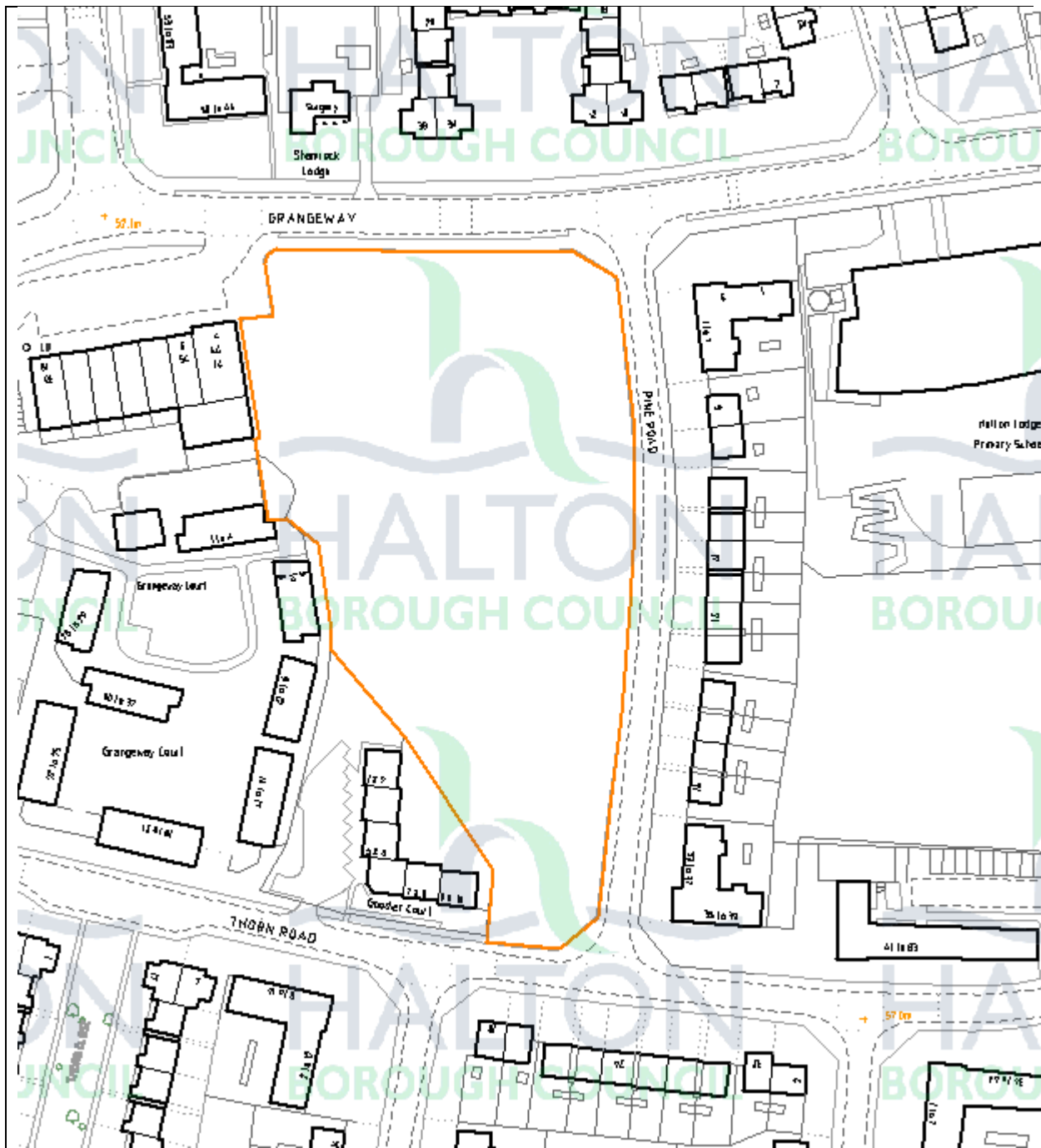


APPLICATION NO:	15/00493/FUL
LOCATION:	Land bounded by Grangeway, Pine Road and Thorn Road, Runcorn, Cheshire.
PROPOSAL:	Proposed development of 42 no. dwellings (21 no. houses and 21 no. apartments) with associated car parking, gardens, access roads and landscaping.
WARD:	Grange
PARISH:	None
AGENT(S) / APPLICANT(S):	Halton Housing Trust.
DEVELOPMENT PLAN ALLOCATION: National Planning Policy Framework (2012) Halton Unitary Development Plan (2005) Halton Core Strategy (2013) Joint Merseyside and Halton Waste Local Plan (2013)	Greenspace.
DEPARTURE	Yes
REPRESENTATIONS:	36 representations were received by the Council following the applicant undertaking a public consultation event on 17 th June 2015. 18 representations were received from the publicity given to the application.
KEY ISSUES:	Principle of Residential Development, Development on a designated greenspace, Design, Amenity, Affordable Housing, Open Space, Access.
RECOMMENDATION:	Grant planning permission subject to conditions.
SITE MAP	



1. APPLICATION SITE

1.1 The Site

The site subject of the application is an area of open space which is located adjacent to Grangeway, Pine Road and Thorn Road in Runcorn.

The site is located adjacent to a shopping parade with apartments above which fronts Grangeway. The surrounding area is predominantly residential in nature.

The site is 0.89 ha in area.

The entire site is washed over with a Greenspace designation in the Halton Unitary Development Plan.

2. THE APPLICATION

2.1 The Proposal

The application proposes the development of 42no. dwellings (21no. houses and 21no. apartments) with associated car parking, gardens, access roads and landscaping.

2.2 Documentation

The planning application is supported the following documents/plans:

- Design and Access Statement
- Landscape Plan
- Preliminary Ecological Appraisal
- Arboricultural Impact Assessment
- Phase I Desktop Study
- Phase II Site Appraisal
- Gas Addendum Letter
- Drainage Statement
- Proposed Site Levels and Tracking
- Proposed Streetscenes

3. POLICY CONTEXT

3.1 National Planning Policy Framework

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

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

3.2 Halton Unitary Development Plan (UDP) (2005)

