



Executive Board

**Thursday, 9 January 2014 2.00 p.m.
The Boardroom, Municipal Building**

A handwritten signature in black ink, appearing to read "David W. R." or a similar variation.

Chief Executive

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

PART 1

Item	Page No
1. MINUTES	
2. DECLARATION OF INTEREST	
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 during any discussion or voting on the item.	
3. HEALTH AND WELLBEING PORTFOLIO	
(A) AWARD OF THE CONTRACT FOR THE PROVISION OF DOMICILIARY AND PERSONAL CARE SERVICES	4 - 11

*Please contact Angela Scott on 0151 511 8670 or
Angela.scott@halton.gov.uk for further information.
The next meeting of the Committee is on Thursday, 23 January 2014*

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4. COMMUNITY SAFETY PORTFOLIO	
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(B) DELIVERY AND ALLOCATIONS LOCAL PLAN SCOPING DOCUMENT – APPROVAL FOR A PERIOD OF PUBLIC CONSULTATION	57 - 129
6. SCHEDULE 12A OF THE LOCAL GOVERNMENT ACT 1972 AND THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985	
PART II	
<p>In this case the Board has a discretion to exclude the press and public and, in view of the nature of the business to be transacted, it is RECOMMENDED that under Section 100A(4) of the Local Government Act 1972, having been satisfied that in all the circumstances of the case the public interest in maintaining the exemption outweighs the public interest in disclosing the information, the press and public be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A to the Act.</p>	
7. PHYSICAL ENVIRONMENT PORTFOLIO	
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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.

REPORT TO:	Executive Board
DATE:	9 January 2014
REPORTING OFFICER:	Strategic Director, Communities
PORTFOLIO:	Health and Wellbeing
SUBJECT:	Award of the Contract for the Provision of Domiciliary and Personal Care Services
WARD(S)	Borough-wide

1.0 PURPOSE OF THE REPORT

1.1 To seek the Boards approval to award contracts for the provision of Domiciliary and Personal Care Services in Halton and to seek Board's approval to waive standing orders in order to extend existing contractual arrangements for a period of two months during the period of transition.

2.0 RECOMMENDATION: That the Board

- 1) **Approve the award of a three year block contract to Local Solutions and Homecarers Liverpool for the delivery of the service in Zone 1 (described in section 3.6) at an hourly rate of £11.66 and £11.44 respectively;**
- 2) **Approve the award of a three year block contract to Local Solutions and Premier Care for the delivery of the service in Zone 2 (described in section 3.6) at an hourly rate of £11.66 and £10.50 respectively;**
- 3) **Approve the award of a three year block contract to ICARE and Castlerock for the delivery of the service in Zone 3 (described in section 3.6) at an hourly rate of £11.69 and £11.50 respectively;**
- 4) **Approve the award of a three year block contract to ICARE and Premier Care for the delivery of the service in Zone 4 (described in section 3.6) at an hourly rate of £11.69 and £10.50 respectively;**
- 5) **Approve the award of a contract to each of the providers listed in appendix 2 who will be accepted onto the Domiciliary Care framework to allow Spot purchase of care; and**
- 6) **Approval to Waive standing orders for a period from April 1st 2014 – May 25th 2014 to extend existing contractual**

arrangements as in order to ensure continuity of care throughout the period of transition to the new contractual arrangements and to ensure sufficient lead in time for implementation of the new contract.

3.0 SUPPORTING INFORMATION

3.1 A formal tender process was undertaken and began in October 2013. The reason to go to tender was:

- The current contract ran until March 31st 2013 and then received a one year extension.
- To test the market and offer opportunities for new providers
- To offer best value for Halton residents

3.2 The Council intends that the new contracts will offer standard domiciliary and personal care, but will also be flexible enough to cater for innovation and the wish of the authority to move towards a model of provision that demonstrably delivers positive outcomes for its citizens.

The service is predominantly for older people, but also any adult with a physical or learning disability and will cover the hours between 7:00am and 11:00pm, 365 (366 in a leap year) days a year.

The Contract will be let in 4 geographic zones and 40% of purchased hours in each zone, prior to contract commencement (as at 31st March 2014,) will be purchased on block. The table below provides a snap shot estimate of the volume of business in hours within each zone. However, this may vary dependent on changes to the volume of contracted hours at the date of contract. The remaining hours will be purchased on spot. Whilst endeavours have been made to equalise the zones, tenderers have been made aware that spot purchase levels vary across each zone and that within the life of the contract the volume of business to fluctuate.

3.3 Contracts will be awarded to deliver the service across a complete zone and providers were invited to submit preferred interest in one or more zones and informed that a maximum of two contracts are to be awarded per zone. The indicative hours shown below are an estimate as at the point of tender. They do not constitute or represent any rate of guaranteed business.

3.4 Details of the estimated level of business in each zone as at 1st October 2013:

Zone	Ward	Approximate Hours / week
1	Hough Green	2,300
	Broadheath	
	Riverside	
	Ditton	

2	Birchfield	1,900
	Farnworth	
	Kingsway	
	Appleton	
	Halton View	
3	Heath	1,400
	Mersey	
	Grange	
	Halton Brook	
	Beechwood	
4	Castlefields	1,900
	Halton Lea	
	Norton South	
	Norton North	
	Windmill Hill	
	Daresbury	

3.5 Tenders were invited through an open tender process through 'The Chest' facilitated by the Procurement Team. 31 tenders were received, but 3 did not meet the criteria of the Mandatory Service Questionnaire.

3.6 The tenders were evaluated using the following criteria:

Tender Evaluation Criteria:	Weighting:	Criteria Assessed by:
Mandatory Service Questionnaire	Pass / Fail	
Stage 1		
Price	50%	Assessed by Pricing Schedule
Quality – Tenderer's Proposals and references	40%	Method Statements (10%) Outcomes (10%) Continuous Improvement (10%) References (10%)
Stage 2		
Presentation / Panel Interview	10%	Presentations and panel questions
Total Tender Evaluation Weighting	100%	

4.0 POLICY IMPLICATIONS

4.1 None identified

5.0 OTHER/FINANCIAL IMPLICATIONS

5.1 The tender of the Domiciliary and Personal Care Services has seen an increase in the average hourly rate of block contracted providers from £11.24 per hour to £11.36 per hour. However, a considerable volume of hours are currently spot purchased through contracted providers on the existing framework agreement at higher hourly rates. Following the award of the new contracts packages will transfer to the new block contract providers at the lower rates set out in section 2.0. Therefore whilst the average hourly rate across the block contracted providers will increase slightly, this will be offset by the transfer of packages of care to be provided at lower rates and it is estimated that the new contract arrangements will offer an approximate reduction in spend of £1,200 per week (based on current volumes).

5.2 The current Direct Payment rate is linked to the average domiciliary care rate and it is therefore anticipated that this will increase from £11.24 to £11.36. The estimated impact of this increase, based on the average volume of new packages purchased in a 12 month period is £8,850. This increase would need to be offset against savings estimated in 5.1

5.3 The overall estimated savings per week are £1,029.

5.4 Based on the tendered hourly rate and the estimated volume of hours of care to be provided, the cost of the contract from April 1st will be approximately £88,244 per week.

6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

6.1 Children & Young People in Halton

None identified

6.2 Employment, Learning & Skills in Halton

None identified

6.3 A Healthy Halton

The provision of domiciliary and personal care services helps people to remain independent in their own homes for as long as possible.

6.4 A Safer Halton

None identified

6.5 **Halton's Urban Renewal**

None identified

7.0 **RISK ANALYSIS**

7.1 The following risks have been identified:

1. There is likely to be a challenge by unsuccessful organisations, however this risk has been mitigated by the robust procurement process described in sections 3.5 and 3.6.
2. Three existing providers have not been successful in securing a block contract, these being Homecare Support, Carewatch and Just Care. However, risk has been mitigated by the robust procurement process and two of the providers reached the quality threshold to enable them to qualify for inclusion on the spot purchase framework as detailed in Appendix 2.
3. In the case of JustCare they are a local business who has been heavily reliant on business from Halton. However, their overall submission was not ranked high enough to allow an award of a block contract. They are however included on the spot purchase framework.
4. Castlerock have been awarded a zone, however they are an existing provider and are currently on suspension. Legal and procurement advice is being sought to clarify the terms and suitability of awarding a new contract to an organisation on suspension. If it is deemed too great of a risk to award, then they will be discounted and the next highest scoring provider, Comfort Call, will be awarded the relevant business. This will have a financial impact as Comfort Call were priced at £12.00 per hour compared to £11.50 per hour from Castlerock.
5. In view of the decision making process it will not be possible to announce award of contract until January 23rd, which limits the time available to facilitate the transfer of a large volume of business to new providers. In addition, the scale of change within each of the zones means that there will be significant TUPE transfers. New providers have submitted robust implementation plans to commence business on 1st April 2014. However this report is seeking approval to waive standing orders to extend the existing contract until May 25th 2014. Approval is sought as a contingency measure in order to ensure that we would have sufficient capacity across the market to provide continuity of care to vulnerable people.

8.0 EQUALITY AND DIVERSITY ISSUES

8.1 All successful providers will be required to demonstrate that they embrace and comply with the Equality Act, and services will be monitored to ensure this is the case.

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

Document	Place of Inspection	Contact Officer
Executive Board Report 28/03/13	Municipal Building Widnes	Strategic Director Communities

Appendix 1

Tenderer	Hourly Rate	Stage 1 score	Total	Rank
Provider A	£11.50	76.21	84.10	5
Provider B	£12.00	76.53	83.31	6
Provider C	£11.25	77.22	82.06	7
Provider D	£11.44	80.34	87.34	4
Provider E	£11.69	82.13	90.13	3
Provider F	£11.89	72.49	80.71	8
Provider G	£11.66	83.36	92.80	2
Provider H	£10.50	85.56	93.56	1
Provider I	£11.92	74.04	78.04	10
Provider J	£11.86	72.60	80.27	9

Appendix 2 – Providers who met the required level for the domiciliary care framework

Provider	Hourly rate
Ark	£11.95
Carewatch	£11.96
Caring Hands	£11.63
Castlerock	£11.50
Comfort Call	£12.00
Heron Care	£10.60
Homecare For You	£11.25
Homecarers	£11.44
I Care	£11.69
Just Care	£11.70
Knowsley Homecare	£11.50
Local Solutions	£11.66
Premier Care	£10.50
Prestige	£11.60
SOS Homecare	£11.00
Safehands Care	£11.27
The Human Care Group	£11.92
U5	£11.86
Universal Care	£11.96
Victoria Care	£11.55
CIC	£11.60
Just One Health Care	£11.75

The four highlighted in red have been excluded as they failed the financial checks.

REPORT TO:	Executive Board
DATE:	9 January 2014
REPORTING OFFICER:	Strategic Director Policy and Resources
PORTFOLIO:	Community Safety
SUBJECT:	Amendment of Council Constitution – Trading Standards Service
WARD(S)	Borough-wide

1.0 PURPOSE OF THE REPORT

1.1 To Seek approval for changes to the scheme of delegation in the council's Constitution to facilitate the transfer of the Trading Standards Service from Warrington Borough Council.

2.0 RECOMMENDATION: That the Board approve the amendments to the Council's Constitution as set out in Appendix 1 and recommend the proposed amendments to Council for approval.

3.0 SUPPORTING INFORMATION

3.1 On the 19th September 2013 the Executive Board resolved to return the Trading Standards Service to Halton. The service is currently carried out under a contract with Warrington Borough Council. The new arrangement will take effect from 1st April 2014.

3.2 The Council's Constitution delegates powers and duties relating to the Trading Standards Service to Warrington Borough Council. The Constitution therefore needs to be changed to facilitate the return of the service to Halton.

3.3 The proposed changes are set out at Appendix 1 to this report.

3.4 The proposed changes do not extend the nature or the subject matter of the current delegations but the opportunity has been taken to simplify the current wording where appropriate and to avoid duplication.

4.0 POLICY IMPLICATIONS

4.1 These amendments are required to ensure Halton can legally discharge the functions of a Trading Standards service from 1st April 2014 or sooner if required. They will also permit Warrington Borough Council to continue to provide this service on behalf of the authority until the

current contract ends on 31st March 2014.

5.0 OTHER/FINANCIAL IMPLICATIONS

5.1 There are no significant further implications. Bringing the service back will bring savings to the Council

6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

6.1 Children & Young People in Halton

The trading standards service protects the health and safety of children and young people in the borough through the enforcement of age restricted products such as tobacco and alcohol.

6.2 Employment, Learning & Skills in Halton

The trading standards service seeks to provide a level economic playing field and ensure legitimate law abiding businesses are not undermined by the criminal activity of rogue traders.

6.3 A Healthy Halton

The work of trading standards contributes to Halton's health objectives particularly in relation to tobacco and alcohol control. Integration of the service with the public health team would ensure regulatory activity is directed at the borough's health concerns.

6.4 A Safer Halton

The work of the trading standards service contributes to community safety particularly in relation to alcohol and tobacco enforcement, the night time economy, doorstep crime and illegal money lending.

6.5 Halton's Urban Renewal

There is no significant implication for this priority

7.0 RISK ANALYSIS

7.1 The proposed amendments are required to ensure Halton can lawfully discharge its functions in relation to Trading Standards and Consumer Protection. The amendments are also required to ensure Warrington can discharge the functions of a Trading Standards Service on Halton's behalf until 31st March 2014. If these amendments are not implemented either authority may be unable to discharge its functions or may be open to a challenge that it has acted unlawfully.

8.0 EQUALITY AND DIVERSITY ISSUES

8.1 There are no significant equality and diversity issues associated with this decision.

9.0 REASON(S) FOR DECISION

The Constitution must be changed to ensure Halton can lawfully discharge the functions of a Trading Standards Service from 1st April 2014.

10.0 ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

All options considered and rejected are detailed within this report.

11.0 IMPLEMENTATION DATE

From April 1st 2014.

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

There are no papers within the meaning of the Act.

APPENDIX 1**Delegated Powers to be Amended**

Delegated Power	Details	Exercised by
171	To appoint a Chief Inspector of weights and measures, a deputy Chief Inspector of Weights and Measures and Inspectors of Weights and Measures in accordance with Section 72 of the Weights and Measures Act 1985	DoPH and until 31st March 2014 Warrington Borough Council and Officers appointed by Warrington Borough Council
172	To authorise officers to exercise the powers conferred on the authority by the Consumer Protection From Unfair Trading Regulations 2008	DoPH and until 31st March 2014 Warrington Borough Council and Officers appointed by Warrington Borough Council
174	To exercise the statutory powers of enforcement, inspection or associated action or granting, amending, refusing, suspending and transferring any licences pursuant to the provisions of the legislation referred to in Appendix A and B to these Standing Orders.	DoPH and until 31st March 2014 Warrington Borough Council and Officers appointed by Warrington Borough Council
178	To issue simple cautions on behalf of the Council under the Acts of Parliament and Regulations made thereunder, set out in Appendices A and B to these Standing Orders	DoPH and until 31st March 2014 Warrington Borough Council and Officers appointed by Warrington Borough Council
179	To appoint one or more Public Analysts under the Food Safety Act 1990 and an Agricultural Analyst/Deputy Analyst under the Agriculture Act 1970.	DoPH

Delegated Powers to be deleted

Delegated Power 172a

Delegated Power 173

Delegated Power 175

Delegated Power 177

REPORT TO:	Executive Board
DATE:	9 January 2014
REPORTING OFFICER:	Strategic Director – Policy and Resources
PORTFOLIO:	Physical Environment
SUBJECT:	Adoption of the Affordable Housing Supplementary Planning Document
WARDS:	Boroughwide

1.0 PURPOSE OF THE REPORT

1.1 This report seeks the approval of the Executive Board to formally adopt the Affordable Housing Supplementary Planning Document (SPD) to support the Halton Core Strategy Local Plan.

2.0 RECOMMENDATION: That

- 1) **The Affordable Housing SPD (Appendix A) be adopted as a Local Development Document and the procedures for adoption, as set out in the Town and Country Planning (Local Planning) 2012 (England) Regulations be carried out; and**
- 2) **Any further editorial and technical changes that do not materially affect the content or intended purpose of the SPD be agreed by the Operational Director: Policy, Planning and Transportation in consultation with the Portfolio Holder for the Physical Environment if necessary, before the document is published.**

3.0 SUPPORTING INFORMATION

Purpose of the Affordable Housing SPD

3.1 The purpose of the Affordable Housing SPD is to provide greater certainty and clarity for all parties involved in the delivery of affordable housing in Halton through the planning system. It expands upon policy CS13: Affordable Housing in the adopted Halton Core Strategy (April 2013), providing guidance to prospective applicants. Specifically this SPD aims to:

- a) Maximise the opportunities available and ensure the smooth delivery of affordable housing to meet Halton's housing needs; and
- b) Reduce uncertainty, ensure a consistent approach and provide clear guidance for all stakeholders to follow.

Background

- 3.2 Production of this SPD began in 2011 in response to the emerging affordable housing policy in the Core Strategy. As Halton Borough Council has not previously had a policy requirement for the provision of affordable housing on private sites, it was felt beneficial to produce additional guidance for developers to assist the process. The production of formal guidance through a SPD, to support the Core Strategy policy was felt to be the best way of achieving this.
- 3.3 Following drafting of the document, the Affordable Housing SPD was brought before the Executive Board on 24th May 2012 when approval was granted to undertake a period of public consultation on the content of the SPD. This public consultation was carried out alongside the consultation on the Core Strategy Post Submission Changes for eight weeks between 20th July and 14th September 2012.
- 3.4 No comments were received during the 8 week public consultation held on the draft Affordable Housing SPD. No comments were received on the higher policy in the Core Strategy (CS13) either.
- 3.5 Since the 2012 public consultation, necessary changes have been identified to remove potential ambiguity regarding the treatment of developments by, or involving, Registered Providers in the 'Thresholds' section of the SPD. This is due to the fact that Registered Providers are able to develop private rented housing. In such cases where Registered Provider schemes comprise of, or include 10 or more non-affordable units, the Core Strategy affordable housing requirements will apply. These changes, whilst affecting a minority of potential applications are material and as such, it was necessary to undertake proper public consultation on them.
- 3.6 In addition, the version of the SPD consulted on previously, included a 'model Section 106 legal agreement'. However, through applying this to the first of our affordable housing negotiations it has become evident that the 'model' legal agreement will need to be refined through practical experience and including a draft in the SPD would quickly become out of date, necessitating a premature review of the SPD. To avoid this situation arising, the model agreement has been omitted from the SPD and instead up-to-date copies will be made available to applicants and on the Halton website.
- 3.7 The Affordable Housing SPD was brought before the Executive Board on 05th September 2013 when approval was granted to undertake a further 6 week period of public consultation on the content of the SPD. This public consultation was carried out between 11th October and the 22nd November 2013.

Results of the Public Consultation

- 3.8 Two representations were received during the consultation period. One from Peel Holdings and the other from Cheshire Wildlife Trust.
- 3.9 The Peel Holdings representation seeks a change to paragraph 9.4 which states that “*Affordable units should not be grouped together in a single cluster but evenly distributed, or ‘pepper potted’ across the entire site. If a cluster of affordable housing is proposed this should be proportionate to the size of the development, but in any case should not normally be larger than 6 dwellings*”, by altering ‘6 dwellings’ to ‘12 dwellings’.
- 3.10 Looking at the number of clusters of affordable units that would be needed on sites of different sizes, where each affordable cluster is limited to between 6 and 12 units, it is considered that a change to 8 units strikes a better balance between the concerns raised in the objection and the policy aim of ensuring affordable units are not recognised as being isolated from or within the rest of the site.
- 3.11 For example, on a site of 150 units, a limit of 6 units (draft policy) would require 7 clusters, a limit of 12 units as per the objector’s suggestion would require 4 clusters, whilst the proposed amendment to 8 units would require 5 clusters. Therefore, it can be seen that the change to clusters of 8 units largely addresses the objectors concerns on sites up to 150 units which will cover the majority of housing applications. In balancing the number of clusters required to satisfy the policy for differing housing site sizes against the aims of the policy to avoid the affordable units being isolated from or within developments, a change to 8 units is considered appropriate.
- 3.12 The representation received from the Cheshire Wildlife Trust ‘welcomes the suggestion that, for all affordable units, developers will be encouraged to meet Levels 4-6 of the Code for Sustainable Homes because this includes (among other requirements) enhancement of the biodiversity value of the site based on surveys carried out by a suitably qualified ecologist’. This support is noted and no changes to the SPD are required.
- 3.13 The Statement of Consultation (Appendix B) summarises the period of public consultation that was carried out on the Affordable Housing SPD, a summary of the main issues raised in the consultation and how those issues have been addressed, in accordance with Regulation 12 (a) of the Town and Country Planning (Local Planning) (England) Regulations 2012.

4.0 POLICY IMPLICATIONS

- 4.1 The SPD is intended to supplement policy CS13 of the Halton Core Strategy Local Plan, which was formally adopted by Full Council in

April 2013. Once adopted, this SPD will form part of Halton's folder of planning policy documents. The content of the SPD will thus be a material consideration for the determination of all applicable residential development applications (those delivering 10 or more dwellings) and as such, provide the Council with greater detail and certainty when seeking to manage and guide the provision of affordable housing across the Borough.

5.0 OTHER IMPLICATIONS

- 5.1 Introducing an affordable housing requirement for the Borough through the Core Strategy will require Planning Officers to highlight the new policy to applicants and ensure compliance with the policy prior to the validation of any applicable planning application.
- 5.2 In addition, officers in Property Services will be required to consider the robustness of any Financial Viability Assessments submitted to the Council. Where there is any disagreement, the Council will engage an external party to analyse the viability assessment and provide an independent view.

6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

6.1 Children and Young People in Halton

The SPD will help to ensure that children and young people across the Borough grow up in, and thrive in, safe residential environments and communities.

6.2 Employment, Learning and Skills in Halton

Although the priority of employment, learning and skills in Halton is not specifically referred to in the SPD, there is a close relationship between the economy and the housing market, with housing a driver of, but also responsive to, local economic growth and performance.

6.3 A Healthy Halton

The priority for a healthier Halton is reflected within the SPD through supporting the development of well-designed residential communities that are sustainable and accessible to all.

6.4 A Safer Halton

The SPD will contribute to ensuring high standards of residential design for affordable units; this will include creating places that feel safe, secure and welcoming for everyone.

6.5 Halton's Urban Renewal

The SPD fully supports the creation of good quality residential environments that will assist in the urban regeneration of the Borough.

7.0 RISK ANALYSIS

7.1 No legal or financial risks to the Council have been identified.

8.0 EQUALITY AND DIVERSITY ISSUES

8.1 The SPD addresses a number of equality and diversity issues particularly in meeting the housing needs of Halton's communities. The SPD also encourages developers to meet high access standards in the design of affordable housing provision such as those for wheelchair accessible housing.

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

Document	Place of Inspection	Contact Officer
Consultation Draft Affordable Housing SPD (Oct 2013)	Planning & Transport Strategy, Municipal Building	Rachel Wright
Halton Core Strategy Local Plan (April 2013)	Planning & Transport Strategy, Municipal Building	Rachel Wright
Draft Affordable Housing SPD (May 2012)	Planning & Transport Strategy, Municipal Building	Rachel Wright
Mid-Mersey Strategic Housing Market Assessment (May 2011)	Planning & Transport Strategy, Municipal Building	Rachel Wright
Economic Viability Assessment (November 2010)	Planning & Transport Strategy, Municipal Building	Rachel Wright
The Town and Country Planning (Local Planning) (England) Regulations 2012	Planning & Transport Strategy, Municipal Building	Rachel Wright

Halton Borough Council

**Affordable Housing
Supplementary Planning Document**

January 2014

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Operational Director
Policy, Planning and Transportation
Halton Borough Council
Municipal Building
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I. Purpose of the Supplementary Planning Document

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

- Is social rented, affordable rented and intermediate housing provided to eligible households whose housing needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices; and,
- Should include provision for the housing to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

1.2 Up until 2013, Halton Borough Council did not have the policy framework in place to require affordable housing to be delivered on market housing sites (those built by a private developer for purchase on the open market). The Halton Core Strategy Local Plan (adopted in April 2013) introduced this requirement for the first time and this document seeks to provide additional guidance on how the Council will seek to work with developers to apply this requirement. Specifically this SPD aims to:

- a) Provide additional guidance on the interpretation of the affordable housing policy, CS13: Affordable Housing, contained in the Halton Core Strategy.
- b) Ensure the smooth delivery and maximise the opportunities available for the provision of affordable housing to meet Halton's housing needs.
- c) Reduce uncertainty, ensure a consistent approach and provide clear guidance for all stakeholders to follow.

