



Development Control Committee

**Monday, 3 October 2016 6.30 p.m.
The Board Room - Municipal Building,
Widnes**

A handwritten signature in black ink, appearing to read 'David W R', is positioned above a rectangular stamp area.

Chief Executive

COMMITTEE MEMBERSHIP

Councillor Paul Nolan (Chair)
Councillor Keith Morley (Vice-Chair)
Councillor John Bradshaw
Councillor Arthur Cole
Councillor Robert Gilligan
Councillor Ron Hignett
Councillor Carol Plumpton Walsh
Councillor June Roberts
Councillor Dave Thompson
Councillor Bill Woolfall
Councillor Geoff Zygadlo

*Please contact Ann Jones on 0151 511 8276 Ext. 16 8276 or
ann.jones@halton.gov.uk for further information.
The next meeting of the Committee is on Monday, 7 November 2016*

**ITEMS TO BE DEALT WITH
IN THE PRESENCE OF THE PRESS AND PUBLIC**

Part I

Item No.	Page No.
1. MINUTES	1 - 8
2. DECLARATIONS OF INTEREST	
<p>Members are reminded of their responsibility to declare any Disclosable Pecuniary Interest or Other Disclosable Interest which they have in any item of business on the agenda, no later than when that item is reached or as soon as the interest becomes apparent and, with Disclosable Pecuniary Interests, to leave the meeting prior to discussion and voting on the item.</p>	
3. PLANNING APPLICATIONS TO BE DETERMINED BY THE COMMITTEE	9 - 28

In accordance with the Health and Safety at Work Act the Council is required to notify those attending meetings of the fire evacuation procedures. A copy has previously been circulated to Members and instructions are located in all rooms within the Civic block.

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 1 August 2016 in The Board Room - Municipal Building, Widnes

Present: Councillors Nolan (Chair), Morley (Vice-Chair), J. Bradshaw, Cole, Gilligan, R. Hignett, June Roberts, Thompson, Woolfall and Zygadlo

Apologies for Absence: Councillor C. Plumpton Walsh

Absence declared on Council business: None

Officers present: A. Jones, J. Tully, A. Plant, A. Brennan, I. Dignall and J. Eaton

Also in attendance: 15 Members of the public

**ITEMS DEALT WITH
UNDER DUTIES
EXERCISABLE BY THE COMMITTEE**

Action

DEV11 MINUTES

The Minutes of the meeting held on 4 July 2016, having been circulated, were taken as read and signed as a correct record.

DEV12 PLANNING APPLICATIONS TO BE DETERMINED BY THE COMMITTEE

The Committee considered the following applications for planning permission and, in accordance with its powers and duties, made the decisions described below.

DEV13 - 05/00057/OUTEIA - OUTLINE APPLICATION, WITH ALL MATTERS RESERVED, FOR A MIXED USE DEVELOPMENT COMPRISING UP TO 624 RESIDENTIAL UNITS, UP TO 1275 SQM OF USE CLASSES A1 (SHOPS) AND A2 (FINANCIAL AND PROFESSIONAL SERVICES) UP TO 500 SQM OF USE CLASSES A3 (FOOD AND DRINK) AND A4 (DRINKING ESTABLISHMENT), UP TO 2400 SQM OF USE CLASS B1 (BUSINESS) AND UP TO 300 SQM OF USE CLASS D1 (NON RESIDENTIAL INSTITUTIONS) WITH ASSOCIATED ROADS, INFRASTRUCTURE AND LANDSCAPING ON LAND TO NORTH OF RAILWAY AND WEST OF TANHOUSE LANE, WIDNES

The consultation procedure undertaken was outlined in the report together with background information in respect of the site.

Officers advised the Committee that this application had been approved previously but was never taken forward. In order to encourage a start on site it was considered appropriate to request that the standard periods for submission of reserved matters and implementation be reduced.

The Committee agreed to these proposals and the application was approved.

RESOLVED: That the application be approved subject to:

- a) The applicant entering into a Legal Agreement in relation to the payment of a commuted sum for the Earle Road / Gyrotory improvements and a contribution in lieu of any shortfall of onsite open space provision.
- b) Conditions relating to the following:
 1. Standard outline condition(s) for the submission of reserved matters applications, with reduction in periods for submission of reserved matters and implementation (BE1);
 2. Plans condition listing relevant drawings i.e. site location / red edge (BE1 and TP17);
 3. Conditions for the submission of contaminated land report, remediation strategy and validation;
 4. Conditions for the submission of full foul and surface water drainage details of the site (BE1);
 5. Prior to commencement, submission of levels (BE1);
 6. Prior to commencement, submission of materials (BE1 and CS11);
 7. Condition(s) for submission of hard and soft landscaping (BE1);
 8. Prior to commencement, submission of a construction / traffic management plan which will include wheel cleansing details, and timetable setting out timescales and phasing of the development (TP17);
 9. Avoidance of actively nesting birds (BE1);
 10. Prior to commencement, details of on-site biodiversity action plan for measures to be incorporated in the scheme to encourage wildlife (bird, bat and invertebrate boxes) (GE21);
 11. Prior to commencement, details of a landscape

- proposal and an associated management plan to be submitted and approved (BE1, GE21);
12. Prior to commencement, details of boundary treatment (BE22);
 13. Provision of a Site Waste Management Plan (WM8);
 14. Provision of bins (WM19);
 15. A1, A2 and A4 opening hours restricted to 0700 to 2330 hours;
 16. No deliveries to A1, A2 and A4 uses between 1900 and 0700 hours;
 17. Submission of a travel plan;
 18. Noises mitigation scheme to be submitted with reserved matters;
 19. Construction hours for work audible at the site boundary; and
 20. Details of the proposed public transport provision and road connections.
- c) That if the Legal Agreement was not executed within a reasonable period of time, authority is delegated to the Operational Director – Policy, Planning and Transportation, in consultation with the Chair or Vice Chair of this Committee to refuse the application on the grounds that it failed to comply with Policy CS7 of the Halton Core Strategy Local Plan.

In order to avoid any allegation of bias, Councillor Morley did not take part in the debate or vote on the following item as he was a Board Member of Manchester Port Health Authority and was a Member of the Runcorn Locks Restoration Society.

DEV14 - 16/00131/OUT - OUTLINE APPLICATION, WITH ALL MATTERS RESERVED, FOR DEVELOPMENT OF UP TO 120 DWELLINGS, OPEN SPACE, INFRASTRUCTURE AND ASSOCIATED WORKS AT FORMER RIVERSIDE COLLEGE, PERCIVAL LANE, RUNCORN

The consultation procedure undertaken was outlined in the report together with background information in respect of the site.