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

- BE1 General Requirements for Development;
- BE2 Quality of Design;
- GE6 Protection of Designated Greenspace;
- GE8 Development within Designated Greenspace;
- GE21 Species Protection;
- GE27 Protection of Trees and Woodlands;
- PR4 Light Pollution and Nuisance;
- PR14 Contaminated Land;
- PR16 Development and Flood Risk;
- TP6 Cycle Provision as Part of New Development;
- TP7 Pedestrian Provision as Part of New Development;
- TP12 Car Parking;
- H3 Provision of Recreational Greenspace;

3.3 Halton Core Strategy (2013)

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

- CS2 Presumption in Favour of Sustainable Development;
- CS3 Housing Supply and Locational Priorities;
- CS12 Housing Mix;
- CS13 Affordable Housing;
- CS18 High Quality Design;
- CS19 Sustainable Development and Climate Change;
- CS23 Managing Pollution and Risk.

3.4 Joint Merseyside and Halton Waste Local Plan (2013)

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

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

4. CONSULTATIONS

4.1 Highways and Transportation Development Control

No objection to the proposed development is raised subject to the attachment of a number of conditions and informatives.

4.2 Lead Local Flood Authority

The drainage statement sets out initial proposals for the site which after receiving some clarifications is considered to be satisfactory. A condition securing the submission of a detailed drainage scheme has been suggested.

4.3 Open Spaces – Trees

None of the trees on the application site are afforded statutory protection and the site is not located within a Conservation Area.

4no. alder trees would be lost to facilitate this proposal. These are not significant trees and their loss could be mitigated with replacement planting. The indicative planting shown on the proposed site plan is acceptable in principle. The suggested planting in the Arboricultural Impact Assessment needs to be followed through to a detailed landscaping plan which should be secured by condition.

There are no ecological constraints associated with the proposal, however it is recommended that all works should comply with current bird nesting legislation. The protection of breeding birds can be secured through a suitably worded condition.