¹ CLG (2012) National Planning Policy Framework

2. Policy Framework

- 2.1 The Affordable Housing SPD draws on and is consistent with policy and guidance from the national to the local level.
- National Context**
- 2.2 National planning policy is set out in the National Planning Policy Framework (NPPF)² which was published in March 2012. This single document replaces the previous Planning Policy Statements (PPSs) and Guidance (PPGs).
- 2.3 Guidance within the NPPF on affordable housing is limited, giving local planning authorities the ability to determine their own policy approaches and thresholds to which a policy requirement would apply. Local authorities are required to develop an evidence base which will objectively assess the need for affordable housing, and then to use this evidence to develop appropriate policies which will ensure that these needs are fully met.
- 2.4 In planning terms 'affordable housing' refers to a particular type of housing tenure, which is delivered by a Registered Provider³ and secured in perpetuity. Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households who cannot afford to access suitable market housing. The glossary to the National Planning Policy Framework provides the following definitions:-

Affordable housing is available in three types:

Social rented housing is:

Owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is:

Let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate affordable housing is:

Homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as "low cost market" housing, may not be considered as affordable housing for planning purposes.

Source: CLG (2012) National Planning Policy Framework: Annex 2: Glossary

² CLG (2012) National Planning Policy Framework

³ Registered Providers (previously known as Registered Social Landlords) are providers of social housing, and can be private, public or not for profit organisations. All Registered Providers are regulated by the Homes and Communities Agency.

2.5 The Affordable Rent tenure is a relatively new type of low cost rented social housing introduced on 1st April 2011 which applies to newly built and re-let properties owned by Registered Providers. The introduction of Affordable Rent means that Registered Providers will be able to charge up to 80% of gross market rents (i.e. inclusive of any service charges). This is in contrast to social rented housing whereby rents are typically around 40% - 50% of market rent levels.

Local Context

2.6 Halton's planning policy framework consists of Local Plans which set policy and Supplementary Planning Documents (SPDs) which provide additional guidance to higher level policy documents. The 2005 Halton Unitary Development Plan (UDP) is one such Local Plan which will be replaced by other more up-to-date Local Plans in the coming years. The adopted Halton Core Strategy Local Plan⁴ is a strategic planning policy document, replacing much of the first part of the UDP and sets out the overarching strategy for the future development of the Borough. Included in this is the strategy for the delivery of affordable housing across Halton.

2.7 Halton Core Strategy policy CS13: Affordable Housing (reproduced at para 3.14) details the policy framework for seeking affordable housing provision and as such, is the basis for this SPD. When seeking affordable housing, regard will be had to wider development aspirations for the Borough in line with the Overall Spatial Strategy and Key Areas of Change which are important elements of the Halton Core Strategy.

2.8 Halton's Housing Strategy 2008-11 set out the vision and objectives for the provision of housing to the Borough's residents and particularly those with the most pressing housing needs. It defined the role of the Council in providing community leadership to deliver a co-ordinated approach. It contained clear strategic priorities for action to address the issues and challenges which have been identified through the development of a robust evidence base and consultation with partners, stakeholders and residents. At the time of writing a new Housing Strategy for Halton was in preparation with adoption anticipated in 2013.

2.9 The Affordable Housing SPD provides a greater level of detail and guidance for the delivery of affordable housing across the Borough in accordance with the Halton Core Strategy and Housing Strategy.

⁴ HBC (2013) Halton Core Strategy Local Plan

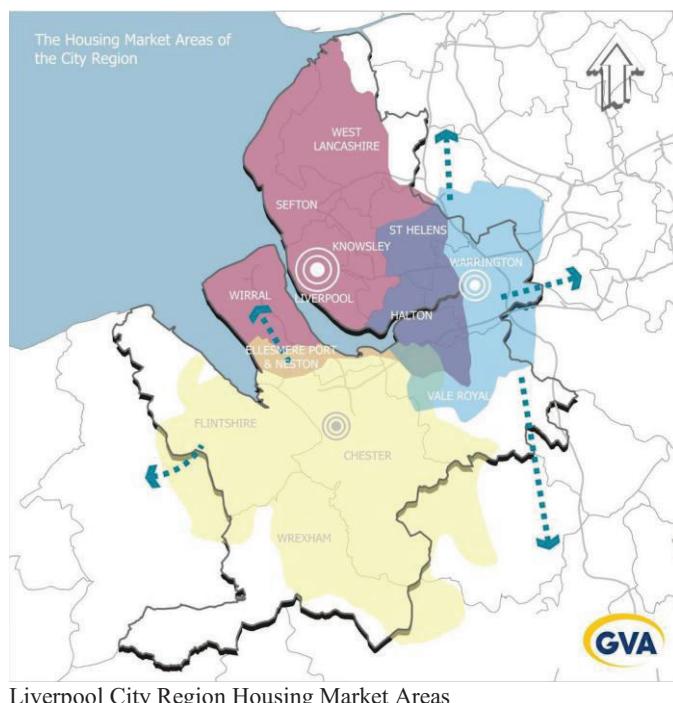
3. Housing Needs in Halton

Halton's Housing Characteristics

- 3.1 At 2011 there were a total of about 54,100 dwellings within the Borough⁵. The property profile is fairly varied, however, there is currently an over representation of terraced properties and a need for more family and aspirational housing.
- 3.2 In Widnes the housing profile is largely represented by Victorian and interwar housing which expanded north from Widnes Town Centre, enveloping the previous hamlets of Appleton and Farnworth. In the 1970's, social housing estates were developed at Ditton and Hough Green and there have been more recent developments of private, family housing in north Widnes at Upton Rocks.
- 3.3 Runcorn experienced significant expansion following its designation as a New Town in 1964. The New Town is structured around a number of distinct neighbourhoods with some areas now requiring redevelopment or regeneration. Over recent years, development has been concentrated in the east of Runcorn with housing renewal in Castlefields (originally built as part of the New Town) and the development of Sandymoor which was first consented for housing development during the New Town period.

Halton's Housing Market

- 3.4 Halton is currently identified as part of the Liverpool City Region Eastern Housing Market Area which covers the authorities of Halton, St Helens and Warrington, also known as the Mid-Mersey Housing Market Area⁶. Halton demonstrates close linkages with St Helens and Warrington, as highlighted through migration, travel to work and household moves data.



⁵ HBC (2011) State of the Borough Report

⁶ Nevin Leather Associates, Inner City Solutions & University of Sheffield (2008) The Definition of Housing Market Areas in the North West Region

3.5 To understand housing market trends in Halton, demographic trends are a key determinant in the medium to long-term. Halton's resident population has, after a significant period of decline, started to experience modest growth and is estimated to increase from 125,700 in 2011⁷ to 129,200 by the end of the Core Strategy plan period (2028)⁸. The population profile in the Borough is skewed towards younger people with an estimated 18.6% of the population aged under 15, compared with 17.6% nationally⁹. The proportion of older people in the Borough (over 75) at an estimated 6.4% of Halton's population is slightly lower than the average national figure of 7.8%. However, the population of older people is expected to increase substantially during the plan period.

3.6 In terms of household structure in Halton, data shows fewer pensioner and single person households and a greater proportion of households with children when compared with regional or national figures⁹. The household size in the Borough is currently 2.35 persons per household and this is expected to drop to 2.21 persons per household by 2026⁹. This is likely to be due to the expected increase in the older person population.

3.7 Owner-occupied housing and private rented dwelling stock makes up a smaller proportion of the total in the Borough than national and regional averages whilst the social rented sector is significantly higher¹⁰ due to the high proportion of social housing provided as part of the Runcorn New Town initiative. In recent years there has been a marked increase in the number of private rented dwellings, which now make up around 10% of the total housing stock⁹. It is thought that this was attributable to the availability of buy to let mortgages and more recently an increase in the number of "reluctant" landlords who are unable to sell their properties due to prevailing housing market conditions and opt to let them out as an alternative.

3.8 House prices across the Borough are still below regional and national averages but have risen significantly in recent years. Since the economic downturn, market activity remains weak mirroring the experience found nationally. At 2011, entry-level prices in the Borough range from around £57,000 for a one bedroom home in Runcorn up to around £190,000 for a four bedroom property in Widnes. In terms of the market availability three bedroom properties are most commonly available to purchase and one bedroom homes are least prevalent⁹.

Halton's Affordable Housing Needs

3.9 Housing need is defined as the quantity of housing required by households who are unable to access suitable housing without financial assistance. Strategic Housing Market Assessments (SHMA) are seen as key tools in the development of housing and planning policy for affordable housing which consider the balance between supply and demand for affordable housing. The Halton SHMA¹¹ has been undertaken in conjunction with neighbouring authorities in the Mid-Mersey Housing Market Area. It is in accordance with prevailing Government guidance and has involved interrogation of a range of information, discussions with local stakeholders, together with a household survey to collect information regarding the housing needs and aspirations of the Borough's population.

3.10 Overall, the 2011 SHMA suggests that to meet all affordable needs in the Borough, an additional 891 units of affordable housing would need to be provided per annum for the next five years. This is made up of a requirement for 78 units per annum to meet the

⁷ ONS (2011) 2011 Census

⁸ ONS (2010) 2010-based Subnational Population Projections

⁹ ONS (2011) 2011 Census

¹⁰ HBC (2010) State of the Borough Report

¹¹ GL Hearn and Justin Gardner Consulting (2011) Mid-Mersey Strategic Housing Market Assessment

backlog of existing households in need and a further 813 units per annum to meet projected future needs. The SHMA notes that the high level of housing need identified reflects a combination of factors including the difference between the costs of market housing and local incomes (particularly of younger households), and the decline by 15% in the stock of affordable housing within the Borough over the last decade which could have been used to meet need.

- 3.11 Annual unmet need for affordable housing is far in excess of the proposed total housing delivery targets as set out in the Core Strategy which is approximately 550 dwellings per annum. It is therefore essential to seek to maximise the contribution of new affordable units from new housing developments although viability of the impact of such a requirement on the overall development must be considered. The National Planning Policy Framework (NPPF) also states that policies for affordable housing should be sufficiently flexible to take account of changing market conditions.
- 3.12 In addition to the SHMA, the Council commissioned an Economic Viability Assessment¹² which considered the cumulative impacts of policy requirements and planning obligations on residential development in Halton, to determine the appropriate level for an affordable housing requirement. The Economic Viability Assessment provided advice on the most ambitious yet achievable and viable target(s) and threshold(s) for affordable housing which fully reflected the value of housing in different areas of the Borough. The assessment follows the approach advocated by the NPPF which emphasises that policy requirements and planning obligations should not threaten the viability of a development scheme.
- 3.13 The basis for the study was to appraise a range of hypothetical sites using a model which calculated the cashflow of the hypothetical schemes and the rate of return (profit), similar to that used by most house builders/ developers. Sites in high value areas tended to have the capacity to deliver the highest proportions of affordable housing whilst remaining financially viable (including delivering a reasonable profit margin for the developer). Sites in low value areas experienced the greatest impact on profitability as quotas of affordable housing were increased. The assessment showed that under a Mid Market Position¹³, 25% affordable housing is deliverable at a 50% social rented and 50% intermediate housing tenure split.¹⁴ Although a higher percentage of affordable housing could be delivered in an Improved Market Position (40% with a 34% social rented and 64% intermediate tenure split) it is acknowledged through the assessment that it is difficult to predict whether the improved market scenario will ever be met. It is however, considered likely that based on previous cycles of the property market that the Mid Market position will be reached during the Core Strategy Plan period.

Halton's Affordable Housing Policy

- 3.14 By considering Halton's housing needs and the financial viability of development within the Borough through the SHMA and Economic Viability Assessment, the Council has developed its affordable housing policy within the Core Strategy, Policy CS13: Affordable Housing. This policy seeks to maximise affordable housing, whilst recognising the need to maintain the financial viability of sites to deliver such affordable housing:

¹² DTZ (2010) Economic Viability Assessment

¹³ The EVA used a Baseline Position of revenues at May 2010. The Mid Market Position used a 10% increase on revenues over and above the Baseline Position whilst the Improved Market Position assumed a 20% increase.

¹⁴ The EVA was conducted prior to the introduction of Affordable Rent in April 2011.

Core Strategy Policy CS13: Affordable Housing

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.

Affordable housing provision will be sought at 25% of the total residential units proposed. The Council will seek to secure 50% of new provision as social and affordable rented tenures and 50% intermediate housing tenures across the Borough.

The provision of affordable housing must:

- address the identified local housing needs as quantified in the most up to date Strategic Housing Market Assessment; and
- be fully integrated in the development site so as to avoid the over concentration of affordable housing in any particular location within the development site and in order to achieve seamless design

The affordable housing contribution may only be reduced where robust and credible evidence is provided to demonstrate that the affordable housing target would make the development unviable.

There will be a presumption that any affordable supply will be provided on site. Off-site provision or a financial contribution in lieu of on-site provision may only be made in exceptional circumstances where on-site provision is proven to be unachievable or localised need does not necessitate affordable housing provision.

Planning permission will be refused on development sites which are sub-divided into separate development parcels below the affordable housing threshold, unless the affordable housing provision is proportionate to that which would have been required on the site as a whole.

3.15 The following sections discuss in more detail the components of the Core Strategy policy including thresholds, tenure, size, on/ off-site provision, financial contributions, viability and design and how these considerations should be incorporated into development design.

4. Thresholds

- 4.1 Halton Borough Council will seek to negotiate affordable housing on developments of 10 or more dwellings or on sites of 0.33 hectares or greater for residential purposes where there is a net gain in housing (i.e. excluding replacement dwellings after demolitions). On all qualifying sites the Council will seek 25% of the total residential units proposed as affordable in order to maximise the affordable housing contribution in accordance with Halton's housing needs as set out in the SHMA. In circumstances where the calculation of affordable housing results in a fraction of a unit (e.g. 0.7) the Council will round the number up or down to the nearest whole unit (with 0.5 being rounded up).
- 4.2 For the purposes of planning policy in Halton, a dwelling is defined as falling under the C3 Use Class in the Town and Country Planning Use Classes Order¹⁵. The requirement will apply to all planning applications for residential development which would result in a net gain of 10 or more dwellings to be sold on the open market. This includes some specialist accommodation such as certain types of older persons housing. However, the policy does not apply to development providing accommodation outside Use Class C3, for example residential care and nursing homes (where the residential accommodation is not within self-contained units), hotels and hostels. For housing schemes proposed by Registered Providers comprising wholly of affordable housing, the Core Strategy policy requirement for affordable housing is superfluous and will not apply. Where Registered Provider schemes comprise of, or include 10 or more non-affordable units, the full policy provisions will apply.
- 4.3 In the case of phased developments where an application for residential development is subject to a single permission, but is due to be delivered in phases, the affordable housing requirement will be applied across the whole scheme. Where outline planning permission is sought for residential development, a commitment to the delivery of affordable housing will be necessary at this stage in order for the proposal to be in conformity with the policy framework. This will generally be secured through a Section 106 Agreement, and then implemented on a subsequent Reserved Matters application. Proposals for developments that appear to be designed or artificially sub-divided to fall below the qualifying thresholds at which affordable housing is required will have an affordable housing requirement assessed on the basis of the reasonably achievable site capacity or by combining spilt sites as appropriate.

KEY POINTS

- Affordable housing units will be negotiated on planning applications for 10 or more dwellings or on sites of 0.33 hectares or greater
- Provision will be sought at 25% of the total residential units proposed
- Affordable housing requirements will be applied across the overall scheme

¹⁵ The Town and Country Planning (Use Classes) Order 1987 as amended

5. Tenure Mix and Dwelling Size

- 5.1 To support the creation of sustainable, inclusive and mixed communities, the Council will aim to ensure a mix of housing tenures and sizes for the affordable housing elements of a scheme which respond to identified needs.
- 5.2 In accordance with the findings of the SHMA, the Council will seek to secure 50% of all affordable housing units as social and affordable rented tenures and 50% as intermediate housing tenures in order to meet the Borough's identified needs. This is the tenure split sought for all affordable housing secured through the planning system across the whole of Halton, and will be used to inform the tenure split sought through individual planning applications. Negotiations on a site-by-site basis will take into account the most up to date housing needs and the financial viability of the site in question. Where the applicant wishes to deliver a significantly different mix of affordable housing tenures, they will be required to provide reasoned evidence to justify their proposals through the planning application, ideally supported by a Registered Provider.
- 5.3 The size and type of affordable supply sought on individual sites will be dependent on the most up to date SHMA indicating priorities to meet local needs within the sub-area. Consideration will also be given to the site location and localised housing mix. The 2011 SHMA looked at the likely sizes of affordable housing that would be required to meet housing need. Information was taken from both the household survey and the Housing Register. Overall, it is estimated that at 2011, around 80% of additional affordable housing should be smaller homes (one and two-bedroom) and around 20% should be delivered as larger homes (three and four plus bedroom)¹⁶. This takes account of both need and the supply and turnover of existing properties. The Council's preference is that two-bedroomed units are provided as houses or bungalows. The Council will agree the sizes of affordable houses on a site-by-site basis having regard to the findings of the most up to date SHMA at the time of the application for planning permission. When meeting size needs, a mix of dwelling types (houses, bungalows and flats), reflecting the mix on the wider development scheme should be provided.

KEY POINTS

- The Council will seek to secure a tenure split of:
 - 50% social and affordable rented tenures
 - 50% intermediate housing tenures
- The sizes of affordable housing units to be provided will be based on the Council's most up to date SHMA
 - Data in the 2011 SHMA indicates that the greatest need is for one and two-bedroomed properties
 - Two bedroomed properties should be delivered as houses or bungalows
- A mix of dwelling types (houses, bungalows and flats) reflecting the wider development scheme should be delivered.

¹⁶ Appendix A indicates size requirements for affordable homes, as detailed in the 2011 Strategic Housing Market Assessment

6. On / Off-Site Provision

On-Site Provision

6.1 The Council will require any affordable housing secured through the planning process to be delivered on-site. The provision of affordable housing on-site has a number of advantages, including making it easier to integrate such provision within the wider development and thus contribute towards creating balanced and mixed communities. Section 9 provides further guidance on the integration of affordable housing into a site.

Off-Site Provision

6.2 Only in **exceptional circumstances** will off-site provision or a financial contribution in lieu of on-site provision (of broadly equivalent value) be accepted. This would need to be robustly justified in accordance with the National Planning Policy Framework and may only be accepted as long as the agreed approach contributes to the creation of mixed and balanced communities in the local authority area. Off-site provision will only be agreed by the Council where off-site provision would be more suitable, either partly or wholly. This would need to be subject to robust justification based upon, for example:

- scheme viability (see Section 7);
- where housing need priorities could be better met in an alternative location; or,
- where there is already a dominance of a particular type of affordable housing provision in the immediate area.

6.3 Where it is agreed that the affordable housing units are to be provided by the developer on an alternative identified site, the Local Planning Authority will require provision of affordable housing of equal value as generated by the original application site. The location of off-site provision will be subject to the Council's absolute discretion, however, this should generally be within the vicinity of the development site and be equally well located in terms of amenities and facilities. Provision of affordable housing units on an alternative site will be in addition to any applicable affordable housing requirement arising from the development of any market housing on the alternative site.

6.4 The Council will require applicants to have secured planning permission for the required amount of off-site affordable housing before any occupation of the market housing development on site.

Use of Committed Sums

6.5 In the instance where it has been demonstrated exceptional circumstances dictate that affordable housing provision cannot be delivered on-site and in the unlikely situation where there is no reasonable prospect of delivering the affordable housing off-site in a timely manner, a commuted sum will be negotiated. It should be emphasised that this is seen as the least preferable option by the Council and the overwhelming preference is for on-site provision of affordable housing.

6.6 The payment in lieu which is calculated for off-site provision of affordable housing covers the basic costs associated with site acquisition, servicing and construction of the commensurate number of units. In addition the associated costs of project management and professional and legal fees involved in delivering the affordable housing elsewhere will have to be taken into account in calculating the appropriate level of contribution. This is justified as the need to incur these costs has arisen directly through a failure to provide affordable housing on site in the first instance as required by the Core Strategy policy. Applicants will also have to bear the costs of any financial assessment and development appraisal work required to ascertain the veracity of submitted material in support of payments in lieu.

6.7 In calculating a commuted sum the following approach will be adopted:

- An agreement between the Council and developer will be reached on the number and type of affordable units required (based on the Council's most up to date SHMA)
- The Council will agree the Open Market Value (OMV) of these units
 - Advice usually required from at least three local Estate Agents
- The cost will be ascertained as to the amount a Registered Provider would pay to purchase the properties whilst ensuring the properties remain affordable
 - Advice usually required from at least three Registered Providers
- The level of contribution required will be equal to the difference between the OMV and the average price that the Registered Provider(s) could pay

For Example:

- Scheme of 10 dwellings
 - 25% of 10 units = 2.5, rounded up to 3 affordable units
 - Tenure required in this location is intermediate housing
- For all properties the Open Market Value (OMV) agreed is £150,000
- For shared ownership properties the Registered Provider is able to pay a average of £100,000
- Level of commuted sum
 - Difference between OMV and maximum price = £50,000 per unit
 - 3 x £50,000
- Total commuted sum = £150,000

6.8 As with the provision of on- or off-site affordable housing, where it can be proven by way of a financial viability assessment that the required commuted sum would render the development scheme unviable, this will be taken into consideration. Further guidance on viability is detailed in Section 7.

6.9 The Council will ensure that the money collected from commuted sums is used to prioritise the delivery of new affordable housing to meet current needs. The financial sum agreed will be paid into a “ring fenced” affordable housing fund to be used to finance additional affordable housing schemes across the Borough in accordance with the latest Housing Strategy.

KEY POINTS

- Affordable housing will be required to be provided on-site
- Off-site provision will only be agreed in **exceptional circumstances**
- The location of off-site provision will be subject to the Council's absolute discretion
- In the unlikely circumstance where neither on-site nor off-site provision is feasible, a commuted sum will be negotiated

7. Viability

Viability

7.1 The provision of affordable housing within market housing developments is often viewed as an additional cost to the developer. If an applicant claims that it would be unviable to provide the required amount of affordable housing on a particular development site then the onus will be on them to prove this through the use of an appropriate Financial Viability Assessment submitted by them at the same time as their planning application.

Financial Viability Assessment

7.2 Applicants could undertake their Financial Viability Assessments using the Homes and Communities Agency Development Appraisal Tool¹⁷ as the basis for this. This tool is designed to appraise in detail the viability of an individual site and is intended to be transparent, supporting a collaborative approach.

7.3 Financial Viability Assessments need to cover costs and expected receipts arising from a development, including a profit margin to which the developer has reasonable expectations (which may vary), in order to provide the necessary net residual value. The net residual value is the surplus that remains after all development costs (except land costs), have been met from revenue. The residual value should cover the land acquisition costs and for development to be economically viable, the residual value must be large enough to at least cover the cost of acquiring the site. It should be noted that the actual price paid for the land does not factor into the Financial Viability Assessment. A summary of the residual valuation methodology is provided in Appendix B.

7.4 When assessing Financial Viability Assessments that have been submitted by the applicant alongside the planning application, the Council will use the residual valuation method and will be working to ensure that the estimations that have been made are reasonable, particularly with regard to build costs and house prices. An open book approach is advocated to assist in demonstrating what planning obligations a development can and cannot support. The results of these assessments will then be used when negotiating affordable housing provision (see section 11).

7.5 The applicant should ensure that the Financial Viability Assessment covers all the major components of development including:

- Details of the residential product to be offered:
 - Dwelling Types, Number of Bedrooms, Likely Sale Price
- Gross Development Value - Anticipated revenue from the proposed development including a full market research report and offers from Registered Providers
- Build costs including :
 - Demolition
 - Site abnormalities such as remediation costs
 - Ground conditions
 - Surveys e.g. ecological
 - Drainage or flood prevention means
 - Construction costs
 - Landscaping
 - Contingency sum
- Professional Fees – Architects, Engineers, Quantity Surveyors
- Details of any finance agreements / other sources of funding
- Finance Costs – Loan fees related to acquiring land and site development

¹⁷ <http://www.homesandcommunities.co.uk/ourwork/development-appraisal-tool>

- Section 106 - Other policy requirements such as planning obligations for open space / highways improvements
- Profit Margin – Desired level of developer profit

7.6 Applicants will be required to pay for the costs associated with carrying out Financial Viability Assessments and the Council's reasonable costs associated with the subsequent assessment of them. This is because the Financial Viability Assessment seeks to justify the planning merits of reduced affordable housing provision or financial contribution in lieu of on-site (or off-site) affordable housing provision, as an exception to Halton's adopted planning policy for affordable housing (Core Strategy Policy CS13: Affordable Housing).