Members were referred to the update list which advised of an additional response received from the Port Health Authority (a letter which was attached to the update list) and an additional objection regarding the lack of information provided outlining the reason for demolishing the building and suggesting that the site be used as a marina instead. It was also confirmed that the Local Lead Flood Authority had confirmed no objections subject to detailed drainage design secured by condition. Natural England was

now satisfied that there would be no likely effect on protected species following the Council's advice but this would be subject to the recommended conditions listed.

It was also reported that two further emails had been received, one to the Local Planning Authority and one to the Chair and Vice Chair of the Committee, details of which were provided by Officers.

Further objections had been received from Manchester Ship Canal Company (part of the Peel Ports Group), Manchester Port Health Authority, Peel Land and Property and Bridgwater Canal Company. Members were advised of the principle concerns of these bodies which included proposed expansion of trade and associated investment; noise pollution from the docks and dust pollution from cargo. It was noted that the Council's Environmental Health Officer had accepted the findings of the noise assessment, as discussed in the Officer's report, and raised no objections.

Officers also advised the Committee of a further recommended condition to be added, specifically relating to the interim landscaping and maintenance of the retained canal corridor.

The Committee was addressed by Mr Marshall from the Manchester Ship Canal Company, who objected to the proposal on their behalf. He stated that Port Runcorn was a successful Port for the Company that operated 24 hours 7 days a week and employed 40 staff. He raised concerns relating to the future occupiers of the properties and the potential for complaints relating to noise and dust pollution from the Port and cargo. He argued that the noise impact survey already carried out was not robust enough and that there would be an impact on the environment. He quoted Policy number PR7 from the Council's Unitary Development Plan (UDP) and advised of the objections made by the Manchester Port Health Authority. He requested that further investigations be made into the potential for noise and dust pollution.

Ms Holly Bryant, a representative from Halton College, then addressed the Committee. She spoke in support of the application and began by providing Members with the history of the viability of the College Campus. She stated that all planning requirements with regards to the site had been met and that a Legal Agreement would secure land in relation to the Bridgewater Canal restoration. She disputed that there would be noise pollution from the Port

and advised that the development would provide quality housing with sound proofing.

Officers clarified Policy PR7 in relation to the risk of pollution and referred Members to page 43 of the report where this was discussed. It was noted that there was no evidence of noise and dust pollution provided by complainants of surrounding residential areas in the past.

Following debate on the potential for noise and dust pollution, one Member wished to move an amendment to the recommendation and proposed a deferral, so that time could be given to the objectors to provide evidence of pollution that had occurred in the past. This was not supported by the Committee. The original recommendation to approve was then moved and seconded, and the Committee voted to approve the application.

RESOLVED: That authority is delegated to the Operational Director – Policy, Planning and Transportation, in consultation with the Chair or Vice Chair of the Committee to conclude negotiations in respect of the Legal Agreement; and that the application is approved subject to:

- a) The entering into of a Legal Agreement or other agreement for the maintenance of specified land in accordance with the landscaping requirements of the Permission and the transfer of that land to the Council upon written notice for the purpose associated with the reinstatement of the former Bridgwater Canal and subject to negotiations over viability for affordable housing and open space.
- b) Conditions relating to the following:
 1. Standard outline planning permission conditions relating to submission of reserved matters and timescales;
 2. Specifying approved plans (BE1);
 3. Requiring submission and agreement of a detailed Construction Environmental Management Plan including wheel cleansing facilities, construction vehicle access routes, construction parking and management plan, noise and dust minimisation measures (BE1 and GE21);
 4. Materials condition, requiring the submission and approval of the materials to be used (BE2);
 5. Landscaping condition, requiring submission and approval both hard and soft landscaping, including replacement tree planting (BE2);

6. Submission and agreement of boundary treatment including retaining walls (BE2);
 7. Construction and delivery hours to be adhered to throughout the course of the development (BE1);
 8. Vehicle access, parking, servicing etc to be constructed prior to occupation of properties / commencement of use (BE1);
 9. Condition relating to further detailed site investigation / mitigation/ verification (PR14);
 10. Condition relating to unidentified contamination (PR14);
 11. Submission and agreement of details of on-site biodiversity action plan for measures to be incorporated in the scheme to encourage wildlife including dwellings to be fitted with bird/bat boxes (GE21);
 12. Conditions relating to tree protection during construction (BE1);
 13. Submission and agreement of detailed surface water / highway drainage scheme (BE1/PR5);
 14. Requiring submission and agreement of site and finished floor levels (BE1);
 15. Submission and agreement of scheme of protective fencing to watercourses to secure a minimum 5m buffer zone (GE21);
 16. Submission and agreement of site Waste Management Plan (WM8);
 17. Submission and agreement of a sustainable Waste Management Plan (WM9); and
 18. Submission and agreement of detailed lighting scheme including measures to minimise light spill onto surrounding habitats and sky glow (PR4/GE21).
- c) That if the Section 106 Agreement or alternative arrangement was not executed within a reasonable period of time, authority be delegated to the Operational Director – Policy, Planning and Transportation, in consultation with the Chair or Vice Chair of the Committee to refuse the application.

In order to avoid any allegation of bias Councillor Cole did not take part in the debate or vote on the following item as he was a Board Member of Halton Housing Trust.

DEV15 - 16/00225/OUT - PROPOSED HYBRID APPLICATION SEEKING FULL PERMISSION FOR DEVELOPMENT COMPRISING TWO STOREY OFFICE BUILDING (USE CLASS B1), ASSOCIATED DEPOT BUILDING (USE CLASS B8) AND RELATED CAR PARKING, ACCESS AND SERVICES WITH LANDSCAPE AND BOUNDARY TREATMENTS TOGETHER WITH AN OUTLINE

APPLICATION FOR A RESIDENTIAL DEVELOPMENT OF UP TO 10 NO DWELLINGS WITH ALL MATTERS OTHER THAN ACCESS RESERVED FOR FUTURE CONSIDERATION ON LAND BOUNDED BY WARRINGTON ROAD AND WATKINSON WAY, WIDNES, CHESHIRE

The consultation procedure undertaken was outlined in the report together with background information in respect of the site.

Following the Officers presentation of the proposal, the Committee agreed that the application be approved.

RESOLVED: That the application is approved subject to the conditions suggested which are linked to the Parameter Plan 02 – Use (Drawing Number 05507 B3_00_0101 Rev A).

