gyratory;</u> • <u>A562 Speke Road;</u> • <u>A557 Access improvements; and</u> <p><u>Reconfiguration / improvement of infrastructure to the south of the SJB.</u></p> <p><u>Delivery of Transport assessments and travel plans for all qualifying development over the plan period 2014-2037.</u></p> <p><u>Protection and enhancement of transport hubs</u></p>	<ul style="list-style-type: none"> • <u>Delivery / progress of</u> <ul style="list-style-type: none"> ○ <u>EATC</u> ○ <u>A558 Daresbury Expressway;</u> ○ <u>Watkinson Way / Ashley Way Gyratory;</u> ○ <u>A562 Speke Road;</u> ○ <u>A557 Access improvements; and</u> ○ <u>Reconfiguration / improvement of infrastructure to the south of the SJB.</u> • <u>100% of qualifying applications supported by Transport assessments / travel plans</u> • <u>100% retention of transport hubs</u>
		<p><u>C2:</u></p> <p><u>Parking Standards</u></p>	<p><u>SO7</u></p> <p><u>SO8</u></p>	<p><u>Development compliant with parking standards (car spaces)</u></p> <p><u>Development compliant with parking standards (disabled spaces)</u></p>	<ul style="list-style-type: none"> • <u>100% compliant with parking standards (car spaces)</u> • <u>100% compliant with parking standards (disabled spaces)</u> • <u>100% compliant with cycle parking standards</u>

			<p><u>Development compliant with cycle parking standards</u></p> <p><u>Amount of completed non-residential development complying with local car parking standards</u></p>	<ul style="list-style-type: none"> • <u>100% compliant with parking standards</u> 	
		<u>C3:</u>	<u>SO6</u>	<p><u>No. times cited in decisions</u></p> <p><u>% upheld at appeal</u></p>	<ul style="list-style-type: none"> • <u>100% of appeals upheld</u>
		<u>C4:</u>	<u>SO3</u> <u>SO4</u> <u>SO12</u>	<p><u>Development likely to increase population within PSZ</u></p> <p><u>Development in excess of Height Restriction Zone</u></p> <p><u>Off-site airport parking developments</u></p>	<ul style="list-style-type: none"> • <u>No development likely to increase population within PSZ</u> • <u>No development in excess of Height Restriction Zone</u> • <u>No off-site airport parking developments</u>
<u>HALTON'S CENTRES</u>					
		<u>HCI:</u>	<u>SO5</u>	<p><u>Proportion of retail development within defined centres</u></p> <p><u>Proposals for out / edge-of-centre supported by a sequential test.</u></p> <p><u>Change of use of upper floors</u></p> <p><u>Change of use to residential (non-primary frontage)</u></p>	<ul style="list-style-type: none"> • <u>100% of retail development within defined centres</u> • <u>100% of proposals for out / edge-of-centre supported by a sequential test.</u>

			<p><u>Development for main town centre uses (excluding offices)</u></p> <p><u>Amount of completed retail and office development</u></p>	
			<u>Vacancy rates within the Town Centres</u>	<ul style="list-style-type: none"> • <u>Decrease</u>
			<u>Footfall within the Town Centres</u>	<ul style="list-style-type: none"> • <u>Increase</u>
		<u>HC2:</u> <u>Retail and Town Centre Allocations</u>	<u>SO5</u> <u>Development of allocated sites x use</u>	<ul style="list-style-type: none"> • <u>100% of development for allocated use</u>
		<u>HC3:</u> <u>Primary Shopping Areas</u>	<u>SO5</u> <u>Use of ground floor units</u> <u>Maintenance of continuous active frontages</u>	<ul style="list-style-type: none"> • <u>60% + of ground floor units in E(a), E(b), E(c) use.</u> • <u>No increase in breaks (2+ non-E(a), E(b), E(c) uses) in active frontages</u>
		<u>HC4:</u> <u>Shop Fronts, Signage and Advertising</u>	<u>SO5</u> <u>SO8</u> <u>No. times cited in decisions</u> <u>% upheld at appeal</u>	<ul style="list-style-type: none"> • <u>100% of appeals upheld</u>
		<u>HC5:</u> <u>Community Facilities and Services</u>	<u>SO5</u> <u>SO6</u> <u>SO11</u> <u>Community facilities lost to other use.</u> <u>Proportion of new facilities created within or adjacent to existing centres</u>	<ul style="list-style-type: none"> • <u>No net loss of viable community facilities</u> • <u>100% of new facilities created within or on edge of existing centres</u>
		<u>HC7:</u> <u>Visitor Attractions</u>	<u>SO5</u> <u>SO8</u> <u>Tourist facilities lost to other use.</u>	<ul style="list-style-type: none"> • <u>No net loss of viable community facilities</u>

			<p><u>Proportion of new facilities created within or adjacent to existing centres</u></p> <p><u>Proportion of new facilities co-located with existing facilities</u></p>	<ul style="list-style-type: none"> • <u>100% of new facilities created within or on edge of existing centres or collocated with existing facilities</u>
<u>HC8:</u> <u>Food and Drink</u>	<u>SO5</u> <u>SO12</u>	<p><u>Proportion of consented HFTAs in Primary Shopping Area</u></p> <p><u>Proportion of consented HFTAs in non-primary TC areas</u></p> <p><u>Proportion of consented HFTAs in Local Centre</u></p> <p><u>Proportion of permissions granted outside existing centre located within 400m of defined education or open space</u></p>	<ul style="list-style-type: none"> • <u>0% granted above primary shopping area threshold (5%)</u> • <u>0% granted above non-primary TC threshold (10%)</u> • <u>0% granted above centre thresholds (dominant use or greater of 2 units or more than 10%)</u> • <u>0% granted outside existing centre within 400m of defined education or open space</u> 	
<u>HC9:</u> <u>Mixed Use Area</u>	<u>All</u>	<u>Development consented within MUA</u>	<ul style="list-style-type: none"> • <u>100% of consents for designated uses</u> 	
<u>HC10:</u> <u>Education</u>	<u>SO6</u> <u>SO11</u>	<u>Retention / development of allocated sites x use</u>	<ul style="list-style-type: none"> • <u>100% of retained / developed for education use</u> 	
		<u>Percentage of Year 11 pupils achieving 5 or more GCSEs grade A-C</u>	<ul style="list-style-type: none"> • <u>No decline</u> 	
		<u>Percentage of Year 11 pupils educated to NVQ levels 2,3 or 4</u>	<ul style="list-style-type: none"> • <u>No decline</u> 	
<u>HALTON'S ENVIRONMENT</u>				