4.4 Contaminated Land

The following reports have been submitted in support of the application;

- Phase 1 Site Appraisal (Desk Study), GRM, Grangeway, Runcorn, June 2015, ref. GRM/P7025/DS.1
- Phase 2 Site Appraisal, GRM, Grangeway, Runcorn, August 2015, ref. GRM/P7025/F.1
- Gas Addendum Letter Report, GRM, Grangeway, Runcorn, 5th November 2015, ref. P7025 AJP-1

The phase 1 study identified no obvious contamination sources with the exception of numerous historical ponds, all of which were located off site. The ground investigation identified typically 0.4-0.6m of topsoil/ made ground underlain by weathered Bollin Mudstone. Soil contaminant concentrations were all found to be below conservative generic assessment criteria and ground gas monitoring did not identify any elevated gas levels or flows. The reports conclude that the site can therefore be considered uncontaminated and there are no requirements for remediation. The Contaminated Land Officer is in agreement with this conclusion and is recommending that no conditions in respect of ground contamination are attached to a subsequent planning permission.

4.5 United Utilities

No objection to the proposed development is raised subject to the attachment of conditions relating to drainage. They also have provided some information which could be attached as an informative.

5. REPRESENTATIONS

5.1 The application has been advertised by a press advert in the Widnes & Runcorn Weekly News on 29/10/2015, three site notices posted on 21/10/2015 (Grangeway, Pine Road & Thorn Road) and 97 neighbour notification letters sent on 15/10/2015.

5.2 Following the receipt of amended plans and an updated Design and Access Statement, 106 neighbour notification letters were sent on 02/12/2015.

5.3 Thirty-six representations were received by the Council following the applicant undertaking a public consultation event on 17th June 2015. The observations raised are summarised below:

- Increased noise and traffic in the area.
- The proposal would be to the detriment of the health and well-being of nearby residents.
- The proposal would result in the loss of one of the last open green spaces.
- Flats will cause anti-social behaviour problems.
- Three storey one bedroom flats would be out of character with the surrounding area.
- The proposed flats would block light and compromise privacy.
- Parking problems for residents on Pine Road would be exacerbated due to its narrow width.
- There would be an increased likelihood of accidents happening.
- It would result in an over population of the site.

5.4 Eighteen representations were received from the publicity given to the application. The observations raised are summarised below:

- There are other sites which are more suitable for housing.
- The proposal would have a negative impact on property values.
- Pine Road is a one-way road of limited width and access to the proposed dwellings would be difficult without the road being widened.
- The three storey apartment block is out of character with the area.
- The flats would be a nightmare for neighbouring residents.
- The proposed flats would block light and compromise privacy.
- An open space used for a variety of activities would be lost leaving people having to travel to Town Hall Park.
- Five trees would be lost.
- The Managed Community Space is not accessible to all.
- The Managed Community Space would be used far more if it were a Children's play area as there is not one on the Grange estate.
- The field needs a park or football goals not a residential development.
- There are no safe places for children to play.

- Views over the open space would be lost.
- There is a ready supply of dwellings to rent in Runcorn for less than £500 per month.
- Increased noise and traffic in the area.
- There is not enough parking provision in the plan.
- The new houses look ugly and cheap.

6. **ASSESSMENT**

6.1 Development on a Designated Greenspace

The site is designated as Greenspace on the proposals map of the Halton Unitary Development Plan.

This development proposal needs to be tested against Policy GE6 which relates to the protection of designated greenspace.

The proposal would inevitably result in the loss of an area of Greenspace. There are exceptions where the loss of amenity value which led to the designation of the site as Greenspace is adequately compensated for set out in the policy.

Criterion c states that “No proposal should result in a loss of amenity for local residents by forcing them to travel to a less convenient location” and the applicant has sought to demonstrate that this is not the case.

The applicant argues that this site is not part of the wider Greenspace system by virtue of its relationship to other Greenspaces. They also allude to the fact that it is not used for organised sporting events nor does it have a Children’s play area located on it and make reference to other facilities available in the locality at The Youth and Community centre (MUGA and indoor facilities), Halton Lodge Primary School (sports field) and Runcorn Town Hall (playground) as well as the facilities available at both St Chads Catholic & Church of England and The Heath Secondary Schools.