7.7 Where the applicant and the Council are unable to agree the financial appraisal, the Council may request an independent assessment. Both parties will abide by the results of the independent viability assessment. The costs of any additional assessment will again be borne by the applicant including any specialist technical information required for the purposes of agreeing the assessment.

7.8 Where viability affects a particular site and this can be reasonably justified by means of a Financial Viability Assessment which is agreed by all parties, the Council will reduce the requirement for affordable housing to align with the point where the scheme becomes viable.

KEY POINTS

- Where the affordable housing provision is claimed to be unviable this must be proven through a Financial Viability Assessment submitted by the applicant alongside the planning application
- Financial Viability Assessments will be assessed by the Council, with the use of independent assessors should a position of stalemate be reached
- Applicants are required to pay for the costs associated with carrying out any Financial Viability Assessment

8. Delivery of Affordable Housing

Legal Agreements

8.1 Affordable housing (at the time of writing) is excluded from the Community Infrastructure Levy Regulations 2010 and therefore will continue to be provided through Section 106 Agreements (S106 Agreement). The provision of affordable housing on open market residential development sites will therefore be secured by means of a legal agreement (planning obligation) with the landowner under the provision of Section 106 of the Town and Country Planning Act 1990. The cost of preparing the agreement will be borne by the applicant. Draft Heads of Terms for a Section 106 Agreement should be submitted alongside a planning application so that negotiation of the legal agreement does not unduly delay the process.

8.2 The S106 Agreement will ensure that the agreed proportion of affordable housing will be provided and will define the terms under which it should be provided. It will detail nomination rights, staircasing arrangements and transfer rights. It should ensure that the housing provided remains affordable in perpetuity and will be available to successive occupiers who need affordable housing. This is with the exception of shared ownership or shared equity homes, where a shared owner has 'stair cased' to outright ownership or where the value is recycled to provide other forms of affordable housing.

8.3 To ensure the timely delivery of the affordable housing element of the scheme, the Council will require through the S106 Agreement that no more than 90% of the total number of market units in the development are to be occupied until all the affordable housing units have been completed and handed over to the Registered Provider. For larger residential schemes, detailed phasing arrangements to ensure the timely completion of affordable units will be included within the Section 106 Agreement.

Funding Affordable Housing

8.4 As has previously been the case in the past, the Homes and Communities Agency will no longer provide financial support for affordable housing secured through S106 Agreements. Registered Providers will need to make their own arrangements to fund the purchase of the affordable homes.

In Perpetuity

8.5 The Council wishes to ensure that affordable housing remains affordable and is occupied by local people in housing need in the long term. The involvement of a Registered Provider will ensure a greater element of control over the future occupancy of new affordable housing.

8.6 Whilst Halton Borough Council are not prescriptive about which Registered Providers should work in particular locations or on individual developments, the Council does have established relationships with a number of Housing Associations and will assist developers in negotiations with them regarding particular sites. Applicants are advised to contact the Council's Housing Commissioning Manager regarding Registered Providers operating in Halton.

8.7 In order to safeguard the quality of delivery, Registered Providers are expected to be registered with the Homes and Communities Agency (or its successor).

8.8 Tenants to occupy properties developed as a result of a S106 Agreement will be selected in accordance with the Council's allocation policy prevailing at the time of development. Shared ownership properties in Halton are frequently marketed to potential tenants through the HomesHub (www.homeshub.co.uk).

Management and Maintenance

8.9 Many new developments, particularly flat/ apartment schemes, require the payment of annual service maintenance charges for the upkeep of internal and external shared areas. These costs will be included in the assessment of the 'affordability' of the proposed units factored into the Viability Assessment. In developments where the affordable housing provided would be subject to service and/ or maintenance charges, this should be minimised so that occupancy does not become unaffordable.

KEY POINTS

- The provision of affordable housing will be secured through S106 Agreements
- The cost of preparing the agreement will be borne by the applicant
- No more than 90% of the market units should be occupied before all of the affordable units are completed
- The S106 Agreement will ensure that affordable housing remains affordable and is occupied by local people in housing need in the long term
- Tenants for the affordable homes will be selected in accordance with the Council's allocation policy prevailing at the time of development

9. Design, Integration and Layout

Good Design

9.1 Affordable housing should be visually indistinguishable as far as practicable from the market housing on site. Where a unit will be transferred to a Registered Provider, the Council will expect the affordable units to conform to the current Design and Quality Standards¹⁸ produced by the Homes and Communities Agency as a minimum standard.

9.2 Halton Borough Council will expect high standards of design for all developments, which respects the character of the area and reflects local distinctiveness in accordance with the Council's most up to date adopted policy and guidance. Detailed guidance on the design of residential development is available in the Council's Design of Residential Development SPD¹⁹. This provides guidance for developers, designers and architects in order to contribute towards securing sustainable, high quality and well designed residential developments across Halton.

9.3 Where appropriate, the Council will consider removing permitted development rights to ensure that dwellings are not extended or altered in such a way as to increase their value beyond an affordable level. However, this will not prevent appropriate adaptations or extensions necessary to meet the needs of an occupant.

Integration

9.4 The integration of affordable homes within market housing developments works towards social inclusion and against segregation, in accordance with the Government's aims for balanced, mixed and sustainable communities. Affordable units should not be grouped together in a single cluster but evenly distributed or 'pepper potted' across the entire site. If a cluster of affordable housing is proposed this should be proportionate to the size of the development, but in any case should not normally be larger than 8 dwellings. In the case of flats/ apartments, the affordable housing element may be grouped together as long as the block of flats/ apartments remain integrated into the wider site.

Layout

9.5 For full planning applications, the location and number of affordable homes should be clearly shown on layout plans. In the case of outline applications, the layout of affordable housing needs to be agreed in principle and should be set out within the S106 Agreement.

KEY POINTS

- Halton Borough Council will expect high standards of design for all developments
- Market and affordable homes should be indistinguishable and achieve the same high design quality
- Affordable homes should be integrated within market housing developments with pepper potting of affordable units throughout the site preferred
- The location and number of affordable home should be clearly shown on layout plans

¹⁸ Or as superseded by a 'Local Standards Framework'

¹⁹ HBC (2012) Design of Residential Development SPD

10. Sustainability and Access Standards

Code for Sustainable Homes

- 10.1 For all affordable units, developers will be encouraged to meet the Code for Sustainable Homes. From April 2011 affordable housing schemes directly funded by the Homes and Communities Agency were required to reach Code Level 4 with a view to the achievement of Code Level 6 by 2015²⁰.
- 10.2 It should also be acknowledged that the Core Strategy includes aspirations for residential development to reach Code for Sustainable Homes Level 6 by 2016 (CS19: Sustainable Development and Climate Change). Affordable housing developments will be encouraged to meet these standards in the absence of more stringent Government requirements.

Lifetime Homes

- 10.3 The Lifetime Homes standard²¹ is intended to give the widest range of people, including those with physical and/ or sensory impairments, older people and children, convenient and independent access into and around their homes. To achieve the Lifetime Homes standard, residential developments are scored against a set of 16 criteria which aim to remove the barriers to accessibility often present in dwellings, and ensure flexibility and adaptability within the design and structure of a home to meet a diverse range of needs over time.
- 10.4 The Council will encourage the delivery of all homes, including affordable homes, to meet Lifetime Homes standards. This is set out in Core Strategy policy CS12: Housing Mix. Additional guidance relating to the achievement of the Lifetime Homes standard is available in the Council's Design of Residential Development SPD²². It should also be acknowledged that the Lifetime Homes standard is mandatory for the achievement of Level 6 of the Code for Sustainable Homes.

Wheelchair Accessible Housing

- 10.5 Although the Lifetime Homes standard will assist accessibility for wheelchair users, it will not necessarily provide full wheelchair access throughout the home. The Halton SHMA has illustrated that there is a need for specialist wheelchair accessible housing in the Borough²³. Wheelchair accessible homes are those that are constructed to a higher specification of accessibility so that they are suitable for immediate or future occupation by a wheelchair user (with or without adaptation to meet a user's specific needs). In residential developments of 10 or more dwellings, 10% should meet wheelchair housing standards or be easily adapted for residents who are wheelchair users. Wheelchair accessible homes are required for sale on the open market, as well as through affordable housing schemes. Residential applications with an affordable housing requirement should seek to achieve wheelchair accessible housing in a proportion of the affordable housing units.

²⁰ Housing Corporation (2007) Design and Quality Strategy

²¹ Further information relating to the Lifetime Homes criteria is available at: www.lifetimehomes.org.uk

²² HBC (2012) Design of Residential Development SPD

²³ GL Hearn and Justin Gardner Consulting (2011) Halton and Mid-Mersey Strategic Housing Market Assessment, Figure 16.4 and 16.9

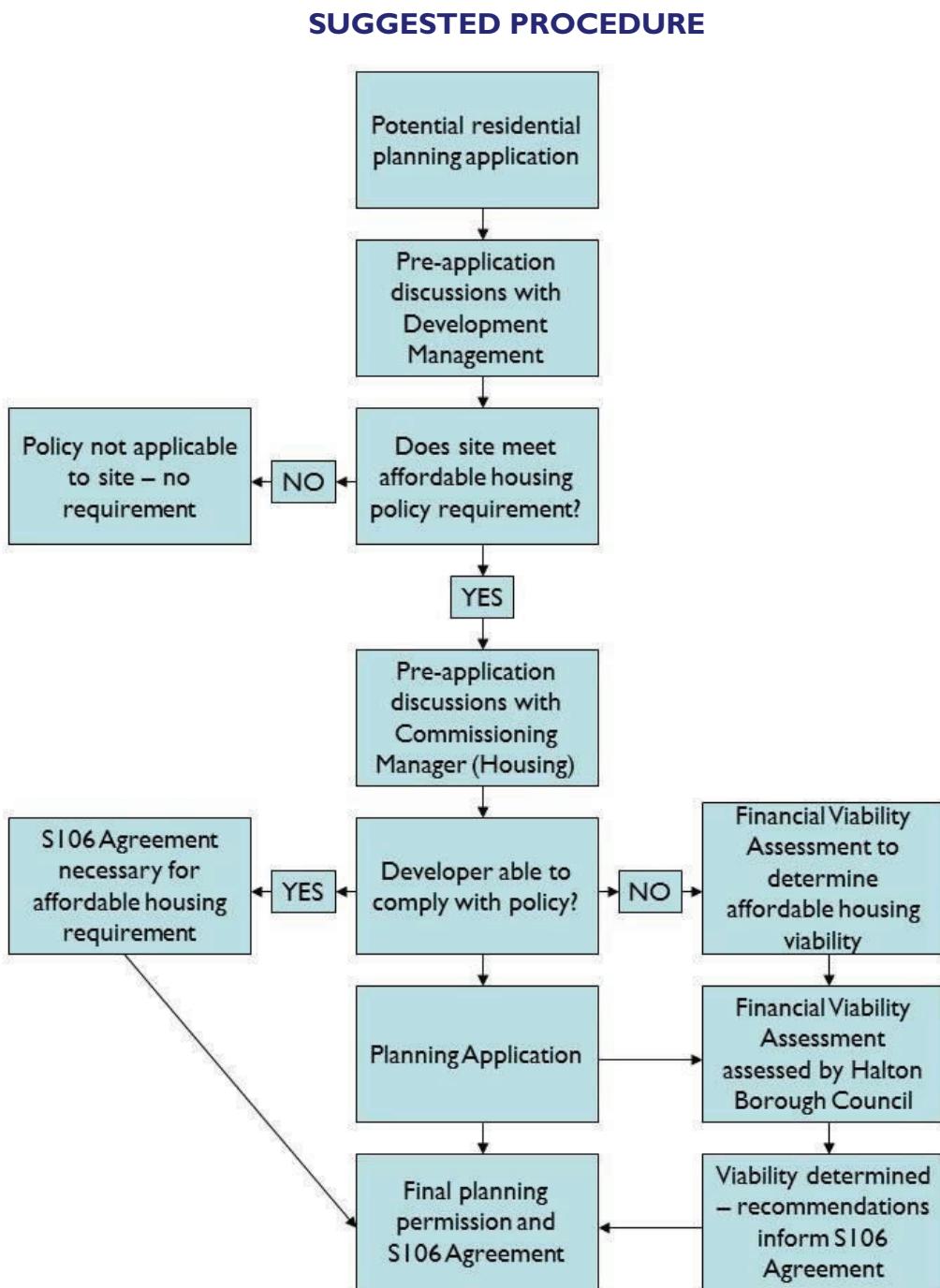
KEY POINTS

- Affordable housing developments are encouraged to meet the Code for Sustainable Homes targets as set out through the Core Strategy
- Affordable housing developments are encouraged to meet the Lifetime Homes standard
- In developments of 10 or more dwellings, 10% should meet wheelchair housing standards or be easily adapted for residents who are wheelchair users

III. Procedures

Negotiations Process

III.1 Implicit to the delivery of affordable housing is the need for the Council and Applicants to enter into negotiations on affordable housing at the earliest possible stage of the planning process. The Council's negotiations procedure which is informed by this SPD is set out in the chart below:



- 11.2 The negotiations procedure highlights that applicants should consult the Council at the earliest opportunity to determine planning requirements on a particular site prior to a planning application. The applicant and the Council should enter into pre-application discussions to identify the amount, type and location of affordable housing provision. Where it has been agreed that a specific Registered Provider should be involved in the provision and management of affordable housing on a site, they should also be part of the pre-application discussions. Pre-application agreement on matters relating to the amount, type and location of affordable housing provision and any Heads of Terms for a legal agreement will be expected to be resolved in advance of the submission of the application.
- 11.3 When residential planning applications come forward, the applicant should demonstrate that they have met the policy requirement for affordable housing. In the circumstance where the developer feels that meeting the policy requirement would present viability issues, a Financial Viability Assessment will be necessary and this should also be submitted with the application to be assessed by the Council so that the viability of the scheme can be assessed.
- 11.4 A decision on the planning application will then be determined based on the outcome of negotiations and a condition attached to any planning permission granted to secure the provision of affordable housing via a S106 Agreement.
- 11.5 Following the procedure outlined, the planning application should have benefitted from early pre-application discussions/ advice. Where applicants have not sought pre-application advice, this may result in significant delays and potential refusal. Applications failing to provide affordable housing in accordance with the Core Strategy and the Affordable Housing SPD will be refused.

Appendices

Appendix A: Extracts from Halton Strategic Housing Market Assessment 2011

Demand for housing (by size of property)

Figure 12.17 Estimated size requirement for additional affordable housing – Halton				
	Households in need	Households in need (priority)	Housing Register	Average
1 bedroom	43.5%	39.9%	35.2%	39.5%
2 bedrooms	37.2%	39.1%	45.2%	40.5%
3 bedrooms	12.8%	14.0%	15.8%	14.2%
4+ bedrooms	6.5%	7.0%	3.8%	5.8%
Total	100.0%	100.0%	100.0%	100.0%

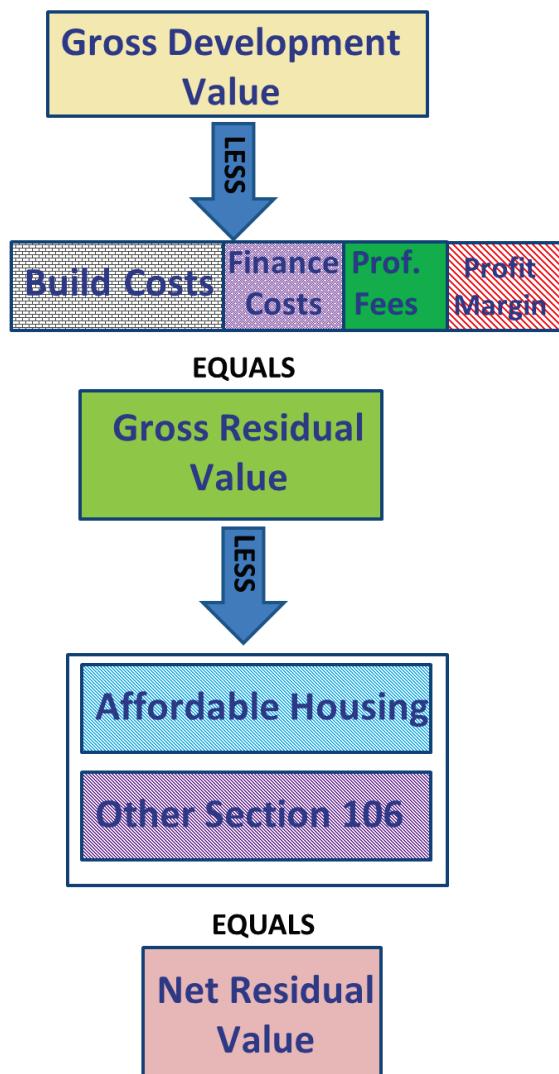
Source: Halton Borough household survey (2010) and HSSA 2010

Ward level housing need

Figure 12.18 Estimated housing need by sub-area					
	Gross annual need	Annual supply	Net need	Households	Need as % of households
Appleton, Kingsway, Riverside	371	215	156	7,902	2.0%
Beechwood, Halton Lea	117	107	10	4,312	0.2%
Birchfield, Farnworth, Halton View	165	96	68	8,505	0.8%
Broadheath, Ditton, Hough Green	344	212	132	8,796	1.5%
Daresbury	23	4	20	1,730	1.1%
Grange, Halton Brook, Heath, Mersey	584	225	359	11,518	3.1%
Hale	4	3	1	795	0.1%
Halton Castle, Norton (N & S), Windmill Hill	445	299	146	9,119	1.6%
Total	2,053	1,162	891	52,677	1.7%

Source: Halton Borough household survey (2010); various secondary data sources

Appendix B: Summary of Residual Valuation of Methodology



Appendix C: Contact Information

For more information relating to this SPD or planning policy advice on affordable housing, please contact:

Planning and Transport Strategy
Policy and Development Services
Halton Borough Council
Municipal Building
Kingsway
Widnes
WA8 7QF
Tel: 0151 511 7663
Email: forward.planning@halton.gov.uk

For general advice relating to submitting a planning application and for pre-application discussions, please contact:

Development Control
Policy and Development Services
Halton Borough Council
Municipal Building
Kingsway
Widnes
WA8 7QF
Tel: 0151 511 7606
Email: dev.control@halton.gov.uk

For advice relating to Housing Strategy and for pre-application discussions, please contact:

Commissioning Manager (Housing)
Runcorn Town Hall
Heath Road
Runcorn
WA7 5TD
Tel: 0151 511 8859
Email: steve.williams@halton.gov.uk

For advice relating to Financial Viability Assessments, please contact:

Property Services
Halton Borough Council
Municipal Building
Kingsway
Widnes
WA8 7QF
Tel: 0151 511 8528 / 8621
Email: peter.o'donnell@halton.gov.uk / louise.risk@halton.gov.uk

Halton Borough Council

Affordable Housing

Supplementary Planning Document

Statement of Consultation

January 2014

If you need this information in a different format such as large print, audio tape, Braille or another language, please contact us on 0303 333 4300

If your first language is not English and you would like information about our services in another language please contact us on 0303 333 4300 or email hdl@halton.gov.uk

यदि आपनार अथवा भाषा इंग्रेजी ना होती थाके एक आपनी अन्य भाषाया आमाजन सार्टिसेस सप्पार्क तथा जानते चान, ताहते नक्ते करते आमाजनके 0303 333 4300 नम्बरे फोन करन अथवा यफ्ट(©श्वेताङ्ग, मध्यांग) एहि टिकानाय्ह है-एईल करन।

यदि आप की पहली भाषा अंग्रेजी नहीं है और आप हमारी सेवाओं के बारे में जानकारी कसी अन्य भाषा में चाहते हैं तो कृपया हमें 0303 333 4300 पर फोन करयों hdl@halton.gov.uk पर इ-मैल भेजें।

Jeżeli angielski nie jest Twoim pierwszym językiem i potrzebujesz informacji o naszych usługach w innym języku, prosimy o zatelefonowanie do nas pod numer: 0303 333 4300 lub wysłanie maila do: hdl@halton.gov.uk

如果你的母语不是英语，而你希望得到有关我们服务的其它语言版本的信息，请致电 0303 333 4300 或者发送电邮至 hdl@halton.gov.uk 联络我们。

اگر آپ کی پہلی زبان انگریزی نہیں ہے اور آپ بماری خدمات کے بارے میں معلومات کسی دوسری زبان میں چاہتے ہیں تو براہ کرم بھر 4300 333 0303 یا [hld@halton.gov.uk](mailto:hdl@halton.gov.uk) پر فون یا ای میل کریں

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

Introduction

1.1 The purpose of the Affordable Housing Supplementary Planning Document (SPD) is to provide greater certainty and clarity for all parties involved in the delivery of affordable housing in Halton through the planning system. It expands upon policy CS13: Affordable Housing in the adopted Halton Core Strategy Local Plan, providing guidance to prospective applicants. Specifically this SPD aims to:

- Maximise the opportunities available and ensure the smooth delivery of affordable housing to meet Halton's housing needs; and
- Reduce uncertainty, ensure a consistent approach and provide clear guidance for all stakeholders to follow.

1.2 Under the Planning and Compulsory Purchase Act 2004 it is a requirement to prepare and publish a Statement of Consultation for a range of planning policy documents, including SPDs. This is a reflection of Government's desire to "strengthen community and stakeholder involvement in the development of local communities".

1.3 This Statement of Consultation summarises the period of public consultation that was carried out on the Affordable Housing SPD, in accordance with Regulation 12 (a) of the Town and Country Planning (Local Planning) (England) Regulations 2012¹. The Regulations state that the Statement of Consultation should include:

- the persons consulted when preparing the SPD
- a summary of the main issues raised in the consultation
- how those issues have been addressed in the SPD.

¹ http://www.legislation.gov.uk/uksi/2012/767/pdfs/uksi_20120767_en.pdf (Accessed 22.11.13)

2 Public Consultation

2.1 Production of the Affordable Housing SPD began in 2011 in response to the emerging affordable housing policy in the Core Strategy. Following drafting of the document, the Affordable Housing SPD was brought before the Executive Board on 24th May 2012 when approval was granted to undertake a period of public consultation on the content of the SPD. This public consultation was carried out alongside the consultation on the Core Strategy Post Submission Changes for eight weeks between 20th July and 14th September 2012.

2.2 No comments were received during the 8 week public consultation held on the draft Affordable Housing SPD. No comments were received on the higher policy in the Core Strategy (CS13) either.

2.3 Since the 2012 public consultation, necessary changes have been identified to remove potential ambiguity regarding the treatment of developments by or involving Registered Providers in the 'Thresholds' section of the SPD. This is due to the fact that Registered Providers are able to develop private rented housing. In such cases where Registered Provider schemes comprise of, or include 10 or more non-affordable units, the Core Strategy affordable housing requirements will apply. These changes, whilst affecting a minority of potential applications are material and as such, it is necessary to undertake proper public consultation on them.

2.4 In addition, the version of the SPD consulted on previously, included a 'model Section 106 legal agreement'. However, through applying this to the first of our affordable housing negotiations it has become evident that the 'model' legal agreement will need to be refined through practical experience and including a draft in the SPD would quickly become out of date, necessitating a premature review of the SPD. To avoid this situation arising, the model agreement has been omitted from the SPD and instead up-to-date copies will be made available to applicants and on the Halton website.

2.5 The Affordable Housing SPD was brought before the Executive Board on 05th September 2013 when approval was granted to undertake a further 6 week period of public consultation on the content of the SPD. This public consultation was carried out between 11th October and the 22nd November 2013.

2.6 Methods of consultation have included:

- Letters to Statutory Consultees (Specific Consultation Bodies)
- Letters to Non-statutory Consultees (Parties who have registered an interest in the SPD and those who previously responded to the consultation), including:
 - Organisations and individuals who had previously commented on the Affordable Housing policy in the Core Strategy
 - Registered Providers operating in Halton
- Press Notice placed in the Runcorn and Widnes Weekly News (Figure 1)
- Consultation material placed in the Council's deposit locations (Halton Direct Links and Libraries)
- Consultation material placed on the planning pages of the Halton Borough Council website: <http://www3.halton.gov.uk/environmentandplanning/292293/> (Figure 2)

Figure 1: Runcorn and Widnes Weekly News Press Notice - 9th October 2013 Edition

TOWN AND COUNTRY PLANNING
TOWN AND COUNTRY PLANNING (LOCAL PLANNING)
(ENGLAND) REGULATIONS 2012

REGULATION 13: NOTICE OF PUBLIC CONSULTATION ON AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT.

