



Development Management Committee

**Monday, 1 September 2025 6.30 p.m.
Civic Suite, Town Hall, Runcorn**

A handwritten signature in black ink, appearing to read 'P. Leck', is centered on the page.

Interim Chief Executive

COMMITTEE MEMBERSHIP

Councillor Rosie Leck (Chair)
Councillor Sharon Thornton (Vice-Chair)
Councillor Stan Hill
Councillor Colin Hughes
Councillor Paul Nolan
Councillor Ged Philbin
Councillor Carol Plumpton Walsh
Councillor Rob Polhill
Councillor Christopher Rowe
Councillor Dave Thompson
Councillor Bill Woolfall

***Please contact Isabelle Moorhouse on 01515113979 or
isabelle.moorhouse@halton.gov.uk for further information.
The next meeting of the Committee is on Monday, 6 October 2025***

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

Part I

Item No.	Page No.
1. MINUTES	1 - 4
2. DECLARATIONS 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 prior to discussion and voting on the item.	
3. PLANNING APPLICATIONS TO BE DETERMINED BY THE COMMITTEE	
(a) 23/00244/OUT – Outline Planning Application (with all matters other than access reserved) for the development of up to 350 dwellings, public open space, landscaping and associated infrastructure works. full details for site access arrangements via a new junction onto Chapel Lane following the demolition of Rose Farm Bungalow and new emergency access on Chapel Lane (to be determined by Knowsley Borough Council only) and a secondary emergency access via Sandy Lane (to be determined by Halton Borough Council). all other matters are to be determined by Halton Borough Council only at land at Chapel Lane, Widnes, Cheshire	5 - 27
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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.

DEVELOPMENT MANAGEMENT COMMITTEE

At a meeting of the Development Management Committee on Monday, 2 June 2025 at Civic Suite, Town Hall, Runcorn

Present: Councillors Leck (Chair), Thornton (Vice-Chair), S. Hill, Hughes, P. Nolan, Philbin, C. Plumpton Walsh, Polhill, Thompson and Woolfall

Apologies for Absence: Councillor Rowe

Absence declared on Council business: None

Officers present: T. Gibbs, A. Plant, G. Henry, A. Blackburn, E. Beheny, C. Sturdy, L. Wilson-Lagan and G. Ferguson

Also in attendance: Three members of the public.

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

		<i>Action</i>
DEV1	MINUTES	
	The Minutes of the meeting held on 7 April 2025, having been circulated, were taken as read and signed as a correct record.	
DEV2	PLANNING APPLICATIONS TO BE DETERMINED BY THE COMMITTEE	
	The Committee considered the following applications for planning permission and, in accordance with its powers and duties, made the decisions described below.	
DEV3	25/00094/FUL - PROPOSED ERECTION OF AN ANCILLARY SURFACE-MOUNTED STORAGE BUILDING ANCHORED TO EXISTING HARDSTANDING AT SAFFIL LTD, SULLIVAN ROAD, WIDNES, WA8 0US	
	The consultation procedure undertaken was outlined in the report together with background information in respect of the site.	
	The Committee was addressed by Mr McLaren, a representative of the Applicant, who summarised the following benefits of the site <i>inter alia</i> :	

- the building would be used to store finished articles on site;
- consultation had taken place with neighbouring properties and no objections had been received;
- the previous storage facility on the site had been demolished;
- the provision of a storage facility is needed for a temporary period of 10 years and will give the business time to consider its long term needs;
- the storage facility would also secure the employment of 17 employees at the site; and
- the facility offers a flexible and cost effective solution allowing the company to meet its current operational needs without prejudicing any prospective development plans for this area of the site and it is in accordance with the Council's Local Plan Policies.

The application was moved and seconded and the Committee voted to approve the Application.

RESOLVED: Approved subject to conditions:

1. Temporary permission – 10 Years
2. Detailing Approved Plans

DEV4 25/00102/FUL - PROPOSED EXTENSION TO THE REAR OF MANUFACTURING FACILITY COMPRISING CLASS B2 INDUSTRIAL FLOORSPEACE INCLUDING A CANOPY AREA AND CLASS B8 WAREHOUSE FLOORSPEACE, INCLUDING OVERHEAD CANOPY SPACE FOR LOADING AND UNLOADING, REMOVAL OF PORTAL FRAME STORAGE FACILITY TO THE FRONT OF THE MAIN BUILDING, CHANGES TO THE CAR PARKING AND HGV TRAILER PARKING, AND ASSOCIATED CHANGES TO ON-SITE PLANT AND OTHER FACILITIES ON THE SITE AT HOWDENS JOINERY LIMITED, ASTMOOR ROAD, RUNCORN, CHESHIRE, WA7 1PQ.

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

Since the publication of the agenda the Lead Local Flood Authority had provided comments on the application. They requested that an updated detailed drainage strategy should be provided prior to commencement. This could be

provided by the applicant prior to determination or added to the decision as a condition.

The Environment Agency had also provided comments since the publishing of the report and raised multiple queries. They had also provided some suggested conditions that could be added to the decision that would aid in answering their queries. It was suggested that the information requested could be provided prior to determination or added to the decision as a prior to commencement condition.