Conditions applicable to all parts of the proposal

1. Drainage strategy (PR16);
2. Implementation of access road from Warrington Road and adjacent residential development (BE1);
3. Construction Management Plan (BE1);
4. Off-site highway works (BE1); and
5. Highway to be made good following connection works (BE1).

Conditions – Office and Depot – Full Permission

1. Time limit – full permission;
2. Approved plans;
3. Site levels (BE1);
4. Facing material (BE1);
5. Hard landscaping and boundary treatments (BE1);
6. Soft landscaping (BE1);
7. Implementation of parking and servicing (BE1);
8. Implementation of cycle parking (BE1);
9. Remediation strategy and completion report (PR14);
10. Noise mitigation measures (PR8);
11. Electric vehicle charging points (CS19);
12. Travel plan (TP16); and
13. Drainage strategy (PR16)

Conditions – Residential Development of up to 10 dwellings – outline permission

1. Time limit – outline permission;
2. Submission of reserved matters;

3. Ground contamination (PR14);
4. Site levels (BE1);
5. Noise mitigation measures (PR8);
6. Electric vehicle charging points (CS19); and
7. Drainage strategy (PR16).

Meeting ended at 7.05 p.m.

REPORT TO: Development Control Committee

DATE: 3 October 2016

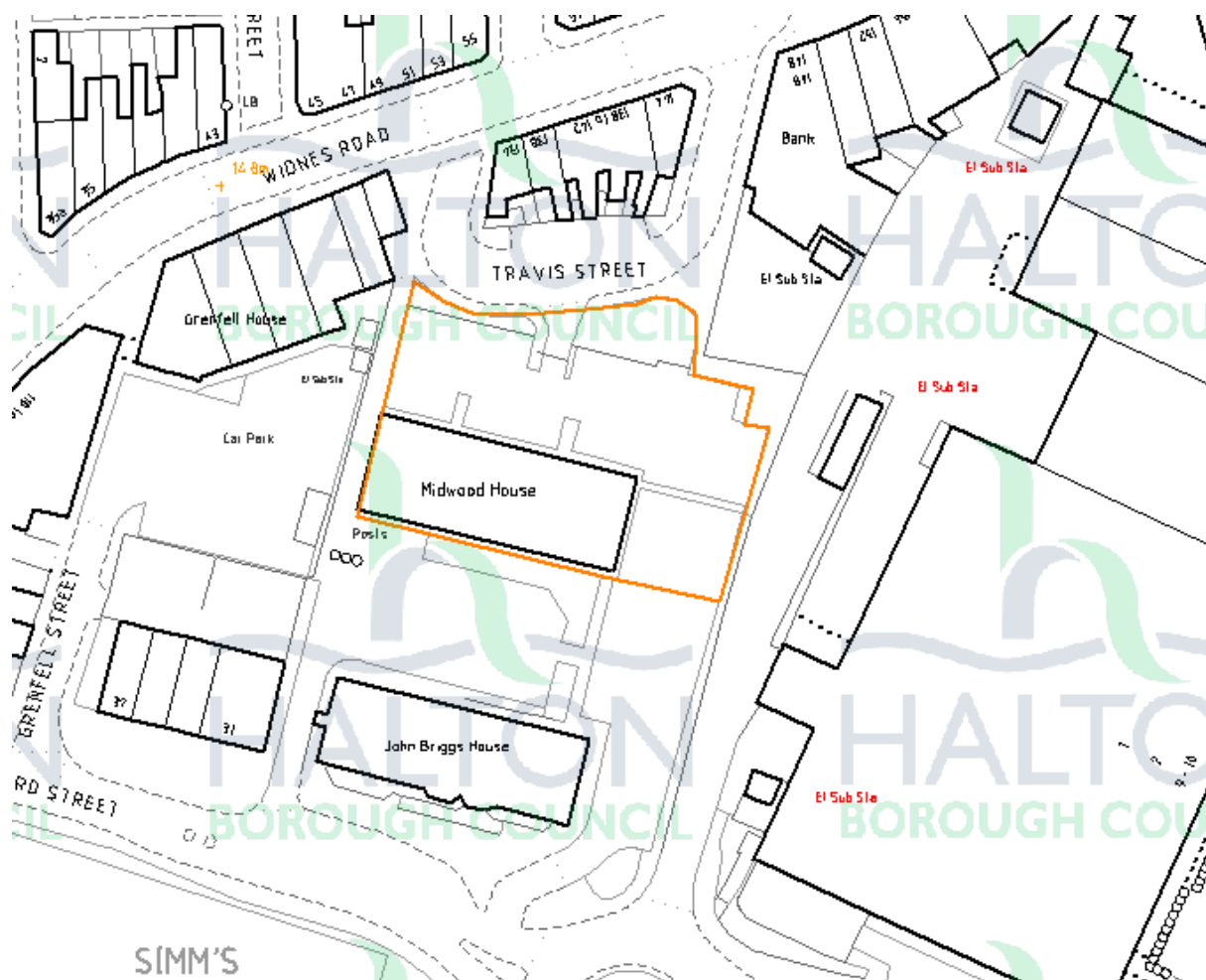
REPORTING OFFICER: Strategic Director – Enterprise, Community and Resources

SUBJECT: Planning Applications to be Determined by the Committee

WARD(S): Boroughwide

Application No	Proposal	Location
16/00369/P3JPA	Proposed change of use from B1 offices to 34 residential studio flats.	Midwood House, Travis Street, Widnes
NA	Review of New Local Wildlife Sites.	Boroughwide

APPLICATION NO:	16/00369/P3JPA
LOCATION:	Midwood House, Travis Street, Widnes, Cheshire.
PROPOSAL:	Proposed change of use from B1 offices to 34 residential studio flats.
WARD:	Appleton
PARISH:	None
AGENT(S) / APPLICANT(S):	Osborne House Ltd.



The above application is **NOT** a full planning application. A change of use from Class B1(a) offices to Class C3 (dwellinghouses) is permitted development under Part 3, Class O of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as Amended).

There are a number of instances set out below where this change of use is not permitted development.