On the 05th September 2013, the Council formally approved the Affordable Housing Supplementary Planning Document (SPD) for the purpose of public consultation. The period of public consultation on the Affordable Housing SPD is taking place from 11th October 2013 until 22nd November 2013. This is the second period of public consultation on the SPD and is taking place due to changes made to the SPD since its last public consultation in July – September 2012.

The purpose of the Affordable Housing SPD is to provide greater certainty and clarity for all parties involved in the delivery of affordable housing in Halton through the planning system. It expands upon policy CS13: Affordable Housing in the adopted Halton Core Strategy (April 2013), providing guidance to prospective applicants.

During the period of public consultation the Affordable Housing SPD will be available to view on the Council's website (<http://www3.halton.gov.uk/environmentandplanning/planning/292293/>) and in the following deposit locations:

Halton Lea Direct Link*	Halton Lea Library
Runcorn Direct Link*	Runcorn Library
Widnes Direct Link*	Widnes Library
(*During normal opening hours)	Ditton Library (Opening times online at: http://www3.halton.gov.uk/educationandlearning/libraries/)

All representations should be received by **5pm on Friday 22nd November 2013** at **Planning Policy Team, Second Floor, Municipal Building, Kingsway, Widnes, WA8 7QF** or emailed to forward.planning@halton.gov.uk.

Please contact the Planning Policy Team on 0151 511 7663 or 0303 333 4300 ext. 167663, or email forward.planning@halton.gov.uk, if you have any queries regarding the SPD or how to send your representation to the Council.

Mick Noone, Operational Director
(Policy, Planning and Transportation)

URN:001600PR



Figure 2: Affordable Housing SPD webpage - October 2013

 Council and democracy

 Education and learning

 Environment and planning

- Abandoned vehicles
- Animal welfare
- Building control
- Commercial waste and recycling
- Conservation
- Deaths, funerals and cremations
- Emergencies
- Environmental health
- Grants
- Health and safety
- Infectious diseases
- Licences and street trading
- Rivers, Canals and waterways
- Parking
- Parks and Open Spaces
- Planning**
- Pollution
- Ports and harbours
- Private housing
- Recycling, rubbish and waste
- Regeneration
- Regulatory Services
- Road markings and signage
- Roads, highways and pavements
- Street care and cleaning
- Sustainability
- Town centre management
- Urban design
- Runcorn Town Team
- Widnes Town Centre

 Health and social care

 Housing

 Jobs and careers

 Leisure and culture

 Transport and streets

Quick Links

Most Popular Features

- Bin collection timetable
- Calendar of meetings
- Job vacancies
- Local traffic report maps
- Minutes and Agendas
- Planning applications
- Public Transport - timetables
- Schools and Colleges
- Silver Jubilee Bridge webcams
- Winter weather information

Local Updates

Traffic Weather Webcams



- Silver Jubilee Bridge Roadworks
- Local Traffic report maps
- Roadworks for the North West
- Traffic Alerts for the M52
- Traffic Alerts for the M5

Draft Affordable Housing SPD

Information See Also Contacts Links In this section

Draft Affordable Housing Supplementary Planning Document (SPD)

To supplement the adopted Core Strategy Local Plan Affordable Housing policy (April 2013), the Council has developed an Affordable Housing Supplementary Planning Document (SPD).

The draft SPD was approved for public consultation by the Council's Executive Board on 5th September 2013. This is the second period of public consultation on the SPD and is taking place due to changes made to the SPD since its last public consultation in July – September 2012.

The Core Strategy Affordable Housing policy (CS13) introduces the requirement to provide affordable housing on private residential development sites delivering 10 or more dwellings.

On sites meeting this threshold, 25% of residential units should be provided as affordable dwellings. The draft SPD provides more detailed guidance on how affordable housing should be delivered on site.

Post 2012 Consultation Amendments

Since the 2012 public consultation, necessary changes have been identified to remove potential ambiguity regarding the treatment of developments by or involving Registered Providers in the 'Thresholds' section of the SPD. This is due to the fact that Registered Providers are able to develop private rented housing. In such cases where Registered Provider schemes comprise of, or include 10 or more non-affordable units, the Core Strategy affordable housing requirements will apply. These changes, whilst affecting a minority of potential applications are material and as such, it is necessary to undertake proper public consultation on them.

In addition, the version of the SPD consulted on previously, included a 'model Section 106 legal agreement'. It has become evident that the 'model' legal agreement will need to be refined through practical experience and including a draft in the SPD would quickly become out of date, necessitating a premature review of the SPD. To avoid this situation arising, the model agreement has been omitted from the SPD and the Council will instead make up-to-date copies available to applicants and on our website.

Public Consultation

A six week public consultation on the draft SPD is taking place from Friday 11th October to Friday 22nd November 2013.

 **Draft Affordable Housing SPD (October 2013)**

 **Press Notice**

Paper copies of the SPD are available to inspect at the Council's deposit locations around the Borough. These are:

- Halton Lea Direct Link, Halton Lea Shopping Centre, Runcorn
- Runcorn Direct Link, Granville Street, Runcorn
- Widnes Direct Link, Brook Street, Widnes

Do It Online

Log in Card & Support for you

Pay for it Citizen Login

Apply for it Library Catalogue

Report it

Request it Book it

See it

Meet it

Council Websites

 The Mersey Gateway - A bridge to prosperity

Partnerships

 Environment agency

- 2.7 Two representations were received during the 6 week consultation period. One from Peel Holdings and the other from Cheshire Wildlife Trust. The comments received and the resultant changes to the SPD are detailed in Section 3 below.
- 2.8 The Affordable Housing SPD is being recommended for approval at the Executive Board meeting on 9th January 2014. If approved for adoption the SPD will follow the procedures for adoption as set out in the Town and Country Planning (Local Planning) 2012 (England) Regulations. It is intended that this would be implemented immediately following approval of adoption.

3 Summary of Representations received following the Public Consultation (11th October - 22nd November 2013)

Respondent	Comment Received	HBC Comment	Change Included
Peel Holdings (Land and Property) Ltd	<p>Paragraph 9.4 "Affordable units should not be grouped together in a single cluster but evenly distributed, or 'pepper potted' across the entire site. If a cluster of affordable housing is proposed this should be proportionate to the size of the development, but in any case should not normally be larger than <u>6</u> dwellings"</p> <p>Should be amended to allow clusters of up to 12 dwellings as 6 is too small and can present significant financial and operational constraints on delivery of affordable housing.</p>	<p>The policy as drafted is intended to allow for a degree of flexibility in the location and clustering of affordable units on different sized developments.</p> <p>No specific evidence or examples have been provided to support the assertion that the proposed cluster size "can be a significant financial and operational constraint on the delivery of affordable housing" making it more difficult to assess the need for a change.</p> <p>Need to strike a balance between the concerns raised in the objection and the policy aim of ensuring affordable units are not recognised as being isolated from or within the rest of the site.</p> <p>Looking at the number of clusters that would result from different size limits on differing housing site sizes (at 25% of units) it is considered that a change to "<u>8</u> dwellings" would address the respondents concerns whilst supporting the aims of the policy.</p>	<p>Amend paragraph 9.4 to read;</p> <p><i>"If a cluster of affordable housing is proposed this should be proportionate to the size of the development, but in any case should not normally be larger than <u>8</u> dwellings.</i></p>
Cheshire Wildlife Trust	Welcome the suggestion that, for all affordable units, developers will be encouraged to meet Levels 4-6 of the Code for Sustainable Homes because this includes (among other requirements) enhancement of the biodiversity value of the site based on surveys carried out by a suitably qualified ecologist.	Support noted and welcomed.	No change required.

REPORT TO:	Executive Board
DATE:	9 January 2014
REPORTING OFFICER:	Strategic Director – Policy and Resources
PORTFOLIO:	Physical Environment
SUBJECT:	Delivery and Allocations Local Plan Scoping Document – Approval for a period of Public Consultation
WARDS:	Boroughwide

1.0 PURPOSE OF THE REPORT

1.1 This report seeks the approval of the Executive Board to publish the Delivery and Allocations Local Plan Scoping Document for a six week period of public consultation. This is the first stage in the production of this Local Plan and is the starting point for discussion on what the Local Plan should include and what should inform its preparation.

2.0 RECOMMENDATION: That

- (1) The Delivery and Allocations Local Plan Scoping Document (Appendix 1) is approved by Executive Board for the purposes of public consultation for a six week period.**
- (2) Any minor drafting amendments to be made to the Delivery and Allocations Local Plan Scoping Document prior to public consultation be agreed by the Operational Director: Policy, Planning and Transportation in consultation with the Executive Board Member, Physical Environment.**

3.0 SUPPORTING INFORMATION

Background Information

- 3.1 It is a statutory requirement for local authorities to produce a development plan for their area. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 3.2 The Halton Core Strategy Local Plan was adopted in April 2013 and effectively forms the first part of Halton's development plan. The Core Strategy provides high level planning policy guidance setting out the Borough's overarching strategy for future development. The Council now needs to produce the second part of the development plan through

a Local Plan to cover the allocation of sites and detailed policies for the determination of planning applications. This would form part of Halton's local development plan alongside the Core Strategy Local Plan and the Joint Merseyside and Halton Waste Local Plan (Joint Waste Local Plan) (July 2013).

Purpose of the Delivery and Allocations Local Plan

- 3.3 The role of the Delivery and Allocations Local Plan is to allocate sites and provide detailed policies for Halton's places, areas and issues. This will deliver the spatial vision and strategic objectives of the Council's adopted Core Strategy Local Plan and ultimately replace the saved policies of the Halton Unitary Development Plan (UDP) (2005).
- 3.4 The Delivery and Allocations Local Plan will:
 - identify strategic development site allocations and land use designations for the Borough that will address the policy direction outlined and referred to in the Core Strategy;
 - set out specific policies which will help to guide and inform the development of the identified strategic site allocations and the future growth of the Borough; and,
 - provide further detail on the Key Areas of Change identified in the Core Strategy where a clustering of opportunity sites warrant a collaborative strategy and policy approach for the area, rather than for individual sites

The Scoping Document

- 3.5 The production of a Local Plan must follow the Town and Country Planning (Local Planning) (England) Regulations 2012. The process is similar to that followed for the Core Strategy, with consultation taking place on draft documents.
- 3.6 The first stage in this process for the Delivery and Allocations Local Plan is to carry out a public consultation on a Scoping Document which will be a starting point for discussion on what the Local Plan should include and what should inform its preparation. This first stage will therefore 'scope' the Delivery and Allocations Local Plan, identifying the policies that are needed within the plan in order to guide the future development of the Borough.
- 3.7 The Scoping Document for the Delivery and Allocations Local Plan is appended to this report (Appendix 1).

Policy Framework

- 3.8 The Scoping Document sets out the national and local context for the Delivery and Allocations Local Plan. This includes consideration of the requirements set out nationally and locally.

- 3.9 At the national level the National Planning Policy Framework (NPPF) establishes high-level planning principles for England and requirements for the planning system, covering the full range of land use topics from sustainable development, to the historic environment, to flood risk. The NPPF must be taken into account in the preparation of Local Plans, and is a material consideration in planning decisions. Appendix A of the Scoping Document sets out the specific requirements detailed in the NPPF which need to be addressed through the Delivery and Allocations Local Plan.
- 3.10 At the local level, the Delivery and Allocations Local Plan will complement the planning policies contained in the Halton Core Strategy Local Plan and the Joint Waste Local Plan. Appendix B of the Scoping Document sets out the Core Strategy requirements that need to be addressed by this Local Plan.
- 3.11 Currently sitting alongside the Core Strategy Local Plan and the Joint Waste Local Plan as part of the statutory development plan for the Borough is the UDP. A number of the saved policies of the UDP have been deleted by the Core Strategy and Joint Waste Local Plans with the remainder to be replaced or deleted in their entirety by the Delivery and Allocations Local Plan. The Scoping Document has included an analysis (Appendix C) to show how the saved policies of the UDP are going to be taken forward by the Delivery and Allocations Local Plan and to identify policies which are important to assist development management matters within the Council. Appendix D also details potential saved UDP policies which may not be taken forward by the Local Plan and which would consequently be deleted.

Supporting Documents

- 3.12 Impact Assessments, namely Sustainability Appraisal (incorporating Strategic Environmental Assessment), Habitats Regulations Assessment, Health Impact Assessment and Equalities Impact Assessment will be produced to support the Local Plan's production. The assessments should form part of the iterative process of policy writing as policies are drafted and sites to be allocated are selected. Alongside these Impact Assessments, an updated Infrastructure Plan and a Duty to Co-operate Statement will also be produced.

Evidence Base

- 3.13 A thorough evidence base has been, and will be, developed in response to issues and challenges faced by Halton. This will be used to inform the policy approaches within the Local Plan.
- 3.14 One of the most important pieces of the evidence base will be the Green Belt review. Following the outcome of the examination into the soundness of the Core Strategy, the Council has committed to undertake a partial review of the Borough's Green Belt boundaries

around Widnes and Hale. A Widnes and Hale Green Belt Study is being undertaken alongside the Local Plan to review and assess the Widnes and Hale Green Belt. This study will inform the development of the Delivery and Allocations Local Plan.

- 3.15 Appendix E of the Scoping Document details the key local evidence base documents which will be used to support the Delivery and Allocations Local Plan policies.

Policy Outline

- 3.16 The most significant aspect of the Scoping Document is the Policy Outline which sets out the proposed policy areas for the Delivery and Allocations Local Plan. This also highlights the matters that are likely to be included in the proposed policies and will give an indication of the scope that will be covered. The Policy Outline section also highlights the policy areas that will refer to specific site allocations and land designations.
- 3.17 The Policy Outline is broken down into 10 policy sections ranging from Residential Development policies to Connectivity policies to Minerals policies. In total, 45 policies across the sections have been identified. This is in comparison to the 149 Part 2 policies of the UDP when it was adopted in 2005. It is intended that by streamlining the policy areas and ensuring that these are relevant to Halton's circumstances it will enable the Local Plan to be simpler and more accessible to the local community, council officers, applicants and agents.

Site Allocations, Designations and Policies Map

- 3.18 Site Allocations will be identified following a Site Assessment exercise which will provide an overall indication of those sites that have the most potential to accommodate future development. It is proposed that the assessment comprises a number of criteria chosen to ensure that consistent information is considered for each site.
- 3.19 Designations will identify land that should be safeguarded (for example open space or transport infrastructure) or where specific policies apply (for example local centres).
- 3.20 The Policies Map (previously known as the Proposals Map) will map the policies, allocations and designations from the Delivery and Allocations Local Plan and the Core Strategy Local Plan.

Timetable

3.21 The table below shows the proposed timetable for the production of the Local Plan with estimated dates.

Stage	Estimated Date
Scoping Document preparation	Completed
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Pre-Submission consultation of the Local Plan	November – December 2014
Submission to Planning Inspectorate	March 2015
Examination Hearings	June 2015
Receipt of Inspector's Report	August 2015
Adoption of Local Plan	September 2015

4.0 POLICY IMPLICATIONS

4.1 The Delivery and Allocations Local Plan is set to replace the remainder of saved UDP policies that have not already been replaced by the Halton Core Strategy or the Joint Waste Local Plan. It will therefore be a key policy document for the future development of the Borough and the Council's investment and economic prosperity strategies.

4.2 The Delivery and Allocations Local Plan allows the Council to demonstrate it is making a supply of land available to meet growth and development needs. Without this planning document adopted it will be left to the market to bring forward sites to meet the quantum of development set out in the Council's Core Strategy.

5.0 OTHER IMPLICATIONS

5.1 The key non-policy implications of producing the Delivery and Allocations Local Plan relate to resources. The production of this Local Plan will be the key project for officers in the Planning and Transport Strategy Team in the Policy and Development Services Division over the coming years. Involvement from other Council departments such as Open Space Services, Highways, Environmental Health, Investment and Development Services, and Commissioning and School Place Planning, will be vital to ensure that sites are allocated to meet the whole range of community needs.

5.2 Aside from the financial implications of producing material for public consultations and hosting events, it may be necessary to use planning consultancy services where specialist expertise or independent scrutiny is required.

6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

6.1 Children and Young People in Halton

The Delivery and Allocations Local Plan recognises the importance of raising aspirations of younger people, and supporting the provision of opportunities for them to enter further education or employment.

6.2 Employment, Learning and Skills in Halton

The Delivery and Allocations Local Plan will allocate sites for employment purposes supporting the enhancement of the Borough's economy and assisting in delivering economic growth.

6.3 A Healthy Halton

The Delivery and Allocations Local Plan will contribute to a healthy Halton through ensuring well-designed places and spaces, supporting accessible travel options and through the provision of a healthy, green local environment.

6.4 A Safer Halton

The Delivery and Allocations Local Plan will aim to ensure that Halton's communities, businesses and visitors enjoy access to a safe and sustainable physical environment with natural and man-made risks and hazards being minimised. A number of policies seek to create and sustain safer environments, which are well designed, well built, well maintained and valued by all members of society.

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 design, access and parking.

7.0 RISK ANALYSIS

7.1 The adoption of the Delivery and Allocations Local Plan will require a prioritisation of resources to progress the Local Plan from this initial scoping stage. There is a possibility that the timetable may not be met, and thus the eventual adoption of the document will be delayed.

7.2 It is anticipated that the Widnes and Hale Green Belt Study will generate a high level of interest both among residents and in the local press. Clear communication and public involvement will therefore be necessary at all stages, in the production of the Delivery and Allocations Local Plan to show how the study has led to planning decisions.

8.0 EQUALITY AND DIVERSITY ISSUES

8.1 The policies in the Delivery and Allocations Local Plan would be applied equally to all sections of Halton's communities. An Equality Impact Assessment will be carried out during the production of the Local Plan to identify the potential impact of proposed policies on Halton's residents. Consultation on draft policies will take place with 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
PPB Report on the Delivery and Allocations Local Plan Scoping Document (Nov, 2013)	Planning and Transport Strategy, Municipal Building, Widnes	Alasdair Cross
PPB Report on the Partial Green Belt Review – North Widnes and Hale Green Belt Study (Sept, 2013)	Planning and Transport Strategy, Municipal Building, Widnes	Alasdair Cross
PPB Report on the Site Allocations and Development Management Local Plan (Nov, 2012)	Planning and Transport Strategy, Municipal Building, Widnes	Alasdair Cross
The Town and Country Planning (Local Planning) (England) Regulations 2012	Planning and Transport Strategy, Municipal Building, Widnes	Alasdair Cross
National Planning Policy Framework (2012)	Planning and Transport Strategy, Municipal Building, Widnes	Alasdair Cross
Halton Core Strategy Local Plan (2012)	Planning and Transport Strategy, Municipal Building, Widnes	Alasdair Cross
Report on the Examination into Halton Core Strategy Local Plan (2012)	Planning and Transport Strategy, Municipal Building, Widnes	Alasdair Cross

Halton Borough Council

**Delivery and Allocations Local Plan
Scoping Document**

January 2014

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If your first language is not English and you would like information about our services in another language please contact us on 0303 333 4300 or email hdl@halton.gov.uk

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اگر آپ کی پہلی زبان انگریزی نہیں ہے اور آپ ہماری خدمات کے بارے میں معلومات کسی دوسری زبان میں چاہتے ہیں تو ہمارے گرام پیپر 0303 333 4300 پر فون یا hdi@halton.gov.uk پر ای میل کریں

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I. Purpose of the Scoping Document

- 1.1 The purpose of this Scoping Document is to look at the main policy areas that the Council proposes to cover when preparing the Delivery and Allocations Local Plan. This is the first public consultation in the preparation of the Local Plan and is the starting point for discussion on what the Local Plan should include and what should inform its preparation.
- 1.2 The role of the Delivery and Allocations Local Plan is to allocate sites and provide detailed planning policies for Halton's places, areas and issues. This will support the spatial vision and strategic objectives of the Council's adopted Core Strategy Local Plan (April 2013).
- 1.3 The Delivery and Allocations Local Plan will:
 - identify development site allocations and land use designations for the Borough to address the policy direction outlined and referred to in the Core Strategy;
 - set out specific policies which will help to guide and inform the development of the identified site allocations and the future growth of the Borough; and,
 - provide further detail on the Key Areas of Change identified in the Core Strategy, where a clustering of opportunity sites warrant a collaborative strategy and policy approach for the area.
- 1.4 This first stage will 'scope' the Delivery and Allocations Local Plan, essentially meaning that it is identifying the policies that are needed within the plan in order to guide the future development of the Borough.
- 1.5 During the consultation period for the Delivery and Allocations Local Plan Scoping Document the Council wants your views and comments on what is proposed to be included in the Local Plan. Is there anything that has not been included at this point and which is important to the future development of Halton? Are there any policy approaches that should be changed or improved? Please respond to the 'Consultation Questions' that are set out in boxes at the end of appropriate sections in this document. Appendix G details how to return your views and comments back to us.

CONSULTATION QUESTIONS

- I. Do you agree with the purpose of the Delivery and Allocations Local Plan Scoping Document?

2. Policy Framework

2.1 The Delivery and Allocations Local Plan will consider how development issues are covered by existing Halton planning documents, how this fits in with the Government's National Planning Policy Framework and where there are opportunities to update existing planning policies to help us achieve sustainable development.

National Context

2.2 National planning policies are set out in the form of the National Planning Policy Framework (NPPF)¹ and the accompanying technical guidance². The NPPF establishes high-level planning principles for England and requirements for the planning system, covering the full range of land use topics from sustainable development, to the historic environment to flood risk. The only exceptions to this, being national planning policy for Gypsies, Travellers and Travelling Showpeople which has its own standalone advice³, and national planning policy for waste⁴.

2.3 At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as central to plan-making and decision-taking. The NPPF states that all plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally. The NPPF states that for plan-making this means that Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change. Government considers that sustainable development is about positive growth, making economic, environmental and social progress for this and future generations.

2.4 Local Planning Authorities are encouraged not to repeat national guidance in their plans. Where sufficient guidance exists and there are no additional local issues to be addressed, there is no need to set policy at the local level.

2.5 Appendix A sets out the specific requirements detailed in the NPPF which need to be addressed through the Delivery and Allocations Local Plan. Requirements from the Planning Policy for Traveller Sites statement are also included.

Local Context

2.6 The Delivery and Allocations Local Plan will complement the planning policies contained in the Halton Core Strategy Local Plan⁵. The Core Strategy sets out the spatial vision, strategic objectives, key policies and broad locations for development, regeneration and other land uses for Halton and was adopted in April 2013.

2.7 The adopted Core Strategy does not allocate sites or define areas across the Borough where specific policies apply. The Delivery and Allocations Local Plan will therefore provide that necessary detail, including for the Key Areas of Change. The exception to this is Daresbury within the East Runcorn Key Area of Change where the Core Strategy designated it as a Strategic Site. This was because Daresbury was seen as a key component in the Borough's future development and would see substantial change over the lifetime of the Core Strategy.

2.8 Appendix B sets out the requirements stemming from the Core Strategy which need to be addressed in the Delivery and Allocations Local Plan.

¹ CLG (2012) National Planning Policy Framework

² CLG (2012) Technical Guidance to the National Planning Policy Framework

³ CLG (2012) Planning policy for traveller sites

⁴ CLG (2011) Planning Policy Statement 10: Planning for Sustainable Waste Management

⁵ HBC (2013) Halton Core Strategy Local Plan

2.9 The Joint Merseyside and Halton Waste Local Plan (Joint Waste Local Plan) sets out the planning strategy for sustainable waste management to 2025 and was adopted in July 2013. The six Councils of Halton, Knowsley, Liverpool, Sefton, St Helens and Wirral prepared the Waste Local Plan for the purpose of enabling the adequate provision of waste management facilities (including disposal) in appropriate locations for municipal, commercial and industrial, construction, demolition and excavation, and hazardous wastes.

2.10 The Halton Unitary Development Plan (UDP) was adopted by Halton Borough Council in 2005 and currently sits alongside the Halton Core Strategy Local Plan and the Joint Waste Local Plan as part of the statutory development plan for the Borough. The UDP was adopted under the transitional arrangements in the Planning and Compulsory Purchase Act 2004. These arrangements allowed policies to be adopted for an initial three year period from adoption, after which time they would lapse unless separate approval was given by the Secretary of State to 'save' them beyond this initial period. Halton applied to the Secretary of State and received permission to save the vast majority of policies for a further (indeterminate) period, although six were not saved and no longer apply. The Core Strategy upon adoption also deleted a number of UDP policies and the Joint Waste Local Plan additionally deleted a range of policies. The Delivery and Allocations Local Plan is intended to replace or delete the remaining UDP policies in their entirety.

2.11 A Proposals Map was also adopted alongside the UDP. The Delivery and Allocations Local Plan will replace the Proposals Map with a 'Policies Map'. This will illustrate the site allocations and designations made through the Delivery and Allocations Local Plan and the Core Strategy Local Plan.