They acknowledge that it can be used for informal play, however the lack of physical barriers clearly compromises use. The size of site makes it unlikely to be used for walking, running or biking. There is a desire line which runs across the site which acts as a short cut to the shops and other facilities on Grangeway, however a legal stopping up order has now been granted on the grounds that this route is unnecessary.

The Preliminary Ecological Appraisal submitted with the application concludes that the site has a low ecological value and the introduction of the suggested mitigation measures would ensure that no negative impact would result.

Criterion d states that “in all exceptional cases there would have to be clear and convincing reasons why development should be permitted or that loss of amenity value could be adequately compensated”.

As set out above, the applicant considers that the loss of amenity value in this case would be limited for the reasons set out, however it has to be noted that this proposal seeks to provide much needed affordable housing on the site which obviously needs to be weighed in the balance. The applicant has also agreed to provide a commuted sum which would compensate for the loss of amenity value.

The proposal includes a Managed Green Space which would be approximately 2000sqm in area and has been created as a result of site constraints. This would be a secure area by virtue of its location to the rear of the proposed dwellinghouses, however would have an amenity value for prospective users. The applicant is currently in discussion with the local community centre and primary school over the use of this space and the vision is that the space would be of value for environmental education which is one of the amenity value measures of a Greenspace.

Local residents have concerns regarding the Managed Green Space not being accessible to all, however due to it being located to the rear of residential properties in an area which would not be well overlooked, having this area enclosed is considered to be the best design solution in this case.

A number of the representations received make reference to the loss of the open space leaving people having to travel to Town Hall Park. It is noted that this is less than 1km from the site and there is already a well-established, high quality children's play facility at the Town Hall Park site, amongst other facilities.

In respect of the application site being used as a football pitch, there is other provision in the locality and the site's topography does not lend itself to this.

The development of the site may compromise views across it, however its amenity value has been considered and in planning terms, you do not have the right to a view over land which you do not own or control.

On balance, the development would result in the loss of a site which has limited amenity value, however would provide much needed affordable housing in the locality as well as a new Managed Green Space likely to be of value for environmental education and would secure a commuted sum which would be used for Greenspace enhancements in the locality. Based on this, it is considered that the proposal meets exception criterion d within Policy GE6 and is acceptable.

6.2 Housing Supply and Locational Priorities

Policy CS3 of the Halton Core Strategy Local Plan states that a minimum of 9,930 new additional homes should be provided between 2010 and 2018 to ensure an adequate supply of suitable housing for the Borough's existing communities and to accommodate projected growth in the Borough's population.

One of the representations raised the issue that there is a ready supply of dwellings to rent in Runcorn for less than £500 per month, however there is a clear need for additional homes in the borough to meet its requirements.

The proposal for much needed affordable housing would contribute to the Borough's housing requirements.

The proposal would be in compliance with Policy CS3 of the Halton Core Strategy Local Plan.

6.3 Principle of Residential Development

Based on the above considerations, the development would result in the loss of a Greenspace which has limited amenity value, however would provide much needed affordable housing in the locality as well as a new Managed Green Space likely to be of value for environmental education and secure a commuted sum which would be used for Greenspace enhancements in the locality.

The predominant land use in the area is residential and the proposed development would be sympathetic to surrounding land uses.

The proposal would make a contribution towards attempting to ensure that there is an adequate supply of suitable housing for the Borough's existing communities and to accommodate projected growth in the Borough's population.

The principle of residential development on this site is considered to be acceptable.

6.4 Highway Considerations

The application site is located within the urban area with the surrounding area having a wide range of facilities and attractions to serve residents needs with walk and cycle distance. It is inevitable that the development would have some impact on traffic levels in the locality, however given the scale of the development (less than 50 dwellings), the applicant is not required to demonstrate the suitability of the proposal through the undertaking of a Transport Statement or a Transport Assessment and the highway impact of the development would not be severe.

