



ST HELENS
BOROUGH COUNCIL

ST HELENS BOROUGH LOCAL PLAN 2020-2035

DRAFT SCHEDULE OF MODIFICATIONS

May 2021

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Draft Main modifications to the Proposed Local Plan Submission Draft 2020 – 2035 (LPSD)

The draft main modifications below are expressed either in the form of ~~strike through~~ for deletions and **underlined and bold** for additions of text, or by specifying the modification in words.

The draft main modifications are set out below and include 6 separate Annexes:

Mod Ref No.	Page number	Current policy/ paragraph	Change (deleted text in strike through ; new text <u>underlined</u> and bold; changes to diagrams, tables, etc. described in italic text).	Reason for Modification	Document Reference for the suggested modification
MM001 Formerly AM056-58 in SD003	102	LPC06 Biodiversity and geological conservation (add new criterion 7)	<u>7. Further details concerning the implementation of this policy will be set out in the Council's proposed Nature Conservation Supplementary Planning Document</u>	For clarity and to address the comments of Natural England (representation reference RO0180)	INSP003, paragraph 24
	104	Paragraph 7.6.5	It has been identified that new housing development in the <u>Liverpool City Region</u> Borough, particularly when considered cumulatively, may <u>is likely to</u> cause <u>significant</u> ecological effects on the Sefton Coast SAC and other designated European sites around the Liverpool City Region due to increased recreational pressure. The Council is	AM056-58 cumulatively relate to the effectiveness of the Plan and should be combined into a main modification	

		<p>New Paragraph 7.6.5A</p>	<p>working with other local authorities and partner organisations in the City Region to quantify these effects and to identify, <u>through the preparation of a City Region wide recreation mitigation strategy</u>, a strategic and consistent approach to any mitigation that is required. This may include the use of developer contributions (if these are shown to be necessary to mitigate the effects of development in different parts of the City Region on the European sites). Any such contributions linked to development in St Helens Borough will be proportionate to the identified scale of its impacts. The Council will use this approach, subject to agreement of its details, to address this issue.</p> <p><u>The City Region recreation mitigation strategy referred to in paragraph 7.6.5 above has yet to be completed. However, within St Helens any developer contributions are likely to be focussed at least in part on the delivery of strategic greenspace enhancements in the local area, for example at Bold Forest Park. The Bold Forest Park</u></p>		
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			<p><u>(BFP) Area Action Plan forms part of the St Helens Local Plan and provides a framework for the development of the BFP area, which covers about 1,800ha of land in the southern part of the Borough. Due to its location on the urban fringe of St Helens, the BFP is potentially accessible to a large sub-regional population and is capable of playing an important role as an alternative recreational destination. The Council will continue to promote the BFP as a sub-regional greenspace and to seek opportunities for additional funding to help improve the functionality and management of the BFP.</u></p>		
MM002 Formerly AM067-68 in SD003	161	Paragraph 8.27.7	<p>The Manchester Mosses Special Area of Conservation (SAC) has been identified as being at risk of harm from increased air pollution caused by traffic. For this reason, all proposals for development that would cause an increase in traffic levels that would exceed one or both of the thresholds in paragraph 3 of Policy LPD09 must be accompanied by sufficient evidence to enable the effects upon the SAC to be assessed. <u>Under part 1 of Policy</u></p>	<p>In the interests of clarity, and to address the comments of Natural England (representation reference RO0180).</p> <p>As both AMs relate to soundness they should be an MM.</p>	INSP003, paragraph 25

		New Paragraph 8.27.7A	<p><u>LPC06, smaller development proposals would also need to be accompanied by such evidence if they are likely to have a significant effect alone or in combination with other projects on the SAC.</u> Any significant effects would need to be addressed in line with Policy LPC06.</p> <p><u>The precise details of the measures required in response to point (3) of policy LPD09 will depend on the details of the development itself. However, effective measures available (depending on the type of development) may include:</u></p> <ol style="list-style-type: none"> <u>1. Electric vehicle charging points at parking spaces;</u> <u>2. Provision of a communal minibuss (particularly if electric), and car club space;</u> <u>3. Cycle parking and shower facilities for staff;</u> <u>4. On-site services (e.g. GP surgeries and shops) to reduce need for off-site movements;</u> <u>5. Personalised Journey Planning services for residents. If employment premises the company could provide incentives for car-</u> 		
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			<p><u>sharing and minimising car journeys for work;</u></p> <p><u>6. Production of sustainable travel information for residents e.g. accurate and easily understandable bus timetables;</u></p> <p><u>7. Implementation of a Staff Management Plan to place restrictions on car use by Staff;</u></p> <p><u>8. For vehicles generating HGV movements, restrictions to keep movements below 200 Heavy Duty Vehicles per day, or a commitment to ensuring all HGVs used will be Euro6 compliant.</u></p>		
MM003	40	LPA05 part 3b and 3c	<p>b) at least 30 dph on <u>all other</u> sites that are within or adjacent to a district or local centre or in other locations that are well served by frequent bus or train services; and</p> <p>c) at least 30 dph on other sites that are within an existing urban area.</p>	Highlighted in Inspectors' preliminary questions (INSP003)	SHBC001, paragraph 50, p33 (PQ44)
MM004	16	LPA01	<p><i>Entire 'Policy LPA01: Presumption in Favour of Sustainable Development' to be deleted along with accompanying Reasoned Justification (and associated re-numbering of subsequent policies in the Plan)</i></p>	Highlighted in Inspectors' preliminary questions (INSP003, paragraph 58)	SHBC001, paragraph 58, p37

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MM005 (In part, this was formerly AM074)	218-242 and 248-259	Appendix 5 and 7 site profiles	Proposed changes to the site profiles are set out in Annexes 1 and 2	<p>Requirements which are generic and apply to each site because of other policies of the Plan should be excluded from the site profiles, requirements should be site specific.</p> <p>Also significant changes to the site profiles through AM074, e.g, the addition of new requirements, are main modifications because of the link to Policies LPA04.1 and LPA05.1.</p> <p>Inspectors considered there is no need to allocate sites developed or under construction given stage they've reached (2EA, 3EA, 10EA, 3HA and 10HA).</p> <p>For those sites that have a planning permission, but are not yet built (9EA 11EA and 9HA), the key conditions from the decision notices are included to ensure effectiveness of Plan.</p>	<p>INSP003, paragraph 61 and SHBC001, paragraph 61, p38</p> <p>INSP003, paragraph 61</p> <p>INSP005, paragraph 5 (and response to this in SHBC005 under Matter 4)</p> <p>INSP004, paragraph 5 SHBC002, q1, p3</p>
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	24	<p>addition, the Council intends to work pro-actively with partner organisations where necessary to secure the suitable regeneration of other town, district and local centres and of existing housing and employment areas, particularly in less affluent areas. The Council will prepare Supplementary Planning Documents covering specific areas where this is considered necessary to help implement their regeneration.</p> <p><i>Insert new paragraphs 4.6.20 to 4.6.22 as follows:</i></p> <p><u>4.6.20 The Council is entering into a formal partnership agreement with the English Cities Fund as the Council's preferred strategic partner to ensure the delivery of a Borough wide regeneration strategy, including economic regeneration and housing. The Council has recognised that a new approach to growing the economy of the Borough is required that seeks to work pro-actively with the private sector and establish a strategic partnership maximising the opportunities presented to deliver significant future growth in St. Helens and deliver key priorities including</u></p>	<p>Factual update. The regeneration of the town and district centres are a key priority of the Local Plan. Therefore, reference to both the ECF and Town Deal is considered appropriate.</p>	
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			<p><u>Town Centre regeneration, social wellbeing and providing appropriate infrastructure to support future development.</u></p> <p><u>4.6.21 Furthermore, as part of the ‘Town Deal’ initiative established by the Government in 2019, the Council are seeking to secure significant investment of up to £25 million. This funding will be used to help increase economic growth with a focus on land use and regeneration, improved connectivity (both transport and better broadband connectivity), skills and employment, and heritage, arts and culture for St. Helens Town Centre.</u></p> <p><u>4.6.22 The Council will prepare Supplementary Planning Documents covering specific areas to help implement regeneration where this is considered necessary.</u></p>		
MM007	45	Table 4.6 Housing Land Supply	<p>See Annex 3 for a reformatted and updated version of Table 4.6, showing the position as at 31 March 2020. The information is presented differently, in a format which is considered simpler and easy to understand (as provided in Appendix 5 of SD025).</p> <p>It is expected these tables will be updated by the time of the hearings to reflect the position as at 31 March 2021.</p>	Inspectors’ recommendation to provide up to date housing data, particularly in respect of completions	<p>INSP003, paragraph 65</p> <p>SHBC001, paragraph 65, p39</p>