2.12 A policy analysis of the UDP has been undertaken in Appendix C to show how the saved UDP policies are going to be taken forward by the Delivery and Allocations Local Plan and to identify policies which are important to assist Development Management matters within the Council. Appendix D details potential policies which may not be taken forward by the Local Plan and which would as a consequence become deleted. The reasons for deletion and subsequent outcome(s) (if appropriate) are also detailed.

2.13 The Delivery and Allocations Local Plan, as the Core Strategy does, will have a close relationship with Halton's Sustainable Community Strategy,⁶ which outlines the long-term vision to achieve sustainable improvement in Halton; the Halton Local Transport Plan,⁷ which aims to provide a good quality transport system; the Borough's Economic Regeneration Strategies, which support the economic performance of the Borough; Halton's Housing Strategy, ensuring that Halton offers a broad range of good quality housing which meets the needs of existing and future communities; and Halton's Health and Wellbeing Strategy 2013-16, which aims to improve the health and wellbeing of Halton people so they live longer, healthier and happier lives.

CONSULTATION QUESTIONS

2. Do you think that there are any other plans or strategies at the national or local level which need to be taken into account?

⁶ HBC (2010) Halton Sustainable Community Strategy 2011-2026

⁷ HBC (2011) Halton Local Transport Plan 3

3. Supporting Documents

3.1 The Halton Delivery and Allocations Local Plan will be accompanied by a number of important supporting documents which perform a variety of roles. These documents are set out in more detail below:

Sustainability Appraisal

3.2 The Local Plan is required to be accompanied by a Sustainability Appraisal (SA). The purpose of this document is to consider all the likely significant effects of the Local Plan on various environmental, economic and social factors. In addition to this, if the Local Plan is likely to have a significant effect on the environment, the SA must also meet the legal requirements of the European Directive on SEA

3.3 The SA process began with a Scoping Report in 2006 which was revised in 2009 for the Core Strategy Local Plan. This Scoping report has again been updated for the Delivery and Allocations Local Plan Scoping Document and is being consulted on at the same time as this document⁸. This sets out the sustainability challenges the Borough faces, and the context in which this plan must be prepared.

Infrastructure Plan

3.4 The Halton Infrastructure Plan is a key supporting document for the Delivery and Allocations Local Plan, demonstrating deliverability. The Infrastructure Plan identifies what infrastructure is required, when it is needed, who is responsible for its provision and how it will be funded. It reflects and is intended to influence the investment plans of the local authority and other organisations. It is a 'living document' reviewed and updated as necessary to incorporate changes and add new infrastructure projects as appropriate. The Infrastructure Plan was originally produced to support the Core Strategy and was published in 2011. A 2013 update to the Infrastructure Plan has been completed⁹ and is currently available on the Council's website.

3.5 The Delivery and Allocations Local Plan will have a strong, direct relationship with the Infrastructure Plan as it will identify site specific allocations. The infrastructure requirements of specific sites will be determined during the preparation of the Local Plan to ensure that there is enough infrastructure in the right location at the appropriate time to meet the needs of development. Integral to this will be on-going dialogue with infrastructure providers.

Habitats Regulations Assessment

3.6 Local Plans must also be subject to a Habitats Regulations Assessment (HRA). Under this the Council must ascertain; before it can be adopted, that the Delivery and Allocations Local Plan will not adversely affect the integrity of a site of European nature conservation importance, either alone or in combination with other plans and projects. The HRA of this Local Plan will be reported on separately at a later stage in its preparation.

Health Impact Assessment

3.7 A Health Impact Assessment (HIA) will support the Delivery and Allocations Local Plan. Health has been identified as a key challenge for the Borough and despite significant improvements in health, Halton's socio-economic circumstances mean that the relative health status of the Borough is poor. The HIA process offers a systematic approach involving an evidence-based assessment of the potential health impacts that the Local Plan may have on health in the Borough. This may identify both negative and positive

⁸ HBC (2013) Delivery and Allocations Local Plan SA Scoping Report

⁹ HBC (2013) Infrastructure Plan: 2013 Review

elements, recommendations for action and opportunities to maximise positive contributions.

Equality Impact Assessment

3.8 The Delivery and Allocations Local Plan will also be assessed for its potential impact on equalities. The need for an Equality Impact Assessment (EqIA) to be undertaken stems from the duty placed on Public Authorities to eliminate unlawful discrimination in carrying out their function, and promoting equality of access and opportunity for all communities. Local Authorities are also specifically required to demonstrate compliance with the Equality Act¹⁰ and how they promote equality in all aspects of strategic decision making and service provision. The EqIA will assess the Local Plan for potential disproportionate impacts on Halton's diverse communities.

Duty to Cooperate Statement

3.9 The Localism Act 2011¹¹ introduced a 'Duty to Co-operate' on Local Planning Authorities in the preparation of Local Plans. Local Planning Authorities must demonstrate their wider co-operation in plan making with adjoining authorities and other organisations in relation to identified strategic matters.

3.10 A Duty to Cooperate Statement will demonstrate that Halton Borough Council will have met these requirements with regards to the Delivery and Allocations Local Plan. It will also be considered by the independent Inspector at the Examination stage to determine whether the Duty has been legally complied with (i.e. the processes and procedures of plan making) and whether these arrangements have led to a sound plan.

CONSULTATION QUESTIONS

3. Are the supporting documents proposed to be produced to support the Delivery and Allocations Local Plan appropriate and do they meet the necessary requirements?

¹⁰ HMSO (2010) Equality Act 2010

¹¹ HM Gov (2011) Localism Act

4. Evidence Base

4.1 The Delivery and Allocations Local Plan will be underpinned by a comprehensive evidence base. This evidence base has been, and will be, developed in response to issues and challenges faced by Halton. Certain evidence base documents are also required to be produced under national policy and regulations. The evidence base will be used to inform policy approaches within the Local Plan.

4.2 Some of the Borough's issues and challenges are shared with the Liverpool City Region (core authorities include Halton, Knowsley, Liverpool, St Helens, Wirral and Sefton), the Mid-Mersey housing area (Halton, St Helens and Warrington) and Cheshire (Cheshire East, Cheshire West and Chester, Halton and Warrington). As such a number of evidence base documents have been or will be developed in partnership with these authorities in order to provide a more complete and robust interpretation of issues, challenges and opportunities that are not necessarily bound by administrative boundaries.

Existing Evidence Base

4.3 The key pieces of Halton's existing evidence base which will be used to support the Delivery and Allocations Local Plan are set out below (please note that other existing evidence base documents may also be used, where required, alongside these):

- **Mid Mersey Strategic Housing Market Assessment** (GL Hearn and JGC, 2011): This has been undertaken with St Helens and Warrington Council's and provides an assessment of past, current and future trends in housing type and tenure, household size and housing need.
- **Joint Employment Land and Premises Study** (BE Group, 2010): The study assesses the quantity and quality of employment land in the Borough and recommends future allocations of employment land to maintain economic growth.
- **Halton Retail and Leisure Study** (GVA Grimley, 2009): This is a capacity study looking to identify trading roles and performance of the Borough's main retail centres and to quantify the need, if any, for additional provision.
- **Halton Landscape Character Assessment** (TEP, 2009): This identifies, describes and maps areas according to various landscape character types.
- **Halton Open Space Study** (PMP and HBC, 2006). The study assesses existing and future needs for open space, sport and recreation in Halton and the current ability to meet these needs
- **Halton Strategic Flood Risk Assessment** (HBC, 2007): Provides a detailed assessment of the extent and nature of the risk of flooding and the implications for future development.
- **Halton Level 2 Strategic Flood Risk Assessment** (JBA, 2011): Focuses on three primary watercourses and development areas in the Borough.
- **Liverpool City Region Renewable Energy Capacity Study** (Arup, 2010): This study identifies Energy Priority Zones for the delivery of low and zero carbon technologies.

4.4 A full list of the Evidence Base which supports Halton's planning policy framework can be found on the Council's website under the 'Planning Policy Evidence Base' page:
<http://www3.halton.gov.uk/environmentandplanning/planning/294413/>

Proposed Evidence Base

4.5 Evidence base documents to be developed alongside the Delivery and Allocations Local Plan are set out below:

- **Widnes and Hale Green Belt Study:** This study will review and assess the Widnes and Hale Green Belt in accordance with Core Strategy policy CS6: Green Belt.
- **Strategic Housing Land Availability Assessment** (annual update): This is the main mechanism to identify a deliverable and developable supply of sites in the Borough for housing.
- **Halton Housing Land Availability Report** (annual update): This report provides data on land availability and take-up (build) rates for housing within Halton
- **Halton Employment Land Availability Report** (annual update): This report provides data on land availability and take-up (build) rates for employment uses within Halton
- **Gypsy and Traveller Accommodation Assessment** (ORS, 2013): In association with the Cheshire Partnership this document will assess accommodation and related service needs of Gypsies, Travellers and Travelling Showpeople
- **Borough Development Viability Study:** This study will assess the economic viability of development
- **Liverpool City Region and Local Transport Plan 4:** This will be the forth Local Transport Plan covering Halton, containing transport strategy and policies, and the proposed schemes for implementation over the coming years.
- **Playing Pitch Strategy:** This strategy will assess existing and future needs for playing pitch provision in Halton

4.6 The local evidence base which supports each of the Delivery and Allocations Local Plan policies has been included in Appendix E.

CONSULTATION QUESTIONS

4. Are there any other evidence base documents that need to be taken into account or prepared for the Delivery and Allocations Local Plan?

5. Timetable

5.1 The table below sets out how the Local Plan will be prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012¹², including further stages of consultation. Further details of how the Council will consult are also set out in the Halton Statement of Community Involvement¹³.

Stage	Estimated Date
Scoping Document preparation	Completed
Developing the Evidence Base	Underway and Continuing
Consultation on the Scoping Document	February – March 2014
Preparation of the Draft Local Plan	March – June 2014
Consultation on Draft Local Plan	July - September 2014
Pre-Submission consultation of the Local Plan	November – December 2014
Submission to Planning Inspectorate	March 2015
Examination Hearings	June 2015
Receipt of Inspectors Report	August 2015
Adoption of Local Plan	September 2015

Proposed Timetable with Estimated Dates

5.2 As can be seen by the above timetable this current consultation on the Scoping Document is only the first stage of what will be an on-going process of engagement and dialogue with the community and other interested partners in the preparation of the Delivery and Allocations Local Plan. All comments received during this stage of consultation will be carefully considered before work commences on the actual drafting of the Local Plan.

CONSULTATION QUESTIONS

5. Do you think that the proposed timetable meets the requirements of the Planning Acts and Regulations?

¹² HM GOV (2012) Town and Country Planning (Local Planning) (England) Regulations 2012

¹³ HBC (2013) Halton Statement of Community Involvement

6. Vision and Objectives

6.1 It is proposed that the Delivery and Allocations Local Plan will share the same Vision and Strategic Objectives as set out in the Core Strategy. The Vision and Strategic Objectives were developed through the production of the Core Strategy with a consideration of the Borough's characteristics and the challenges that Halton faces.

6.2 Halton's challenges are to:

- respond to the changing population structure including the Borough's ageing population;
- tackle issues of deprivation and health for the Borough's residents;
- deliver and secure a balanced housing offer which is appropriate to local markets and ultimately supports the Borough's economic growth;
- continue to create an environment where employers want to invest and create jobs;
- attract skilled workers into the Borough and increase the proportion of Halton's working age population with appropriate qualifications;
- support the Borough's economic growth sectors including science and technology, and logistics and distribution;
- ensure all development is of a high quality of design and that areas of contaminated land are successfully remediated;
- maintain and enhance Halton's natural and heritage assets including its sites of local, national and international importance, waterside environments and distinctive character;
- protect, enhance and, where appropriate, expand the Borough's green infrastructure network;
- put in place mitigation and adaptation measures to deal with the threat of climate change;
- utilise resources sustainably;
- reduce congestion and support travel by sustainable modes;
- maintain and enhance the retail and leisure offer of Widnes Town Centre, Halton Lea and Runcorn Old Town; and,
- minimise and respond to the potential risk of major accidents, flooding, contamination and pollution.

6.3 The overarching vision is taken from the Halton Sustainable Community Strategy 2011-2026:¹⁴

6.4 “*Halton will be a thriving and vibrant Borough where people can learn and develop their skills, enjoy a good quality life with good health; a high quality, modern urban environment; the opportunity for all to fulfil their potential; greater wealth and equality; sustained by a thriving business community; and within safer, stronger and more attractive neighbourhoods.*”

6.5 Flowing from this, the spatial vision underpinning Halton's Core Strategy is as follows:

6.6 “*In 2028, Halton is well equipped to meet its own needs with housing for all sections of society, a range of employment opportunities, plus retail and leisure facilities for everyone. Halton continues to contribute positively to achieving the economic, environmental and social potential of the Liverpool City Region and the North West.*”

¹⁴ Available at: <http://www.haltonpartnership.com/index.php/halton-strategic-partnership/documents/>

6.7 *Thriving and diverse residential communities are growing at Sandymoor, Daresbury Strategic Site and Runcorn Waterfront while additional high quality housing in other locations across Runcorn and Widnes are reinforcing and diversifying the Borough's residential offer, responding to the needs of the Borough's communities. There has been a renewed emphasis on the delivery of affordable housing providing accommodation for those who were previously unable to access the type of home they required.*

6.8 *The Borough's economy has been strengthened by the expansion of key employment areas at Daresbury Strategic Site, 3MG, Mersey Gateway Port and Widnes Waterfront, and Halton has developed an important role in the sub-region for sustainable distribution and logistics and in high-tech science and research. Halton's residents are well equipped with the skills needed to compete for jobs in all sectors and locations throughout the Borough, where existing employment areas have been retained and improved through appropriate regeneration to meet the needs of modern employers. The Borough's traditional industries, centred on the chemicals sector, continue to play a key role in both Runcorn and Widnes.*

6.9 *Retail and leisure centres in the Borough maintain their function as key areas for the provision of shops, services and community facilities. The town centres at Widnes and Halton Lea offer vibrant and busy destinations for people to do their shopping, access services and meet one another. Runcorn Old Town has developed into a unique location for shopping and leisure, with a niche role compared to the two main town centres in the Borough.*

6.10 *Development across the Borough is highly sustainable and contributes to the health and well-being of Halton's communities, has made the best use of previously developed land and has utilised infrastructure and resources efficiently. Climatic risks continue to be managed and mitigated and development has contributed to minimising Halton's carbon footprint. Additionally, Halton benefits from high quality infrastructure serving new and existing development.*

6.11 *The rural character and setting of the Borough's villages of Moore, Daresbury and Preston-on-the-Hill within the Green Belt has been retained through restrictions on new development. The character of Hale Village (inset within the Green Belt), has also been protected, and any negative impacts associated with the expansion at Liverpool John Lennon Airport are minimised. The Borough's Green Belt continues to provide a vital resource for current and future residents, keeping important spaces between settlements.*

6.12 *The historic and natural environments across Halton have been conserved and enhanced for future generations and the Borough's multifunctional green infrastructure network fulfils the recreational needs of residents, contributes to general well-being and provides important linked diverse habitats. Additionally, Halton's legacy of contaminated land continues to be remediated and regenerated, and development responds to the potential risks of major accidents and flooding.*

6.13 *Transport routes both through the Borough and to surrounding areas are intrinsic to how the Borough functions on its own and as part of the sub-region, for the movement of goods and people. A second river crossing between the Borough's towns of Runcorn and Widnes, in the form of the Mersey Gateway Project, has been secured, improving connections and acting as a major sub-regional catalyst for development and regeneration.”*

6.14 The spatial vision will be achieved through the delivery of the strategic objectives:

1. Create and support attractive, accessible and adaptable residential neighbourhoods where people want to live
2. Provide good quality, affordable accommodation and a wide mix of housing types to create balanced communities
3. Create and sustain a competitive and diverse business environment offering a variety of quality sites and premises, with a particular emphasis on the revitalisation of existing vacant and underused employment areas
4. Further develop Halton's economy around the logistics and distribution sector, and expand the science, creative and knowledge based business clusters
5. Maintain and enhance Halton's town, district and local centres to create high quality retail and leisure areas that meet the needs of the local community, and positively contribute to the image of the Borough
6. Ensure all development is supported by the timely provision of adequate infrastructure, with sufficient capacity to accommodate additional future growth
7. Provide accessible travel options for people and freight, particularly through the realisation of the Mersey Gateway Project, ensuring a better connected, less congested and more sustainable Halton
8. Ensure that all development achieves high standards of design and sustainability and provides a positive contribution to its locality
9. Minimise Halton's contribution to climate change through reducing carbon emissions and ensure the Borough is resilient to the adverse effects of climate change
10. Support the conservation and enhancement of the historic and natural environment including designated sites and species and the Borough's green infrastructure in order to maximise social, economic and environmental benefits
11. Improve the health and well-being of Halton's residents throughout each of their life stages, through supporting the achievement of healthy lifestyles and healthy environments for all
12. Prevent harm and nuisance to people and biodiversity from potential sources of pollution and foreseeable risks
13. Support sustainable and effective waste and minerals management, reducing the amount of waste generated and contributing to the maintenance of appropriate mineral reserves.

CONSULTATION QUESTIONS

6. Are the challenges for Halton, taken from the Core Strategy Local Plan, still relevant for the Delivery and Allocations Local Plan?
7. Are there any additional challenges that will be relevant to the Delivery and Allocations Local Plan?
8. Does Halton's spatial vision to 2028, taken from the Core Strategy Local Plan remain relevant for the Delivery and Allocations Local Plan?
9. Should any further detail be added to the spatial vision as part of the Delivery and Allocations Local Plan?
10. Are Halton's strategic objectives, taken from the Core Strategy Local Plan, relevant for the Delivery and Allocations Local Plan?
11. Are there any additional objectives that should be included within the Delivery and Allocations Local Plan?

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7. Policy Outline

Policy Principles

7.1 The following table sets out the proposed policy areas for the Delivery and Allocations Local Plan. The principles have been outlined for each policy. This highlights the matters that are likely to be included in the policy and will give an indication of the scope that will be covered. It should be noted that the policy outline cannot cover all matters and there is potential for modifications at this point in the plan's preparation. Policy wording is not proposed through the policy outline.

7.2 There are specific questions at the end of each section concerning the scope and content of each of the proposed policy areas. We would like your views on these proposed policy outlines to ensure that we cover the right areas, use the correct approach and that we include all the appropriate topics.

Residential Development Policies

7.3 The spatial strategy for Halton is set out in Policy CS1 of the Core Strategy it states that 9,930 net additional dwellings will be built in Halton between 2010 and 2028. Whilst Policy CS3 identifies the housing supply and locational priorities, it suggests that the overall distribution of development is 5,660 dwellings should be provided in Runcorn and 4,270 dwellings should be provided in Widnes and Hale.

7.4 The policies within this section seek to allocate appropriate sites for residential, to maintain residential amenity and ensure high quality residential environments.

7.5 Core Policies have been provided within the Core Strategy Local Plan in relation to Housing Mix and Affordable Housing and therefore these policies areas are not covered in the proposed scope of the Delivery and Allocations Local Plan.

Policy No.	Policy Title	Policy Outline	Designation Required	UDP Policies to be Replaced	Core Strategy Link	Policies Map
I	RI: Residential Development Allocations	Aim of this policy would be to: <ul style="list-style-type: none"> allocate sites for residential development purposes (defined in a Site Allocations Section) to deliver the Core Strategy housing requirements 		H1	CS3	Y

Policy No.	Policy Title	Policy Outline	Designation Required	UDP Policies to be Replaced	Core Strategy Link	Policies Map
2	R2: Residential Amenity	<p>Aim of this policy would be to:</p> <ul style="list-style-type: none"> • retain character of existing properties and residential areas • preserve amenity of existing area • ensure that adequate private garden space is provided • ensure that appropriate external storage space is provided, in particular for waste and recycling facilities • maintain safe highway conditions for pedestrians, cyclists and motor vehicles • provide a high standard of amenity and living conditions for future occupiers • prevent unreasonably restricting the continued operation of established authorised uses and activities on adjacent sites • support redevelopment of residential areas where it would improve amenity, quality and the local environment • 		H6 / H7		
3	R3: Dwelling Alterations, Extensions, Conversions and Replacement Dwellings	<p>Aim of this policy would be to:</p> <ul style="list-style-type: none"> • retain character of existing properties and residential areas <ul style="list-style-type: none"> ◦ Including consideration of the form, scale, design and materials to be used. • ensure that any extensions do increase the size of the property by more a set percentage more than the original property • ensure that any replacement dwelling is not more than a set percentage larger than the dwelling it is replacing • ensure that any conversion is within a building of permanent and substantial construction capable of being converted • Ensure that the proposal would not result in isolated residential development • maintain safe highway conditions for pedestrians, cyclists and motor vehicles • provide, or retain, appropriate parking 				
4	R4: Non Dwelling House Uses	<p>Aim of this policy would be to:</p> <ul style="list-style-type: none"> • consider the effects of proposals which would result in the loss of residential accommodation • Protect the character of the local area • support alternate uses in locations no longer suitable or viable for residential use • support development in identified regeneration areas which provides for the improvement of the housing stock 		H8		

Policy No.	Policy Title	Policy Outline	Designation Required	UDP Policies to be Replaced	Core Strategy Link	Policies Map
5	R5: Open Space Provision for Residential Development	<p>Aim of this policy would be to:</p> <ul style="list-style-type: none"> • require development to consider adequate open space provision • set open space standards (in accordance with the current draft Open Space SPD) • explain that the precise levels for open space will depend on the location of the development • state that off-site provision or financial contributions will only be agreed where it can be demonstrated that there is no practical alternative • identify other exceptions to policy 		H3		
6	R6: Traveller Sites Allocations	<p>Aim of this policy would be to:</p> <ul style="list-style-type: none"> • identify specific sites that will enable continuous delivery of sites for at least 15 years • identify existing sites to be retained 		N/A	CS14	Y

CONSULTATION QUESTIONS

12. Are these the appropriate housing policies and principles?
13. Are there any additional housing policies or principles that should be included in the Delivery and Allocations Local Plan?
14. Do you have any other comments relating to the policy outline?

Economic Development Policies

7.6 The spatial strategy for Halton is set out in Policy CS1 of the Core Strategy it states that approximately 313ha (gross) of land for employment purposes will be built in Halton between 2010 and 2028. Whilst Policy CS4 identifies the employment land supply and locational priorities, it suggests that there will be a 5 year supply of land available at any given time, that there will be an emphasis on logistics and distribution, science and high tech industries and that proposals for non-employment uses within existing employment areas should be accompanied by an examination of the wider employment land situation.

7.7 The policies within this section of the Delivery and Allocations Local Plan document will seek to allocate appropriate sites for employment, to create high quality working environments and to allow for flexibility.

Policy No.	Policy Title	Policy Outline	Designation Required	UDP Policies to be Replaced	Core Strategy Link	Policies Map
7	E1: Employment Provision Allocations	<p>Aim of this policy would be to:</p> <ul style="list-style-type: none"> allocate sites for employment purposes (defined in a Site Allocations Section) to deliver the Core Strategy requirements 		E1 / E2 / E3	CS4	Y
8	E2: New Employment Development	<p>Aim of this policy would be to:</p> <ul style="list-style-type: none"> identify the appropriate employment uses within designated employment zones ensure development is compatible with existing and proposed surrounding uses ensure new employment development is designed to allow for future flexibility for a range of uses, including future subdivision and/or amalgamation for a range of business accommodation encourage the intensification of existing business floorspace within Town/District centres and employment areas require development to consider design and access issues and where possible alleviate issues. This may include landscape buffer zones to separate uses, measures to reduce amenity issues and screening of storage areas 	Designate the boundaries and extent of Halton's Local Employment Areas	E5	CS4	Y
9	E3: Complementary Services and Facilities within Employment Areas	<p>Aim of this policy would be to:</p> <ul style="list-style-type: none"> permit complementary services and facilities in employment areas where appropriate ensure that complementary services and facilities do not impact on local employment or the local economy explain that, where appropriate, housing development can form an integral part of a mixed use development and could be permitted within a designated employment area if it is located in or adjacent to a Town or District Centre 		E4		

CONSULTATION QUESTIONS

15. Are these the appropriate economic development policies and principles?
16. Are there any additional economic development policies or principles that should be included in the Delivery and Allocations Local Plan?
17. Do you have any other comments relating to the policy outline?

Town, District and Local Centres Policies

7.8 The spatial strategy for Halton is set out in Policy CS1 of the Core Strategy it states that about 35,000sqm of town centre convenience / comparison goods retailing, and about a further 22,000sqm of retail warehousing will be built in Halton between 2010 and 2028. Policy CS5 goes on to identify the network of centres, with Widnes Town Centre and Halton Lea and Town Centres, Runcorn Old Town as a District Centre and a number of smaller centres across Halton identified as Local Centres including Ascot Avenue, Ditchfield Road, Langdale Road and Halebank.