The internal road network within the site has demonstrated that there is sufficient space for the Council refuse vehicle to enter and exit the site in forward gear.

A number of the representations received raise concerns over potential parking issues on Pine Road due to its limited width and the ability to manoeuvre on and off the proposed driveways. Pine Road is a one-way road which is of a width which currently enables one car to be parked and another

vehicle to pass. A significant number of the existing properties on this road do not benefit from off-street parking provision so the proposed scheme has been designed on the likelihood of on-street parking provision being high for the existing dwellings. The applicant's solution to this issue is to increase the footway width from 2m to 3m to allow additional space behind the proposed driveways to allow vehicles space to enter/exit the driveways even if there were a parked car present on Pine Road.

In terms of car parking, there is sufficient provision across the scheme. The proposed dwellinghouses have two in curtilage car parking spaces. Apartments all have parking provision for one car in accordance with the requirement for one bedroom properties.

No cycle parking is proposed for the houses, however there is sufficient space within the curtilage of each property to provide such provision if the occupier of the dwelling requires this. There is provision within the curtilage of the apartment block for cycle parking which increases sustainable transport options for residents.

To ensure the development is carried out in an appropriate manner, it is considered reasonable to attach a condition which secures the submission of a construction management plan and its subsequent implementation.

Based on all the above, the proposal is considered to be acceptable from a highway perspective compliant with Policies BE1, TP6, TP7, TP12 & TP 14 of the Halton Unitary Development Plan.

6.5 Layout

A number of the representations received raise issues regarding loss of light and privacy. It is acknowledged that the proposed development would have an impact on the existing dwellings adjacent to the site, however is this impact acceptable or is it significantly detrimental to residential amenity which would warrant the refusal of the application. The scheme has been designed having regard for the privacy distances for residential development set out in the Design of Residential Development Supplementary Planning Document and the resultant relationships are considered to be acceptable in terms of both light and privacy. The application is accompanied by a plan showing proposed finished floor levels and some streetscenes. These actually show the proposed the application site being generally at a lower level than a number the adjacent dwellings, particularly those on Pine Road which improves the relationships between these buildings further. The proposed dwellings at the head of the proposed cul-de-sac would be set at a higher level than the adjacent bungalows on Grangeway Court, however based on the additional separation proposed, this relationship is considered to be acceptable.

With regard to private outdoor space, the Design of Residential Development Supplementary Planning Document states that houses having 2 bedrooms shall have a minimum private outdoor space of 50sqm per unit with properties

with 3 bedrooms having a minimum private outdoor space of 70sqm per unit. The scheme has been designed so that it generally accords with this standard and would ensure that each house has a usable private outdoor space.

The Design of Residential Development Supplementary Planning Document indicates that a usable private outdoor space for apartments of 50sqm per unit should be provided as a guide. This scheme falls below this standard, however space for cycle storage and some amenity space would be provided and this shortfall is considered to be appropriate in this instance and would not be unduly detrimental to residential amenity.

In terms of Housing Mix, the proposal seeks to deliver a range of property sizes including 1, 2 and 3 bedroom properties with the property types including houses and apartments. In terms of tenure, all the properties would be affordable rented units for which there is a significant demand. There is considered to be properties to meet a variety of needs on site.

The layout of the proposed development is considered to be acceptable and compliant with Policies BE 1 & BE 2 of the Halton Unitary Development Plan and Policy CS18 of the Halton Core Strategy Local Plan. In terms of Housing Mix, the proposal is considered to be compliant with Policy CS12 of the Halton Core Strategy Local Plan.

6.6 Scale

In respect of scale, a number of the representations received have stated that the three storey apartment block would appear out of character with the area which residents feel is characterised by single storey and two storey buildings.

The scheme comprises of a mix of single storey, two storey and three storey buildings. It is considered that this reflects the character of the area with the existing bungalows located on Grangeway, the two storey flats and houses located on Pine Road and Thorn Road and the three storey shopping parade with flats above directly adjacent to the site on Grangeway. It is not considered that a refusal on the basis of the three storey apartment block being out of character of the area could be sustained.