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MM008	47	Figure 4.3 Table 4.7	<i>Table 4.7 and Figure 4.3 in the Plan to be replaced by the table and trajectory provided in Appendix 1 of SD025 to show the sources of supply and provide be based on more up to date data.</i>	Inspectors' recommendation to update trajectory in Figure 4.3 to show sources of supply and bring the information up to date.	INSP003, paragraphs 69 and 70 p18 SHBC001, paragraph 69, p41
MM009	47	LPA05, reasoned justification	<i>Tables in Appendix 2 of SD025 (see Annex 4 of this document) to be added to the reasoned justification of Policy LPA05 through a modification (MM), under a new sub-heading '<u>Five year housing land supply</u>' at end of the reasoned justification section. (To be updated to the position as at 31 March 2021 by time of hearings)</i>	Inspectors recommend the LP should clearly express the key assumptions and parameters relied on to calculate the five year housing land supply on adoption of the LP. The tables in Appendix 2 of SD025 set out the key assumptions and parameters relied on to calculate the 5 year housing land supply on adoption of the plan.	INSP003, paragraph 72, p18 SHBC001, paragraph 72, p42
MM010	34	Table 4.4	<i>Replace Table 4.4 in the LPSD with an updated version to show the latest position, as provided in Annex 5 (taken from SD022). (To be updated to the position as at 31 March 2021 by time of hearings)</i>	Requested by Inspectors to show the updated residual employment land requirement, to aid in effectiveness of LP.	INSP003, paragraph 74 SHBC001, paragraph 74, p43
MM011 Formerly AM014	29	LPA04 Strategic Employment Sites Criterion 1	c) ensure the necessary infrastructure is provided to support business needs (see <u>Policy LPA08</u>); and	Typographical correction and factual update, and additional criterion to reference the COVID19	INSP003, paragraph 75

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			<p>d) support the creation of and expansion of small businesses; and</p> <p><u>e) support businesses and organisations in the economic recovery and renewal from the COVID-19 pandemic.</u></p>	<p>pandemic, as the Local Plan will support local businesses in a post COVID19 economy.</p> <p>Inspectors consider the additional criterion (1e) is proposed to be a main modification</p>	
MM012 Formerly AM092	32	New Paragraphs 4.12.2 and 4.12.3 in the Reasoned Justification to Policy LPA04	<p><u>4.12.2 The Local Plan's vision, still stands true as we plan for recovery from the COVID-19 pandemic: By 2035, St. Helens Borough will provide through the balanced regeneration and sustainable growth of its built-up areas, a range of attractive, healthy, safe, inclusive and accessible places in which to live, work, visit and invest. Key to this is a continued focus on the economy, so that St. Helens residents are able to access good quality jobs that raise their living standards, whilst also improving physical and mental health.</u></p> <p><u>4.12.3 It is anticipated that the English Cities Fund Regeneration Partnership and the Council's successful Town Deal funding bid will also assist in the post COVID-19 economic recovery.</u></p>	<p>As a factual update following the Council entering into a strategic partnership with the English Cities Fund in a post COVID19 economy.</p> <p>Inspectors consider this additional proposed text to be a main modification</p>	INSP003, paragraph 75

MM013	32	LPA04 Reasoned Justification – new paragraph after 4.12.13	<p><u>4.12.14 To ensure the development of the proposed employment allocations for the identified employment uses, the Council will require any applications for alternative uses to demonstrate that the site has been marketed for employment use on the open market for a minimum period of 18 months. Only after this period, and subject to no interest being received for the identified employment uses, will an application for an alternative use be considered further.</u></p> <p><i>Subsequent paragraphs to be re-numbered accordingly.</i></p>	Considered that the inclusion of a specified marketing period would make Policy LPA04 more effective.	INSP003, paragraph 77 SHBC001, paragraph 77, p44
MM014	23	LPA02 Reasoned Justification Paragraph 4.6.11	“4.6.11 New employment development falling within use classes B1, B2 and B8 <u>and for light industrial, offices and research and development uses</u> will be primarily”	Class B1 uses are now subsumed into the new Class E. Policy wording change required to reflect this to ensure policy effectiveness.	INSP003, paragraphs 78 and 79 SHBC001, paragraphs 78 and 79
MM015	29	LPA04 Criterion 5 a)	“a) the land or building (or any part of it) is no longer suitable and economically viable for B1 B2, or B8 <u>or light industrial, offices and research and development uses</u> in accordance with the ...”	Class B1 uses are now subsumed into the new Class E.	INSP003, paragraphs 78 and 79 SHBC001, paragraphs 78 and 79

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MM016	30	LPA04 Criterion 6	“Proposals for the re-use, re-configuration or re-development for B4 , B2 , or B8 <u>or light industrial, offices and research and development</u> uses of land or buildings used for B4 , B2 , or B8 <u>or light industrial, offices and research and development</u> uses (including where ...”	Class B1 uses are now subsumed into the new Class E.	INSP003, paragraphs 78 and 79 SHBC001, paragraphs 78 and 79
MM017	32	LPA04 Reasoned Justification Paragraph 4.12.2	“development needs within the B4 (business) , B2 (general industrial), and B8 (storage and distribution) use classes <u>and for light industrial, offices and research and development uses</u> during the Plan period ...”	Class B1 uses are now subsumed into the new Class E.	INSP003, paragraphs 78 and 79 SHBC001, paragraphs 78 and 79
MM018	31	Policy LPA04 Table 4.1 ‘Appropriate Use(s)’ column For allocations 9EA, 10EA and 11EA	For these sites, appropriate uses will read: “ B4 <u>light industrial, offices and research and development</u> , B2, B8”	Class B1 uses are now subsumed into the new Class E.	INSP003, paragraphs 78 and 79 SHBC001, paragraphs 78 and 79
MM019	33	Policy LPA04 Table 4.2 ‘ <i>Employment Type</i> ’ Column	“ B1 (a) Office” “ B1 (b) Research and d <u>evelopment</u> ” “ B1 (c) Light Industry”	Class B1 uses are now subsumed into the new Class E.	INSP003, paragraphs 78 and 79 SHBC001, paragraphs 78 and 79
MM020	34	LPA04 Reasoned Justification Paragraph 4.12.11	“ ... The draft SHELMA also assesses the need for B4 <u>light industrial, offices and research and development</u> , B2 and for smaller scale B8 development (of less than	Class B1 uses are now subsumed into the new Class E.	INSP003, paragraphs 78 and 79 SHBC001, paragraphs 78 and 79