The Committee was addressed by Ms Bowater, a representative of the Applicant, and the Applicant Mr Fisher who both summarised the benefits of the proposal *inter alia*:

- years of work had gone into planning and designing a scheme to future proof the business at the Runcorn site;
- the Runcorn site was vital to Howden's Joinery Limited. Manufacturing, storage and logistics were all carried out at this site. 75% of Howden's kitchen cabinets were produced at this site;
- the application complied with national and local planning policies;
- Howden's was investing £100m into this project. The project would safeguard the sites future. Over 450 people were currently employed at the Runcorn site and up to 600 peoples were employed during peak periods; and
- the project would bring growth and security to the Runcorn site.

The application was moved and seconded and the Committee voted to approve the Application.

RESOLVED: That Authority be delegated to the Director – Planning and Transportation in consultation with the Chair or Vice Chair to determine the application and that, subject to resolution of the outstanding matters relating to drainage and ecology the application be approved subject to the conditions below to be amended in line with outstanding consultation responses received.

Conditions

1. Time limit - full permission

2. Specifying Approved Plans
3. Submission and agreement of Materials
4. Submission and agreement of a Site Waste Management Plan
5. Covering actions for Unidentified Contamination
6. Submission and agreement of Gas Monitoring Report and mitigation as required
7. Implementation and Retention of Parking Layout
8. Restricting Construction Hours for Piling
9. Restricting noise from external plant
10. Submission and agreement of Construction Environmental Management Plan
11. Reasonable Avoidance Measures for Mammals
12. Breeding Birds (time restriction for build)
13. Drainage
14. Notice to Council regarding piling works

DEV5 MISCELLANEOUS ITEMS

The following applications had been received / were in progress:

22/00569/OUT

The Secretary of State has called in the planning application for the Heath Business and Technical Park, Runcorn. This will be considered at a Public Inquiry.

The following appeals have been determined:


24/00125/FUL

Proposed two storey pitched roof extensions to front and side, single storey flat roof rear extension and new roof over existing side extension and detached garage at Tileacres, 29 Hale Road, Hale, L24 5RB. **(DISMISSED)**

24/00097/FUL

Erection of two drive-through units with 'drive-thru' facilities together with associated care parking, servicing and landscaped areas, at Green Oaks Centre, Widnes. **(ALLOWED)**

Meeting ended at 6.47 p.m.

APPLICATION NO:	23/00244/OUT
PROPOSAL:	Outline planning application (with all matters other than access reserved) for the development of up to 350 dwellings, public open space, landscaping and associated infrastructure works. Full details for site access arrangements via a new junction onto Chapel Lane following the demolition of Rose Farm bungalow and new emergency access on Chapel Lane (to be determined by Knowsley Borough Council only) and a secondary emergency access via Sandy Lane (to be determined by Halton Borough Council). All other matters are to be determined by Halton Borough Council only at Land At Chapel Lane Widnes Cheshire
WARD:	Birchfield
PARISH:	N/A
APPLICANT: AGENT:	Taylor Wimpey Lichfields
DEVELOPMENT PLAN: Halton Delivery and Allocations Local Plan (2022) Joint Merseyside and Halton Waste Local Plan (2013)	ALLOCATIONS: Strategic Residential Location SLR8 North West Widnes Residential Allocation W4
DEPARTURE:	No
REPRESENTATIONS:	
KEY ISSUES:	Principle of development, highways, drainage, ecology, developer contributions, residential amenity, affordable housing, contaminated land, open space provision, noise, design
RECOMMENDATION:	Approve subject to condition and legal agreement.
SITE MAP 	

1. APPLICATION SITE

1.1 The Site

The site subject of the application comprises 14.38Ha of undeveloped greenfield land. The site is currently vacant

The application site forms a Strategic Residential Location SLR8 within Policy CSR(3) and W4 within Policy RD1 as defined within the Halton Delivery and Allocations Local Plan policies map.

The site is located east of Chapel Lane, north of Old Upton Lane and west of Queensbury Way. The site's primary access will be taken from Chapel Lane with emergency accesses proposed north of the main access on Chapel Lane and to the south via Sandy Lane.

In the wider context, the site is located to the south of the village of Cronton.

1.2 Planning History

The application site is an undeveloped parcel of land and as a result there is no relevant planning history.

2. THE APPLICATION

2.1 The Proposal

Permission is sought for the erection of up to 350 dwellings, public open space, landscaping and infrastructure works. The application is made in outline form with Access details submitted for approval and all other matters reserved for subsequent assessment.

2.2 Documentation

The application is supported by the following documentation:

- Associated Plans (all viewable through the Council's Website)
- Illustrative Masterplan
- Planning Statement
- Design and Access Statement
- Ecological Assessment and Addendum to Ecological Assessment
- Arboricultural Impact Assessment
- Biodiversity Net Gain Assessment
- Phase II Geoenvironmental Site Assessment
- Noise Impact Assessment
- Historic Environment Desk Based Assessment
- Transport Assessment and Transport Addendum
- Technical Advice Note
- Landscape and Visual Impact Assessment

- Flood Risk Assessment

3. POLICY CONTEXT

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

3.2 Halton Delivery and Allocations Local Plan (2022)

The following policies contained within the Halton Delivery and Allocations Local Plan are of relevance:

CSR1 - Halton's Spatial Strategy

CSR12 - Housing Mix and Specialist

CS(R)3 Housing Supply and Locational Priorities;