The proposal is considered to be acceptable in terms of scale and compliant with Policy BE 1 of the Halton Unitary Development Plan.

6.7 Appearance

Some of the representations received make reference to the proposed houses being ugly and cheap, however it is considered that the proposed elevations show that buildings would be of an appropriate appearance with some variety in materials to add interest to the overall external appearance. The submission of precise external facing materials for approval should be secured by condition.

This would ensure compliance with Policies BE 1 & BE 2 of the Halton Unitary Development Plan and Policy CS18 of the Halton Core Strategy Local Plan.

6.8 Landscaping & Trees

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

The Open Spaces Officer has commented that 4no. alder trees would be lost to facilitate this proposal. These are not significant trees and their loss could be mitigated with replacement planting. The indicative planting shown on the proposed site plan is acceptable in principle. The suggested planting in the Arboricultural Impact Assessment needs to be followed through to a detailed landscaping plan which should be secured by condition.

Details of hard landscaping and boundary treatments have been submitted. This includes a number of different boundary types according to the location within the site and is considered to ensure that satisfactory levels of privacy and appearance. A condition securing the implementation of the approved scheme and implementation thereafter is considered reasonable.

This would ensure compliance with Policies BE 1 and GE 27 of the Halton Unitary Development Plan.

6.9 Site Levels

The application is accompanied by a topographical survey of the site and a plan showing finished floor levels for the buildings. The layout has been considered in paragraph 6.5 which acknowledges the varying site levels and discusses the resultant relationships within the scheme. The conclusion is that the resultant relationships would be acceptable and it is considered reasonable to attach a condition which secures the submission of full proposed site levels for approval and their subsequent implementation. This would ensure compliance with Policy BE 1 of the Halton Unitary Development Plan.

6.10 Affordable Housing

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

All 43 of the proposed dwellings would be affordable which would be in excess of the 25% of units sought by the policy.

This would ensure compliance with Policy CS 13 of the Halton Core Strategy Local Plan and the Affordable Housing Supplementary Planning Document.

6.11 Open Space

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

The Open Space Requirement Calculator has identified that there is a deficit of Parks & Gardens, Amenity Greenspace and Provision for Children and Young Persons in this particular neighbourhood.

The applicant is proposing the creation of a Managed Green Space which is approximately 2000sqm in area. This would provide for the Amenity Space required for the proposed residential development. The implementation and subsequent management of this area should be secured by condition.

As the open space requirements for the proposed residential development in relation to Parks & Gardens and Provision for Children and Young Persons are not being proposed to be met on site, the policy indicates that a commuted sum in lieu of on-site provision is required. The applicant has agreed to make this payment which would ensure compliance with Policy H3 of the Halton Unitary Development Plan.

6.12 Ground Contamination

The application is accompanied by a Phase I Desktop Study, Phase II Site Appraisal and Gas Addendum Letter. The reports conclude that the site can be considered uncontaminated and there are no requirements for remediation. The Contaminated Land Officer is in agreement with this conclusion and is recommending that no conditions in respect of ground contamination are attached to a subsequent planning permission.

The proposal is considered to be compliant with Policy PR14 of the Halton Unitary Development Plan.

6.13 Flood Risk and Drainage

The application site is located in Flood Zone 1 and is at low risk from flooding. The application is accompanied by a Drainage Statement. This document has been reviewed by the Lead Local Flood Authority and is considered to be acceptable in principle. The requirement for the submission of an appropriate drainage strategy and its subsequent implementation can be secured by condition.

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

6.14 Biodiversity

The application is accompanied by a Preliminary Ecological Appraisal.

The Open Spaces Officer has commented that there are no ecological constraints associated with the proposal, however it is recommended that all works should comply with current bird nesting legislation. The protection of breeding birds can be secured through a suitably worded condition.

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

6.15 Sustainable Development and Climate Change

Policy CS19 of the Halton Core Strategy Local Plan outlines some principles which will be used to guide future development.