		HE1: <u>Natural Environment and Nature Conservation</u>	SO10	<u>Condition of SSSIs over the plan period 2014-2037.</u>	<ul style="list-style-type: none"> • <u>No decline in the condition of SSSIs:</u> <ul style="list-style-type: none"> ○ <u>Mersey Estuary -99.18% 'favourable' or 'unfavourable but recovering' (May 2012[).</u> ○ <u>Red Brow Cutting - 100% 'favourable' (May 2012[).</u> ○ <u>Flood Brook Clough - 100% 'favourable' at (May 2012[7]).</u>
				<u>Proportion of land allocations on best and most versatile agricultural land (grades 1 and 2)</u>	<ul style="list-style-type: none"> • <u>No loss of best and most versatile agricultural land (grades 1 and 2)</u>
				<u>Change in propriety habitats and change in species (by type)</u>	<ul style="list-style-type: none"> • <u>No decline</u>
		HE2: <u>Heritage Assets and the Historic Environment</u>	SO10	<u>Maintaining Conservation Areas and Listed Buildings</u> <u>Maintaining non designated Assets</u> <u>Change in areas designated for their intrinsic environmental value including sites of international, national,</u>	Maintain: <ul style="list-style-type: none"> • <u>Total area designated as Conservation Areas</u> • <u>Number of Listed Buildings</u> • <u>Number of Scheduled Monuments</u> • <u>Reduce the percentage of Listed Buildings at risk</u> • <u>100% conserve and enhance the significance</u> • <u>Not net loss of sites of archaeological value</u>

			<u>regional, sub regional or local significance</u>	
		<u>HE3:</u> <u>Waterways and Waterfronts</u>	<u>SO3</u> <u>SO4</u> <u>SO6</u> <u>SO10</u> <u>Public access to waterfronts</u> <u>Protection / delivery of Runcorn Locks</u> <u>Proposals within Coastal Change Management Area</u>	<ul style="list-style-type: none"> • <u>No reduction in public access to waterfronts</u> • <u>No consents prejudicial to delivery of Runcorn Locks scheme</u> • <u>100% require Coastal location or necessary for public safety, nature conservation or human health over the plan period 2014-2037</u>
		<u>HE4:</u> <u>Green Infrastructure</u>	<u>SO6</u> <u>SO10</u> <u>Extent of Green Infrastructure network</u>	<ul style="list-style-type: none"> • <u>Delivery of;</u> • <u>Additions to the extent and quality of the Green Infrastructure network against 2014</u> • <u>Reduction of the loss of Green Infrastructure assets over the plan period 2014-2037.</u>
		<u>HE5:</u> <u>Trees and Landscaping</u>	<u>SO8</u> <u>SO10</u> <u>Protected trees (TPO)</u> <u>Ancient woodlands (Ha.)</u> <u>Trees within Conservation Areas / Nature Conservation assets</u>	<ul style="list-style-type: none"> • <u>No loss of protected trees (TPO)</u> • <u>No loss of ancient woodland</u> • <u>No loss of trees within Conservation Areas / Nature Conservation assets</u>
		<u>HE6:</u> <u>Outdoor and Indoor Sport Provision</u>	<u>SO11</u> <u>Sports / playing pitch provision</u> <u>Provision against assessed demand (x sport)</u>	<ul style="list-style-type: none"> • <u>No net loss of sports / playing pitch provision</u> • <u>No deficits in provision against assessed demand (x sport)</u>
		<u>HE7:</u> <u>Pollution and Nuisance</u>	<u>SO12</u> <u>AQMAs</u>	<ul style="list-style-type: none"> • <u>Reduction / elimination of AQMAs</u>

			<u>Proposals identifying negative impacts of pollution and nuisance</u>	<ul style="list-style-type: none"> • <u>100% proposals accompanied by an impact assessment demonstrating mitigation measures</u>
		<u>HE8:</u> <u>Land Contamination</u>	<u>SO12</u> <u>SO13</u> <u>Contaminated land investigations</u> <u>Consents subject to remediation conditions</u>	<ul style="list-style-type: none"> • <u>100% of applications on potentially contaminated sites supported by appropriate Contamination Risk Assessment</u> • <u>100% of remediation requirements discharged.</u>
		<u>HE9:</u> <u>Water Management and Flood Risk</u>	<u>SO12</u> <u>SO13</u> <u>Consents within FZ3, FZ2, FZ1</u> <u>SUDS / Land reserved for flood management measures</u> <u>Consents within Source Protection Zones (SPZs)</u>	<ul style="list-style-type: none"> • <u>No consents for vulnerable uses within FZ3, FZ2</u> • <u>100% of applicable consents employment SUDS / Land reserved for flood management measures</u> • <u>No consents for uses creating unacceptable threat to Source Protection Zones (SPZs)</u>
			<u>Length of watercourses / proportion of water bodies with 'good' status in the ecological and chemical classification</u>	<ul style="list-style-type: none"> • <u>Improve</u>
			<u>Number of planning permissions granted contrary to the advice of the EA on water quality grounds</u>	<ul style="list-style-type: none"> • <u>Reduce</u>
		<u>HE10:</u> <u>Minerals Safeguarding Areas</u>	<u>SO12</u> <u>SO13</u> <u>Mineral Safeguarding Areas and Mineral area of search.</u>	<ul style="list-style-type: none"> • <u>Maintain 0% of MSAs and MAS from sterilisation by other forms of development over the plan period 2014-2037.</u>
		<u>HE11:</u>	<u>SO13</u> <u>Maintain 0% of MSAs and MAS from sterilisation by</u>	<ul style="list-style-type: none"> • <u>0% of MSA sterilised by consents</u>