CS(R)7 Infrastructure Provision;

CS(R)12 Housing Mix and Specialist Housing;

CSR13 - Affordable Homes

CSR21 - Green Infrastructure

HC10 Education

RD1 - Residential Development Allocation

RD4 - Greenspace Provision for

RD5 - Primarily Residential Areas

C1 - Transport Network and Accessibility

C2 – Parking Standards

HE1 - Natural Environment

HE4 - Greenspace and Green Infrastructure

HE5 - Trees and Landscaping

HE8 Land Contamination;

HE9 Water Management and Flood Risk;

GR1 - Design of Development

GR2 - Amenity

GR3 - Boundary Fences and Walls

GR5 Renewable and Low Carbon Energy;

3.3 Supplementary Planning Documents (SPD)

Design of Residential Development SPD

Designing for Community Safety (2005)

Draft Open Spaces Supplementary Planning Document (2007)

3.4 Joint Merseyside and Halton Waste Local Plan (2013)

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

WM8 Waste Prevention and Resource Management;

WM9 Sustainable Waste Management Design and Layout for New Development.

4. MATERIAL CONSIDERATIONS

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

4.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF) was updated in December 2024 to set out the Government's planning policies for England and how these should be applied.

4.3 Equality Duty

Section 149 of the Equality Act 2010 created the public sector equality duty.

Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty,

and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development that justify the refusal of planning permission.

4.4 Other Considerations

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

5. CONSULTATIONS

The application has been advertised via the following methods: A press advert in the Widnes and Runcorn Weekly News, site notices posted near to the site and on the Council's website. Surrounding residents were also notified by letter on 06.01.22.

The following organisations have been consulted and, where relevant, any comments received have been summarised below in the assessment section of the report:

Active Travel England

ATE are satisfied that the design elements of the access route, emergency access and footpath widths are satisfactory but requested confirmation that both Halton and Knowsley's Highways Engineers were satisfied with the proposed development. At the time of writing, both HBC and KMBC Highways are awaiting further information from Taylor Wimpey with regards to offsite works, therefore the ATE request for confirmation cannot be provided at this time.

Conservation Officer

No objections in principle, design will be considered at Reserved Matters state and should create a high quality and locally distinctive development with various sizes and scales of dwellings.

Contaminated Land Officer

No objections subject to conditions

Cronton Parish Council

Objects on the basis of loss of Green Belt – Members are reminded that the site is allocated for strategic housing purposed under the Halton Delivery and Allocations Local Plan (2022) and the site was removed from the Green Belt at the time the plan was adopted.

As a former Green Belt site, Green Belt mitigation is required, this will be provided by means of significant improvements to the Sandy Lane Public Right of Way, including lighting along Sandy Lane. These improvements will be secured by a legal agreement.

Objects on the basis of the use of Chapel Lane as the access – The Parish Council state a preference for access from Queensbury Way. Members are reminded that the Local Planning Authority is required to determine the application before them. The Highways Officers from Halton and Knowsley are satisfied with the proposed access arrangement, subject to off site traffic calming measures being implemented. This will be dealt with by means of a legal agreement.

Objects on the basis of the impact on bats and birds. MEAS have been consulted and are satisfied that the development can be carried out without harm to protected species and nesting birds.

Objects on the impact on trees and hedgerows. The applicant has submitted an arboricultural impact assessment which is deemed to be acceptable by the Council's Trees officer, subject to conditions to protect retained trees.

Objects on the basis that Sandy Lane will be affected by traffic – Sandy Lane will see improvements to include lighting and will be retained as a pedestrian link between Halton and Cronton.

Education

No response received.

Environment Agency

No objections subject to conditions.

Environmental Health

The submitted noise report identifies that the newly built dwellings may be affected by road traffic from Chapel Lane and Queensbury Way and as such a scheme of mitigation including upgraded ventilation and acoustic fencing is proposed, which is accepted. A condition will be required for such noise mitigation information to be provided and accompanied by a relevant acoustic report within the Reserved Matters application.

In terms of air quality, a dust management plan condition is required to be imposed.

No objections subject to conditions

Highways

Update high way information has recently been provided and members will be updated.

Knowsley MBC

KMBC Officers have been working alongside Halton officers and the applicant. Members will be updated in relation to the highway comments.

Lead Local Flood Authority

No objections subject to conditions

Merseyside Environmental Advisory Service

Info relating to Bats and ecology submitted mid July, MEAS updated comments still awaited at time of writing report

National Grid

No objection, informative note required

National Highways

No objections

Natural England

submission of further ecological reports at time of writing, however advised that the Local Authority could determine the application subject to consultation with a suitably qualified ecologist

Open Spaces Team

No objections subject to conditions relating to trees and hedgerows and provision of suitable bat boxes

Police Designing Out Crime Officer

No objections however offered suggestions relating to site layout and corner plots containing dual aspects to allow for natural surveillance. The applicant has been provided with a copy of the Police's comments.

Scottish Power

No objections, informative note offered relating to site connection.

United Utilities

No objection subject to conditions.

Waste Management

No comments received

6. REPRESENTATIONS

6.1 Consultation letters were sent to 636 neighbouring properties, 3 site notices were posted and the development was advertised in the local press. 674 letters of objection and 13 letters of support were received as a result of this publicity.