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			9,000m ²). Unlike those ...”		
MM021	34	LPA04 Reasoned Justification Para 4.12.12	“ ... meet the Borough’s needs for B4 <u>light industrial, offices and research and development</u> , B2 and small scale B8 uses and a substantial ...”	Class B1 uses are now subsumed into the new Class E.	INSP003, paragraphs 78 and 79 SHBC001, paragraphs 78 and 79
MM022	73	LPB01 Criterion 3	“refused unless they would be to Class A1 retail use or a main town centre use or uses that would contribute positively to the overall vitality and viability of the centre.”	Class A1 now included in Use Class E.	INSP003, paragraphs 78 and 79 SHBC001, paragraphs 78 and 79
MM023	75	LPB01 Reasoned Justification Para 5.3.10	‘The first preference for the location of new retail <u>Class E and Sui Generis retail main town centre uses</u> development is within the Primary Shopping Area. Proposals for retail <u>Class E and Sui Generis retail main town centre</u> uses that are ...”	Retail main town centres uses are now included in Use Classes E and Sui Generis.	INSP003, paragraphs 78 and 79 SHBC001, paragraphs 78 and 79
MM024	163	LPD10 Reasoned Justification Para 8.30.2	8.30.2 Paragraphs 1 and 2 of Policy LPD10 cover food and drink uses within Classes A3 to A5 <u>Class E and Sui Generis uses</u> , of the Use Classes Order i.e., restaurants and cafes, drinking establishments and hot food takeaways. Paragraphs 3 and 4 of the Policy relate solely to proposals for hot food takeaways falling within Use Class A5 <u>Sui Generis</u> . The policy does not apply to shops within Use Class <u>E</u>	Use Classes A1, A3 & A5 all now fall within Use Classes E and Sui Generis	INSP003, paragraphs 78 and 79 SHBC001, paragraphs 78 and 79

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			A4 that sell food for consumption off the premises.		
MM025	73	LPB01 Criterion 3	3. Proposals for the change of use of units in the Primary Retail Frontages Shopping Area in St Helens Town Centre will be refused unless they would be to <u>a</u> Class A1 retail use or another main town centre use or uses that would contribute positively to the overall vitality and viability of the centre. Development proposals within the Primary and Secondary Frontages that would not result in an active ground floor use with a window display frontage will be refused.	To align with the NPPF.	INSP003, paragraph 82 SHBC001, paragraph 82, p50
MM026	75	LPB01 Reasoned Justification Paragraph 5.3.9	5.3.9 To guide the application of the policies concerning main town centre uses, a Primary Shopping Area and Primary and Secondary Retail Frontages have been identified in line with the definitions in the NPPF (see Appendix 11)	To align with the NPPF.	INSP003, paragraph 82 SHBC001, paragraph 82, p50
MM027	76	LPB01 Reasoned Justification Paragraphs 5.3.13 – 5.3.14	5.3.13 The Primary Retail Frontages are areas where there should be a particular focus on retail uses. This is because such uses are a key driver of footfall and help to draw shoppers into the centre. Proposals for non-retail uses in these frontages will be resisted unless their approval would be	To align with the NPPF.	INSP003, paragraph 82 SHBC001, paragraph 82, p50

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			<p>consistent with the aim of maintaining and enhancing the overall functionality, vitality and viability of the town centre. Specific considerations to be taken into account when assessing such proposals in the Primary Retail Frontage include the existing proportion of retail uses, the nature of the proposed use and the location of the unit affected within the Primary Retail Frontage.</p> <p>5.3.14 The Secondary Frontages will provide greater opportunities for a diversity of uses such as restaurants, cinemas and non-retail business uses such as banks, estate agents and other services. The Council will resist proposals within the primary or secondary frontages that would result in the loss of an active ground floor use with open display windows.</p>		
MM028	Separate Document	Policies Map	<i>Remove Primary and Secondary Frontages area designations</i>	To align with the NPPF.	INSP003, paragraph 82 SHBC001, paragraph 82, p51
MM029	284	Appendix 11 St Helens Town Centre Plan	<i>Remove Primary and Secondary Frontages area designations</i>	To align with the NPPF.	INSP003, paragraph 82 SHBC001, paragraph 82, p51
MM030	183	Glossary	Primary and secondary frontages: Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and	To align with the NPPF.	INSP003, paragraph 82 SHBC001, paragraph 82, p51

			household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses		
MM031 Formerly AM094	73	LPB01 New Criterion 2	<u>2. The English Cities Fund Regeneration Partnership will help deliver a comprehensive redevelopment of the Town Centre and Central Spatial Area, including new commercial activity, upgraded infrastructure, the provision of quality housing, and the overall improvement of the social and economic viability of the area.</u>	As a factual update following the Council entering into a strategic partnership with the English Cities Fund.	INSP003, paragraph 83
MM032 Formerly AM096-97	75	Policy LPB01, Reasoned Justification, paragraphs 5.3.6 and 5.3.8	5.3.6 The Strategy set out a vision for the future of the town centre detailing thematic initiatives to deliver this. <u>In January 2020 the Council successfully received an initial £173,029 capacity fund as part of the Governments Town Deal initiative. The Council are now seeking to secure significant investment of up to £25 million. This funding will be used to help increase economic growth with a focus on land use and regeneration, improved connectivity (both transport and better broadband connectivity), skills and employment, and heritage, arts and culture. A Town Investment Plan will be developed and will sit alongside the Town Centre Strategy.</u>	As a factual update following the Council's bid to secure additional funding as part of the Town Deal initiative.	INSP003, paragraph 83

			5.3.8 The 'Area of Opportunity', referred to in the Strategy, has been identified due to the potential to reconfigure and / or redevelop land and premises close to Church Square and Chalon Way for suitable town centre uses. <u>To support this initiative and to assist in the regeneration of the area, the Council is entering into a regeneration partnership with the English Cities Fund to deliver a comprehensive redevelopment of the Town Centre (and wider borough on a phased basis).</u>	As a factual update following the Council entering into a strategic partnership with the English Cities Fund.	
MM033 Formerly AM098-100	77 78	Policy LPB02 "Earlestown Centre", criterion 4 Reasoned Justification, paragraph 5.6.3	4. The delivery and implementation of a Council-led strategy to provide a framework for the future regeneration and development of the town centre will be supported. <u>The English Cities Fund Regeneration Partnership will help deliver a mix of residential, leisure, business and retail development all centred around the Town Centre.</u> 5.6.3 The Council will seek to safeguard <u>and build upon</u> this important role and function by applying the 'town centre first' approach to ensure that Earlestown remains the Borough's second centre providing a highly sustainable location for retail and other services. <u>Through its partnership with the English Cities Fund</u>	As a factual update following the Council entering into a strategic partnership with the English Cities Fund. As a factual update following the Council entering into a strategic partnership with the English Cities Fund.	INSP003, paragraph 83