7.9 Policy CS5 provides policy on the location of new retail and leisure proposals and the need for sequential and impact assessments in certain circumstances.

Policy No.	Policy Title	Policy Outline	Designation Required	UDP Policies to be Replaced	Core Strategy Link	Policies Map
10	TC1: Allocations	Aim of this policy would be to: <ul style="list-style-type: none"> allocate sites for retail / leisure / tourism / community purposes (defined in a Site Allocations Section) to deliver the Core Strategy requirements 		TC1 / TC3	CS5	Y
11	TC2: Halton's Centres	Aim of this policy would be to: <ul style="list-style-type: none"> define and protect primary and secondary retail frontages define and protect primary shopping areas of the town centres by controlling changes to uses that do not contribute to the vitality and viability of the centre. protect primary retail role of local centres with other uses supported where they complement the existing role of these centres ensure that the design of retail development is considered, including it being of an appropriate size and scale ensure that retail developments do not detrimentally effect the appearance or character of the area, local amenity or highway conditions ensure that retail development is compatible with the prime retail function of the area identify non retail uses consider food and drink outlets support the retention and enhancement of the town markets 	Designate Primary and Secondary Retail Frontages Designate Primary Shopping Areas and Local Centres	TC8 / TC9 / TC10 TC2 / TC4 / TC5 / TC6 / TC7 / TC11	CS5	Y
12	TC3: Commercial Leisure Facilities	Aim of this policy would be to: <ul style="list-style-type: none"> protect existing leisure facilities unless their loss can be justified set out the criteria for leisure facilities in designated centres, edge of designated centres and out of centre locations ensure that the design of leisure development is considered, including it being of an appropriate size and scale ensure that leisure developments do not detrimentally effect the appearance or character of the area, local amenity or highway conditions 		LTC1 / LTC2 / LTC3		

Policy No.	Policy Title	Policy Outline	Designation Required	UDP Policies to be Replaced	Core Strategy Link	Policies Map
13	TC4: Community Facilities	<p>Aim of this policy would be to:</p> <ul style="list-style-type: none"> ensure that the development of community facilities is permitted in or adjacent to town, district or local centres support the provision of new community facilities and the retention and enhancement of existing community facilities ensure that the development involving the loss of a community facility would only be permitted where it can be demonstrated that the existing community use is no longer required, not viable, or proposals for its replacement are included in the application) 		LTC4 / LTC5 / LTC6		
14	TC5: Tourism Attractions	<p>Aim of this policy would be to:</p> <ul style="list-style-type: none"> promote tourism assets and encourage tourism development identify specific areas of assets and future development (e.g. West Bank) ensure that development that would affect an existing tourist attraction would not be permitted if it would be likely to detract from the function, appearance or setting of the attraction ensure that development proposals for new tourism attractions / facilities be permitted provided that the proposals are appropriate in size, visually unobtrusive and would not lead to unsatisfactory traffic conditions or other nuisance seek to consider favourably tourism attractions associated with the Borough's waterfronts (see section 11) 		S15 / LTC8 / LTC9		

CONSULTATION QUESTIONS

18. Are these the appropriate Town, District and Local Centres policies and principles?
19. Are there any additional Town, District and Local Centres policies or principles that should be included in the Delivery and Allocations Local Plan?
20. Do you have any other comments relating to the policy outline?

Key Areas of Change Policies

7.10 The four Key Areas of Change are identified in Policy CS1 of the Halton Core Strategy Local Plan, the policy states that the strategy will largely be realised by the delivery of these Key Areas of Change. The four identified areas are:

- 3MG, (Ditton) in Widnes;
- South Widnes;
- West Runcorn; and
- East Runcorn.

7.11 These key areas are seen as fundamental to the longer term development of the Borough and in most cases represent existing areas where impetus for change already exists, through priority projects and, or, support from the development industry.

Policy No.	Policy Title	Policy Outline	Designation Required	UDP Policies to be Replaced	Core Strategy Link	Policies Map
15	KA1: 3MG	The policy would: <ul style="list-style-type: none"> • include site specific policies • include an illustrative layout 		N/A	CS8	Y
16	KA2: South Widnes	The policy would: <ul style="list-style-type: none"> • include site specific policies • include an illustrative layout 		RG1 / RG2 / RG3	CS9	Y
17	KA3: West Runcorn	The policy would: <ul style="list-style-type: none"> • include site specific policies • include an illustrative layout 		RG4	CS10	Y
18	KA4: East Runcorn	The policy would: <ul style="list-style-type: none"> • include site specific policies • include an illustrative layout 		N/A	CS11	Y

CONSULTATION QUESTIONS

21. Are these the appropriate Key Area of Change policies and principles?
22. Are there any additional Key Area of Change policies or principles that should be included in the Delivery and Allocations Local Plan?
23. Do you have any other comments relating to the policy outline?

Green Belt Policies

7.12 Policy CS6 of the Core Strategy Local Plan highlights the need for a partial Green Belt review to ensure a sufficient on-going supply of deliverable development land. It also states that the general extent of the Green Belt surrounding Runcorn will remain unchanged, whilst small scale development amounting minor infilling within the washed over settlements of Daresbury, Moore and Preston on the Hill may be permitted where it can be shown to be necessary to meet specific local needs.

Policy No.	Policy Title	Policy Outline	Designation Required	UDP Policies to be Replaced	Core Strategy Link	Policies Map
19	GB1: Green Belt Release Allocations*	*Will be dependent on the outcome of the Green Belt Study		N/A	CS6	Y
20	GB2: Control of Development in the Green Belt	Aim of this policy would be to: <ul style="list-style-type: none"> identify what is considered appropriate development in Halton's Green Belt identify the local circumstances for the construction of new buildings and changes of use in the Green Belt ensure that extensions, alterations and replacement dwellings will only be permitted subject to scale, character and appearance highlight local circumstances for limited infilling 	Designate extent of the Green Belt	GE1 / GE2 / GE3 / GE4		Y
21	GB3: Safeguarded Land	Aim of this policy would be to: <ul style="list-style-type: none"> Ensure that any land is safeguarded for future needs 				

CONSULTATION QUESTIONS

24. Are these the appropriate Green Belt policies and principles?
25. Are there any additional Green Belt policies or principles that should be included in the Delivery and Allocations Local Plan?
26. Do you have any other comments relating to the policy outline?

Connectivity Policies

7.13 Policy CS15 seeks to encourage sustainable modes of transport and to reduce the need to travel, whilst Policy CS16 and CS17 provide more detail on the Mersey Gateway and Liverpool John Lennon Airport respectively. The policies in this section of the Delivery and Allocations Local Plan document will provide more detail in relation to these Core Strategy policies.

Policy No.	Policy Title	Policy Outline	Designation Required	UDP Policies to be Replaced	Core Strategy Link	Policies Map
22	C1: Transport Allocations	<p>Aim of this policy would be to:</p> <ul style="list-style-type: none"> Where necessary allocate sites for transport purposes (defined in a Site Allocations Section) 		N/A		Y
23	C2: Sustainable Transport Network	<p>Aim of this policy would be to:</p> <ul style="list-style-type: none"> ensure that development is only permitted where frequent public transport provision exists or is made for protect existing and disused facilities (location specific) ensure that development would not be permitted where this would prejudice the provision of new public transport facilities (location specific) require development to prioritise design measures to ensure safe and convenient cycle and pedestrian access seek, where appropriate, new routes to link appropriately to the Greenway Network (including the Trans-Pennine Trail and the Mersey Way), and include improvements and extensions where feasible 	Designate Sustainable Transport Network	TP1 / TP2 / TP3 / TP4 / TP6 / TP7 / TP8 / TP9 / TP10		Y
24	C3: Transport Network and Accessibility	<p>Aim of this policy would be to:</p> <ul style="list-style-type: none"> define road schemes (location specific) Freight and logistic hubs set out the expectation for larger development applications to be accompanied by a Transport Assessment and Travel Plan (above a set threshold) set out the expectation for smaller development (below a set threshold) to produce a Transport Statement ensure that development does not increase traffic to undesirable levels unless traffic problems can be alleviated ensure that development considers the effects on the sustainable transport network including public transport links, pedestrian and cycling routes ensure that development provides safe access to the overall transport network ensure that development seeks to enhance accessibility for sustainable modes of transport, by giving priority to pedestrian, cycling and public transport access to ensure they are safe, convenient and attractive, and linked to existing networks highlight the need for development to incorporate traffic management and traffic calming schemes where appropriate highlight the need for development to provide equal access for all people, including inclusive access 		TP13 / TP14 / TP15 / TP16 / TP17 / TP18		Y

Policy No.	Policy Title	Policy Outline	Designation Required	UDP Policies to be Replaced	Core Strategy Link	Policies Map
25	C4: Parking Standards	<p>Aim of this policy would be to:</p> <ul style="list-style-type: none"> incorporate appropriate parking standards (including cycle parking) require development proposals to provide an appropriate level of safe, secure, accessible and viable parking provision highlight any exceptions to the policy – development would need to justify in terms of no harmful impact to street scene or the availability of on-street parking consider off-airport car parks (LJLA) consider the provision of electric car charging points where acceptable consider space for on-site car clubs and pool car schemes 		TP12	CS15	
26	C5: Delivery of Communications Infrastructure	<p>Aim of this policy would be to:</p> <ul style="list-style-type: none"> encourage and support proposals for the provision, upgrading and enhancement of wireless and fixed data transfer and telecommunications networks and their associated infrastructure ensure that development proposals have no unacceptable impact on the character and appearance of the area, on residential amenity or on the safe and satisfactory functioning of highways require that development proposals demonstrate that there will be no significant and irremediable interference with electrical equipment, air traffic service or instrumentation operating in the national interest ensure that development proposals have special regard to the Green Belt, and the natural and historic environment where the quality of the landscape / townscape may be particularly sensitive to the intrusion of communications infrastructure 		BE21		
27	C6: Expansion of Liverpool John Lennon Airport	<p>Aim of this policy would be to:</p> <ul style="list-style-type: none"> consider the expansion of Liverpool John Lennon Airport (LJLA) define existing and expanded Airport boundary identify if any land were to be removed from the Green Belt (specific to the runway extension) 		N/A	CS17	Y
28	C7: Liverpool John Lennon Airport	<p>Aim of this policy would be to:</p> <ul style="list-style-type: none"> seek to ensure that development is not permitted should it impede the operational requirements of the Airport ensure that development has regard to the Airports Surface Access Strategy address the issues of Airport parking consider Circular 1/2003 Safeguarding Aerodromes 		N/A		

CONSULTATION QUESTIONS

27. Are these the appropriate Connectivity policies and principles?
28. Are there any additional Connectivity policies or principles that should be included in the Delivery and Allocations Local Plan?
29. Do you have any other comments relating to the policy outline?

Sustainable Design Policies

7.14 Policy CS2 sets out the presumption in favour of sustainable development, looking to secure development that improves the economic, social and environmental conditions in the area. Policy CS18 seeks to raise the quality of design in all development in Halton.

7.15 The design of places and spaces can have a profound effect on the way that we live, how we understand an area, the way that we treat an area and the way that we move through it. This will be considered in the setting of these policies and the consideration of development.

7.16 Sustainable development is generally defined as '*development which meets the needs of the present without compromising the ability of future generations to meet their own need*'. Again, this will be taken into consideration in the preparation of the proposed policies.

Policy No.	Policy Title	Policy Outline	Designation Required	UDP Policies to be Replaced	Core Strategy Link	Policies Map
29	SD1: Design of Development	<p>Aim of this policy would be to:</p> <ul style="list-style-type: none"> ensure that development has regard to: local character, frontages, scale, height, massing, proportion, form, sustainable development, adaptability, layout, access, boundary walls and fences, public realm, amenity, climate change, low carbon, use of renewables detailing and materials 		BE1 / BE2 / BE18 / BE19 / BE20 / BE22		
30	SD2: Shop Fronts, Signage and Advertising	<p>Aim of this policy would be to:</p> <ul style="list-style-type: none"> ensure that new and altered shop fronts are only permitted should they be appropriate to the building and the character of the area ensure that proposals for shop fronts have appropriate regard to design, security and safety, amenity and access ensure that signage and advertisements are only permitted where the size, design, positioning, materials and degree of illumination of the advertisement would not have an adverse visual impact or a detrimental effect on public safety 		BE16 / BE17		
31	SD3: Temporary Buildings	<p>Aim of this policy would be to:</p> <ul style="list-style-type: none"> ensure that proposals for temporary buildings do not prejudice the long term after-use of the site require proposals for temporary buildings to be for a specified period 		BE23		
32	SD4: Renewable and Low Carbon Energy	<p>Aim of this policy would be to:</p> <ul style="list-style-type: none"> ensure renewable and low carbon energy proposals are of the appropriate scale and design seek Energy Statements as part of the Design and Access Statement to demonstrate how the energy hierarchy has been achieved (subject to exclusions) highlight that opportunities for Energy Priority Zones in the Key Areas of Change will be supported where development can draw its energy from decentralised, renewable or low carbon energy require developments in Energy Priority Zones to connect to District Heating networks where it is feasible and viable to do so ensure that proposals for renewable and low carbon energy generation includes a landscape and visual assessment Support the sustainable retrofitting of existing development 		MW18	CS19	

CONSULTATION QUESTIONS

30. Are these the appropriate Sustainable Design policies and principles?
31. Are there any additional Sustainable Design policies or principles that should be included in the Delivery and Allocations Local Plan?
32. Do you have any other comments relating to the policy outline?

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Natural and Historic Environment Policies

7.17 Policy CS20 seeks to enhance the value of Halton's natural assets and to conserve and enhance the Borough's heritage assets and landscape character. It also looks to employ replacement or compensatory measures where appropriate to ensure no net loss of natural or heritage assets or landscape character as a result of development. The policies in this section of the Delivery and Allocations Local Plan will seek to provide more detailed guidance in relation to this overarching policy of the Core Strategy.

Policy No.	Policy Title	Policy Outline	Designation Required	UDP Policies to be Replaced	Core Strategy Link	Policies Map
33	NHI: Heritage Assets and the Historic Environment	<p>Aim of this policy would be to:</p> <ul style="list-style-type: none"> support proposals that help preserve or enhance heritage assets consider the development of listed buildings including demolition, change of use, alterations and additions consider development within Conservation Areas including requesting Conservation Area Appraisals to be undertaken (where appropriate) to help increase understanding and respect the significance, special character, context, appearance and historical importance consider other development issues associated with the historic environment including those related to Areas of Archaeological Interest and Scheduled Monuments list locally significant buildings (those that have been identified on the Local List – these are assets which have been jointly identified by local residents and the Council as a valued and distinctive element of the local historic environment) 	<p>Designate Borough's heritage assets including:</p> <ul style="list-style-type: none"> Listed Buildings Conservation Areas Areas of Archaeological Interest Scheduled Monuments 	BE4 / BE5 / BE6 / BE7 / BE8 / BE9 / BE10 / BE11 / BE12 / BE13 / BE15	CS20	Y
34	NH2: Nature Conservation	<p>Aim of this policy would be to:</p> <ul style="list-style-type: none"> consider development issues associated with the natural environment including Local Nature Reserves, Local Geological Sites, Local Wildlife Sites, Ancient Woodland and Habitats and species identified in the BAP consider other development issues in the natural environment including the protection of ponds, hedgerows, trees and woodlands. 	<p>Designate sites of local importance including:</p> <ul style="list-style-type: none"> Nature Improvement Areas Local Nature Reserves Local Geological Sites Local Wildlife Sites Ancient Woodland Habitats and species identified in the BAP 	GE19 / GE20 / GE21 / GE22 / GE23 / GE24 / GE25 / GE26 / GE27	CS20	Y

Policy No.	Policy Title	Policy Outline	Designation Required	UDP Policies to be Replaced	Core Strategy Link	Policies Map
35	NH3: Halton's Waterfronts	<p>Aim of this policy would be to:</p> <ul style="list-style-type: none"> Identify the coastal change management areas and provide policy to reduce risk to these areas from inappropriate development explain how waterways and their banks provide established habitats with nature conservation value support proposals for recreation and tourism (where appropriate) expect development to respect the important amenity, landscape and ecological characteristics, important landscape and wildlife resources, attractive views and access points ensure that waterside development is not permitted if it would have an unacceptable effect on water quality or cause significant run-off seek opportunities for development to connect any identified habitats, species or features set out the need to consult (if appropriate) the owners of any waterways for any works that might affect the integrity of the waterway or linkages (for instance to towpaths) support the reinstatement of the Runcorn Locks 		GE29 / GE30/ LTC10		
36	NH4: Open Countryside	<p>Aim of this policy would be to:</p> <ul style="list-style-type: none"> Ensure that any land allocated as Open Countryside is appropriately protected 	Designate Open Countryside	S23		Y
37	NH5: Protection of Green Infrastructure	<p>Aim of this policy would be to:</p> <ul style="list-style-type: none"> identify in what instances appropriate compensatory / financial contributions would be sought with regard to green infrastructure require development, where appropriate, to include assessments for on-site ecology, connectivity of the site with the green infrastructure network and make provision for improvements where necessary both on-site and off-site ensure that where development is permitted, that it is of a scale, form, layout and design which respects the character of the Borough's green infrastructure network and does not lead to a loss in the overall amenity Support cross boundary working to support the maintenance and development of wider green infrastructure networks 	Designation of green infrastructure sites	GE5 / GE6 / GE7 / GE8 / GE10 / GE11 / GE12 / GE13 / GE15 / GE16	CS21	Y
38	NH6; Open Space and Outdoor Sports Provision	<p>Aim of this policy would be to:</p> <ul style="list-style-type: none"> set out standards for open space and outdoor playing pitch, sport and recreation provision in the Borough, to help in assessing development proposals for sport and recreation facilities (link to policy G1) 		LTC4 / LTC5 / LTC6		

CONSULTATION QUESTIONS

33. Are these the appropriate Natural and Historic Environment policies and principles?
34. Are there any additional Natural and Historic Environment policies or principles that should be included in the Delivery and Allocations Local Plan?
35. Do you have any other comments relating to the policy outline?

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Pollution and Risk Policies

7.18 Halton is affected by risk to its population, environment and buildings from a variety of sources from both within and outside the Borough. New development should minimise all forms of pollution and manage potential conflicts between sources of risk and surrounding uses.

7.19 Policy CS23 of the Core Strategy Local Plan seeks to control development which may give rise to pollution, reduce risks from hazardous installations and manage flood risk. The policies in this section of the Delivery and Allocations Local Plan would seek to build on this policy, providing more information in relation to particular types of pollution and risk.

Policy No.	Policy Title	Policy Outline	Designation Required	UDP Policies to be Replaced	Core Strategy Link	Polices Map
39	PR1: Nuisance	<p>Aim of this policy would be to:</p> <ul style="list-style-type: none"> ensure that development proposals would not be permitted if it is likely to have an unacceptable effect on: <ul style="list-style-type: none"> air quality noise nuisance odour nuisance light pollution and nuisance water quality explain that 'unacceptable effects' include those which have an effect on: local amenity; public health; public safety; quality standards; investment confidence; visual obtrusion and risk to the natural environment require that any development which has the potential to pollute or cause nuisance to demonstrate that mitigation measures have been incorporated 		PR1 / PR2 / PR3 / PR4 / PR5 / PR8 / TPI9 / GE14		
40	PR2: Contaminated Land	<p>Aim of this policy would be to:</p> <ul style="list-style-type: none"> require development proposals on land which may be contaminated to be accompanied by a land investigation to establish the level of contamination require appropriate site remediation and aftercare measures where appropriate and if necessary include details of a programme of implementation encourage the adoption of sustainable remediation technologies ensure that Development is not permitted if it is likely to cause contamination of the soil or sub-soil consideration given to the impact of contamination on the wider environment including water courses, flora and fauna. explain that the requirement to undertake work associated with contaminated land will be controlled by either planning conditions or where necessary by planning obligations 		PR6 / PR14		
41	PR3: Pollution Sources	<p>Aim of this policy would be to:</p> <ul style="list-style-type: none"> ensure that development near to established pollution sources is not permitted if it is likely that those existing sources of pollution will have an unacceptable effect on the proposed development 		PR7		

Policy No.	Policy Title	Policy Outline	Designation Required	UDP Policies to be Replaced	Core Strategy Link	Policies Map
42	PR4: Major Accident Risks	<p>Aim of this policy would be to:</p> <ul style="list-style-type: none"> build on the policy set out in Core Strategy by setting out the requirements for development affected by the following: <ul style="list-style-type: none"> Control of Major Accident Hazards (COMAH) Zones – Development should not impose significant restrictions in terms of off-site accidental risk assessment on surrounding land users. Potential use of PADHI, HSE approach to planning advice for developments near hazardous installations LJLA Public Safety Zone (PSZ) – Development should not increase the numbers of people living, working or congregating in the zone LJLA Height Restriction Zone (HRZ) – Development should be below the specific height and not cause a hazard to air travellers Air Quality Management Area (AQMA) – Development should contribute to the reduction in air pollutants as specified by an AQMA 	Designate: • COMAHs • LJLA PSZ • LJLA HRZ • AQMAs	PR9 / PR10 / PR11 / PR12	CS23	Y
43	PR5: Flood Risk	<p>Aim of this policy would be to:</p> <ul style="list-style-type: none"> set out the criteria for development regarding flood risk identify land to be safeguarded from development that is required for current and future flood management (if necessary) 	Designate Flood Risk Areas (if necessary)	PR15 / PR16		Y

CONSULTATION QUESTIONS

36. Are these the appropriate Pollution and Risk policies and principles?
37. Are there any additional Pollution and Risk policies or principles that should be included in the Delivery and Allocations Local Plan?
38. Do you have any other comments relating to the policy outline?

Minerals Policies

7.20 Minerals make an essential contribution to the nation's economy and quality of life providing the materials for infrastructure, buildings, energy and goods. Halton Borough Council as a Minerals Planning Authority has the responsibility to plan for a steady supply of aggregate minerals to ensure primary resources are maintained for future generations.

7.21 Minerals are a finite resource and can only be worked where they exist. This means that possible extraction sites are limited. There are currently no operational mineral sites in the Borough, however, the Urban Vision Study on Mineral Planning in Merseyside identified four potential sites of sand and gravel mineral resources which should be protected to prevent their sterilisation.

Policy No.	Policy Title	Policy Outline	Designation Required	UDP Policies to be Replaced	Core Strategy Link	Policies Map
44	M1: Minerals Allocations	Aim of this policy would be to: <ul style="list-style-type: none"> allocate areas of mineral resources – Minerals Safeguarding Areas (defined in a Site Allocations Section) 			CS25	Y
45	M2: Minerals	Aim of this policy would be to: <ul style="list-style-type: none"> set out the criteria for the potential extraction of minerals resources ensuring that minerals development does not have an unacceptable detrimental impact on the Borough's Green Belt, green infrastructure network, the natural environment, the historic environment, local amenity, the best and most versatile agricultural land, or the highway network. Development should also not cause unacceptable nuisance to surrounding uses set out the circumstances (where appropriate) for the prior extraction of minerals require minerals development to incorporate 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 timeframe 		MW1 / MW2 / MW4 / MW6	CS25	

CONSULTATION QUESTIONS

39. Are these the appropriate Minerals policies and principles?
40. Are there any additional Minerals policies or principles that should be included in the Delivery and Allocations Local Plan?
41. Do you have any other comments relating to the policy outline?

8 Site Allocations, Designations & Policies Map

Site Allocations

8.1

Site Allocations will be referred to by a specific policy (highlighted in blue in the table). The policy will list the allocations for development and the expected capacity of the site, site reference numbers will be provided which will link to the Site Allocations Section of the Local Plan. Site specific allocations will be set out using the following sub-headings (an example is included at Appendix F):

- **Red Line Boundary**

For each site a red line boundary will be provided showing the extent of the site to be allocated.

- **Site Description**

This will provide a description of the site, its surrounds and its history. It is intended to provide a brief context for the site and its allocation.

- **Proposed Development and Indicative development capacities**

It is important to assess the extent to which the allocated sites will contribute to the housing, employment, retail and leisure development identified in the Core Strategy. Therefore, within each Site Allocation estimated totals are set out for the number of residential units, hectares of employment or square metres of retail and leisure that the site may contribute.

- **Principles of Development**

Each allocation will include the principles for the future development or use of sites to which any future planning applications will need to pay regard. It is not however, the function of this document to set out overly detailed prescriptions.