6.2 The details of public responses are detailed below:

- noise from construction
- duration of construction works hasn't been provided
- change to the character of the area
- increase in traffic
- anti-social behaviour
- potential for urban sprawl in Knowsley MBC allow a similar development
- Halton has a 5 year housing land supply
- no Very Special Circumstances have been provided for the loss of the Green Belt
- access onto Chapel Lane is unacceptable and Queensbury Way should be used
- Halton Council should develop brownfield sites

7. ASSESSMENT

7.1 Principle of Development

The application site is designated as a Residential Allocation on the Halton Delivery and Allocations Local Plan Policies Map.

Policy CS(R)3 of the Delivery and Allocations Local Plan states that during the plan period (up to the year 2037) provision will be made for the development of at least 8,050 (net) additional dwellings at an average of 350 dwellings (net) each year. The total of 8,050 new homes will be delivered from a variety of sources, one being via Housing Allocations (identified in Policy RD1) as identified on the Policies Map. The application site consists of the residential allocation W4. The principle of residential development in this location is therefore policy compliant and acceptable in accordance with Policy CS(R)3 of the Delivery and Allocations Local Plan.

Policy RD1 of the Delivery and Allocations Local Plan lists the Residential Allocations and the Strategic Housing Locations, and states that these allocations will assist in the delivery of the above requirements set out in Policy CS(R)3. The application site sits within the area referenced as W4 in the list of allocations.

Where a site does not have a current planning permission, an indicative capacity has been provided within Policy RD1 based on assessment of a suitable density that takes into consideration the location and context of the site and any other uses that are proposed on the site. The NPPF states that local authorities should set their own approach to housing density to reflect local circumstances. Halton considered that

the seeking of 30 dwellings per hectare as a minimum will aid in the efficient use of land, whilst promoting increased density around town, district or local centres or transport interchanges will help to promote redevelopment.

The site allocated as W4 covers approximately 14.26 Ha and has a notional capacity of 299 units/dwellings. The application is made in Outline for the provision of up to 350 dwellings on the site, although larger than set out in Policy W4, as the application is made in Outline and the Highways Engineers for Halton and Knowsley are satisfied that the access can accommodate the development, it is considered that the principle of the proposed development therefore accords with Policy RD1 of the Delivery and Allocations Local Plan.

Based on the above, it is considered that the principle of residential development in this location is acceptable in line with Policies CS(R)3 and RD1 of the Delivery and Allocations Local Plan, subject to acceptable details assessed against policies contained within the development plan and material planning considerations.

7.2 Housing Mix

Policy CS(R)3 of the Halton Delivery and Allocations Local Plan states that on sites of 10 or more dwellings, the mix of new property types delivered should contribute to addressing identified needs as quantified in the most up to date Strategic Housing Market Assessment, unless precluded by site specific constraints, economic viability or prevailing neighbourhood characteristics. Policy CS(R)12 echoes this housing mix requirement.

The Mid-Mersey Strategic Housing Market Assessment (SHMA) 2016 set out the demographic need for different sizes of homes, identifying that the majority of market homes need to provide two or three bedrooms, with more than 50% of homes being three bedrooomed. However, it is recognised that a range of factors including affordability pressures and market signals will continue to play an important role in the market demand for different sizes of homes.

The SHMA assessment also identified that, relative to England and Wales, there is a below average representation of homes with four or more bedrooms within the Housing Market Area (HMA). Considering this shortfall, there is a need for 4+ bedroom houses within Halton to serve identified forecasted needs.

The housing type profile in Halton currently differs from the national pattern with higher proportions of medium/large terraced houses and bungalows than the average for England and Wales. Consequently there is an under provision of other dwelling types, namely detached homes and also to a certain extent, flatted homes.

The Liverpool City Region SHELMA (Strategic Housing and Employment Land Market Assessment) shows an above average representation of detached and semi-detached sales however does not breakdown for bedroom requirements. In Halton

this is due to a particularly high proportion of new build sales that upwardly skew the figures for detached and semi-detached sales.

Alongside delivering the right quantity of new homes, it is equally important that the right type of housing is provided to meet the needs of Halton's existing population, address imbalances in the existing housing stock and ensure the homes provided can adapt to changing demographics.

The current application is made in Outline only with all matters other than access reserved for a subsequent application, however it is anticipated that the developer will offer a suitable mix of house types.

Policy CS(R)12 of the Delivery and Allocations Local Plan states "the mix of new property types delivered are encouraged to contribute to addressing identified needs as quantified in the most up to date SHMA". The purpose of this policy is to guide future housing mix within the borough and not intended to be imposed rigidly to fit the identified need.

7.3 Affordable Housing

Policy CS(R)13 of the Halton Delivery and Allocations Local Plan states that all residential schemes including 10 or more dwellings (net gain), or 0.5ha or more in size, with the exception of brownfield sites are to provide affordable housing at the following rates:

- a. Strategic Housing Sites: Those identified on the Policies Map as Strategic Housing Locations, are required to deliver a 20% affordable housing requirement.
- b. Greenfield Development: Will be required to deliver 25% affordable housing requirement.

The application site is allocated as a residential allocation on the DALP policies map (not a strategic housing site), and comprises a mix of greenfield and previously developed land.