	78	Reasoned Justification, paragraph 5.6.8	<p><u>the Council will work towards creating a mix of residential, leisure, business and retail development all centred around the Town Centre.</u></p> <p>5.6.8 To provide a focus for future development of the town centre and positively promote Earlestown as a location to live, <u>through the English Cities Fund Regeneration Partnership</u>, the Council and its partners intend to bring forward a dedicated Town Centre strategy,</p>	As a factual update following the Council entering into a strategic partnership with the English Cities Fund.	
MM034 (In part, this was formerly AM087)	84	LPC02	2. Proposals for new open market housing developments of 44- <u>10</u> units or more, <u>or when the number of units is not known, sites of 0.5ha or more</u> , will be required to.....	To ensure the Plan is compliant with the latest version of the NPPF, and accommodates circumstances where the number of dwellings is unknown.	INSP003, paragraph 87
MM035 Formerly AM039-42	54	Policy LPA07: "Transport and Travel", criterion 2	2. All proposals for new development that would generate significant amounts of transport movement must be supported by a Transport Assessment or Transport Statement, <u>the scope of which must be agreed by the Council.</u>	For clarity.	INSP003, paragraph 100
	55	Criterion 4	4. To minimise air and noise pollution and carbon emissions, non-residential forms of development that would generate a significant amount of transport movement	To include requirement for travel plans to be implemented, in line with the comments of	

			by employees or visitors must be supported by suitably formulated Travel Plans. <u>Conditions and/or legal agreements will be used to ensure that Travel Plans submitted in such cases are fully implemented and monitored.</u>	Highways England (representation reference RO0919).	
	55	Criterion 6	6. Direct access from new development on to the Strategic Road Network will only be permitted <u>as a last resort</u> , where agreed by Highways England <u>and where the necessary levels of transport accessibility and safety could not be more suitably provided by other means.</u>	In the interests of clarity, and to accord with the comments of Highways England (representation reference RO0919)	
	57	New Paragraph 4.27.8A	<u>“Proposed Major Road Network As part of the Transport Investment Strategy published in 2017, the Government committed to creating a Major Road Network (MRN). Draft proposals were issued for consultation, outlining how a new MRN would help the Government deliver a number of objectives, including supporting housing delivery and economic growth. The creation of an MRN will allow for dedicated funding from the National Roads Fund to be used to improve this middle tier of the busiest and most economically important local authority</u>	To include reference to the proposed major road network in line with the comments of Highways England (representation reference RO0919)	

			<u>'A' roads. Parts of the A58 and A570, and the whole of the length of the A580 which falls in St Helens, have been proposed for inclusion in the MRN.</u>		
MM036	131	LPC14 Criterion 1	1. The Council will seek to ensure that the Borough of St.Helens provides a steady and adequate supply of minerals to contribute towards <u>local</u> , regional and national needs. To minimise the ...	Inspector recommendation to accord with NPPF (paragraph 204)	INSP004, paragraph 9
MM037	101	LPC06: Biodiversity and Geological Conservation	<u>1. In accordance with NPPF Paragraph 171, the Council is committed to ensuring the protection and enhancement of St Helen's biodiversity and geological asset and interests. In order to do this, the Council will have regard to the following hierarchy of nature Conservation sites when making planning decisions, according to their designation as follows:</u> <ul style="list-style-type: none"> - <u>International and European Sites</u> - <u>Sites of Special Scientific Interest</u> - <u>Local Wildlife Sites</u> - <u>Local Nature reserves</u> - <u>Local Geological Sites</u> - <u>Priority Habitat(s)</u> - <u>Impact on Legal Protected Species and/or priority Species</u> 	No need to repeat national policy, make policy more effective and only include Borough level implications.	INSP004, paragraph 13 SHBC002, q7 response, p7

			<p><u>The following hierarchy of sites and habitats are found in the Borough:</u></p> <p>i) <u>International</u></p> <p>• <u>Functionally Linked Land (FLL) for sites of international nature importance (European Sites) including the Ribble and Alt Estuaries Special Protection Area (SPA), Martin Mere SPA, the Mersey Estuary SPA, Liverpool Bay SPA.</u></p> <p>ii) <u>National</u></p> <p>• <u>Sites of national nature importance, which in St.Helens Borough include 2 Sites of Special Scientific Interest, Stanley Bank Meadow and Highfield Moss</u></p> <p>iii) <u>Local</u></p> <p>• <u>Sites of local nature and geological importance, which in St.Helens Borough include Local Nature Reserves (LNRs), Local Wildlife Sites (LWSs) and Local Geology Sites (LGSs)</u></p> <p><u>In addition, priority habitats and species, and legally protected species.</u></p> <p>4. <u>2.</u> Development that is likely to have a significant effect (either alone or in combination with other plans or projects)</p>		
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			<p>on one or more internationally important site(s), including any areas of supporting habitat that are functionally linked to the site(s), must be accompanied by sufficient evidence to enable the Council to make a Habitats Regulations Assessment. Adverse effects should be avoided, or where this is not possible, be mitigated to protect the integrity of the site(s). Development that would adversely affect the integrity of one or more internationally important site(s) will only be permitted where there are no alternative solutions or and there are imperative reasons of overriding public interest, and where suitable compensatory provision has been made. Any mitigation or compensatory provision must be assessed in a project-related Habitats Regulations Assessment and be fully functional before any likely adverse effect arises.</p> <p>2. 3. Development that would cause significant harm to a Site of Special Scientific Interest (SSSI), Local Wildlife Site, Local Nature Reserve, Local Geological Site, Priority Habitat(s), legally Protected Species and / or Priority Species, without adequate mitigation that would not be adequately mitigated or as a last resort compensated, will be refused.</p>		
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			<p>3. 4. Development that would be likely to cause any harm to ecological or geological interests will only be permitted in:</p> <ul style="list-style-type: none"> a) Sites of Special Scientific Interest where there are no alternatives and where the benefits of the development would clearly outweigh any harm to the nature conservation value of the site and its broader contribution to the Liverpool City Region (LCR) ecological network; and b) Local Sites (Local Wildlife Sites, Local Nature Reserves and Local Geological Sites) and Priority Habitats: where the benefits of the development would clearly outweigh any harm to the nature conservation value of the site (or Priority Habitat) and its broader contribution to the LCR Ecological Network. <p><u>Mitigation, replacement or other compensatory provision</u></p>		
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			<p>4. 5. Where necessary to avoid harm, appropriate mitigation, replacement or other compensatory provision will be required. The location of such measures will be targeted, using the following sequential approach (with (a) being the preferred approach and (d) being the least preferred):</p> <p>a) on the development site;</p> <p>b) locations within the immediate locality and /or supporting LCR Ecological Network;</p> <p>c) locations that fall within the LCR Nature Improvement Area and within the Borough; and lastly</p> <p>d) locations that fall within the LCR Nature Improvement Area but outside the Borough.</p> <p>Evidence requirements</p> <p>5. 6. Development proposals that would affect a designated nature conservation site, Priority Habitat(s), legally protected species or Priority Species must be supported by an Ecological Appraisal and include details of any necessary avoidance, mitigation and / or</p>		
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	102	LPC06, Reasoned Justification	<p>compensation proposals, and of any proposed management measures.</p> <p>6. Designated sites are shown on the Policies Map and Plan policies will also apply to any other sites that may be recognised during the Plan period as being of nature conservation importance, including land provided as compensation.</p> <p>7.6.1 The Liverpool City Region (LCR) authorities have identified an Ecological Network that includes a Core Biodiversity Area of designated nature and geological sites, Priority Habitats, wildlife corridors and stepping stone habitats. The LCR Nature Improvement Area (NIA) identifies opportunities for further habitat restoration, creation or enhancement, focussed within 17 Nature Improvement Focus Areas, 2 of which are located wholly or in part within St.Helens Borough. The following hierarchy of sites and habitats are found within the Borough:</p> <ul style="list-style-type: none"> • Functionally Linked Land (FLL) for sites of international nature importance (European Sites) including the Ribble and Alt Estuaries Special Protection Area (SPA), Martin Mere SPA, the Mersey Estuary SPA, Liverpool Bay 		
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			<p>SPA and the Manchester Mosses Special Area of Conservation;</p> <ul style="list-style-type: none"> • Sites of national nature importance, which in St.Helens Borough include 2 Sites of Special Scientific Interest; • Sites of local nature and geological importance, which in St.Helens Borough include Local Nature Reserves (LNRs), Local Wildlife Sites (LWSSs) and Local Geology Sites (LGSs) • Priority habitat and species, and legally protected species. <p>7.6.2 Policy LPC06 sets out how sites, habitats and species within this hierarchy will be protected and managed with the objective of ensuring that there will be no net loss of the ecological resource. The policy will also guide how appropriate mitigation, replacement or other compensation measures should be identified.</p> <p>.....</p> <p><u>Nationally and locally important sites and species</u></p> <p>7.6.6 Paragraphs 3-4 of Policy LPC06 set out the requirements for development that</p>		
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		<p>would affect nationally and locally important sites and species, including how any benefits from such development will be weighed against its impact on nature conservation interests and the ecological network as a whole.</p> <p><u>7.6.7 As at October 2020, there are seven LNRs in St Helens Borough which collectively cover an area of 11.27 hectares these are listed below.</u></p> <p><u>Local Nature Reserves in St Helens</u></p> <table><tr><td><u>LNR</u></td><td><u>O/S Grid R</u></td></tr><tr><td><u>Stanley Bank</u></td><td><u>SJ534,971</u></td></tr><tr><td><u>Siding Lane</u></td><td><u>SD463,020</u></td></tr><tr><td><u>Thatto Heath Meadows</u></td><td><u>SJ508,936</u></td></tr><tr><td><u>Parr Hall Millennium Green</u></td><td><u>SJ527,961</u></td></tr><tr><td><u>Colliers Moss Common (North)</u></td><td><u>SJ543,939</u></td></tr><tr><td><u>Clinkham Wood</u></td><td><u>SJ515,980</u></td></tr><tr><td><u>Mill Brow consisting of:</u></td><td></td></tr><tr><td><u>Mill Wood</u></td><td><u>SJ486,955</u></td></tr><tr><td><u>Mill Brook Parish Nature Reserve</u></td><td><u>SJ488,957</u></td></tr></table> <p><u>St Helens Borough includes 116 Local Wildlife Sites. These are Listed in</u></p>	<u>LNR</u>	<u>O/S Grid R</u>	<u>Stanley Bank</u>	<u>SJ534,971</u>	<u>Siding Lane</u>	<u>SD463,020</u>	<u>Thatto Heath Meadows</u>	<u>SJ508,936</u>	<u>Parr Hall Millennium Green</u>	<u>SJ527,961</u>	<u>Colliers Moss Common (North)</u>	<u>SJ543,939</u>	<u>Clinkham Wood</u>	<u>SJ515,980</u>	<u>Mill Brow consisting of:</u>		<u>Mill Wood</u>	<u>SJ486,955</u>	<u>Mill Brook Parish Nature Reserve</u>	<u>SJ488,957</u>		
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<u>Mill Brook Parish Nature Reserve</u>	<u>SJ488,957</u>																							