Development is not permitted by Class O where—

- the building is on article 2(5) land; THIS IS LAND WHICH IS EXCLUDED FROM PERMITTED DEVELOPMENT RIGHTS ALLOWING CHANGE OF USE OF A PROPERTY FROM CLASS B1(A) OFFICE USE TO CLASS C3 RESIDENTIAL. **THIS DOES NOT APPLY HERE**
- the building was not used for a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order immediately before 30th May 2013 or, if the building was not in use immediately before that date, when it was last in use; **THIS DOES NOT APPLY HERE**
- the site is or forms part of a safety hazard area; THIS LAND IS NOT WITHIN THE CONSULTATION ZONE OF A MAJOR HAZARD SITE OR PIPELINE. **THIS DOES NOT APPLY HERE**
- the site is or forms part of a military explosives storage area; **THIS DOES NOT APPLY HERE**
- the building is a listed building or a scheduled monument. **THIS DOES NOT APPLY HERE**

None of the above instances apply to this proposal.

This proposal is, therefore, permitted by Class O, subject to the condition that before beginning the development, the developer shall apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(a) **transport and highways impacts of the development;**

(b) **contamination risks on the site;**

(c) **flooding risks on the site;**

(d) **impacts of noise from commercial premises on the intended occupiers of the development,** and the provisions of paragraph W of Part 3, Class O of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as Amended) shall apply in relation to any such application.

As the proposal is permitted development, the principle of development is accepted and the only considerations relevant to the determination of this prior approval application are the **four considerations** set out in (a) to (d) above.

Transport and highway impacts of the development

The procedure for dealing with prior approval applications makes clear that the National Planning Policy Framework is relevant to the subject matter of the prior

approval. In respect of transport impacts, it states that “development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe”.

It is noted that the site is located in a sustainable location in the centre of Widnes adjacent to Primary and Secondary Shopping Areas which provide a range of amenities and is also well located for bus services.

There would be 52 parking spaces available for the proposed 34 residential studio flats. Given the site’s sustainable location, proposed parking arrangement and the likely parking demand in this location, it is not considered that the proposal would have a severe transport and highway impact.

The proposal is therefore considered acceptable in this regard.

Contamination risks on the site

The Contaminated Land Officer has reviewed the proposal in respect of contamination risks and whilst the development is for new residential units, the nature of the conversion with no new construction or external space and a lack of historical potentially contaminative land uses mean that there is no requirement for detailed land contamination assessment for the site.

Based on the above, it is not considered that as a result of the proposed change of use, the site will be contaminated land as described in Part 2A of the Environmental Protection Act 1990 and the proposal is acceptable in this regard.

Flooding risks on the site

The site subject of the application is located within Flood Zone 1 and has a low probability of river or sea flooding (less than 1 in 1000 annual probability). The proposal is therefore considered acceptable in this regard.

Impacts of noise from commercial premises on the intended occupiers of the development

The site is located in the centre of Widnes adjacent to uses which are predominantly retail in nature. The proposed residential use is considered to be compatible with the adjacent land uses and it is not considered that the impacts of noise from commercial premises would have a significantly detrimental impact on residential amenity.

Conclusion

Based on the four considerations with this prior approval application, the proposal is acceptable and prior approval is not required.

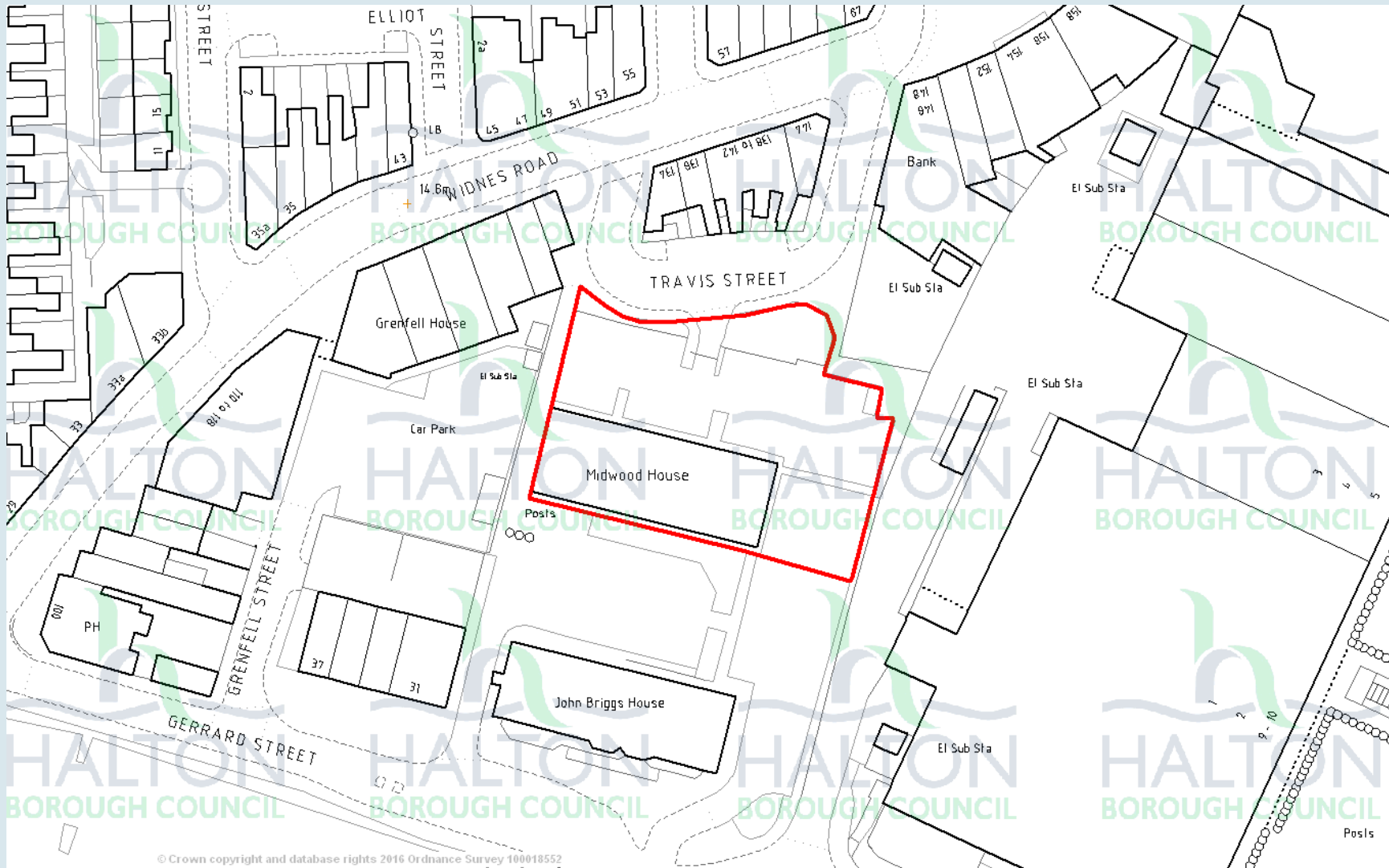
Recommendation

It is recommended that prior approval for the change of use from Class B1(a) offices to Class C3 (dwellinghouses) is not required.