Paragraph 2 of CS(R)13 sets out the Council's ambition for affordable housing delivery, at 74% social rent and 26% intermediary. Notwithstanding this detail, the Government published updated national guidance on the delivery of First Homes since the DALP examination in public.

The applicant proposes to provide 20% Affordable Housing, to be detailed within a legal agreement.

6.4 Residential Site Layout and Residential Amenity

The layout on the indicative masterplan generally follows good urban design principles. The proposed layout is considered to provide active frontages which is assisted through the use of dual aspect properties on corner plots. Full

consideration will be given to the design and layout of the site at Reserved Matters stage.

The proposed development will be expected to comply with the separation distances set out within the Design of New Residential Development Supplementary Planning Document which sets out the following interfacing distance standards:

- Where a principal window directly faces a principal window of another neighbouring property, a minimum distance of 21 metres must be maintained.
- Where principal windows directly face a blank elevation, a minimum distance of 13 metres must be maintained.

With regard to private outdoor space, the Design of Residential Development Supplementary Planning Document states that in calculating the required size of usable private outdoor space for houses the following minimum standards should be used as a guide:

- Houses having 1-2 bedrooms shall have a minimum private outdoor space of 50sqm per unit;
- Houses having 3 bedrooms shall have a minimum private outdoor space of 70sqm per unit;
- Houses having 4 or more bedrooms shall have a minimum private outdoor space of 90sqm per unit.

It is expected that the Reserved Matters scheme will be designed to accord with this standard and would ensure that each property has a usable private outdoor space.

With regard to the amenity of the proposed development, it is considered that the proposals would provide for an appropriate form of development that would not impact unduly on existing residents and that sufficient regard has been had for the amenity of future occupiers.

On this basis, the proposed layout and resultant residential amenity is considered to be acceptable and compliant with policies CS(R)18, C2, GR1, GR2 and GR3 of the Halton Delivery and Allocations Local Plan.

7.5 Appearance

Appearance will be dealt with at Reserved Matters stage, however it is expected that proposed dwellings would be of an appropriate appearance with variety in materials included on the elevations to add interest to the overall external appearance of the scheme.

The Reserved Matters application will be expected to be of a design to respect the character of surrounding properties in order to comply with Policies CS(R)18 and GR1 of the Halton Delivery and Allocations Local Plan.

7.6 Open Space, Green Space and Green Infrastructure

Policy CS(R)21 of the Halton Delivery and Allocations Local Plan highlights that Halton's green infrastructure network will be protected, enhanced and expanded, where appropriate, and sets out how the delivery and maintenance of green infrastructure will be achieved. The policy states this will be achieved by ensuring that new development maximises opportunities to make provision for high quality and multifunctional green infrastructure taking account of deficiencies and the standards for green space provision.

Policies RD4, HE4 and HE5 of the Halton DALP set out the Council's expectations for the provision of open space and green infrastructure in new developments. Policy RD4 underlines the importance at para 9.18 of the DALP where it states:

The provision of greenspace underpins people's quality of life. The Council views such provision as being important to individual health and wellbeing, and to the promotion of sustainable communities.

Paragraph 9.23 of the DALP goes on to say:

The provision of attractive and functional open space has an important role to play in ensuring a satisfactory housing estate design. It is vital that it should be considered as an integral element of the overall residential layout. The type, location and amount of areas of open space must be one.

Policy RD4 'Greenspace provision for residential development', states; all residential development of 10 or more dwellings that create or exacerbate a projected quantitative shortfall of greenspace or are not served by existing accessible greenspace will be expected to make appropriate provision for the needs arising from the development, having regard to the standards detailed in table RD4.1 The Halton Open Space Study 2020 (OSS) forms the evidence base for this policy.

Policy RD4 seeks to ensure that new housing development does not create or exacerbate shortages of five different types of open space. Demand arising from new development is assessed by calculating potential population on site and applying a quantitative standard per person (m²/person) and considering the quantity and proximity of existing supply within the area.

The application is made in outline form, as such, provision of open space on and off site will be dealt with under a subsequent application. The provision of open space will be dealt with under a legal agreement to ensure sufficient provision either on site or off site through the payment of a commuted sum for off-site provision.

On this basis the proposals are considered acceptable in this regard and in compliance with Policies CS(R)21, RD4, HE4 and HE5 of the Halton Delivery and Allocations Local Plan.

6.8 Trees, Ecology and Biodiversity

Policy HE5 of the Halton Delivery and Allocations Local Plan states that woodlands, trees and hedgerows are an important visual and ecological asset as they provide a significant contribution to areas distinctiveness as well as playing an important role in

There are no trees afforded statutory protection at this location, and the site is not situated within a Conservation Area. The application is accompanied by a tree survey and ecological assessment.

The Council's Open Spaces and trees Officer are satisfied that the development can be carried out without significant loss of trees and habitat and recommend conditions to ensure no significant harm is caused.

Comments are awaited from the Council's ecology adviser on the recent updated submission. Members will be updated.

7.8 Highway Considerations

Access to the site will be from the west via Chapel Lane, with the dwelling known as Rose Farm to be demolished to allow access to the site and suitable visibility splays.

The site will also provide emergency access routes to the north of the main access on Chapel Lane and to the south off Sandy Lane.