			<p><u>Appendix B of the Nature Conservation SPD.</u></p> <p>7.6.78 For Sites of Special Scientific Interest, significant harm includes adverse effects on the site's notified special interest features. The advice of suitably competent persons should be sought by applicants and the decision maker in relation to this policy. The focus of significant harm and the approach regarding avoidance, mitigation, replacement or other compensatory provision to secure no net loss of biodiversity is in line with principles set out in the NPPF, Planning Practice Guidance 06/2005 Biodiversity and Geological Conservation, and Biodiversity 2020: A strategy for England's wildlife and ecosystems services.</p> <p>7.6.8 The Council and other public bodies have a duty, under Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 to conserve biodiversity when carrying out their normal functions. This duty includes Priority Habitats and Species, that are defined as "habitats and species of principal importance" for the conservation of biodiversity in England. The Secretary of State has identified, in accordance with Section 41 of the Act, 65 Priority Habitats and 1,150 Priority Species. Priority habitats</p>		
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			sit outside the hierarchy of designated sites and may be of national (e.g., ancient woodland) or local importance. 7.6.9 The Priority Species in St.Helens ...		
MM038	48	LPA05.1, criterion 2f	f) a Green Infrastructure Plan addressing biodiversity, geodiversity, greenways <u>(including any proposed new greenways as referred to in policy LPC07)</u> , ecological network, landscape character, trees, woodlands and water storage in a holistic and integrated way.	To make Policies LPC07 and LPA05.1 more effective in relation to the referenced new Greenways.	INSP004, paragraph 14 SHBC002, q8, p14
MM039	106	LPC07	<u>“3) The Council will support the expansion of the Greenway network, including through the provision of new routes, such as those set out in Figure 7.2, subject to the availability of funding and other feasibility requirements being met.”</u>	To make Policy LPC07 more effective in relation to the referenced new Greenways.	INSP004, paragraph 14 SHBC002, q8, p15
MM040	Separate document	Policies Map	<i>Add the potential new Greenway routes shown on Figure 7.2 of the LPSD onto the Policies Map indicatively.</i>	To make Policy LPC07 more effective.	INSP004, paragraph 14 SHBC002, q8, p14
MM041	110	LPC09, Reasoned Justification, paragraph 7.15.1	7.15.1 The NPPF states that the planning system <u>planning policies and decisions</u> should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes <u>recognising the intrinsic character</u>	Inspector recommendation to confirm intentions to identify any valued landscapes	INSP004, paragraph 16 SHBC002, q9, p15

			<u>and beauty of the countryside and the wider benefits from natural capital</u> ".		
MM042	112	LPC10 Section 6	6. Development proposals <u>should</u> must be designed and laid out in a manner that would <u>retain</u> not damage or destroy any tree subject to...	Inspector recommended wording	INSP004, paragraph 17 SHBC002, paragraph 17, p15
MM043	116	LPC11: Historic Environment	<p><u>3. The impact of development proposals on the significance of heritage assets and their settings will be considered in accordance with case law, legislation and the National Planning Policy Framework.</u></p> <p>3.4. Development proposals that would lead to substantial harm to (or total loss of significance of) a designated heritage asset will be refused permission unless it can be demonstrated that:</p> <ul style="list-style-type: none"> a) the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or total loss; or b) all the other exceptions set out in paragraph 195 of the National Planning 	Consistency with the NPPF	INSP004, paragraphs 19 and 20 SHBC002, paragraph 20