Condition:

Development under Class O is permitted subject to the condition that it must be completed within a period of 3 years starting with the prior approval date.









REPORT TO: Development Control Committee

DATE: 3rd October 2016

REPORTING OFFICER: Strategic Director – Enterprise, Communities and Resources

PORTFOLIO: Resources

SUBJECT: Local Wildlife Site Designation

WARDS: Boroughwide

1.0 PURPOSE OF THE REPORT

1.1 To approve the addition of two newly identified Local Wildlife Sites (LWS), the removal of one LWS and boundary amendment to two LWS on the Local Wildlife Sites List. The LWS List forms part of the evidence base that informs Development Management decisions and supports the production of the Delivery and Allocations Local Plan that will replace the remaining policies from the Unitary Development Plan.

2.1 RECOMMENDATION: That Committee approves;

1. The addition of new Local Wildlife Sites at
 - Gigg Lane, and;
 - Keckwick Brook Corridor;
2. The deletion of a Local Wildlife Site at Runcorn East Railway Station, and;
3. Boundary changes to;
 - Haystack Lodge, and;
 - Haddocks Wood Pasture Local Wildlife Site

3.0 SUPPORTING INFORMATION

- 3.1 Section 40 of the Natural Environment and Rural Communities Act 2006, places a duty on all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of conserving biodiversity. A key purpose of this duty is to embed consideration of biodiversity as an integral part of policy and decision making and to make a significant contribution to the achievement of the commitments made by Government in its Biodiversity 2020 strategy.
- 3.2 The National Planning Policy Framework (NPPF) states that pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature, and that a core principle for planning is that it should contribute to conserving and enhancing the natural environment.
- 3.3 The designation of a ‘Local Wildlife Site’ is non-statutory and, as such, they are not directly protected by law. Designations such as Sites of Special Scientific Interest (SSSIs), Special Protection Areas (SPAs), and Special Areas of Conservation (SACs) protect nationally and internationally important wildlife areas, and are covered by legislation. However, these

designations do not protect all wildlife at a local level, and cannot ensure that the countryside as a whole is rich in wildlife.

- 3.4 Local Wildlife Sites (LWS) are of significant value for the conservation of wildlife. These sites represent local character and distinctiveness and have an important role to play in meeting local and national targets for biodiversity conservation. The purpose of their selection is to provide recognition of their value and to help conserve those features by affording a level of protection.
- 3.5 Therefore LWS fill an important gap not covered by other designations and they are vital in maintaining the full range of wildlife across the borough. The only form of protection afforded to LWS has been through the local planning system as designated LWS are a material consideration in the determination of planning applications.
- 3.6 Work has already commenced on the Delivery and Allocations Local Plan, as the planning policy document which will replace the remainder of the UDP. This document will detail sites across the Borough to be allocated for a specific purpose, such as Local Wildlife Sites. Policies will also give protection to these areas and will be shown on an accompanying Policies Map. This will be a key tool when assessing planning applications for all forms of development affecting wildlife sites at a local level.

Procedure for Local Wildlife Site Selection

- 3.7 To meet the national habitat and species targets for England, Defra and Natural England set criteria¹ and guidance for the identification of Local Wildlife Sites to support the UK Biodiversity Action Plan at the local level.
- 3.8 In Halton, site selection is administered through the Halton Local Wildlife Sites Partnership which was formed in 2011. Potential sites are principally proposed through evidence gathered in the production of a local Biodiversity Action Plan (BAP)². The BAP identifies potential sites requiring further investigation.
- 3.9 Halton has a total of 50 LWS that meet the criteria and a number of sites that are programed for further investigation. Site assessments are undertaken by suitably qualified bodies such as the Merseyside Environment Advisory Service (MEAS) or the Cheshire Wildlife Trust on behalf of the Local Wildlife Sites Partnership.
- 3.10 Local Wildlife sites are monitored and managed through annual surveys carried out by Open Space Services, who maintain a data portfolio of sites for their ecological and biodiversity value.
- 3.11 Proposed new sites and those identified for de-selection are confirmed by the Local Wildlife Sites Partnership and, once approved, are presented for adoption by the Council for inclusion in the evidence base supporting the production of the Local Plan.

Adoption and removal of Local Wildlife Sites



- 3.12 Previously changes to the LWS List have been reported to Executive Board for approval, but are being presented to Development Control Committee for approval today on the advice of Legal Services.

¹ Natural England Standing Advice: Biodiversity Planning Toolkit, Local Sites available at: http://www.biodiversityplanningtoolkit.com/stylesheet.asp?file=542_local_sites_ accessed 9/8/16

² Cheshire Wildlife Trust (2014) Local Wildlife Selection Criteria for the Cheshire Region

Local Wildlife Sites to be added to the Local Wildlife Sites List.

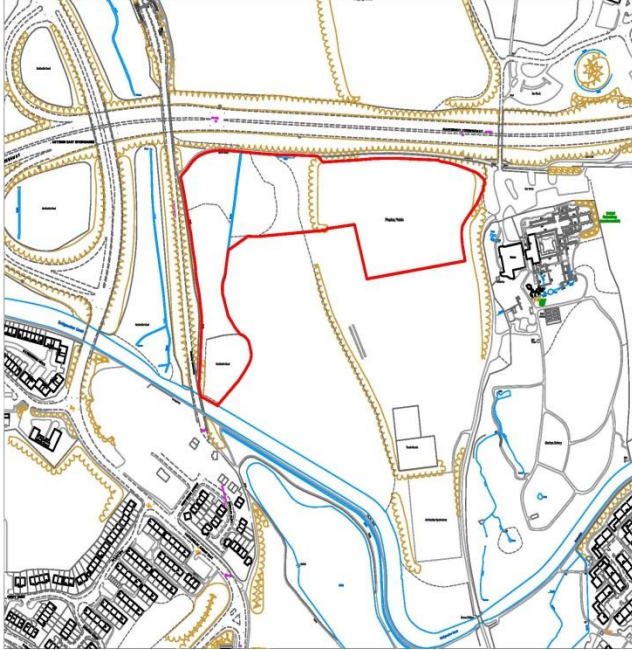
3.13 The following sites meet the criteria³ for site selection and therefore will be added to the Local Wildlife Sites List.

