

REPORT TO: Environment and Regeneration Policy and Performance Board

DATE: 18th June 2025

REPORTING OFFICER: Executive Director Environment and Regeneration

PORTFOLIO: Environment and Urban Renewal

SUBJECT: Transport and Accessibility, Social Value in Planning and House Extensions
Supplementary Planning Documents

WARD(S) Borough wide

1.0 PURPOSE OF THE REPORT

- 1.1 This report seeks approval from the Board to support the Supplementary Planning Process for the following Supplementary Planning Documents (SPD):
- Transport and Accessibility
 - Social Value in Planning
 - House Extensions

2.0 RECOMMENDATION: That the Board support and endorse the development of the above SPD's through the regulatory planning process until adoption.

3.0 SUPPORTING INFORMATION

- 3.1 The Local Plan for Halton currently comprises of the adopted Delivery and Allocations Local Plan (2022) and the Joint Waste Plan (2013). The statutory Local Development Plan is the set of Local Plans (also known as Development Plan Documents (DPDs) that together form the statutory basis for determining whether or not planning permission should be granted.
- 3.2 Supplementary Planning Documents add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on issues such as Social Value, Transport and Accessibility or House Extensions. The production of such documents must meet the legal and procedural requirements but once adopted, SPDs are capable of being a material consideration in planning decisions but are not part of the development plan.
- 3.3 The Transport and Accessibility SPD has clear links to policy,

notably Policy CS(R)15 Sustainable Transport, although there are a number of other policies in the DALP which support this SPD, notably CS(R)7 Infrastructure Provision, CS(R)18 High Quality Design, CS(R)21 Green Infrastructure, C1 Transport Network and Accessibility and C2 Parking Standards and Appendix D Parking Standards.

- 3.4 The Social Value in Planning SPD also has clear links to policy, notably policy ED2 Employment Development. In addition to Policy ED2, the Local Plan contains other policies that are relevant to this SPD which, amongst others, include Policy CS(R)1: Spatial Strategy, Policy CS(R) 4: Strategic Employment Sites, Policy CS(R) 3: Housing Supply and Locational Priorities and Policy C1: Transport Network and Accessibility.
- 3.5 The House Extension SPD also has clear links to policy, Policy RD3: Dwelling Alterations, Extensions, Conversions and Replacement Dwellings. In addition to Policy RD3, the Delivery and Allocations Local Plan contains other policies that are relevant to this SPD which, amongst others, include: CS(R)18 – High Quality Design, CS(R)19 – Sustainable development and climate change, RD3 – Dwelling alterations, Extensions, Conversions and Replacement Dwellings, RD5 – Primarily Residential Areas, GR1 - Design of development, GR2 – Amenity and C2 – Parking Standards.

4.0 POLICY IMPLICATIONS

- 4.1 Planning applications should normally be determined in accordance with the Development Plan.
“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.” [Section 38(6): Planning and Compulsory Purchase Act 2004]
- 4.2 The Local Plan is a statutory development plan of a local area, drawn up by the local planning authority in consultation with the community, under the Town and Country Planning (Local Planning) (England) Regulations 2012. The Local Plan is designed to provide broad and strategic policies. SPDs provide detailed guidance on the implementation of policies outlined in the Local Plan. This helps ensure that policy intentions are clear.
- 4.3 Given the new National Planning Policy Framework (NPPF) and emerging Planning Policy Guidance (PPG) the Planning Policy team are preparing to adopt these SPDs to provide more guidance to internal and external stakeholders on the topic issues in question.

5.0 FINANCIAL IMPLICATIONS

- 5.1 The adoption of the Social Value in Planning, Transport and Accessibility and House Extension SPDs have no direct financial implications for the Council.

6.0 IMPLICATIONS FOR THE COUNCIL'S

6.1 Improving Health, Promoting Wellbeing and Supporting Greater Independence

The Transport and Accessibility SPD supports active travel which enables healthy lifestyles. House Extension SPD protects health and amenity for the householder and neighbouring properties. The Social Value in Planning SPD also creates opportunities to develop skills and knowledge leading to employment opportunities.

6.2 Building a Strong, Sustainable Local Economy

The Transport and Accessibility SPD helps ensure is well-connected to support the local economy. The House Extension SPD will provide more technical information, which will hopefully make the development process smoother and give back to the Local Economy. Social Value in Planning SPD reinvesting in the local communities through skills and training opportunities.

6.3 Supporting Children, Young People and Families

The Transport and Accessibility SPD helps promote healthy lifestyles for young people and families. Social Value in planning works with local education and further educations to create learning and apprenticeship opportunities. House Extensions SPD ensure householders still have access to amenity spaces like gardens and lighting, vital for the development of young children.

6.4 Tackling Inequality and Helping Those Who Are Most In Need

Social Value in Planning in SPD creates opportunities for more disadvantaged members of the community to engage in learning and employment. The Transport and Accessibility SPD is supported by Inclusive Mobility which supports people with accessibility issues.

6.5 Working Towards a Greener Future

The Social Value in Planning SPD focuses on increasing access to work and training opportunities by working in partnership with Developers and Halton Employment Partnership membership, whilst improved access to open spaces and promoting sustainable transport., supports the Council's commitment to reduce the borough's carbon footprint. The House Extension SPD ensures extensions meets energy efficiency standards.

6.6 Valuing and Appreciating Halton and Our Community

The community feel that they have a voice in how Halton is developed by participating in the opportunities offered in the Social Value in Planning SPD. The House Extension SPD helps preserve

the character of Halton. The Transport and Accessibility SPD aims to help create a well-connected sustainable community.

7.0 Risk Analysis

- 7.1 Supplementary Planning Documents provide up-to-date relevant information in support of the Local Plan and assists developers by providing clarity on topic area's therefore reducing the risk of a non-determination.

8.0 EQUALITY AND DIVERSITY ISSUES

- 8.1 Building stronger communities through community engagement and good planning is a key aspect of the Local Plan and its suite of supporting documents. The Council is already committed to equality regardless of age, sex, caring responsibility, race, religion, marital status, maternity issues, gender reassignment, socio economic need, sexuality or disability and these commitments are reflected in the Local Plan as far as is relevant. Planning Policy documents are subjected to Equality Impact Assessments during their production to ensure compliance.

9.0 CLIMATE CHANGE IMPLICATIONS

- 9.1 All the SPDs support the council's commitment to protecting against climate change.

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

Document	Place of Inspection	Contact Officer
Transport and Accessibility SPD	Municipal Building, Widnes	Rebecca Taylor
Social Value in Planning SPD	Municipal Building, Widnes	Rebecca Taylor
House Extension SPD	Municipal Building, Widnes	Rebecca Taylor
The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)	Municipal Building, Widnes	Rebecca Taylor
National Planning Policy Framework (NPPF 2025)	Municipal Building, Widnes	Rebecca Taylor

National Planning Practice Guidance (PPG)	Municipal Building, Widnes	Rebecca Taylor
Halton Delivery and Allocations Local Plan (DALP 2022)	Municipal Building, Widnes	Rebecca Taylor
Waste Local Plan (2013)	Municipal Building, Widnes	Rebecca Taylor