			<p>Policy Framework (or any successor national policy that supersedes this paragraph) apply.</p> <p>4. Where a development would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against any public benefits of the proposal including, where appropriate, securing its optimum viable use.</p> <p>5. Development involving harm to or loss of any non-designated heritage asset (such as any building identified on a Local List prepared by the Council) will <u>only</u> be <u>permitted where the benefits are considered sufficient to outweigh the harm, having regard to the scale of the harm and the significance of the heritage asset.</u> refused unless any public benefit from the development would outweigh such harm or loss.</p> <p>6. Development and other works will be required to preserve or enhance the appearance, character and setting of all heritage assets (whether designated</p>		
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			<p>or not) by using good design and appropriate materials, detailing, scale, massing, siting, layout and landscaping.</p> <p>7 <u>6</u>. Where the complete or partial loss of any heritage asset is justified, the asset's significance must be recorded to a standard agreed by the Council and made publicly available.</p> <p>Areas of archaeological interest</p> <p>8 <u>7</u>. Any development proposal that may affect one or more asset(s) of archaeological interest (whether designated or not) must include an appropriate desk-based assessment and where necessary a field evaluation, carried out by a suitably qualified person(s). Such evidence should identify any likely features of archaeological interest within or close to the site and how these would be affected by the proposal.</p> <p>9 <u>8</u>. Development proposals affecting archaeological remains may be required (depending on the significance of the remains) to preserve the remains in situ or</p>		
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			<p>to secure the appropriate excavation and recording of the significance of the remains by a suitably qualified person.</p> <p>Other implementation measures</p> <p>409. The Council will:</p> <ul style="list-style-type: none"> a) prepare, update and promote the implementation of Heritage Asset Appraisals and Management Plans and give appropriate weight to these in development control decisions; b) work with partner organisations to interpret and educate the public about the heritage of the Borough; c) take appropriate measures to improve public access to heritage assets; <p>and</p> <ul style="list-style-type: none"> d) seek to secure the effective conservation and use of all heritage assets that are 'at Risk' within the Borough. 		
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MM044	121	LPC12	<p>Flood Risk</p> <p><u>1. The impact of development proposals on flood risk and water management assets will be considered in accordance with case law, legislation and the National Planning Policy Framework.</u></p> <p>1. Any development proposal that may either be at risk of flooding or cause a material increase in flood risk elsewhere will only be permitted if the flooding issues have been fully assessed and any identified risks would be appropriately mitigated. Any assessment and mitigation should have regard to:</p> <p>a) the St. Helens Strategic Flood Risk Assessment;</p> <p>b) advice and guidance from relevant bodies including the Environment Agency and Lead Local Flood Authority; and</p> <p>c) any relevant Surface Water Management Plan or local drainage strategy such as the Sankey Catchment Action Plan, Mersey Estuary Catchment Flood Management Plan or the North West River Basin Management Plan.</p> <p>2. All development proposals must be supported by a Flood Risk Assessment</p>	No need to repeat national policy and guidance	<p>INSP004, paragraph 21</p> <p>SHBC002, paragraph 21, p19</p>
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			<p>appropriate to their nature and scale where they would be:</p> <ul style="list-style-type: none"> a) within flood zones 2 or 3; or b) on a site of 1 hectare or larger within flood zone 1; or c) on a site of 0.5 hectare or larger within a Critical Drainage Area; or d) in any area identified by the Council as being at intermediate or high risk of surface water flooding. <p>3. New development should be located in accordance with a sequential approach as set out in national policy. Development on sites located in flood zones 2 or 3 will only be allowed if:</p> <ul style="list-style-type: none"> a) the Sequential Test has been applied and demonstrates that the development cannot reasonably be accommodated within an area at lower risk of flooding; b) any applicable Exception Test required by national policy has been passed; and c) appropriate mitigation or adaption measures are proposed to satisfactorily reduce the likelihood or impact of flooding. <p>4.2. Measures to manage or mitigate flood risk associated with or caused by new</p>		
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			<p>development must (as appropriate having regard to its scale and nature):</p> <ul style="list-style-type: none"> a) be designed to contribute to the biodiversity of the Borough unless it has been demonstrated that this would not be technically feasible; b) protect heritage assets (such as buried archaeology); c) be fully described in the development proposal; and d) be funded by the developer, including long-term maintenance. <p>5-3. Any proposal for major development⁵⁶ on a site that would abut, run alongside or straddle any watercourse⁵⁷ in the Borough, must include measures to temporarily attenuate and filter flood water in order to: improve water quality; reduce peak flows during flooding; and reduce downstream flood risk, unless it has been demonstrated that this is not feasible or viable. In cases where measures are not currently feasible or viable, the development must not compromise the ability to implement such measures in the future.</p>		
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			<p>6.4. The Flood Water Storage Safeguarding Areas as defined on the Policies Map shall be safeguarded for the provision of flood storage. Development within or adjacent to these areas that would have a negative impact on their function as a flood storage area or on their potential to be developed for flood storage infrastructure will not be permitted.</p> <p>Water Quality</p> <p>7.5. Development that would adversely affect the quality or quantity of water in any watercourse or of groundwater or cause deterioration in water body or element classification levels defined in the Water Framework Directive (WFD) (or in any national regulations covering this matter) will not be permitted. Any planning application for development that could (without effective mitigation) cause such harm must be supported by a Construction Management Plan that sets out how the water environment will be protected during the construction process.</p> <p>Sustainable Drainage Systems</p> <p>8.6. Major developments should incorporate sustainable drainage systems</p>		
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			<p>unless there is clear evidence that this would be inappropriate. <u>Inclusion of sustainable drainage systems within proposed major development sites will be assessed in accordance with national policy.</u> Surface water should be managed in accordance with the following hierarchy (with a) being the preferred option and d) being the least favourable option):</p> <ul style="list-style-type: none"> a) an adequate soakaway or other form of infiltration system; b) an attenuated discharge to watercourse; c) an attenuated discharge to public surface water sewer; d) an attenuated discharge to public combined sewer. <p><u>9.7.</u> Surface water management infrastructure within new developments should, where feasible, include above ground features designed to deliver benefits to biodiversity and / or landscape.</p> <p><u>10.8.</u> Discharge of surface water to a public sewer will not be permitted unless clear evidence has been submitted demonstrating why no suitable alternative</p>		
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			<p>option(s) exist. Development proposals should identify how any necessary surface water drainage infrastructure will be appropriately maintained. The drainage proposals on all sites should be designed to address the drainage needs of the whole site. Where development would proceed in different phases or with multiple developers involved, the drainage proposals should cover all phases and the full construction period.</p> <p>44.9. If a development on a green-field site would discharge to a public sewer, the rates of proposed discharge (peak flow and overall volume) from the development should not exceed the existing green-field run-off rates. If a development on a previously developed site would discharge to a public sewer, the discharge rates (peak flow and overall volume) must be as close as reasonably practicable to those that would apply if the site were a green-field site. As a guideline, a reduction of at least 30% may be sought, rising to at least 50% in Critical Drainage Areas or in areas identified as having an intermediate or high risk of surface water flooding. Storm water storage capacity should normally include an allowance of 40% to address the likely future effects of climate change.</p>		
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			<p>42.10. Proposals for the soft or hard landscaping of any development site should, where practicable, demonstrably reduce the expected rate of surface water discharge from the site, for example through the use of permeable surfaces.</p> <p>43.11. Applicants for planning permission should have regard to the St.Helens Council Sustainable Drainage Systems Guidance.</p> <p>Protection of water and waste water assets</p> <p>44.12. Development that would compromise the physical integrity or the effective maintenance of any water or waste water infrastructure asset will not be permitted.</p>		
MM045	129	LPC13, Reasoned Justification, paragraph 7.27.5	7.27.5 The Liverpool City Region Renewable Energy Capacity Study 2010 assessed the scope for large scale wind and other forms of renewable energy generation across the City Region. Although it identified some areas of search for wind energy development, none of these were in St.Helens Borough. The Council	To ensure policy wording aligns with national policy on wind energy development	INSP004, paragraph 22 SHBC002, paragraph 22, p23