The Council's highways engineers are satisfied that the proposed access arrangement is acceptable, however as the application is in Outline form, the internal road layouts will be considered under a separate Reserved Matters application.

Discussions are ongoing in relation to financial contributions for off-site highways works to ensure traffic calming measures are implemented, details of which will be reported back to Committee at a future date, and will be subject to a legal obligation.

Financial contributions towards the improvement of the Public Right of Way of Sandy Lane are also ongoing and will be subject to a legal obligation.

7.9 Flood Risk and Drainage

The application site is located within Flood Zone 1 and the Halton SFRA identifies that the site is within a critical drainage area. The proposed development comprises residential dwellings that would be classified as more vulnerable with regards to flood risk and the application is supported by a Flood Risk Assessment (FRA). The Council's Lead Local Flood Authority has advised that surface water flood risk is reported to vary from low (1 – 0.1% AEP) to very low (less than 0.1% AEP) across the site. The LLFA is satisfied that the proposed buildings will likely not be at risk of groundwater flooding.

The LLFA are satisfied that the development can be carried out and a suitable SuDS system provided subject to conditions.

Based on the above, the proposal is considered able to demonstrate compliance with Policies CS23 and HE9 of the Delivery and Allocations Local Plan and can ensure that the site is adequately drained.

7.10 Ground Contamination

The application was accompanied by a site investigation report, which has been assessed by the Council's Land Contamination Officer. The Contamination Officer is satisfied that the development can be carried out subject to a further site investigation and a watching brief condition being imposed.

Based on the above, the proposal is considered able to demonstrate compliance with Policies CS23 and HE8 of the Delivery and Allocations Local Plan and can ensure that any ground contamination is dealt with appropriately.

7.11 Noise

The application is supported by an acoustic report. The Council's Environment Health Officer recommended conditions to ensure that the new dwellings have suitable ventilation which will prevent noise from the Chapel Lane and Queensbury Way impacting future residents and an acoustic fence constructed, details of which will be required under the subsequent Reserved Matters application.

A condition is also required relating to construction timings, and dust during construction. The proposed development can demonstrate compliance with Policies CS23, HE7 and GR2 of the Halton Delivery and Allocations Local Plan.

6.12 Waste Management

Policies WM8 and WM9 of the Joint Merseyside and Halton Waste Local Plan are applicable to this application along with policy CS24 of the Halton Delivery and Allocations Local Plan.

In terms of waste prevention, construction management by the applicant will deal with issues of this nature and based on the development size, the developer would be required to produce a Site Waste Management Plan to deal with waste during the construction period. The submission of a Waste Audit/Site Waste Management Plan should be secured by condition.

Information relating to household waste storage and access for refuse collection vehicles has not been provided, details of this can be secured by condition or under a future Reserved Matters application.

The proposal is considered to be compliant with policies WM8 and WM9 of the Joint Merseyside and Halton Waste Local Plan and policy CS24 of the Halton Delivery and Allocations Local Plan.

7.14 Sustainable Development and Climate Change

Policy CS(R)19 of the Halton Delivery and Allocations Local Plan states that all new development should be sustainable and be designed to have regard to the predicted effects of climate change including reducing carbon dioxide emissions and adapting to climate conditions. The policy sets out a number of principles to be used as a guide for future development.

Policy GR5 of the Halton Delivery and Allocations Local Plan states that the incorporation of renewable and low carbon energy into developments will be encouraged, particularly as part of major schemes.

Electric vehicle charging points and inclusion of low carbon and renewable energy proposals can be secured by a suitably worded planning condition or detailed within a subsequent Reserved Matters application

As such, the proposal is considered to accord with Policies CS(R)19 and GR5 of the Halton Delivery and Allocations Local Plan.

8. CONCLUSIONS

The proposed development would provide residential development on an allocated housing site in a sustainable location, contributing to housing need in the Borough.

When assessed against the policies in the NPPF taken as a whole, taking into account the details of the scheme and any material planning considerations, the proposal is thus sustainable development for which the NPPF carries a presumption in favour.

As such, the proposal is considered to accord with the Development Plan and national policy in the NPPF.

9. RECOMMENDATIONS

The application is to be approved subject to the following:

- a) S106 agreement relating to off-site highway works, Open Space, Affordable Housing, habitat loss compensation and Green Belt compensation.
- b) Schedule of conditions set out below
- c) That if the S106 agreement is not signed within a reasonable period of time, authority given to refuse this planning application.

9. CONDITIONS

- 1. Standard Outline Condition
- 2. Condition specifying approved plans
- 3. Levels
- 4. External Materials & surface materials

5. Boundary treatment details
6. Site investigation, remediation and mitigation
7. Any unidentified contamination
8. Affordable housing plan
9. Tree protection and Arb Method Statement
10. Woodland Management Plan for minimum 30 years
11. Site Waste Management Plan
12. Site Bin storage, servicing plan and tracking
13. Details of noise mitigation measures
14. Hours of construction
15. Recreational Pressure Home leaflet
16. Ecology lighting scheme for bats
17. Bird and Bat boxes
18. Breeding birds
19. CEMP/agreement of ecological enhancement features
20. Drainage Strategy
21. Drainage Verification
22. Pedestrian and cycle links
23. scheme of speed calming measures
25. Cycle parking
26. Vehicle access and parking constructed prior to commencement of use
27. Details and implementation of measures for low carbon and renewable energy proposals