		<u>Minerals</u>		<u>other forms of development over the plan period 2014-2037.</u> <u>Mineral Extraction</u>	<ul style="list-style-type: none"> • <u>0% of MAS sterilised by consents</u> • <u>100% providing a restoration plan</u>
<u>GENERAL REQUIREMENTS</u>					
		<u>GR1:</u> <u>Design of Development</u>	<u>SO8</u>	<u>No. times cited in decisions</u> <u>% upheld at appeal</u>	<ul style="list-style-type: none"> • <u>100% of appeals upheld</u>
		<u>GR2:</u> <u>Amenity</u>	<u>SO8</u>	<u>No. times cited in decisions</u> <u>% upheld at appeal</u>	<ul style="list-style-type: none"> • <u>100% of appeals upheld</u>
		<u>GR3:</u> <u>Boundary Fences and Walls</u>	<u>SO8</u>	<u>No. times cited in decisions</u> <u>% upheld at appeal</u>	<ul style="list-style-type: none"> • <u>100% of appeals upheld</u>
		<u>GR4:</u> <u>Temporary Buildings</u>	<u>SO8</u>	<u>No. times cited in decisions</u> <u>% upheld at appeal</u>	<ul style="list-style-type: none"> • <u>100% of appeals upheld</u>
		<u>GR5:</u> <u>Renewable and Low Carbon Energy</u>	<u>SO9</u>	<u>Energy Statements.</u> <u>Wind turbines</u> <u>Restoration</u>	<ul style="list-style-type: none"> • <u>100% of applicable applications supported by an Energy Statement</u> • <u>100% of consents for wind turbines within defined policy area</u> • <u>100% of consents including a restoration plan.</u>
<u>GREEN BELT</u>					
		<u>GB1:</u> <u>Control of Development in the Green Belt</u>	<u>SO2</u> <u>SO10</u>	<u>Inappropriate development within the greenbelt</u>	<ul style="list-style-type: none"> • <u>No inappropriate development within the greenbelt</u>

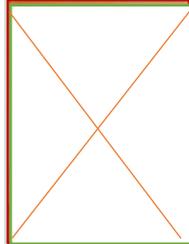
		<u>GB2:</u> <u>Safeguarded Land</u>	<u>SO2</u> <u>SO10</u>	<u>Development contrary to policy within the designated Safeguarded areas.</u>	<ul style="list-style-type: none"><u>No development contrary to policy within the designated Safeguarded areas.</u>
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Schedule of Additional Minor Modifications (AM)

Comments relating to these changes will NOT be considered by the Local plan Inspectors.

Section	Modification Ref	Proposed Amendments
Page v Foreword	AM001	<p>FOREWORD</p> <p>I would like to thank you for taking the time to take part in this consultation on Halton Borough Council's Local Plan. This document builds upon and supports the sustainable growth strategy for the area set out in the adopted Core Strategy. It includes consultation on the Revised Core Strategy policies and the Delivery and Allocations Local Plan. This document will seek to find and allocate the most sustainable sites to provide new housing and jobs, without these our local economy cannot grow and prosper and without the right infrastructure of all types to support that growth, our communities will not thrive.</p> <p>Because of this, the plan is about more than just finding sites to build on. It is also about identifying where building shouldn't happen at all or where particular care must be taken. Its policies protect what is important to local people such as parks and playing pitches, Conservation Areas and Local Wildlife Sites</p> <p>The development management policies need to be flexible enough to respond to legislative and market changes, whilst allowing the Council to strive for excellence in all development that arises from the proposals it makes decisions upon.</p> <p><u>This document will seek to find and allocate the most sustainable sites to provide the foundations for our current residents and future generations to meet to challenges of carbon reduction, sustainable transport and high quality low emission homes. Without considering these issues our local economy cannot grow and prosper, without the right infrastructure to support that growth, our communities will not be able to meet future demands.</u></p> <p><u>The Local Plan is important document which builds upon previous plans and provide the platform for future generations. The plan will support the future the sustainable growth strategy for the area set out in the adopted Core Strategy.</u></p> <p><u>This document will seek to find and allocate the most sustainable sites to provide the foundations for our current residents and future generations to meet to challenges of carbon reduction, sustainable transport and high quality low emission homes. Without considering these issues our local economy cannot grow and prosper, without the right infrastructure to support that growth, our communities will not be able to meet future demands.</u></p> <p><u>Within the plan the development management policies need to be flexible enough to respond to legislative and market changes, whilst allowing the Council to strive for excellence in all development that arises from the proposals it makes decisions upon.</u></p>

However, this plan is about more than just finding sites to build on. It is also about identifying where building shouldn't happen at all or where particular care must be taken. Within this plan its policies protect what is important to local people such as parks and playing pitches, Conservation Areas and Local Wildlife Sites.