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			acknowledges however that some forms of wind energy development may be acceptable within the Borough. In such cases the applicant would need to demonstrate that their development is technically feasible and acceptable taking into account factors such as wind speed, environmental and landscape designations and proximity to sensitive receptors such as residential properties and heritage assets. All proposals will be expected to comply with all relevant criteria set out in Policy LPC13, other policies of this Plan and national policy.		
MM046	140	LPD01	<p>All proposals for development will be expected, as appropriate having to their scale, location and nature, to meet or exceed the following requirements:</p> <p>1. Quality of the Built Environment</p>	Consideration should be given to local distinctiveness and the role of good design	<p>INSP004, paragraphs 24-28</p> <p>SHBC002, paragraphs 24-28, pages 23-26</p>

			<p>a) Maintain or enhance the character and appearance of the local environment, <u>with a focus on the importance of local distinctiveness, as well as using good design to improve the quality of areas that may have become run down and be in need of regeneration</u>, for example with regard to the siting, layout, massing, scale, design and materials used in any building work, the building-to-plot ratio and landscaping;</p> <p>b) Avoid causing <u>unacceptable</u> harm to the amenities of the local area and surrounding residential and other land uses and occupiers;</p> <p>c) Ensure that the occupiers of new developments will enjoy <u>a high</u> an appropriate standard of amenity and will not be <u>unacceptably</u> adversely affected by neighbouring uses and vice versa;</p> <p>d) Link</p>	<p>Wording changes to make the policy effective</p> <p>Modify to ensure consistency with NPPF</p>	
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			<p>h) <u>Encourage the inclusion of,</u> Include or contribute <u>a contribution</u> to, the provision of public art <u>within</u> appropriate <u>schemes</u> circumstances (for example where the development would be of a substantial size and / or in a prominent gateway or town centre location);</p> <p>i) Provide for the needs of special groups in the community such as the elderly and those with disabilities <u>as identified in Policy LPC01</u>; and</p> <p>j) Protect the</p>	<p>On the basis that the effects of requiring contributions to public art on viability have not been assessed</p> <p>Cross reference to Policy LPC01 would be useful as it provides the specific requirements.</p>	
MM047	144	LPD02	<p>6. avoid causing unjustified harm to the character or setting of any listed building(s), conservation area(s) or any other designated or non-designated heritage asset, <u>ensure heritage assets are treated</u> in accordance with Policy LPC11 <u>to support the Council's ambition to promote the conservation and enhancement of the Borough's heritage assets and their settings in a manner</u></p>	<p>To ensure consistency between Policy LPD02 and the other policies in the Plan.</p>	<p>INSP004, paragraph 29</p> <p>SHBC002, paragraph 29, p26</p>

			<p><u>appropriate to their significance;</u></p> <p>7. <u>consider the Borough's environmental assets (including, but not limited to, biodiversity and associated habitats, landscapes, trees, woodland and hedgerows) in accordance with policies LPC06, LPC08, LPC09 and LPC10</u> avoid causing harm to any important natural habitat, historic or other important landscape, mature tree(s), hedgerow, wildlife habitat, pond or watercourse, and where practicable incorporate positive aspects of these features into its design and layout;</p>		
MM048	149	<p>LPD04 Criteria 2 and 4</p> <p>Criterion 4</p>	<p>2. There would be no <u>significant</u> adverse impact on the <u>living conditions</u> amenity of any occupiers of neighbouring properties caused by overlooking, loss of privacy or reduction of daylight / <u>sunlight</u> to habitable rooms or garden areas;</p> <p>4. ... off road parking <u>or</u> lack of visibility or impact on the safety and free flow of traffic;</p>	To make clear to the decision maker	<p>INSP004, paragraph 30</p> <p>SHBC002, paragraph 30, p26</p>
MM049	162	LPD10	<p>1. Proposals for food and drink uses (including restaurants, cafes, drinking establishments and the sale of hot food for consumption off the premises) <u>which consist of new built development or</u></p>	Consideration for the implications of the changes to the use Classes Order	<p>INSP004, paragraph 33 and</p> <p>SHBC002 q13, pages 27-28</p>

		Reasoned Justification, paragraph 8.30.2	<p><u>those that are not classed as permitted development for Change of Use under use Class E / Sui Generis</u> will only be permitted where all of the following criteria are met:”</p> <p><u>8.30.2 The Government introduced a new Use Class E on 1st September 2020¹ which now groups Restaurants and Cafes within the same use class E. Therefore, proposals to change within the same use class do not require Planning Permission. Paragraphs 1 and 2 of Policy LP10 only apply to applications where a new unit is proposed or where the existing use class E cannot be demonstrated. Proposals for drinking establishments and hot food takeaways fall within use class sui generis and remain unaffected. Paragraphs 3 and 4 of the Policy relate solely to proposals for hot food takeaways.</u></p> <p>Paragraphs 1 and 2 of Policy LPD10 cover food and drink uses within Classes A3 to A5 of the Use Classes Order² i.e., restaurants and cafes, drinking establishments and hot food takeaways. Paragraphs 3 and 4 of the Policy relate</p>	Consideration for the implications of the changes to the use Classes Order	
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¹ The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020

~~² Town and Country Planning (Use Classes) Order 1987 (as amended)~~

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			solely to proposals for hot food takeaways falling within use Class A5. The policy does not apply to shops within Use Class A1 that sell food for consumption off the premises.		
MM050	189-190	Appendix 2	Delete Appendix 2	Concerns that some categories listed in Appendix 2 do not comprise infrastructure, and would not be expected to be supported by developer contributions in accordance with LPA08.	INSP004, paragraph 35 SHBC002, paragraph 35, pages 28-29
MM051	62	LPA09 Reasoned justification, paragraph 4.33.2	1. Green Infrastructure in St Helens Borough comprises a network of multi-functional natural assets, including green space, trees, woodlands, mosslands, grasslands and wetlands, located within urban, semi-urban and countryside <u>rural areas</u> " 4.33.2 The Green Infrastructure network <u>can</u> includes, (in addition to urban greenspaces, trees, and water bodies etc.,) the countryside <u>rural areas</u> around the towns <u>in accordance with section 1 of Policy LPA09, the definition of Green Infrastructure in the Glossary of the Plan and the NPPF,</u> which accounts for around 50% of the Borough's land area.	For clarity, and improve the policy wording. For clarity to improve the definition of GI and ensure consistency between the reasoned justification, policy, Plan glossary and NPPF.	INSP004, paragraphs 36-38 SHBC002, paragraphs 36-38, p29

			<p>This is predominantly productive farmland. The importance of countryside around the Borough's more urban locations was recognised by the pilot study Countryside In and Around Towns undertaken with the Countryside Agency (now Natural England) in 2006. In implementing Policy LPA09 (in both urban and rural areas) the Council will seek to liaise closely with, and where necessary work in partnership with, landowners".</p>		
MM052	62	LPA09, section 4	<p>4. ... Development that would result in the loss, fragmentation or isolation of green infrastructure assets will be refused. The only exception to this will be where it has been demonstrated that:</p> <p>a) appropriate protection or retention of Green Infrastructure assets cannot be achieved;</p> <p>b) the development would bring benefits that would over-ride the resultant harm; and</p> <p>c) there are no realistic alternatives to the proposed development that would avoid such harm.</p> <p>In such cases, mitigation, <u>for example, in the form of incorporating the identified Green Infrastructure</u></p>	Further clarification needed	INSP004, paragraph 38 SHBC002, q14, p30

			<u>assets into the scheme design and layout through a masterplanning process to maintain the key Green Infrastructure assets and connections,</u> and / or as a last resort compensatory provision will be required.		
MM053	146	LPD03, section 1	... a) in the area; or b) the development would generate a need for open space that cannot be satisfactorily or fully met by existing provision in the area; <u>or</u> <u>c) it is appropriate to provide certain typologies of open space as part of the design to create a visually attractive development.</u>	Further clarification needed on when open space may need to be provided.	INSP004, paragraph 44 SHBC002, paragraph 44, p44
	99	Reasoned Justification, paragraph 7.3.11	7.3.11 Where new residential development would result in a deficiency of open space or sports and recreation facilities in the locality, or be in a location where a deficiency already exists, it will be expected to include new, expanded or enhanced open space provision in accordance with Policy LPD03 (Open Space and Residential Development). Any requirement for new sports facilities will be additional to this. <u>Further, even</u>	Further clarification needed on when open space may need to be provided.	