Local Wildlife Sites to be included	Site/Area
<p><u>ADDITION</u> Gigg Lane, Moore – Reason for inclusion is provided in the full citation attached at appendix A</p>	
<p><u>ADDITION</u> Keckwick Brook Corridor – Reason for its inclusion is provided in a full citation attached at appendix A</p>	

³ Cheshire Wildlife Trust (2014) LWS selection criteria for the Cheshire region.

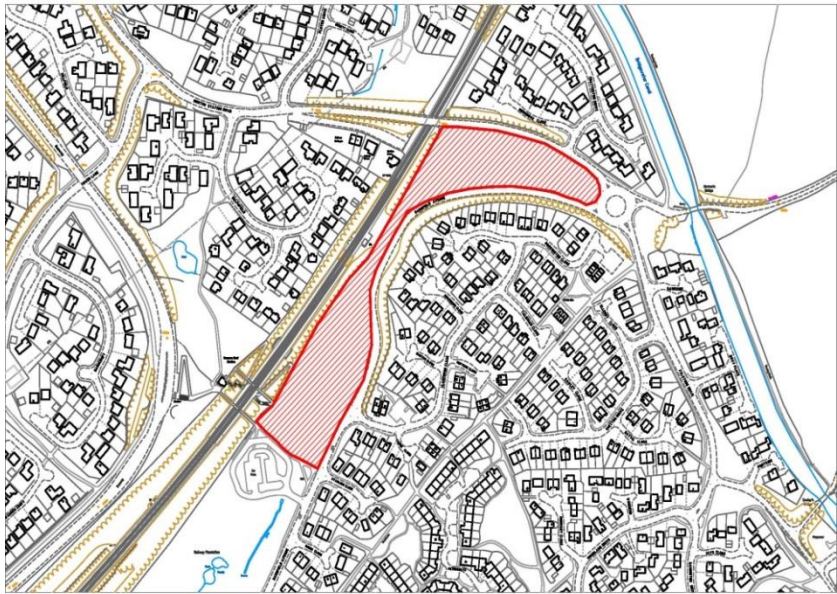
Local Wildlife Sites to be amended on the Local Wildlife Site List.

3.14 The following site is subject to a boundary alteration.

<p><u>ALTERATION</u> Haddocks Wood Pasture – boundary altered to incorporate mitigation area associated with development to the east of the site.</p>	 <p>The map shows a large, irregularly shaped area outlined in red, representing the altered boundary of Haddocks Wood Pasture. The area is situated near a river and some residential or commercial buildings. The red boundary follows the natural contours of the land and includes an additional area to the east, which is the mitigation area mentioned in the text.</p>
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Local Wildlife Sites to be removed from the Local Wildlife Site List.

3.15 The following sites or areas no longer meet the criteria set out above and therefore no longer qualify as a LWS. The following sites will be removed from the LWS List.

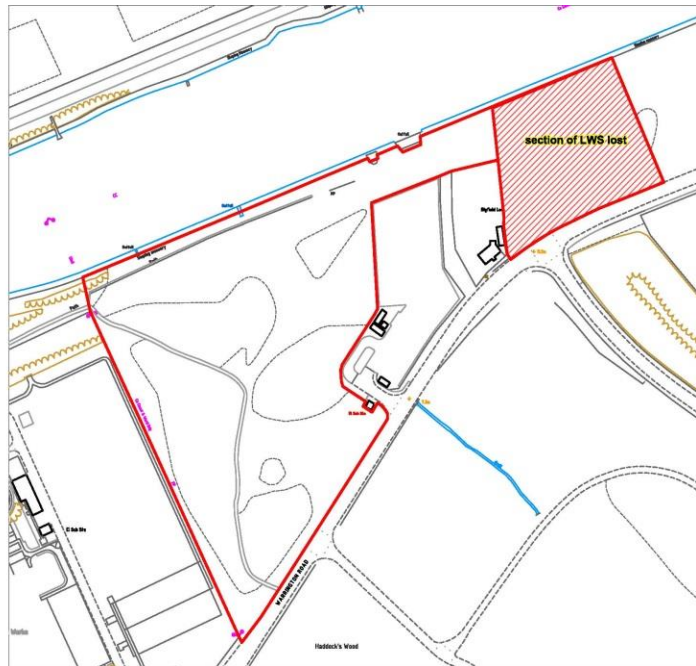
<p>Local Wildlife Sites/area to be removed</p>	<p>Area/Site</p>
<p><u>DELETION</u> Runcorn East Railway Station – Whole Site – has been deselected as it no longer meets any of the criteria described in para 3.7 above. This site was originally included using a different selection criteria in 2011 and due to revisions in legislation no longer qualifies for a LWS designation.</p>	 <p>The map shows a residential area with a railway line running through it. A large area, primarily along the railway line and adjacent to it, is shaded with red diagonal hatching. This hatched area represents the Runcorn East Railway Station site, which is being removed from the LWS List as it no longer meets the criteria.</p>

DELETION

Haystack Lodge - Area east of Bigfield Lodge (shaded).

This area of the LWS was removed due to nutrient enrichment (from horse manure) and the overgrazing of the site which lead to an alteration of the grass sward and its value/inclusion as a Local Wildlife Site.

Mitigation attached to the traveller site planning permission, provided funding to improve the remaining LWS area.

**4.0 POLICY IMPLICATIONS**

4.1 The Local Wildlife Sites List form part of the evidence base that will support the Delivery and Allocations Local Plan. This plan will replace the remainder of the Unitary Development Plan⁴ that has not already been replaced by the Halton Core Strategy Local Plan⁵ or the Joint Waste Local Plan⁶. It will, therefore, be key evidence to support the production of the Local Plan and support the future development of the Borough and the Council's investment strategies.

5.0 OTHER IMPLICATIONS

5.1 Involvement from other Council departments such as Open Space Services and the Local Nature Partnership will be required to ensure that sites are identified and monitored to meet the whole range of community needs.

6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES**6.1 Children & Young People in Halton**

Policies that are dedicated to preserving the natural environment are one of the best resources for protecting nature. Local Wildlife Sites provide opportunities for education.

6.2 Employment, Learning & Skills in Halton

Local Wildlife Sites provide opportunities for research and education and represent local character and distinctiveness.

6.3 A Healthy Halton

Local Wildlife Sites can contribute to the quality of life and well-being of the community, with many sites providing wildlife refuges for most of the UK's fauna and flora.