One of these principles is Code for Sustainable Homes. It would be desirable for all properties to be built to the standard set out in the policy; however this is something which is encouraged rather than a requirement. The proposal is compliant with Policy CS19 of the Halton Core Strategy Local Plan.

6.16 Waste Prevention/Management

Policies WM8 and WM9 of the Joint Merseyside and Halton Waste Local Plan are applicable to this application. In terms of waste prevention, a construction management plan will deal with issues of this nature and based on the development cost, the developer would be required to produce a Site Waste Management Plan. In terms of waste management, there is sufficient space for the storage of waste including separated recyclable materials for each property as well as access to enable collection.

6.17 Issues raised in representations not addressed above

One issue raised is that the proposal would be to the detriment of the health and well-being of nearby residents. The application is for residential development in a predominantly residential area and it is not considered that a refusal on this basis could be sustained.

In relation to the issue that the flats will cause anti-social behaviour problems, who may reside in the proposed residential units is not material to the determination of this application. The conduct of residents would be a management issue for the Registered Provider which in this case would be Halton Housing Trust.

In respect of the proposal resulting in an over population of the site, the proposal would deliver an acceptable site layout as well as being an efficient use of land within the urban area.

There may be other sites in the borough suitable for housing, however this application has to consider the suitability of housing on this site which has been considered above.

The planning system does not exist to protect the private interests of one individual against another and the issue of property values is not material to the determination of the application.

7. CONCLUSIONS

In conclusion, the development would result in the loss of a Greenspace which has limited amenity value, however would provide much needed affordable housing in the locality as well as a new Managed Green Space likely to be of value for environmental education and secure a commuted sum which would be used for Greenspace enhancements in the locality. On this basis, the development on this designated greenspace is considered to be acceptable.

An appropriate access point to site from Grangeway would be achieved as would sufficient space for manoeuvrability on and off the proposed driveways on Pine Road. The layout demonstrates sufficient space for movement within the site as well as an appropriate level of car parking.

The residential layout is considered to be appropriate in terms of separation for both light and privacy and each property would have an appropriate amount of private amenity space.

The proposal is considered to be of an appropriate design with active frontages and the elevations indicate a mix of materials to add interest and result in well designed properties.

The application is recommended for approval subject to conditions.

8. RECOMMENDATIONS

Grant planning permission subject to conditions and the securing of a commuted sum for Greenspace enhancements in the locality through the land transaction.

9. CONDITIONS

1. Time Limit – Full Permission.
2. Approved Plans.
3. Submission of Proposed Site Levels (Policy BE1)
4. Facing Materials to be Agreed (Policies BE1 and BE2)
5. Submission of Detailed Soft Landscaping Scheme, implementation and subsequent maintenance - (Policy BE1)
6. Implementation of Submitted Hard Landscape and Boundaries Layout and subsequent maintenance - (Policy BE1)
7. Breeding Birds Protection – (Policy GE21)
8. Submission of Managed Green Space Scheme, implementation and subsequent maintenance – (Policy H3)

9. Hours of Construction – (Policy BE1)
10. Removal of Permitted Development – All Dwellings – (Policy BE1)
11. Submission of a Construction Management Plan - (Policy BE1)
12. Provision & Retention of Parking for Residential Development (Curtilage) – (Policy BE1)
13. Provision & Retention of Parking for Residential Development (Not in Curtilage) – (Policy BE1)
14. Implementation of Cycle Parking for Apartments – (Policy BE1)
15. Implementation of Site Access from Grangeway – (Policy BE1)
16. Implementation of Access and Servicing Provision – (Policy BE1)
17. Implementation of Widened Footway on Pine Road – (Policy BE1)
18. Submission of Drainage Strategy for approval and subsequent implementation – (Policy PR16)

Informatives

1. Highway Informative – S38 / S278/184.
2. United Utilities Informative.

10. SUSTAINABILITY STATEMENT

As required by:

- Paragraph 186 – 187 of the National Planning Policy Framework;
- The Town and Country Planning (Development Management Procedure) (England) Order 2015; and
- The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2015.

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