When a planning application is submitted this will contain detailed proposals about the development. A process of consultation will take place before and/or during the submission and assessment of an application.

- **Phasing**

For each site a broad timescale for when the site is likely to come forward for development will be indicated. This will be based on:

- whether the scheme currently has planning permission;
- engagement with landowners / developers about the sites in the preparation of the document, or through the planning application or pre-application process; and
- the size and complexity of the scheme – large schemes in fragmented ownership, with complex site constraints will normally take longer to bring forward due to the greater number of issues that need to be addressed.

Based on these factors an assumption has been made as to when development is likely to take place.

- **Infrastructure Implications**

New development will place pressure on local infrastructure such as transport, parks, utilities, health and education services. So it is important to ensure that there is sufficient infrastructure to meet the needs of existing and future populations. There may be site specific infrastructure that needs to be assessed and/or addressed before development can go ahead. Where this is already known, this is set out in this Site Allocations.

- **Relevant Core Strategy Policies**

It is important to assess the extent to which the allocated sites identified in the Delivery and Allocations Local Plan will contribute to the housing, employment, retail and leisure development identified in the Core Strategy and which policies will be relevant in terms of the development principles and requirements.

- **Justification**

This will provide an explanation and justification for the inclusion of the site, the proposed development, the infrastructure implications, the principles of development and the proposed phasing.

8.2 The potential Site Allocations will be identified following a Site Assessment exercise. It is proposed that the assessment comprises a number of criteria chosen to ensure that consistent information is considered for each site before a site selection process is undertaken. Information for the assessment will come from a variety of sources, mainly but not exclusively, held within the Council. It is considered that such an approach is in line with the National Planning Policy Framework (NPPF) which states that Local Plans should be based upon a robust, up-to-date and adequate evidence base. The proposed methodology is set out in Appendix G.

8.3 Commentary will be included on each criteria to highlight the key issues associated with individual sites, and to identify any significant constraints. These outcomes are summarised in a conclusion for each site. Sites have not been ranked but the assessment provides an overall indication of those sites that have the most potential to accommodate future development. As such, it provides the basis for moving forward with the Delivery and Allocations Local Plan.

8.4 It should be noted that the outcomes of the Sustainability Appraisal, and a number of other evidence base documents listed below, will also be given due consideration in the site selection process and will be made available alongside the publication of the Delivery and Allocations Local Plan.

8.5 Other relevant studies from the evidence base that will also be given consideration in the site selection process include:

- Results of public consultation
- Strategic Housing Land Availability Assessment (SHLAA)
- Strategic Housing Market Assessment (SHMA)
- Joint Employment Land and Premises Study
- Retail and Leisure Study
- Landscape Character Assessment
- Strategic Flood Risk Assessment (SFRA)
- Open Space Study
- Playing Pitch Strategy
- Green Belt Review
- Development Viability Study
- Local Transport Plan

CONSULTATION QUESTIONS

42. Are you aware of any land or buildings that should be considered for allocation in the Delivery and Allocations Local Plan, including alternate uses for existing allocations? If

yes, please complete the Call for Sites Form in Appendix H.

43. Do you think the Proposed Site Assessment Methodology (Appendix G) is appropriate?

44. Do you think the suggested presentation of the Site Allocations is appropriate?

45. Should any further information be collected as part of the Proposed Site Assessment or published as part of the Site Allocations Section of the Delivery and Site Allocation Local Plan?

Designations

8.6 Designations will identify land that should be safeguarded (for example open space or transport infrastructure) or where specific policies apply (for example local centres). Designations relate to Core Strategy or Delivery and Allocations policies. These designations will be shown on the Policies Map which will accompany the Delivery and Allocations Local Plan.

8.7 The proposed designations are listed in the Policy Outline alongside the proposed policy outlines, they include:

- Local Employment Areas
- Primary and Secondary Retail Frontages
- Primary Shopping Areas
- Local Centres
- Green Belt
- Sustainable Transport Network
- Heritage Assets (Listed Buildings, Conservation Areas, Areas of Archaeological Interest, Scheduled Monuments)
- Nature Improvement Areas
- Local Nature Reserves
- Local Geological Sites
- Local Wildlife Sites
- Ancient Woodland
- Habitats and Species identified in the Biodiversity Action Plan
- Open Countryside
- Green Infrastructure Sites
- COMAHs (Control of Major Accident Hazards)
- Liverpool John Lennon Airport Public Safety Zone
- Air Quality Management Areas
- Flood Risk Areas

CONSULTATION QUESTIONS

46. Are the currently proposed designations appropriate?

47. Do you think there are any further designations that should be considered in the Delivery and Allocations Local Plan?

Policies Map

8.8 The Policies Map (previously known as the Proposals Map) will map the policies, allocations and designations from the Delivery and Allocations Local Plan policies and the Core Strategy

Local Plan. The Policy Outline section identifies the allocations and designations to be shown on the Policies Map.

CONSULTATION QUESTIONS

48. Is there anything else that you think should be considered or included in the Delivery and Allocations Local Plan?

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Appendix A: NPPF Requirements

This appendix shows the National Planning Policy Framework (NPPF) requirements relevant to the Delivery and Allocations Local Plan and the corresponding policy that the requirement would be covered in.

NPPF Section	Requirement for Delivery and Allocations Local Plan (including paragraph number)	Delivery and Allocations Local Plan Policy
Building a Strong, Competitive Economy	(21) 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.	E1: Employment Provision Allocations
	(21) Support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances.	E2: New Employment Development / E3: Complementary Services and Facilities within Employment Areas
Ensuring the Vitality of Town Centres	(23) Define the extent of primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations.	R2: Halton's Centres
	(23) 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.	R1: Retail Provision Allocations
	(23) 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, set policies for meeting the identified needs in other accessible locations that are well connected to the town centre.	R1: Retail Provision Allocations
	(23) Set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres.	R2: Halton's Centres
Promoting Sustainable Transport	(30) Support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.	TA2: Sustainable Transport Network / TA3: Transport Network and Accessibility
	(39) If setting local parking standards for residential and non-residential development, local planning authorities should take into account: <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 	TA4: Parking Standards
Supporting High Quality Communications Infrastructure	(43) In preparing Local Plans, local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband.	BE3: Delivery of Communications Infrastructure

Delivering a Wide Choice of High Quality Homes	(47) Identify key sites which are critical to the delivery of the housing strategy over the plan period	H1: Residential Development Allocations
Requiring Good Design	(58) Local Plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area.	BE1: Design of Development
Protecting Green Belt Land	(83) Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy	GE1: Green Belt Release Allocations / GB2: Control of Development in the Green Belt
	(83) 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.	GE1: Green Belt Release Allocations / GB2: Control of Development in the Green Belt
Meeting the Challenge of Climate Change, Flooding and Coastal Change	(97) Consider identifying suitable areas for renewable and low-carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources.	SD1: Renewable and Low Carbon Energy
	(97) 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.	SD1: Renewable and Low Carbon Energy
Conserving and Enhancing the Natural Environment	(117) 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.	NH2: Nature Conservation
Facilitating the Sustainable Use of Minerals	(143) Identify and include policies for extraction of mineral resources of local and national importance in their area.	M2: Minerals
	(143) 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.	M1: Minerals Allocations
	(143) 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.	M2: Minerals
	(143) 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.	M2: Minerals
	(143) 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, including for agriculture, geodiversity, biodiversity, native woodland, the historic environment and recreation.	M2: Minerals

Planning Policy for Traveller Sites PPS

Policy Section	Specific Requirement for Delivery and Allocations Local Plan (including paragraph number)	Delivery and Allocations Local Plan Policy
Policy A: Using evidence to plan positively and manage development	(c) Use a robust evidence base to establish accommodation needs to inform the preparation of local plans and making planning decisions.	TI: Traveller Sites Allocations
Policy B: Planning for traveller sites	(8) Local planning authorities should set pitch targets for gypsies and travellers and plot targets for travelling showpeople which address the likely permanent and transit site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities.	TI: Traveller Sites Allocations

Appendix B: Core Strategy Requirements

This appendix shows the requirements of the Halton Core Strategy Local Plan relevant to the Delivery and Allocations Local Plan and the corresponding policy that the requirement would be covered in.

Core Strategy Policy	Requirement for Delivery and Allocations Local Plan	Delivery and Allocations Local Plan Policy
CS1: Halton's Spatial Strategy	No specific requirements	n/a
CS2: Presumption in Favour of Sustainable Development	No specific requirements	n/a
CS3: Housing Supply and Locational Priorities	Allocate specific sites that will contribute to housing supply	H1: Residential Development Allocations
CS4: Employment Land and Locational Priorities	Allocate specific sites that will contribute to employment land supply	E1: Employment Provision Allocations
	Designate the boundaries and extent of Halton's Local Employment Areas and Regional Employment Sites	E2: New Employment Development
CS5: A Network of Centres	Designate the Primary and Secondary retail frontages for Widnes Town Centre, Halton Lea and Runcorn Old Town	R2: Halton's Centres
	Designate Primary Shopping Areas for Widnes Town Centre, Halton Lea and Runcorn Old Town	R2: Halton's Centres
	Re-appraise existing and allocate new Local Centre boundaries	R2: Halton's Centres
	Allocate areas for future retail development	R1: Retail Provision Allocations
CS6: Green Belt	Review and designate extent of the Green Belt	GB1: Green Belt Release Allocations
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
CS13: Affordable Housing	No specific requirements	n/a
CS14: Meeting the Needs of Gypsies, Travellers and Travelling Showpeople	Target and allocation of sites for Gypsy, Traveller and Travelling Showpeople	TI: Traveller Sites Allocations
CS15: Sustainable Transport	Set maximum parking standards	TA4: Parking Standards
	Designate existing Sustainable Transport Network and safeguard future routes and facilities	TA2: Sustainable Transport Network
CS16: The Mersey Gateway Project	No specific requirements	n/a
CS17: Liverpool John Lennon Airport	Consideration of allocation of land for runway extension	LJLA1: Expansion of Liverpool John Lennon Airport
CS18: High Quality Design	No specific requirements	n/a
CS19: Sustainable Development and Climate	Support Energy Priority Zones	SD1: Renewable and Low Carbon Energy

Change		
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	NH2: Nature Conservation
	Designate Borough's heritage assets including Listed Buildings, Conservation Areas, Areas of Archaeological Interest, Scheduled Monuments	NHI: Historic Environment
CS21: Green Infrastructure	Set out the priorities for the protection, enhancement and where appropriate the expansion of green infrastructure	GI: Protection of Green Infrastructure
	Designate green infrastructure network	GI: Protection of Green Infrastructure
	Update the standards for green infrastructure	GI: Protection of Green Infrastructure
CS22: Health and Well-Being	No specific requirements	n/a
CS23: Managing Pollution and Risk	Designate AQMAs, COMAHs, LJLA PSZ	PR4: Major Accident Risks
CS24: Waste	No specific requirements	n/a
CS25: Minerals	Allocate areas of minerals resources	M1: Minerals Allocations
	Criteria for potential extraction of mineral resources	M2: Minerals

Appendix C: UDP Policy Analysis

This appendix consists of an analysis of the Halton Unitary Development Plan (UDP) saved policies, illustrating policies which have already been deleted and how the remaining policies would be taken forward by the Delivery and Allocations Local Plan. The analysis also highlights UDP saved policies which have been highly cited in planning permission refusals over recent years, demonstrating policy effectiveness.

Key

	Deleted Policies (not 'saved' beyond 2008)
	Deleted by Core Strategy Local Plan
	Deleted by Waste Local Plan
	Proposed to be deleted by Delivery and Allocations Local Plan
	Part or all of policy taken forward to Delivery and Allocations Local Plan

Policy Number	Policy Name	Comments / Delivery and Allocations Local Plan Policy
S1	Regeneration	
S2	The Built Environment	
S3	The Green Environment	
S4	Pollution and Health	
S5	Major Accident Land Use Risk	
S6	Reuse and Remediation of Previously Used or Contaminated Land	
S7	Minerals and Waste	
S8	Sustainable Waste Management Facilities	
S9	Waste Management Facilities	
S10	Reducing Greenhouse Gas Emissions	
S11	Renewable Energy Sources	
S12	Areas at Risk from Flooding	
S13	Transport	
S14	A New Crossing of the River Mersey	
S15	Leisure and Tourism	Merge into C2: Tourism Attractions
S16	Retail Hierarchy	
S17	Retail Development	
S18	Provision of Land for Housing	
S19	Provision of Land for Employment	
S20	Regional Investment Sites	
S21	Green Belt	
S22	Unallocated Land in Urban Areas	
S23	Open Countryside	Merge into GB3: Open Land
S24	Sustainable Urban Extensions	
S25	Planning Obligations	
Chapter 1 - Regeneration		
RG1	Action Area 1 - Southern Widnes	Merge into KA2: South Widnes
RG2	Action Area 2 - Central Widnes	Merge into KA2: South Widnes
RG3	Action Area 3 - Widnes Waterfront	Merge into KA2: South Widnes
RG4	Action Area 4 - Runcorn and Weston Docklands	Merge into KA3: West Runcorn
RG5	Action Area 5 - Halebank	
RG6	Action Area 6 - Castlefields and Norton Priory	
Chapter 2 - Built Environment		
BE1	General Requirements for Development	Merge into BE1: Design of Development
BE2	Quality of Design	Merge into BE1: Design of Development

BE3	Environment Priority Areas	
BE4	Scheduled Ancient Monuments	Merge into NHI: Historic Environment
BE5	Other Sites of Archaeological Importance	Merge into NHI: Historic Environment
BE6	Archaeological Evaluations	Merge into NHI: Historic Environment
BE7	Demolition of Listed Buildings	Merge into NHI: Historic Environment
BE8	Changes of Use of Listed Buildings	Merge into NHI: Historic Environment
BE9	Alterations and Additions to Listed Buildings	Merge into NHI: Historic Environment
BE10	Protecting the Setting of Listed Buildings	Merge into NHI: Historic Environment
BE11	Enabling Development and the Conservation of Heritage Assets	Merge into NHI: Historic Environment
BE12	General Development Criteria - Conservation Areas	Merge into NHI: Historic Environment
BE13	Demolition in Conservation Areas	Merge into NHI: Historic Environment
BE14	Outline Applications – Conservation Areas	
BE15	Local List of Buildings and Structures of Architectural and Historic Interest	Merge into NHI: Historic Environment
BE16	Alterations to and New Shop Fronts	Merge into BE2: Shop Fronts, Signage and Advertising
BE17	Advertising and Advertisements	Merge into BE2: Shop Fronts, Signage and Advertising
BE18	Access to New Buildings Used by the Public	Merge into BE1: Design of Development
BE19	Disabled Access for Changes of Use, Alterations and Extensions	Merge into BE1: Design of Development
BE20	Disabled Access in Public Places	Merge into BE1: Design of Development
BE21	Telecommunications Apparatus	Keep similar policy – BE3: Delivery of Communications Infrastructure
BE22	Boundary Walls and Fences	Merge into BE1: Design of Development
BE23	Temporary Buildings	Keep similar policy – BE4: Temporary Buildings

Chapter 3 – The Green Environment

GE1	Control of Development in the Green Belt	Merge into GB1: Green Belt Release Allocations
GE2	Hale Village Green Belt	Merge into GB1: Green Belt Release Allocations
GE3	Extensions, Alterations and Replacement of Existing Dwellings in the Green Belt	Merge into GB1: Green Belt Release Allocations
GE4	Re-use of Buildings in the Green Belt	Merge into GB1: Green Belt Release Allocations
GE5	Outdoor Sport and Recreation Facilities in the Urban Fringe and Open Countryside	Merge into GI: Protection of Green Infrastructure
GE6	Protection of Designated Greenspace	Merge into GI: Protection of Green Infrastructure
GE7	Proposed Greenspace Designations	Merge into GI: Protection of Green Infrastructure
GE8	Development within Designated Greenspace	Merge into GI: Protection of Green Infrastructure
GE9	Redevelopment and Changes of Use of Redundant School Buildings	
GE10	Protection of Linkages in Greenspace Systems	Merge into GI: Protection of Green Infrastructure
GE11	Protection of Incidental Greenspaces	Merge into GI: Protection of Green Infrastructure
GE12	Protection of Outdoor Playing Space for Formal Sport And Recreation	Merge into GI: Protection of Green Infrastructure
GE13	Intensifying Use of Existing Outdoor Sports and Recreation Provision	Merge into GI: Protection of Green Infrastructure

GE14	Noisy Outdoor Sports	Merge into PR1: Nuisance
GE15	Protection of Outdoor Playing Space for Children	Merge into G1: Protection of Green Infrastructure
GE16	Protection of Allotments	Merge into G1: Protection of Green Infrastructure
GE17	Protection of Sites of International Importance for Nature Conservation	
GE18	Protection of Sites of National Importance for Nature Conservation	
GE19	Protection of Sites of Importance for Nature Conservation	Merge into HN2: Nature Conservation
GE20	Protection and Creation of Local Nature Reserves	Merge into HN2: Nature Conservation
GE21	Species Protection	Merge into HN2: Nature Conservation
GE22	Protection of Ancient Woodlands	Merge into HN2: Nature Conservation
GE23	Protection of Areas of Special Landscape Value	Merge into HN2: Nature Conservation
GE24	Protection of Important Landscape Features	Merge into HN2: Nature Conservation
GE25	Protection of Ponds	Merge into HN2: Nature Conservation
GE26	Protection of Hedgerows	Merge into HN2: Nature Conservation
GE27	Protection of Trees and Woodland	Merge into HN2: Nature Conservation
GE28	The Mersey Forest	
GE29	Canals and Rivers	Merge into NH3: Halton's Waterfronts
GE30	The Mersey Costal Zone	
Chapter 4 – Pollution and Risk		
PR1	Air Quality	Merge into PR1: Nuisance
PR2	Noise Nuisance	Merge into PR1: Nuisance
PR3	Odour Nuisance	Merge into PR1: Nuisance
PR4	Light Pollution and Nuisance	Merge into PR1: Nuisance
PR5	Water Quality	Merge into PR1: Nuisance
PR6	Land Quality	Merge into PR2: Contaminated Land
PR7	Development Near to Established Pollution Sources	Keep similar policy – PR3: Pollution Sources
PR8	Noise Sensitive Developments	Merge into PR1: Nuisance
PR9	Development within the Liverpool Airport Public Safety Zone	Merge into PR4: Major Accident Risks
PR10	Development within the Liverpool Airport Height Restriction Zone	Merge into PR4: Major Accident Risks
PR11	Development of Sites Designated under the Control of Major Hazards (Planning) Regulations 1999 (COMAH)	Merge into PR4: Major Accident Risks
PR12	Development on Land Surrounding COMAH Sites	Merge into PR4: Major Accident Risks
PR13	Vacant and Derelict Land	
PR14	Contaminated Land	Merge into PR2: Contaminated Land
PR15	Groundwater	Merge into PR5: Flood Risk
PR16	Development and Flood Risk	Merge into PR5: Flood Risk
Chapter 5 – Minerals and Waste Management		
MW1	All Minerals and Waste Management Developments	Merge into M2: Minerals
MW2	Requirements for all Applications	Merge into M2: Minerals
MW3	Requirements for all Waste Management Applications	
MW4	Aggregate Minerals	Merge into M2: Minerals
MW5	Protection of Mineral resources	
MW6	Aftercare	Merge into M2: Minerals
MW7	Waste Recycling and Collection Facilities	

MW8	Aerobic Composting Facilities	
MW9	Anaerobic Digestion Facilities	
MW10	Wastewater and Sewage Treatment Facilities	
MW11	Extensions to Wastewater Treatment Facilities	
MW12	Recycling and Household Waste Centres	
MW13	Energy Recovery	
MW14	Incineration	
MW15	Landfill/Landrising of Non-inert Wastes	
MW16	Landfill/Landrising of Inert Wastes	
MW17	Waste Minimisation and Recycling	
MW18	Energy from Non-fossil Sources	Merge into SD1: Renewable and Low Carbon Energy
Chapter 6 – Transport		
TP1	Public Transport Provision as Part of New Development	Merge into TA2: Public Transport Provision / Facilities
TP2	Existing Public Transport Facilities	Merge into TA2: Public Transport Provision / Facilities
TP3	Disused Public Transport Facilities	Merge into TA2: Public Transport Provision / Facilities
TP4	New Public Transport Facilities	Merge into TA2: Public Transport Provision / Facilities
TP5	Taxi Ranks and Offices	
TP6	Cycle Provision as Part of New Development	Merge into TA2: Public Transport Provision / Facilities
TP7	Pedestrian Provision as Part of New Development	Merge into TA2: Public Transport Provision / Facilities
TP8	Pedestrian Improvement Schemes	Merge into TA2: Public Transport Provision / Facilities
TP9	The Greenway Network	Merge into TA2: Public Transport Provision / Facilities
TP10	The Trans-Pennine Trail and Mersey Way	Merge into TA2: Public Transport Provision / Facilities
TP11	Road Schemes	
TP12	Car Parking	Merge into TA4: Parking Standards
TP13	Freight	
TP14	Transport Assessments	Merge into TA3: Transport Network and Accessibility
TP15	Accessibility to New Development	Merge into TA3: Transport Network and Accessibility
TP16	Green Travel Plans	Merge into TA3: Transport Network and Accessibility
TP17	Safe travel for All	Merge into TA3: Transport Network and Accessibility
TP18	Traffic Management	Merge into TA3: Transport Network and Accessibility
TP19	Air Quality	Merge into PR1: Nuisance
TP20	Liverpool Airport	
Chapter 7 – Leisure, Tourism and Community Facilities		
LTC1	Developments of Major Leisure and Community Facilities within Designated Shopping Centres	Merge into R3: Leisure Facilities
LTC2	Developments of Major Leisure and Community Facilities on the Edge of Designated Shopping Centres	Merge into R3: Leisure Facilities
LTC3	Development of Major Leisure and	Merge into R3: Leisure Facilities

	Community Facilities in Out-of-Centre locations	
LTC4	Development of Local Leisure and Community Facilities	Merge into C1: Community Facilities
LTC5	Protection of Community Facilities	Merge into C1: Community Facilities
LTC6	Children's Day Care Provision	Merge into C1: Community Facilities
LTC7	The Proposed Halton Arts and Cultural Centre Site	
LTC8	Protection of Tourism Attractions	Merge into C2: Tourism Attractions
LTC9	Tourism Development	Merge into C2: Tourism Attractions
LTC10	Water Based Recreation	Merge into NH3: Halton's Waterfronts
Chapter 8 – Shopping and Town Centres		
TC1	Retail and Leisure Allocations	Merge into R1: Retail Provision Allocations
TC2	Retail Development to the Edge of Designated Shopping Centres	Merge into R2: Halton's Centres
TC3	Warrington Road/Eastern Widnes Bypass Site	Merge into R1: Retail Provision Allocations
TC4	Retail Development within Designated Shopping Centres	Merge into R2: Halton's Centres
TC5	Design of Retail Development	Merge into R2: Halton's Centres
TC6	Out of Centre Retail Development	Merge into R2: Halton's Centres
TC7	Existing Small Scale Local Shopping Facilities Outside Defined Shopping Centres	Merge into R2: Halton's Centres
TC8	Non-retail Uses within Primary and Secondary Shopping Areas	Merge into R2: Halton's Centres
TC9	Non-retail Uses within Neighbourhood Centres	Merge into R2: Halton's Centres
TC10	Runcorn Mixed Town Centre Uses Area	Merge into R2: Halton's Centres
TC11	Food and Drink Outlets	Merge into R2: Halton's Centres
Chapter 9 – Housing		
H1	Provision for New Housing	H1: Residential Development Allocations
H2	Design and Density of New Residential Development	
H3	Provision of Recreational Greenspace	Develop similar policy – H4: Open Space Provision for Residential Development
H4	Sheltered Housing	
H5	Gypsy Sites	
H6	House Extensions	Merged into H2: Dwelling Alterations, Extensions and Replacement Dwellings
H7	Conversions to Flats	Merged into H2: Dwelling Alterations, Extensions and Replacement Dwellings
H8	Non Dwelling House Uses	Develop similar policy - H3: Non Dwelling House Uses
Chapter 10 – Employment		
E1	Local and Regional Employment Land Allocations	Merge into E1: Employment Provision Allocations
E2	Priority Employment Redevelopment Areas	Merge into E1: Employment Provision Allocations
E3	Primarily Employment Areas	Merge into E1: Employment Provision Allocations
E4	Complementary Services and Facilities within Primarily Employment Areas	Develop similar policy – E3: Complementary Services and Facilities within Employment Areas
E5	New Industrial and Commercial Development	Develop similar policy – E2: New Employment Development
E6	Daresbury Laboratories	

E7

Ditton Strategic Rail Freight Park

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Appendix D: UDP Policies Proposed to be Deleted without being directly replaced.