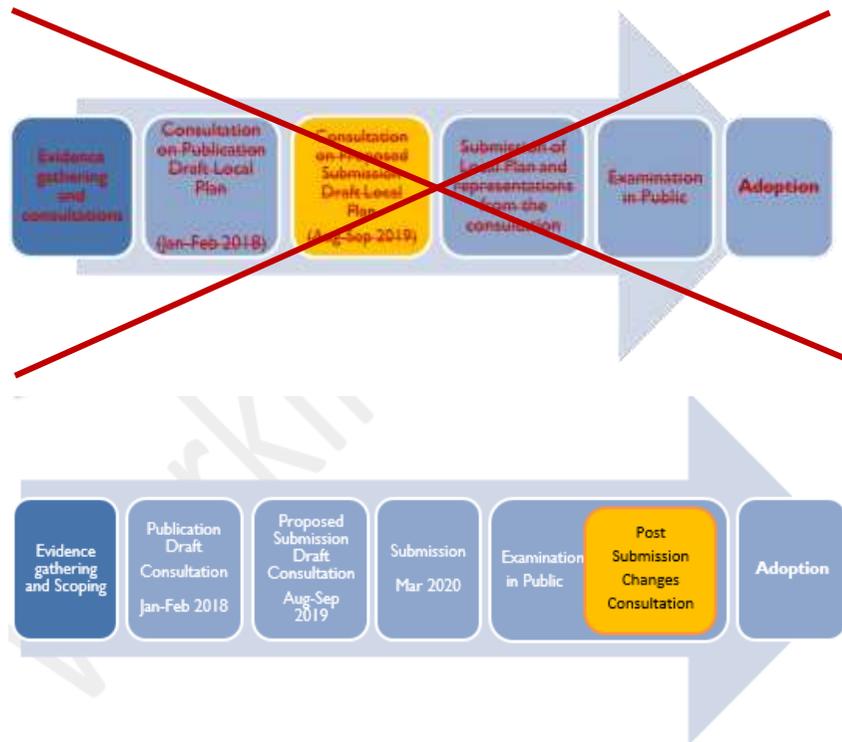


~~Cllr Hignett~~ — Councillor Nelson

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Figure 1

AM002

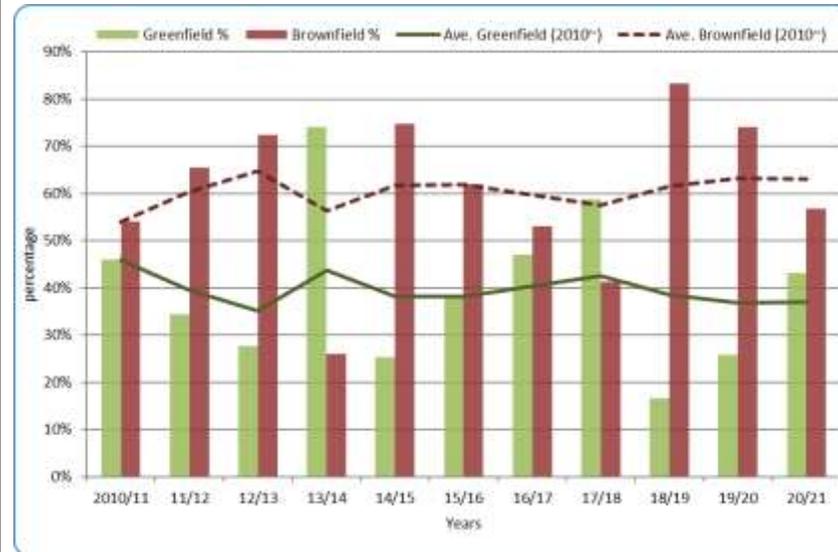
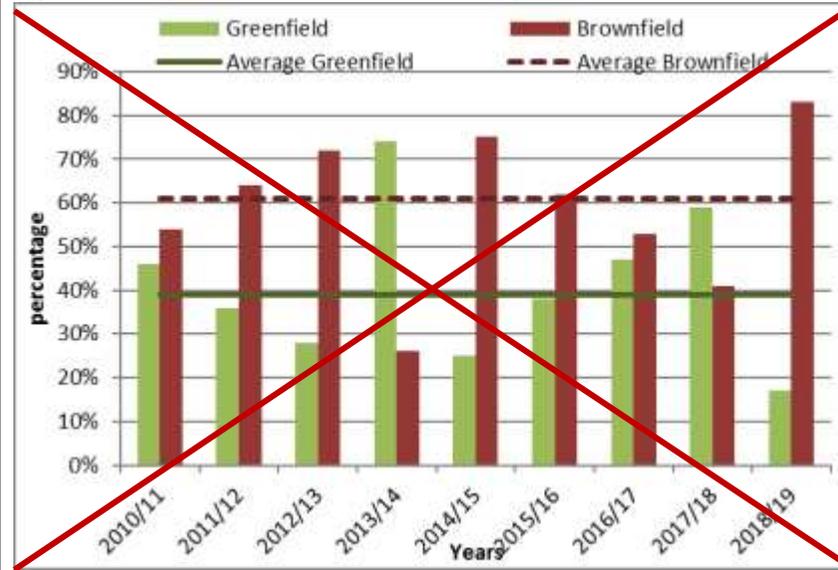
Figure 1: Stages of work in preparing a Local Plan for Halton