11.BACKGROUND PAPERS

The submitted planning applications are background papers to the report. Other background papers specifically mentioned and listed within the report are open to inspection by contacting dev.control@halton.gov.uk

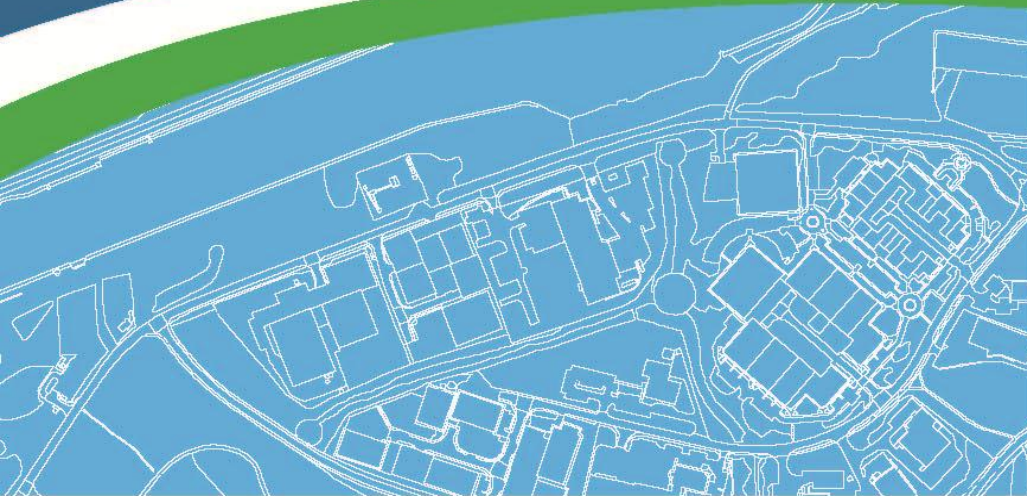
12.SUSTAINABILITY STATEMENT

As required by:

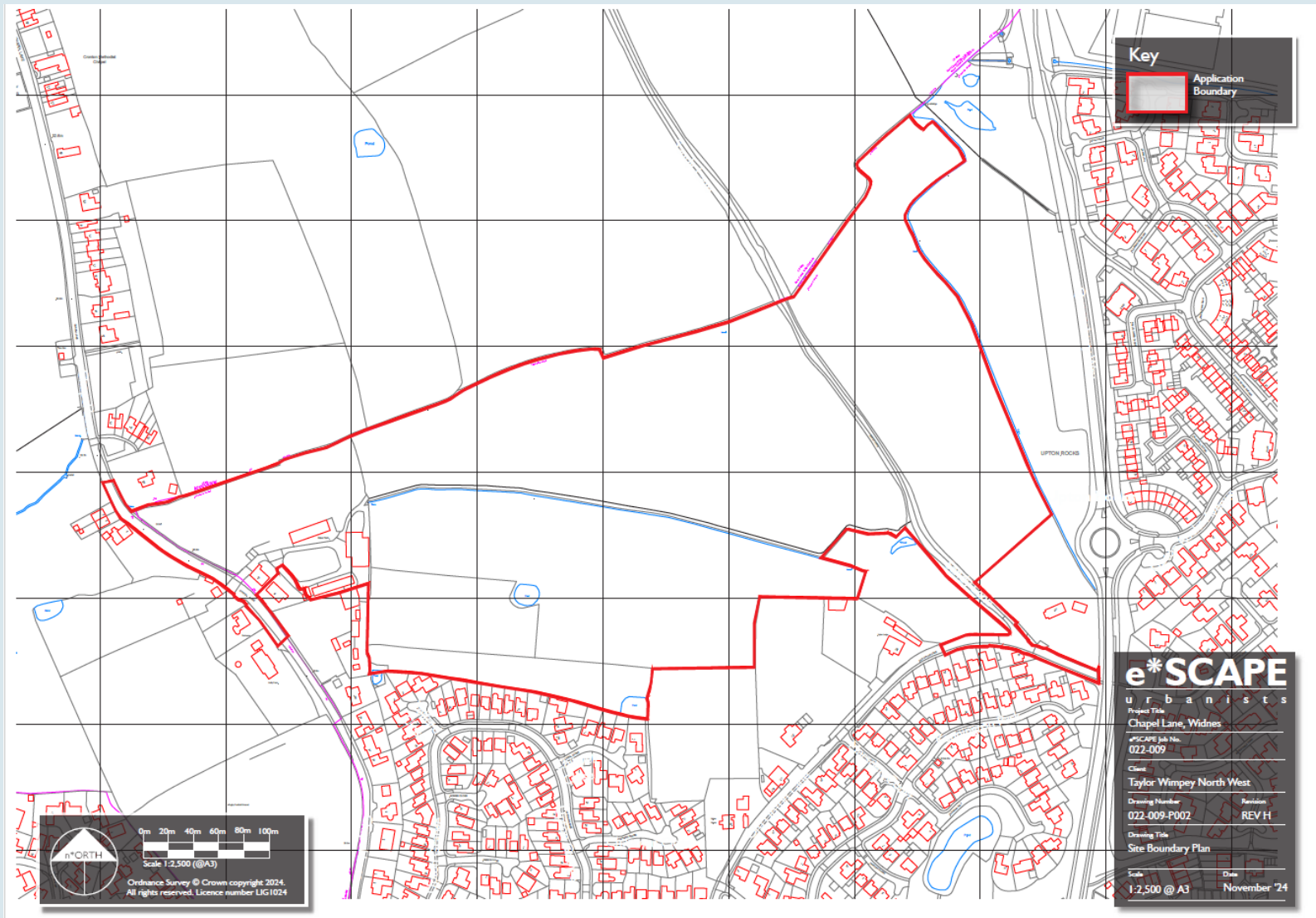
- The National Planning Policy Framework (2024);