The below table shows the remaining UDP policies proposed to be deleted by the Delivery and Allocations Local Plan. The reasons for deletion are included along with the potential outcome of a policies deletion. It should be noted that this is indicative only and may be subject to change.

UDP Policy	Reasons to be Deleted	Outcome of Deletion
S22: Unallocated Land in Urban Areas	<ul style="list-style-type: none"> All land should be allocated in the Site Allocations and Development Management DPD 	<ul style="list-style-type: none"> Ensure all land is allocated through the Delivery and Allocations Local Plan If not will need to add an additional policy to the Delivery and Allocations Local Plan to deal with any unallocated land in the Urban Area
RG5: Action Area 5 – Halebank	<ul style="list-style-type: none"> Area not identified as a Key Area of Change (Action Areas not being taken forward as part of the Local Plan) Halebank SPD not adopted 	<ul style="list-style-type: none"> None identified
RG6: Action Area 6 – Castlefields and Norton Priory	<ul style="list-style-type: none"> Area not identified as a Key Area of Change (Action Areas not being taken forward as part of the Local Plan) Adopted SPD to guide development Largely delivered 	<ul style="list-style-type: none"> Potential issues for remaining phase of development? SPD will need to 'hang off' an appropriate policy until such time as it is fully implemented
BE3: Environmental Priority Areas	<ul style="list-style-type: none"> Not identified as part of the Core Strategy No longer applicable 	<ul style="list-style-type: none"> None identified
GE9: Redevelopment and Changes of Use of Redundant School Buildings	<ul style="list-style-type: none"> Does not require a standalone policy and does not 'slot' into any of the proposed policy areas However, it may be appropriate to incorporate in the Local Plan once policy drafting begins. 	<ul style="list-style-type: none"> Issues if school buildings are made redundant - need to ensure that development is controlled
GE18: Protection of Sites of National Importance for Nature Conservation	<ul style="list-style-type: none"> Protected nationally, therefore no need to protect locally 	<ul style="list-style-type: none"> None identified
GE28: The Mersey Forest	<ul style="list-style-type: none"> Not considered to be an appropriate policy for the Delivery and Allocations Local Plan Would be covered by Natural Environment policy 	<ul style="list-style-type: none"> None identified
TP13: Freight	<ul style="list-style-type: none"> Covered by Core Strategy policies through the Key Areas of Change 	<ul style="list-style-type: none"> None identified
TP5: Taxi Ranks and Offices	<ul style="list-style-type: none"> Unnecessary to have specific reference 	<ul style="list-style-type: none"> None identified

UDP Policy	Reasons to be Deleted	Outcome of Deletion
TP11: Road Schemes	<ul style="list-style-type: none">Policy is now out of dateAny future road schemes will be included in policy TA3: Transport Network and Accessibility	<ul style="list-style-type: none">None identified
H4: Sheltered Housing	<ul style="list-style-type: none">This type of housing development should be covered by the more general housing policiesUnnecessary to have specific reference	<ul style="list-style-type: none">None identified

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Appendix E: Local Evidence Base

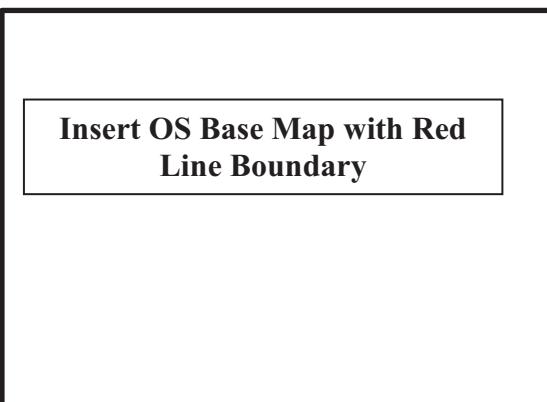
The below table shows the key local evidence base documents which will be used to support the Delivery and Allocations Local Plan policies (where appropriate).

Policy No.	Delivery and Allocations Local Plan Policy	Local Evidence Base Documents Applicable to Policy
1	H1: Residential Development Allocations	Halton Strategic Housing Land Availability Assessment (annual update) Halton Housing Baseline Report (annual update) Mid-Mersey Strategic Housing Market Assessment (GL Hearn and JGC, 2011)
2	H2: Dwelling Alterations, Extensions and Replacement Dwellings	Halton Housing Strategy (HBC, 2008)
3	H3: Non Dwelling House Uses	
4	H4: Open Space Provision for Residential Development	
5	E1: Employment Provision Allocations	Joint Employment Land and Premises Study (BE Group, 2010) Halton Employment Baseline Report (annual update)
6	E2: New Employment Development	Joint Employment Land and Premises Study (BE Group, 2010) Halton Employment Baseline Report (annual update) Halton Economic Review (BE Group, 2008)
7	E3: Complementary Services and Facilities within Employment Areas	Joint Employment Land and Premises Study (BE Group, 2010) Halton Employment Baseline Report (annual update)
8	R1: Retail Provision Allocations	Halton Retail and Leisure Study (GVA Grimley, 2009) Joint Employment Land and Premises Study (BE Group, 2010)
9	R2: Halton's Centres	Halton Retail and Leisure Study (GVA Grimley, 2009)
10	R3: Leisure Facilities	Halton Retail and Leisure Study (GVA Grimley, 2009)
11	KAI: 3MG	Draft 3MG Masterplan (Atkins 2004) 3MG SPD (HBC, 2009)
12	KA2: South Widnes	Widnes Waterfront Phase 2 Masterplan and Delivery Strategy (HBC, 2009) Draft West Bank SPD (HBC, 2009) Mersey Gateway Regeneration Strategy (HBC and GVA, 2008)
13	KA3: West Runcorn	Mersey Gateway Regeneration Strategy (HBC and GVA, 2008)
14	KA4: East Runcorn	East Runcorn Sustainable Transport Study (2011) Sandymoor SPD
15	GB1: Green Belt Release Allocations	North Widnes and Hale Green Belt Study (in production) Halton Landscape Character Assessment (TEP, 2009)
16	GB2: Control of Development in the Green Belt	Halton Landscape Character Assessment (TEP, 2009)
17	GB3: Open Land	North Widnes and Hale Green Belt Study (in production) Halton Landscape Character Assessment (TEP, 2009)
18	LJLA1: Expansion of Liverpool John Lennon Airport	Airport Master Plan to 2030 (Liverpool John Lennon Airport, 2007)
19	LJLA2: Liverpool John Lennon Airport	Airport Master Plan to 2030 (Liverpool John Lennon

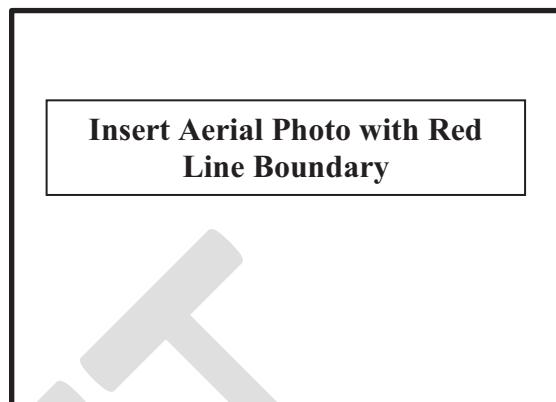
		Airport, 2007)
20	T1: Traveller Sites Allocations	Gypsy and Traveller Accommodation Assessment (in production)
21	TA1: Transport Allocations	Halton Local Transport Plan
22	TA2: Sustainable Transport Network	Halton Local Transport Plan Halton Curve Rail Improvements: Demand Study (Steer Davies Gleave, 2009) Mid-Mersey Local Authorities Cross Boundary Public Transport Accessibility Report (Atkins, 2010) Rights of Way Improvement Plan (HBC, 2009)
23	TA3: Transport Network and Accessibility	Halton Local Transport Plan Mid-Mersey Local Authorities Cross Boundary Public Transport Accessibility Report (Atkins, 2010)
24	TA4: Parking Standards	
25	BE1: Design of Development	Design of Residential Development SPD (HBC, 2012) Design of New Industrial and Commercial Development SPD (HBC, 2005)
26	BE2: Shop Fronts, Signage and Advertising	
27	BE4: Temporary Buildings	
28	SD1: Renewable and Low Carbon Energy	Liverpool City Region Renewable Energy Capacity Study (Arup, 2010)
29	NH1: Historic Environment	
30	NH2: Nature Conservation	Halton Landscape Character Assessment (TEP, 2009)
31	NH3: Halton's Waterfronts	Halton Landscape Character Assessment (TEP, 2009)
32	G1: Protection of Green Infrastructure	Playing Pitch Strategy (HBC, in production) Halton Borough Council Open Space Study (HBC and PMP, 2004 and as updated 2006) Liverpool City Region Ecological Framework (MEAS, 2011)
33	BE3: Delivery of Communications Infrastructure	
34	C1: Community Facilities	
35	C2: Tourism Attractions	Economic and Tourism Development Strategy for Halton (HBC, 2005)
36	PR1: Nuisance	Halton Air Quality Management Areas Orders 1 and 2 (2011)
37	PR2: Contaminated Land	Halton Contaminated Land Strategy (2008-2013)
38	PR3: Pollution Sources	
39	PR4: Major Accident Risks	Planning for Risk SPD (HBC, 2010)
40	PR5: Flood Risk	Halton Strategic Flood Risk Assessment (HBC, 2007) Halton Level 2 Strategic Flood Risk Assessment (JBA, 2011)
41	M1: Minerals Allocations	The Evidence Base for Minerals Planning in Merseyside (Urban Vision, GMGU and MEAS 2006)
42	M2: Minerals	Minerals Planning in Merseyside (Urban Vision, 2008)

Appendix F: Example of Site Allocations

Site H1: Any Site Jones Avenue, Smith Town, H12 3AB



Insert OS Base Map with Red Line Boundary



Insert Aerial Photo with Red Line Boundary

Site Description

This is a generally flat greenfield site of approximately 3ha, located within the urban area of Smith Town. It is currently used for grazing purposes and is not believed to be contaminated. The site is surrounded on three sides by residential dwellings and on the remaining side by a busy main road and then a primary school.

Proposed Development / Indicative development capacities

- 80 residential dwellings (including 20 affordable dwellings)

Principles of Development

- Protect amenity of surrounding residential properties
- Reflect character of the surrounding areas in terms of materials, scale and density
- Provide an appropriate mix of dwellings
- Achieve high standards of sustainable design and construction
- Provide an appropriate pedestrian access to the local primary school
- Appropriate provision of open space and green infrastructure

Phasing

It is estimated that this site could start delivering new homes in 2018 and depending on market conditions and other factors it is estimated that the development will take 4 years to complete (at approximately 25 dwellings each year).

Infrastructure Implications

- Financial contributions towards: transport improvements; and educational provision
- On site provision of open space
- Integration of Sustainable Drainage Systems
- Provision of appropriate Green Infrastructure

Relevant Core Strategy Policies

Policy CS1: Halton's Spatial Strategy – Contribution to the provision of dwellings

Policy CS3: Housing Supply and Locational Priorities - Contribution to the provision of dwellings

Policy CS7: Infrastructure Provision – maximising the benefit of existing infrastructure and provision of appropriate new infrastructure

Policy CS12: Housing Mix – providing an appropriate mix of house types, sizes and tenures

Policy CS13: Affordable Housing – Provision of 25% affordable housing

Policy CS15: Sustainable Transport – highly accessible, reduced need to travel

Policy CS18: High Quality Design – using high quality design in development

Policy CS19: Sustainable Development and Climate Change

Policy CS21: Green Infrastructure

Comment / Justification

This site will provide valuable residential development within the urban area. It will provide an appropriate mix of dwellings to support the local community and to maintain the viability of local services and amenities.

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Site H2: Another Site
Smith Close, Jones Town, H98 7ZY

Insert OS Base Map with Red Line Boundary

Insert Aerial Photo with Red Line Boundary

Site Description

This site is predominantly previously developed, with some parts of the site currently in use. It is located within the district centre of Jones Town and is considered to be well located in terms of access to public transport services, health facilities and leisure provision. It is constrained by a number of historic designations and is currently in multiple ownerships.

Proposed Development / Indicative development capacities

- 1,000 sqm comparison retail development
- 1,500 sqm convenience retail development
- 20 dwellings
- 100 car parking spaces

Phasing

It is expected that the redevelopment of this site will start in 2015 and will continue throughout the plan period.

Infrastructure Implications

- Improved pedestrian and cycle links

Principles of Development

- Retention, and where appropriate restoration, of Listed Buildings.
- Create a series of interconnected, attractive streets and spaces.
- Proposals should take account of the scale, massing and density of the existing adjacent properties and access should be taken from the new link road. Site layouts should preserve the amenity of existing properties.
- Pedestrian and cycle links to existing routes and the proposed parcels of development should be provided.
- The proposed scheme should be set within appropriate hard and soft landscaping that is safe, attractive and comfortable for users.

Relevant Core Strategy Policies

Policy CS1: Halton's Spatial Strategy – Contribution to the provision of development

Policy CS3: Housing Supply and Locational Priorities - Contribution to the provision of dwellings

Policy CS4: Employment Land Supply and Locational Priorities – Contribution to the provision of employment land

Policy CS5: A Network of Centres – access to retail and town centre uses

Policy CS7: Infrastructure Provision – maximising the benefit of existing infrastructure and provision of appropriate new infrastructure

Policy CS12: Housing Mix – providing an appropriate mix of house types, sizes and tenures

Policy CS13: Affordable Housing – Provision of 25% affordable housing

Policy CS15: Sustainable Transport – highly accessible, reduced need to travel

Policy CS18: High Quality Design – using high quality design in development

Policy CS19: Sustainable Development and Climate Change

Policy CS20: Natural and Historic Environment

Policy CS21: Green Infrastructure

Comment / Justification

The allocation of this site will complement the district centre by allowing redevelopment and encouraging the improvement of related buildings to enhance the local environment, to improve pedestrian routes, to provide improved premises for retail, service and local business uses and new housing. Retain adequate car parking to meet the needs of the Centre. The scheme must be to a high quality traditional design to ensure the district centre is within an attractive setting that will form an active and lively centre.

Site H3: What Site
Where Drive, Jones Town, H98 7ZY

Insert OS Base Map with Red Line Boundary

Insert Aerial Photo with Red Line Boundary

Site Description

This site is greenfield, with a slight slope to the south of the site and towards the main road. The site is currently in agricultural use and has field boundaries including trees and hedgerows.

Proposed Development / Indicative development capacities

- 10ha employment land

Phasing

It is estimated that this site could start delivering new employment development in 2017 and depending on market conditions and other factors it is estimated that the development will take 10 years to complete (at approximately 1ha each year).

Infrastructure Implications

- Contributions to improvements to the highways network.

Principles of Development

- Development will be expected to be of a high quality and innovative design, which will consider site constraints whilst providing an attractive place to work.
- A comprehensive landscaping scheme will be required.
- Improve connectivity and accessibility within the site and to the wider local area including links to the Railway Station and residential areas.
- Development will be expected to respect any existing ecological constraints on site and where necessary, provide appropriate mitigation.

Relevant Core Strategy Policies

Policy CS1: Halton's Spatial Strategy – Contribution to the provision of employment land

Policy CS4: Employment Land Supply and Locational Priorities – Contribution to the provision of employment land

Policy CS7: Infrastructure Provision – maximising the benefit of existing infrastructure and provision of appropriate new infrastructure

Policy CS15: Sustainable Transport – highly accessible, reduced need to travel

Policy CS18: High Quality Design – using high quality design in development

Policy CS19: Sustainable Development and Climate Change

Policy CS21: Green Infrastructure

Comment / Justification

The allocation of this site will complement the existing employment development in this area and provide additional jobs for local people. The site will be expected to include a comprehensive

landscaping scheme to protect and improve the green infrastructure and the nature potential of the area, maintaining where possible areas of hedgerow and valuable trees.

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Appendix G: Proposed Site Assessment Methodology

Proposed Methodology

It is proposed to undertake an assessment as set out in the stages below:

Stage 1: Initial Sieve

The first stage of the assessment will be an initial sieve of the Borough against any constraints that would prevent development this will include:

- Existing built development, unless an area is known to be available within the Plan Period;
- Land with the highest flood risk (zones 3a and 3b);
- Areas subject to unacceptable risk (e.g. COMAH / Airport PSZ);
- Sites of Special Scientific Importance;
- Areas containing ancient woodland; and
- Land with known remediation or contamination issues that would prevent the area being developed.

Land covered by one or more of these constraints has been discarded and excluded from further assessment at this stage. Any land within this area will only be included within future Local Plan allocations if appropriate evidence is provided that the constraint identified above can be overcome or mitigated to an appropriate standard.

Sites will also not be assessed if they are already allocated in the Halton Local Plan Core Strategy or if they already have planning permission for development.

Stage 2: Identification of Sites

The initial identification of sites is to be based on sites that have been submitted to the Council as part of the Local Plan process or as part of the production of evidence documents such as the SHLAA or the Green Belt Review.

A further exercise will then be undertaken using electronic mapping and aerial photography to identify any further sites that should be considered.

Stage 3: Site Assessment

Once the sites have been identified, these will then be assessed against the proposed site assessment form. This will allow each site to be assessed on a consistent basis.

The form is split into a number of sections as follows:

- Site Description: This provides details about the history of the site, its current uses and surrounding uses. It considers if the site's locality is suitable for development.
- Proposal: This section considers the proposed development of the site or the types of development that may be suitable for the site, if no proposal has been made. It looks at the potential benefits of the development of the site and considers its contribution to the Local Plan.
- Physical Constraints: This identifies any physical constraints to development, along with any potential mitigation measures or management techniques.
- Designations: This highlights any designations covering the site or parts of the site.

- Connectivity: This identifies access to public transport, footpaths, cycleways and the road network and considers their quality.
- Accessibility: This assesses the accessibility of sites to services and facilities for example accessibility to a primary school, the nearest shopping facilities, the nearest bus stop and the nearest rail station are used as indicators.
- Deliverability: This considers the suitability, availability, viability and deliverability of a site.
- Summary Conclusion: This provides a summary of the assessment of the site, highlighting any key issues and considerations.

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Proposed Assessment Form

Site Name	
Site Ref:	
Address:	
Site Size:	
Grid Ref:	
Ward:	
Site Description	
Brownfield / Greenfield:	
Current Use:	
Previous Uses:	(If known, particularly if risk of contamination)
Surrounding Uses:	
Planning History:	(Existing permissions, historic refusals, previous allocations etc)
Ownership:	
Source of Site:	(SHLAA, Green Belt Review, Local Plan Process, Planning Applications, Call for Sites, Officer Knowledge etc)
Conclusion:	(Is the site's locality suitable for development taking account of its overall character, neighbouring uses and historic use? Proposed housing sites should be capable of becoming attractive places to live. Proposed employment sites should be sited to allow their operation to occur without causing significant disturbance to neighbouring residential areas.)
Proposal	
Proposal:	
Benefits:	
Contribution to Local Plan:	
Conclusion:	
Physical Constraints	
Flood Risk:	(Flood Zone)
Ground Conditions:	(Flat, Undulating, Steep, Contaminated, Grade 1 agricultural land, Previous Landfill, instability issues etc)
Heritage:	(Listed Building, Historic Park, Local Listing, non-designated heritage asset etc)
Habitats:	(Is the site home to any Protected Species? etc)
Landscape:	(Landscape Character Area, TPOs, Trees, Ancient Woodland, Hedgerows, Visual Impact etc)
Townscape:	(Urban Character, Density, Scale, Visual Impact etc)
Pollution:	(Air quality management areas, noise, smell, water etc)
Mitigation:	(Proposed and potential mitigation or management etc)
Other Information:	
Conclusion:	
Designations	

Environmental:	(Proximity to SSSI, SPA, SAC, Ramsar etc)
Heritage:	(Conservation Area etc)
Key Area of Change:	(3 MG, South Widnes, West Runcorn, East Runcorn or not in a Key Area of Change)
Policy Designations:	(Open space, Green Belt etc)
Policy Allocations:	(Employment Allocation etc)
Conclusion:	
Connectivity	
Walking:	(Access to footpaths, footpaths to services and facilities, lighting, PROWs)
Cycling:	(Access to cycle paths and network)
Train:	(Distance to Station, frequency of service provided, destinations of services, quality of route to station)
Bus:	(Distance to Stop, frequency of service provided, destinations of services, quality of route)
Road:	(A roads, motorway, single carriageway etc)
Site Access:	(Is site accessible from highway network, could it be?)
ICT:	(Broadband available, mobile coverage, phone connectivity, new technologies)
Conclusion:	
Infrastructure	
Water and Sewerage:	
Education:	(Capacity)
Health:	
Community:	
Open Space:	(Deficiency, Surplus, quality etc)
Other:	
Conclusion:	
Accessibility	
Distance to Convenience Store:	
Quality of Route to Convenience Store:	
Distance to Town Centre:	
Quality of Route to Town Centre:	
Distance to Primary School:	
Quality of Route to Primary School:	
Distance to Secondary School:	
Quality of Route to Secondary School:	

Distance to Employment Site:	
Quality of Route to Employment Site:	
Quality of Employment Site:	
Distance to GP Surgery:	
Quality of Route to GP Surgery:	
Distance to Open Space:	
Quality of Route to Open Space:	
Quality of Open Space:	
Other Information:	
Conclusion:	Is the site's locality suitable for development taking account of its overall accessibility and convenience. Proposed housing sites should be well-located to access jobs, schools and other services. Proposed employment sites should be sited to enable future businesses to have convenient access for suppliers, employees and to markets.
Deliverability	
Suitability:	(Is the site suitable for the proposed use, taking into consideration the assessment above)
Availability:	(Is it available, are there ownership issues, ransom strips, is it for sale, is it owned or optioned by a housebuilder etc)
Viability:	(The likely economic prospects of developing a site taking account of broad costs and the state of the local market)
Conclusion:	
Site Assessment Summary Conclusion:	

Appendix H: Responding to the Consultation

Delivery and Allocations Local Plan Scoping Document

Please use this form to comment on the Delivery and Allocations Local Plan Scoping Document.

Copies of this consultation document can be inspected online at www.halton.gov.uk as well as the Halton Direct Links (HDLs) at Halton Lea, Runcorn; Brook Street, Widnes; and Granville Street, Runcorn, and the Libraries at Halton Lea, Runcorn; Kingsway, Widnes and Granville Street, Runcorn and Ditton, Widnes.

We ask that consultation responses are made online if possible, to save time and money. Paper copies of the comments form will also be considered.

Your Name and Address (block capitals)¹⁵:

	Personal Details	Agent Details*
Name		
Email		
Postal Address		
Telephone		
Organisation ¹⁶		

Signature:		Date:	
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If you would like to be kept informed of the subsequent stages of the preparation of this document please tick this box:

Preferred Contact Method:

Letter

E-mail

¹⁵ All responses received will be available for public inspection and will be placed on the Halton Borough Council website. This will include your name and post town but the remainder of your personal details will remain confidential. Anonymous responses will not be accepted

Your personal information will be held and used in line with the Data Protection Act 1998. Your personal data will not be sold on to third parties and we will use the data you give solely for the purpose of preparing the Halton Local Plan or other Planning Policies.

Your details will be added to the Local Plan Consultation Database. If you want to be removed from the database please notify us using the contact details on this form.

¹⁶ Where applicable

Please return your comments by **xx March 2014**

- **Online:** Via the online consultation form at www.halton.gov.uk
- **Email:** forward.planning@halton.gov.uk
- **By hand:** At the Council's Direct Links (Halton Lea, Runcorn; Brook Street, Widnes; and Granville Street, Runcorn)
- **By post:** Planning and Policy Division, Halton Borough Council, Municipal Building, Kingsway, Widnes, WA8 7QF

Comment Box	Comment ID: (office use only)	
Which question are you commenting on? (If you wish to provide a more general comment please highlight the paragraph number or section)		
<p>Please provide your comments:</p> <p style="text-align: right;"><i>Please continue on a separate sheet if necessary</i></p>		
<p>Please provide a succinct summary of your thoughts in 50 words or less.</p>		

Comment Box	Comment ID: (office use only)	
Which question are you commenting on? (If you wish to provide a more general comment please highlight the paragraph number or section)		
<p>Please provide your comments:</p> <p style="text-align: right;"><i>Please continue on a separate sheet if necessary</i></p>		
<p>Please provide a succinct summary of your thoughts in 50 words or less.</p>		

Thank-you for taking the time to complete this comments form. Please complete and attach further comments forms if you wish to submit additional comments on other sections or documents.

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Document is Restricted