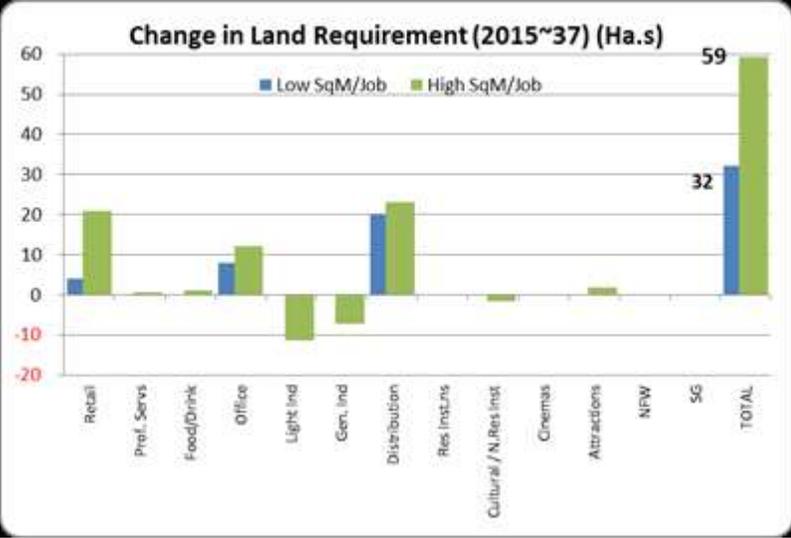


Page 12 Introduction Para 1.20	AM003	To be kept informed of work on the Local Plan please see the Latest Planning Updates page on our website (www.halton.gov.uk/DALP) or contact the Planning Policy Team at forward.planning@halton.gov.uk , or 0151 511 6458 , or Planning & Transport Strategy, Halton Borough Council, PO Box 317, RUNCORN WA7 9BZ Municipal Building, Kingsway, Widnes, WA8 7QF.
Page 31 Evidence Base	AM004	Halton Open Space Study (PMP and HBC, 2006, 2021). The study assesses existing and future needs for open space, sport and recreation in Halton and the current ability to meet these needs
Page31	AM005	Playing Pitch Strategy (HBC, work ongoing PMP 2021): This strategy is currently being prepared and will assesses existing and future needs for playing pitch provision in Halton.
Page 44 CS(R)3 Para 7.36	AM006	7.36. The target of 30% of housing development to be delivered on previously developed (brownfield) land is retained from the Core Strategy and is below both the previous national minimum target and the proportion achieved in Halton over the period from 2010, as shown as in Figure 8 7.1 . However, of the housing expected to come forward during the plan period or being promoted through the Halton Local Plan, a high proportion is on greenfield sites. As such setting a higher target for brownfield development would not be realistic or achievable. Net dwelling change and the performance in delivering on previous developed land will continue to be monitored annually and will influence the allocation of sites in later Local Plans.

AM007

Figure 8: Proportion of residential developed on brownfield land



Page 47 CS(R)4 7.47	AM008	7.47. The 2015 SHMA Oxford Economic Forecast assumed a jobs change of 4,051(2015-2037), The main increase in land requirements can be seen in the then A1 Retail, B1a Office and B8 Distribution use class sectors. The Figure 9 below shows the change in land requirements for 2015-2037. Overall the 4051 change in job densities equates																																													
Page 48 CS(R)4 Figure 9	AM009	<p>Figure 9: Net Land Requirement</p>  <table border="1"> <caption>Change in Land Requirement (2015~37) (Ha.s)</caption> <thead> <tr> <th>Sector</th> <th>Low SqM/Job (Ha.s)</th> <th>High SqM/Job (Ha.s)</th> </tr> </thead> <tbody> <tr> <td>Retail</td> <td>~5</td> <td>~20</td> </tr> <tr> <td>Prof. Servs</td> <td>~1</td> <td>~1</td> </tr> <tr> <td>Food/Drink</td> <td>~1</td> <td>~1</td> </tr> <tr> <td>Office</td> <td>~8</td> <td>~12</td> </tr> <tr> <td>Light Ind</td> <td>~0</td> <td>~-10</td> </tr> <tr> <td>Gen. Ind</td> <td>~0</td> <td>~-5</td> </tr> <tr> <td>Distribution</td> <td>~20</td> <td>~25</td> </tr> <tr> <td>Res. Instns</td> <td>~0</td> <td>~0</td> </tr> <tr> <td>Cultural / N. Res Inst</td> <td>~0</td> <td>~-2</td> </tr> <tr> <td>Creemas</td> <td>~0</td> <td>~0</td> </tr> <tr> <td>Attractions</td> <td>~0</td> <td>~2</td> </tr> <tr> <td>NPW</td> <td>~0</td> <td>~0</td> </tr> <tr> <td>SG</td> <td>~0</td> <td>~0</td> </tr> <tr> <td>TOTAL</td> <td>32</td> <td>59</td> </tr> </tbody> </table> <p>Derived from Oxford Economics Jobs Forecasts (LCR-SHELMA)</p>	Sector	Low SqM/Job (Ha.s)	High SqM/Job (Ha.s)	Retail	~5	~20	Prof. Servs	~1	~1	Food/Drink	~1	~1	Office	~8	~12	Light Ind	~0	~-10	Gen. Ind	~0	~-5	Distribution	~20	~25	Res. Instns	~0	~0	Cultural / N. Res Inst	~0	~-2	Creemas	~0	~0	Attractions	~0	~2	NPW	~0	~0	SG	~0	~0	TOTAL	32	59
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Page 48 CS(R)4 Para 7.48	AM010	7.48. The Liverpool City Region Strategic Housing and Employment Land Market Assessment (SHELMA) sets out the level of employment land likely to be required within the City Region. It identifies a jobs growth of 58,900 in the baseline scenario or 134,100 jobs in the growth scenario. Using these figures the SHELMA sets out a (net) need for between 160.1 ha to 232.5 ha for B1 office use Uses , and 139.8 ha to 154.8 ha for B2 general employment uses Uses -across the Liverpool City Region. The SHELMA has also considered past (gross) take up rates, this identified a need for 235.7 ha of B1 Uses for office use , 437.3 ha of B2 Uses general employment and 118.2 ha of Small Scale B8 Uses across the City Region.																																													
Page 61 CS(R)4 Para 7.86.	AM011	<i>"Affordable housing . for sale or rent, for those whose need needs are not met be the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</i>																																													
Page 70	AM012	7.110 NPPF (2019) Compliance:																																													