⁴ HBC (2005) Halton Unitary Development Plan

⁵ HBC (2013) Core Strategy Halton's Local Plan

⁶ HBC (2013) Joint Merseyside and Halton Waste Local Plan

6.4 **A Safer Halton**

No specific implications identified.

6.5 **Halton's Urban Renewal**

The Delivery and Allocations Local Plan will be a key tool in bringing forward development on sites in the urban area by setting out allocations for specific land uses. It will also be vital in ensuring a high standard of development across the Borough, through development management policies on matters such as amenity, design, and the natural environment.

7.0 **RISK ANALYSIS**

7.1 The main risk would be the inability through the development management process to protect areas of wildlife value from future development proposals.

8.0 **EQUALITY AND DIVERSITY ISSUES**

8.1 The policies in the forthcoming Local Plan will be applied equally to all sections of Halton's communities. Equality Impact Assessments will be carried out during the production of the document to identify the potential impact of proposed policies on Halton's residents. Consultation on draft policies will take place with the stakeholders and the Borough's population and efforts will be made to ensure that all sectors of the community are reached.

9.0 **LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972**

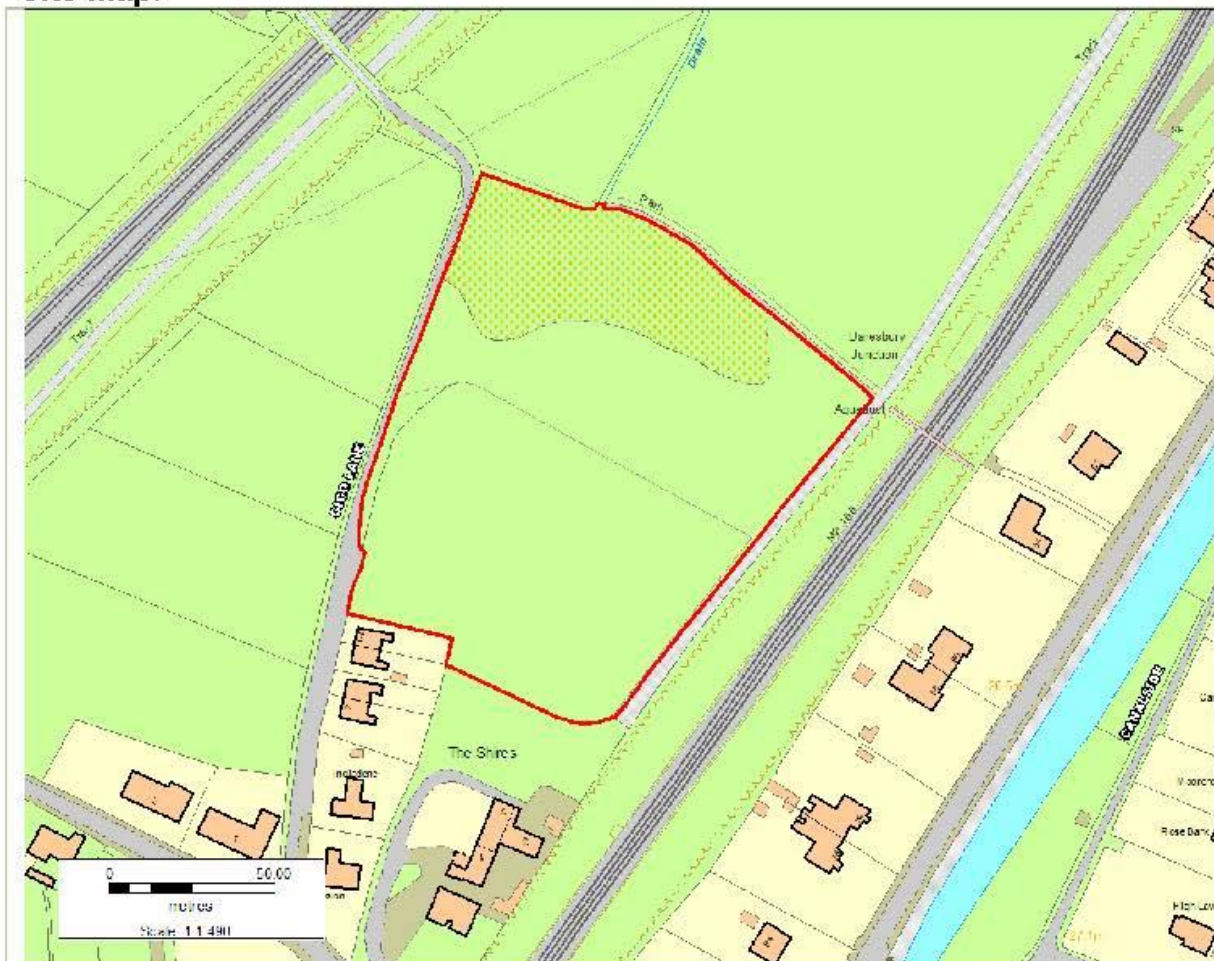
Document	Place of Inspection	Contact Officer
Natural Environment and Rural Communities Act 2006	Picow Farm Depot, Runcorn	Paul Wright
National Planning Policy Framework (2012)	Municipal Building, Widnes	Tim Gibbs
Halton Core Strategy Local Plan (2013)	Municipal Building, Widnes	Alasdair Cross
Delivery and Allocations Local Plan (Scoping Document 2016)	Municipal Building, Widnes	Alasdair Cross
Local Wildlife Sites in Halton	Picow Farm Depot, Runcorn	Gary Arnold

Appendix A

Site name: Gigg Lane

Site code: HA055

Site map:



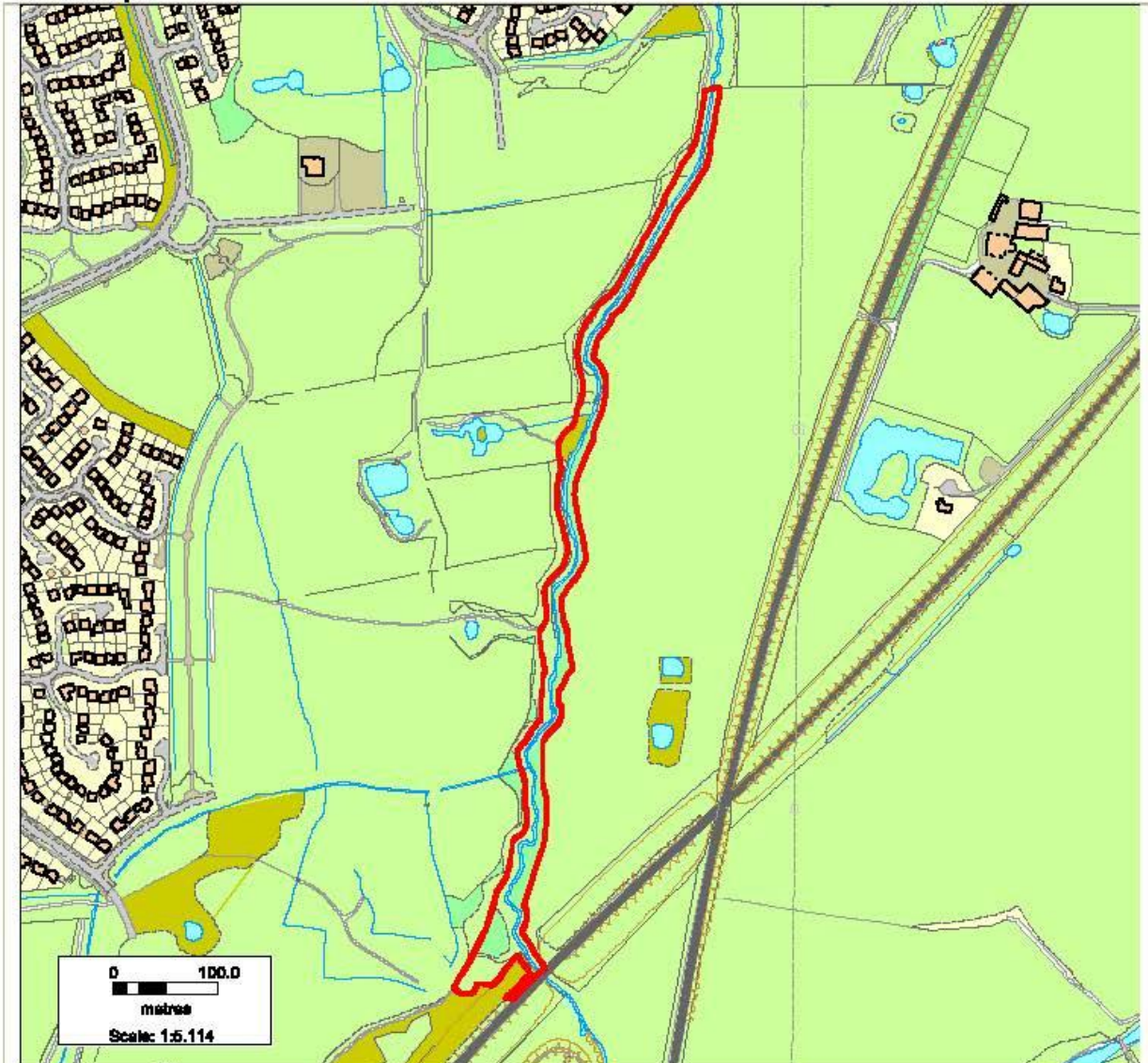
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Site name: Gigg Lane	Site code: HA055
Ward: Moore	Grid reference: SJ579845
Area: 1.55 ha	Ownership: Halton Borough Council
Date of Notification: 12/05/2015	
Date of Revision:	
Status: Local Wildlife Site	
Description:	
<p>The site can be considered as four areas as follows.</p> <p>Area A is an allotment/vegetable plot used by the tenant.</p> <p>Area B is grassland used by the tenant for low-intensity sheep grazing (3 lambs) during the summer and autumn, with grasses including Yorkshire Fog, Common Bent and Wavy Hair Grass</p> <p>Area C is the most biodiverse area, and mainly comprises the old quarry and its slopes, with a possible remnant of the original grassland on the northern side. The quarry was last used during World War II for sand extraction; the sand was used for metal casting. The base of the quarry is damp with species of grass, liverwort, moss, rush and a variety of small herbs. There is some dry heath on one slope – dominant species include Common Heather. The opposite bank is overgrown with Bracken. The area above the heather and below the woodland is very uneven acid and marshy grassland with some scrub. It is reported that sand martins used to nest in the steepest embankment.</p> <p>Area D is mixed deciduous woodland on an embankment, apparently naturally self-sown since 1945. The embankment is reportedly the topsoil removed from the quarry area before the sand was extracted. The dominant species is Silver Birch. The hedge on the western side is old and species-rich. There is an old Hazel hedge, no longer maintained, on the northern edge. The north-east side slopes very steeply down to the stream and is somewhat infested with Himalayan Balsam spreading upwards from the watercourse.</p>	
Criteria for selection:	
<ul style="list-style-type: none"> H1 – Lowland mixed deciduous woodland H12 – Undetermined grassland H13 – Lowland heathland (dry) H14 – Lowland heathland (wet) H23 – Open mosaics on previously developed land H25 – Hedges 	
Most recent survey: 03/07/14 & 08/07/14	
Inventories:	

Site name: Keckwick Brook Corridor

Site code: HA057

Site map:



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Site name: Keckwick Brook Corridor	Site code: HA057
Ward: Daresbury	Grid reference: SJ565829
Area: 1.89 ha	Ownership: Halton Borough Council
Date of Notification: 12/05/2015	
Date of Revision: N/A	
Status: Local Wildlife Site	
Description:	
<p>Keckwick Brook drains the surrounding farmland, woodland copses and grassland. It is about two metres wide and flows northwards eventually to the River Mersey. The stream shows signs of active erosion, with exposed, unvegetated banks and areas of shingle and pebble. The dynamic nature of the water flow shows some faster and some slower sections. The stream and its banks form an important wildlife corridor in the Mersey Valley. The banks are mainly alder-dominated, semi-natural wet woodland, with some mown and unmown grassy margins alongside the footpath. In one area on the east side, the land is farmed right up to the bank.</p> <p>The Keckwick Brook valley connects with Bog Wood and runs downstream to Pitts Heath Wood (and Moore Meadows), Green Wood, Oxmoor (and then to the Ship Canal, Wigg Island and the Mersey), and upstream from Daresbury Nature Area and Murdishaw Wood. It is about 250m from Sandymoor Wood. Most of these areas are LNRs.</p>	
Criteria for selection: H11 – Restorable BAP grassland H21 – Rivers H24 – Wildlife corridors/buffers	
Most recent survey: 15/07/2014 & 18/07/2014	
Inventories:	Deciduous woodland - Priority Habitats' Inventory for England (Version 2.0 beta) Coastal Floodplain Grazing Marsh - Priority Habitats' Inventory for England (Version 2.0 beta)