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

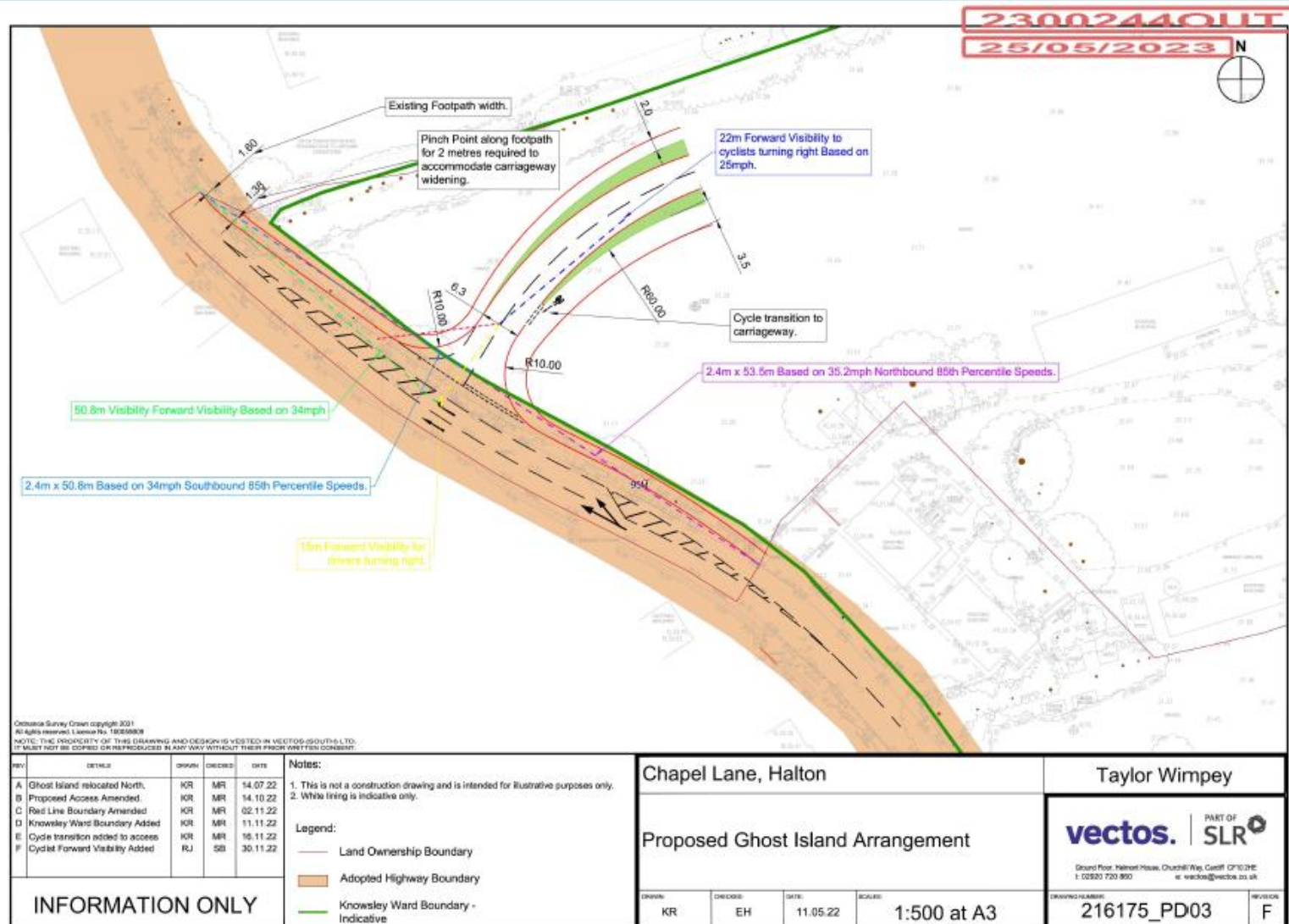
This statement confirms that the local planning authority has worked proactively with the applicant to secure developments that improve the economic, social and environmental conditions of Halton













REPORT TO: Development Management Committee

DATE: September 2025

SUBJECT: Miscellaneous Information

REPORTING OFFICER: Executive Director – Environment & Regeneration

WARD(S): Boroughwide

The following Appeals have been received / are in progress:

24/00463/PRIOR

The Secretary of State has called in the planning application for the Heath Business and Technical Park, Runcorn. This will be considered at a Public Inquiry.

The following appeals have been determined:

25/00001/NONDET

Application to determine if prior approval is required for a proposed change of use of a building falling under Use Class E into a mixed use, Class E at ground floor and 2 flats (2 x 6 bed) Class C3 at first floor. **ALLOWED**