CS(R)17 Para 7.110								
Page 79 CS(R)21 Para 7.139	AM013	<p>7.139 It is recognised that Halton’s green infrastructure network cannot be delivered in isolation from other partners and agencies and neighbouring Local Authorities. As such the evolution of localised and cross boundary frameworks and studies over the Core Strategy Delivery and Allocations Local Plan period are supported where these contribute to the aims of protecting, enhancing and expanding the Borough’s green infrastructure network. This includes site specific masterplans and studies, and sub-regional green infrastructure and ecological frameworks. Programmes of delivery and initiatives concerning Regional Parks and assets that are relevant to the Borough will also be supported.</p> <table border="1" data-bbox="600 549 1541 828"> <thead> <tr> <th colspan="2" data-bbox="600 549 1541 584">POLICY CONTEXT:</th> </tr> </thead> <tbody> <tr> <td data-bbox="600 584 763 724">National Policy</td> <td data-bbox="763 584 1541 724">NPPF (Principally paras96-101,126,127,149, 150, 170 and 174-181) CS21 conforms to NPPF (Para 96-101) providing access to a network of high quality open spaces, determining what provision is required and resisting the loss of facilities. CS21 protects and enhances valued landscapes (Para 170) along with protecting and enhancing biodiversity and geodiversity (174-181).</td> </tr> <tr> <td data-bbox="600 724 763 828">Local Evidence</td> <td data-bbox="763 724 1541 828"> <ul style="list-style-type: none"> Halton Borough Council Open Space Study (HBC and PMP, 2004 and as updated 2006 and 2021); Liverpool City Region Ecological Framework (MEAS, 2011) </td> </tr> </tbody> </table>	POLICY CONTEXT:		National Policy	NPPF (Principally paras96-101,126,127,149, 150, 170 and 174-181) CS21 conforms to NPPF (Para 96-101) providing access to a network of high quality open spaces, determining what provision is required and resisting the loss of facilities. CS21 protects and enhances valued landscapes (Para 170) along with protecting and enhancing biodiversity and geodiversity (174-181).	Local Evidence	<ul style="list-style-type: none"> Halton Borough Council Open Space Study (HBC and PMP, 2004 and as updated 2006 and 2021); Liverpool City Region Ecological Framework (MEAS, 2011)
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Page 82 CS(R)22 Para 7.139	AM014	<table border="1" data-bbox="600 874 1559 1139"> <thead> <tr> <th colspan="2" data-bbox="600 874 1559 909">POLICY CONTEXT:</th> </tr> </thead> <tbody> <tr> <td data-bbox="600 909 763 1050">National Policy</td> <td data-bbox="763 909 1559 1050">NPPF (Principally paras96-101,126,127,149, 150, 170 and 174-181) CS21 conforms to NPPF (Para 96-101) providing access to a network of high quality open spaces, determining what provision is required and resisting the loss of facilities. CS21 protects and enhances valued landscapes (Para 170) along with protecting and enhancing biodiversity and geodiversity (174-181).</td> </tr> <tr> <td data-bbox="600 1050 763 1139">Local Evidence</td> <td data-bbox="763 1050 1559 1139"> <ul style="list-style-type: none"> Halton Borough Council Open Space Study (HBC and PMP, 2004 and as updated 2006,2021); Liverpool City Region Ecological Framework (MEAS, 2011) </td> </tr> </tbody> </table>	POLICY CONTEXT:		National Policy	NPPF (Principally paras96-101,126,127,149, 150, 170 and 174-181) CS21 conforms to NPPF (Para 96-101) providing access to a network of high quality open spaces, determining what provision is required and resisting the loss of facilities. CS21 protects and enhances valued landscapes (Para 170) along with protecting and enhancing biodiversity and geodiversity (174-181).	Local Evidence	<ul style="list-style-type: none"> Halton Borough Council Open Space Study (HBC and PMP, 2004 and as updated 2006,2021); Liverpool City Region Ecological Framework (MEAS, 2011)
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Page 98 RDI	AM015							

Ref	Site	Greenfield / Previously Developed ⁹⁵	Site Size	Notional Capacity	Notes
R9	HI155 Former Polar Ford Use car lot	PDL	0.37	11	
R79	HI983 Land between Stalbridge Drive and WCML	Green	2.42	58	SLR4

Ref	Site	Green field / Previously Developed	Site Size	Notional Capacity	Notes
W50	HI334 (former Stobarts site) Foundry Lane	PDL	0.71	19	

Page 106 RD3 Para 9.13	AM016	9.13. Poorly conceived building extensions and alterations can have a detrimental impact upon an area and the amenity of nearby occupiers. In most instances, it will be appropriate for proposed works to retain and reflect the character and appearance of the existing building. Innovative design solutions will also be acceptable where they are of exceptional design quality and would complement, or enhance, rather than detract from the existing building. There will, however, also be instances where the existing building is architecturally unremarkable or poor. In such circumstances, it might be appropriate to significantly remodel the appearance of the building. The design approach adopted should draw on analysis of local character and distinctiveness undertaken in accordance with policies CS18(R) CS(R)18 and GR1, and should consider any impact upon the wider street scene.
Page 107 RD3 Para 9.13	AM017	9.14. Further information and detailed design guidance specifically in relation to householder applications can be found in the House Extensions Supplementary Planning Document (SPD).
Page 138 HC6 Sec.t 5	AM018	<u>Loss of Community Facilities</u>

⁹⁵ Brownfield or Previously Developed Land (PDL) as defined in Annex 2, National Planning Policy Framework

		<p>5 Proposals involving the loss of community facilities land or buildings will only be permitted where it is demonstrated that:</p> <ol style="list-style-type: none"> a) The loss of the existing community use would not create, or add to, a shortfall in the provision or quality of such uses within the locality; or b) The building or site is no longer suitable or viable to accommodate the current community use, or the use has already ceased, and the building or site cannot viably be retained or sensitively adapted to accommodate other community facilities; or c) In the case of commercial community facilities, whether the use is no longer viable (applicants will need to submit evidence to demonstrate that the site is no longer viable for that use d) marketing Marketing of the land/property will be required to indicate that there is no demand for the land/property in its existing use. e) Details if the current occupation of the buildings, and where this function would be relocated, will also be required. f) Where an application relies upon a marketing exercise to demonstrate that there is no demand for the land/premises in its current use, the applicant will be expected to submit evidence to g) demonstrate Demonstrate that the marketing was adequate and that no reasonable offers were refused. This will include evidence demonstrating that: <ul style="list-style-type: none"> • 							
<p>Page 187 HE10 Para 12.17.</p>	<p>AM019</p>	<table border="1"> <tr> <th colspan="2" data-bbox="600 1070 1429 1145">POLICY CONTEXT:</th> </tr> <tr> <td data-bbox="600 1145 750 1230">National Policy</td> <td data-bbox="750 1145 1429 1230">NPPF (Principally paras 203, 204, 205, 206, 207, 208, 209 and 211). The policy is in compliance with the NPPF by allocating sites in order to maintain a steady and adequate supply of aggregates.</td> </tr> <tr> <td data-bbox="600 1230 750 1294">Local Evidence</td> <td data-bbox="750 1230 1429 1294"> <ul style="list-style-type: none"> • Minerals planning on Merseyside Urban Vision </td> </tr> </table>	POLICY CONTEXT:		National Policy	NPPF (Principally paras 203, 204, 205, 206, 207, 208, 209 and 211). The policy is in compliance with the NPPF by allocating sites in order to maintain a steady and adequate supply of aggregates.	Local Evidence	<ul style="list-style-type: none"> • Minerals planning on Merseyside Urban Vision 	
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Local Evidence	<ul style="list-style-type: none"> • Minerals planning on Merseyside Urban Vision 								
<p>Page 200</p>	<p>AM020</p>	<p>Figure 21.1 12: Potential for Wind Generation Areas</p>							

