

REPORT TO: Environment and Urban Renewal Policy and Performance Board

DATE: 28th June 2017

REPORTING OFFICER: Strategic Director – Enterprise, Community and Resources

PORTFOLIO: Physical Environment

SUBJECT: Delivery and Allocations Local Plan (incorporating revised Core Strategy Policies)

WARDS: All Wards

1.0 PURPOSE OF THE REPORT

- 1.1 This report will provide the Environmental and Urban Renewal PPB with an overview of the next key document to be produced in Halton's Local Plan. It also provides the opportunity to view the proposed draft policies to be included within the Revised Core Strategy policies and Delivery and Allocations Local Plan (Appendix A).
- 1.2 The Revised Core Strategy policies and Delivery and Allocations Local Plan will replace and update certain policies in the current Core Strategy and will replace the remainder of the saved Unitary Development Plan (UDP) policies. This will help to ensure that the policies can carry full weight in the decision making process for planning applications and appeals.

2.0 RECOMMENDATION: That

- 1. the content of this report is noted; and**
- 2. any comments or issues identified by the Board in relation to the proposed draft policies to be included within the Revised Core Strategy policies and Delivery and Allocations Local Plan are provided to the Planning and Transport Strategy Team.**

3.0 SUPPORTING INFORMATION

- 3.1 It is a statutory requirement for local authorities to produce a development plan for their area. A development plan quantifies development needs and establishes what land use(s) would be acceptable on parcels of land across the area. The development plan is then the starting point for any decisions on planning applications, in what is known as the plan-led approach. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Government sees it as increasingly important that local planning authorities have an up-to-date plan in place, and is introducing increasingly stringent sanctions where this is not the case.

- 3.2 The current Halton Local Plan Core Strategy was adopted in 2013. Since the Plan was adopted there have been a number of changes that need to be addressed:
- a. The introduction of the National Planning Policy Framework (NPPF) in March 2012.
 - b. The introduction of National Planning Policy Guidance (PPG) in March 2014.
 - c. The revocation of the Regional Strategy for the North West in May 2013.
 - d. New housing evidence from the Strategic Housing Market Assessment (SHMA) in January 2016 for Mid-Mersey, commissioned jointly with St Helens and Warrington Councils.
 - e. Emerging housing and employment evidence from the Liverpool City Region Strategic Housing and Employment Land Market Assessment (SHELMA).
 - f. Liverpool City Region's Local Enterprise Partnership's Growth Strategy (2016)
- 3.3 The Delivery and Allocations Local Plan (DALP) will update certain Core Strategy policies in line with the Revised Scoping consultation (2014) and current evidence base. The other Core Strategy policies will be retained and will not be subject to consultation. The DALP will set out the planning policies and land allocations to guide decisions on the location, scale and type of development and changes in the way land and buildings are used.
- 3.4 Specifically, this Local Plan document and associated Adopted Policies Map will:
- a. Refresh and update, selected policies of the Core Strategy (adopted April 2013).
 - b. Replace the remaining saved policies of the Halton UDP (adopted April 2005).
 - c. Include allocations of land for residential, employment, retail, leisure and other land uses.
 - d. Identify areas to be designated and protected for landscape, nature conservation, environmental and heritage reasons.
 - e. Provide policies to guide decision making in the development management process.
 - f. Replace the existing UDP Proposals Map

Production Process

- 3.5 The production of a Local Plan must follow the Town and Country Planning (Local Planning) Regulations 2012. The process is similar to that followed for the Core Strategy, with consultation taking place on draft documents. A period of informal public consultation is required prior to formal consultation on the version of the plan that the Council intends to submit and subsequently adopt.

Timetable

- 3.6 The timetable for producing the Delivery and Allocations Local Plan is a challenging one. The next consultation stage is the Publication consultation and is expected to take place in Autumn 2017, with submission of the document to the Secretary of State for examination in 2018.

4.0 POLICY IMPLICATIONS

- 4.1 The Delivery and Allocations Local Plan are set to replace the remainder of the Unitary Development Plan that has not already been replaced by the Halton Core Strategy or the Joint Waste Local Plan. It will also replace and update a number of policies within the current Core Strategy to reflect the most up to date evidence base.
- 4.2 The Delivery and Allocations Local Plan will therefore be a key policy document for the future development of the Borough and the Council's investment and economic prosperity strategies.

5.0 FINANCIAL IMPLICATIONS

- 5.1 Aside from the financial implications of producing material for public consultations and hosting consultation 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 & Young People in Halton

It is likely that the Delivery and Allocations Local Plan will guide an increase in the number of homes and people within Halton. Liaison with appropriate bodies is being undertaken as this is likely to have potential implications for Commissioning and School Place Planning.

6.2 Employment, Learning & Skills in Halton

The Delivery and Allocations Local Plan will be allocating land for employment development in the Borough and providing policies to guide employment development in the future.

6.3 A Healthy Halton

The Delivery and Allocations Local Plan will guide an increase in the number of homes and people within Halton. Liaison with appropriate bodies is being undertaken as this is likely to have potential implications for the provision of health services and leisure facilities.

The Local Plan will also have the ability to protect community facilities or to allocate land for additional facilities where necessary.

6.4 A Safer Halton

The Delivery and Allocations Local Plan will include policies to ensure that new developments are appropriately designed, including to discourage crime and create a safer Halton.

6.5 Halton's Urban Renewal

The Delivery and Allocations Local Plan will be seeking to allocate and designate land within the Borough. This may be to protect land for nature conservation reasons or as playing pitches or it could be to allocate land for residential development or employment development.

The Local Plan 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 main risk to the production of the Delivery and Allocations Local Plan is the limited resources to produce the document. There is a possibility that the timetable outlined above will not be met, and thus the eventual adoption of the document will be delayed.

7.2 Other risks include changes to Government policy, regulations and legislation. For example changes to the methodology for calculating the 'Objectively Assessed Need' for housing are expected, that may supersede / invalidate the previous work commissioned by the Council necessitating a change in the housing numbers within the Plan.

7.3 Members will be aware of the sensitivities surrounding land in the Green Belt. It is anticipated that the potential release of land within the Green Belt 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.

8.0 EQUALITY AND DIVERSITY ISSUES

8.1 The policies in the emerging Revised Core Strategy policies and Delivery and Allocations Local Plan will be applied equally to all sections of Halton's communities.

8.2 Equality Impact Assessments will be carried out during the production of the document to identify the potential impact of proposed policies on Halton's residents.

8.3 Consultation on draft policies will take place with the stakeholders and the Borough's population and efforts will be made within available resources 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
The Town and Country Planning (Local Planning) (England) Regulations 2012	Municipal Building, Widnes	Alasdair Cross
National Planning Policy Framework (2012)	Municipal Building, Widnes	Alasdair Cross
Halton Core Strategy Local Plan (2013)	Municipal Building, Widnes	Alasdair Cross
Executive Board report [9th January 2014] Delivery and Allocations Local Plan Scoping Consultation	Municipal Building, Widnes	Alasdair Cross
Executive Board report [10th December 2015] Revised Delivery and Allocations Local Plan (DALP) Scoping Report	Municipal Building, Widnes	Alasdair Cross