<p>Page 209 Appendix A Glossary Page 211</p>	<p>AM021</p>	<p>Employment Land</p>	<p>Land <u>used or</u> identified for business, (Office, Research / Development, Light Industry), general industrial, and storage and distribution development, as defined by Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987. <u>now superseded by the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020</u> It does not include land for retail development or 'owner specific' <u>expansion</u> land.</p>	
<p>Use Classes Order 1987 <u>Note : Substantially revised in 2020</u></p>		<p>The different land uses are: A1 – Shops CI Hotels A2 – Financial and Professional Services A3 -- Restaurants and Cafes A4 – Driving Establishments A5 -- Hot Food Takeaways B1 – Business : Office, Research / Development, Light Industry B2 – General Industrial B8 – Storage and Distribution CI - Hotels C2 - Residential Institutions C2A - Secure Residential Institutions C3 – Dwellings C4 - Houses in Multiple Occupation D1 - Non Residential Institutions D2 --Assembly and Leisure Sui Generis – a use which is not included <u>within</u> one of the above <u>definitions defined use class groupings</u></p>		
<p>Page 219 Appendix B NPPF Requirements</p>	<p>AM022</p>	<p>NPPF Section</p>	<p>Requirement for Delivery and Allocations Local Plan (including paragraph number)</p>	<p>Halton’s Local Plan Policy</p>
<p>Building a Strong,</p>		<p>(81) (82b) Set criteria, or identify strategic sites, for local and inward investment to match the [economic vision and] strategy and to meet anticipated needs over the plan period.</p>	<p>ED1: Employment Allocations</p>	

		Competitive Economy	<p>(81) (83) Policies should recognise and address the specific locational requirements of different sectors.</p> <p>(82d) Policies should be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices and to allow enable a rapid response to changes in economic circumstances.</p>	ED2: Employment Development / ED3: Complementary Services and Facilities within Employment Areas
		Ensuring the Vitality of Town Centres	<p>(85) (86a) Define a network and hierarchy of town centres and promote the long term vitality and viability.</p> <p>(86b) Defining the extent of town centres and primary shopping areas..</p>	HC3: Primary Shopping Areas and Frontages
			<p>(85) (86d) Allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needs in town centres. development likely to be needed, looking at least ten years ahead. Meeting anticipated needs for retail, leisure, office and other main town centre uses over this period should not be compromised by limited site availability, so town centre boundaries should be kept under review where retail necessary.</p>	HC2:Allocations within Halton's Centres
			<p>(85) (86(e)) where suitable and viable town centre sites are not available for main town centre uses, allocate appropriate edge of centre sites that are well connected to the town centre. If sufficient edge of centre sites cannot be identified, policies should explain how identified needs can be met in other accessible locations that are well connected to the town centre Allocate appropriate edge of centre sites for main town centre uses that are well connected to the town centre where suitable and viable town centre sites are not available. If sufficient edge of centre sites cannot be identified, policies for meeting the identified needs in other accessible locations that are well connected to the town centre.</p>	HC2:Allocations within Halton's Centres
		Promoting Sustainable Transport	<p>(103) Support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.</p>	CS(R)15: Sustainable Transport / C1:

			<p><u>(105) Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.</u></p>	Transport Network and Accessibility
			<p>(105) <u>(107)</u> If setting local parking standards for residential and non-residential development, local planning authorities should take into account:</p> <ul style="list-style-type: none"> • the accessibility of the development; • the type, mix and use of the development; • the availability of and opportunities for public transport; • local car ownership levels; and • an overall need to reduce the use of high emission vehicles • <u>the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.</u> 	C2: Parking Standards
		Supporting High Quality Communications Infrastructure	<p>(112) <u>(114)</u> In preparing Local Plans, local planning authorities should support the expansion of electronic communications networks, including next generation mobile technology (5G) and full fibre broadband connections.</p>	C3: Delivery of Telecommunications Infrastructure
		Delivering a Wide Choice of High Quality Homes	<p>(67) Identify key sites which are critical to the delivery of the housing strategy over the plan period</p> <p><u>(62) The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes</u></p>	RD1: Residential Development Allocations
		Requiring Good Design	<p>(125) Local Plans should, at the most appropriate level, set out a clear design vision and expectations, so that as much certainty as possible about what is acceptable is established. Design policies need to provide maximum clarity about design expectations.</p>	CS18 - High Quality Design / GR1: Design of Development

			<p><u>(127) Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.</u></p>	
		Protecting Green Belt Land	<p>(136) Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.</p> <p><u>(140). Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period.</u></p>	CS(R)6: Green Belt // GBI: Control of Development in the Green Belt
		Meeting the Challenge of Climate Change, Flooding and Coastal Change	<p>(151) Consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources.</p> <p><u>(153). Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and</u></p>	GR5: Renewable and Low Carbon Energy

			<p>infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.</p> <p>(151) Identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>	
		Conserving and Enhancing the Natural Environment	<p>(174) Identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation.</p> <p>(175). Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.</p>	HE1: Nature Conservation
		Facilitating the Sustainable Use of Minerals	<p>(204) Identify and include policies for extraction of mineral resources of local and national importance in their area.</p> <p>(210a) provide for the extraction of mineral resources of local and national importance, but not identify new sites or extensions to existing sites for peat extraction;</p> <p>(204) Define Minerals Safeguarding Areas and adopt appropriate policies in order that known locations of specific minerals resources of local and national importance are not needlessly sterilised by non-mineral development, whilst not creating a presumption that resources defined will be worked; and define Minerals Consultation Areas based on these Minerals Safeguarding Areas.</p>	HE11: Minerals HE10: Minerals Allocations

			<p>(210c) safeguard mineral resources by defining Mineral Safeguarding Areas and Mineral Consultation Areas⁷⁰; and adopt appropriate policies so that known locations of specific minerals resources of local and national importance are not sterilised by non-mineral development where this should be avoided (whilst not creating a presumption that the resources defined will be worked);</p>	
			<p>(204) (210d) Set out policies to encourage the prior extraction of minerals, where practicable and environmentally feasible, if it is necessary for non-mineral development to take place.</p>	HEI I: Minerals
			<p>(204) Set out environmental criteria against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health. (210f) set out criteria or requirements to ensure that permitted and proposed operations do not have unacceptable adverse impacts on the natural and historic environment or human health, taking into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality</p>	HEI I: Minerals
			<p>(204) (210h) Put in place policies to ensure worked land is reclaimed at the earliest opportunity, taking account of aviation safety, and that high quality restoration and aftercare of mineral sites takes place.</p>	HEI I: Minerals
Page 223 Appendix C core Strategy Requirements	AM023	<p>Appendix C: Core Strategy Requirements</p> <p>C.1—This appendix summarises the specific policy requirements contained in the Halton Core Strategy Local Plan relevant to this Delivery and Allocations Local Plan highlighting in which policy these are addressed..</p>		

Core Strategy policies proposed to be replaced in this document are identified with an *.

Core Strategy Policy	Summary of requirement	Addressed in:
CS(R)1: Halton's Spatial Strategy*	No specific requirements	n/a
CS2: Presumption in Favour of Sustainable Development	No specific requirements	n/a
CS(R)3: Housing Supply and Locational Priorities*	Allocate specific sites that will contribute to housing supply	RD1: Residential Development Allocations
CS(R)4: Employment Land and Locational Priorities*	Allocate specific sites that will contribute to employment land supply	ED1: Employment Provision Allocations
	Designate the boundaries and extent of Halton's Local Employment Areas and Regional Employment Sites	ED1: Employment Provision Allocations / ED2: Employment Development / Policies Map
CS(R)5: A Network of Centres*	New Local Centres identified to meet local needs.	HC2: Allocations within Halton's Centres
	Allocate areas for future retail development	HC2: Allocations within Halton's Centres
CS(R)6: Green Belt*	Designate extent of the Green Belt	GB Temp: Green Belt Release Allocations / Policies Map
CS7: Infrastructure Provision	No specific requirements	n/a
CS8: 3MG	No specific requirements	n/a
CS9: South Widnes	No specific requirements	n/a
CS10: West Runcorn	No specific requirements	n/a
CS11: East Runcorn	No specific requirements	n/a
CS12: Housing Mix	No specific requirements	n/a
CS(R)13: Affordable Housing*	No specific requirements	n/a
CS(R)14: Meeting the Needs of Gypsies, Traveller and Travelling Showpeople	Allocation of sites for Gypsy, Traveller and Travelling Showpeople	RD2: Gypsy & Travellers (Allocations)

		Travellers and Travelling Showpeople*		
		CS(R)15: Sustainable Transport*	Designate existing Sustainable Transport Network and safeguard future routes and facilities	C1: Transport Network and Accessibility C2: Parking Standards
		CS16: The Mersey Gateway Project	No specific requirements	n/a
		CS17: Liverpool John Lennon Airport	Consideration of allocation of land for runway extension	C4: Expansion of Liverpool John Lennon Airport
		CS18: High Quality Design	No specific requirements	n/a
		CS19: Sustainable Development and Climate Change	Support Energy Priority Zones	GR5: Renewable and Low Carbon Energy
		CS20: Natural and Historic Environment	Designate sites of local importance including Local Nature Reserves, Local Geological Sites, Local Wildlife Sites, Ancient Woodland, and habitats and species identified in Halton's Biodiversity Action Plan	HE1: Natural Environment
			Designate Borough's heritage assets including Listed Buildings, Conservation Areas, Areas of Archaeological Interest, Scheduled Monuments	HE2: Heritage Assets and Historic Environment
		CS21: Green Infrastructure	Set out the priorities for the protection, and where appropriate the expansion of green infrastructure	HE2: Green Infrastructure HE5: Trees and Landscaping
			Designate green infrastructure network Designate Coastal Change management area	HE4: Green Infrastructure HE3: Halton's Waterways and Waterfronts HE6: Greenspace and outdoor sports provision

			Update the standards for green infrastructure	HE4: Green Infrastructure HE6: Greenspace and Outdoor Sports Provision																					
		CS22: Health and Well-Being	No specific requirements Safeguard hospital site?	HC6: Community Facilities HC8: Food and Drink																					
		CS23: Managing Pollution and Risk	Designate AQMAs, COMAHs, LJLA PSZ	C4: Operation of Liverpool John Lennon Airport HE7: Pollution and Nuisance HE8: Contaminated Land HE9: Water Management and Flood Risk																					
		CS24: Waste	No specific requirements	n/a																					
		CS25: Minerals*	Allocate areas of minerals resources (Mineral safeguarding Areas)	HE10: Minerals Allocations																					
			Criteria for potential extraction of mineral resources	HE11: Minerals																					
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