			<u>where there is considered to be sufficient open space in quantitative terms, larger residential developments may be expected to provide certain types of open space (such as play areas for children and young people and amenity green space) to provide visual relief as part of an attractive and well designed development.</u>		
MM054	146	LPD03, addition of new section 3 b) the quantity, accessibility and quality of existing provision in the area. <u>3. Provision for outdoor sports facilities will be achieved through contributions to enhance existing facilities or the provision of new facilities, which will be informed by the Council's latest Playing Pitch Strategy and Action Plan.</u> 3.4. The required amount of open space ... <i>Subsequent policy paragraphs to be re-numbered.</i>	Make policy more effective through inclusion of reference to outdoor sports facilities provision.	INSP004, paragraph 46 SHBC002, paragraph 46, p31
	147	Reasoned justification, paragraph 8.9.5	8.9.5 The requirements of Policy LPD03 concerning open space are in addition to any requirements for outdoor sports facilities such as playing	Reference to outdoor sports facilities is now included in the policy, so this paragraph is no longer relevant.	

	99-100	LPC05, reasoned justification, paragraphs 7.3.11 – 7.3.12 (inclusive of Table 7.1)	<p>pitches. Any requirement for outdoor sports provision that arises from new residential development will be addressed separately in accordance with Policy LPA08: Infrastructure Delivery and Funding and Policy LPC05: Open Space and Outdoor Sports Facilities.</p> <p><i>Subsequent paragraphs to be re-numbered.</i></p> <p><i>Remove paragraphs 7.3.11 and 7.3.12 (inclusive of Table 7.1) from the reasoned justification for Policy LPC05, and add into the reasoned justification for Policy LPD03, and adjust paragraph numbering in both Reasoned Justification sections accordingly. Table 7.1 will also need to be renamed Table 8.1 to follow the table numbering convention, and references to this table updated in the 'List of Tables' (page 2) and within the policy text of LPC05 and LPD03.</i></p>	To reflect above change and tidy up format of document.	
MM055	195-215	Monitoring Framework	See Annex 6 for proposed modifications.	Necessary improvements to monitoring framework	INSP004, paragraph 52

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MM056	31	LPA04/Table 4.1	<i>Remove sites 2EA, 3EA, 10EA</i>	Sites already developed/under construction. No longer need to allocate them	INSP005, paragraph 5 SHBC005, Matter 4, p3
	37	LPA04.1, section 1	<ul style="list-style-type: none"> • 1EA: Omega South Western, Land north of Finches Plantation, Bold; • 2EA: Land at Florida Florida Farm North, Slag Lane, Haydock • 6EA: Land west of ... 		
	41	LPA05/Table 4.5	<i>Remove site 3HA</i>		
MM057	222	Appendix 5, site 5EA profile	<i>LPSD Appendix 5 site profile for 5EA is updated in Annex 1 of this document to reflect the necessary access requirements.</i>	To ensure adequate site access	INSP005, paragraph 6 SHBC005, q1, pages 3-4
MM058	223	Appendix 5 site, 6EA profile	<i>LPSD Appendix 5 site profile for 6EA is updated in Annex 1 of this document to reflect the necessary access requirements.</i>	To ensure adequate site access and potential for link between sites 5EA and 6EA	INSP005, paragraph 6 SHBC005, q3, p4
MM059	223	Appendix 5 site profile for 6EA	<i>LPSD Appendix 5 site profile for 6EA is updated in Annex 1 with an additional requirement.</i>	To ensure the Plan mitigates the development of this site in respect of ribbon development and separation of settlements.	INSP005, paragraph 8 SHBC005, Q6, pages 5-6

Additional modifications to the Proposed Local Plan Submission Draft 2020 – 2035 (LPSD)

The additional modifications below are expressed either in the form of ~~striketrough~~ for deletions and **underlined** and bold for additions of text, or by specifying the modification in words.

Mod Ref No.	Page number	Current policy/ paragraph	Change (deleted text in striketrough ; new text <u>underlined</u> and bold; changes to diagrams, tables, etc. described in italic text).	Reason for Modification	Document Reference for the suggested modification
AM001	174	Glossary, 'Employment Uses definition	<p>The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. This Order is periodically amended.</p> <p>Employment uses <u>classes</u> fall under Class B1 A, B and C (business), Class B2 (general industrial) use, and B8 <u>(storage and distribution)</u> use <u>classes</u> for storage or as a distribution centre. <u>Light industrial, offices and research and development uses (formerly use classes B1a, b and c) are now part of the relatively</u></p>	To reflect recent changes to the Use Classes Order regarding employment uses.	INSP003, paragraph 79

ST HELENS BOROUGH LOCAL PLAN 2020-2035
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			<u>recently created Class E.</u>		
AM002	-	Additional Appendix	<i>New Appendix 13 to be added setting out the policies in the Local Plan that will remain extant on adoption of the new Local Plan, and the plans that are to be superseded.</i>	For completeness.	INSP003, paragraph 104
AM003	4	Introduction, paragraph 1.9.1	In accordance with national planning legislation, the Local Plan will be subject to regular monitoring and will be reviewed <u>at least once every</u> no more than 5 years after its date of adoption <u>to assess whether it needs updating, and action taken to update the Plan if considered necessary.</u> This will ensure that planning policies in St Helens Borough remain responsive to the development needs of the Borough.	Correction to accord with national planning policy	INSP003, Appendix 2, p30
AM004	84	Footnote 51	The term 'affordable home ownership' as defined in Annex 2 of the National Planning Policy Framework (July 2018 <u>February 2019</u>) includes 'starter homes'...	Correction	INSP003, Appendix 2, p30
AM005	64	Paragraph 4.33.6	4.33.6 The NPPF 2018 <u>2019</u> requires development plans to ...	Updated NPPF reference	INSP004, Appendix

ST HELENS BOROUGH LOCAL PLAN 2020-2035
SCHEDULE OF MODIFICATIONS (May 2021)

AM006	140	LPD01	All proposals for development will be expected, as appropriate having <u>regard</u> to their scale ...	Typographical correction	INSP004, Appendix
AM007	143	Paragraph 8.3.9	8.3.9 A coordinated approach should be taken to the use of materials and the design and siting of street furniture, boundary treatments, lighting, signage and public art, all of which contribute towards creating a sense of place. Trees and other planting appropriate to the scale of development and space available should be incorporated in order to soften the streetscape and reduce the visual impact of car parking. It is important that the landscaping and materials used within the public realm are durable and functional in order to accommodate every day and infrequent uses such as the movement of vehicles and people for the lifetime of the development. Consideration must also be given to the cost, practicalities and responsibilities for the maintenance of landscaping and materials in the long term.	To ensure the right Reasoned justification text is under correct subheading.	INSP004, Appendix
	142	New paragraph after 8.3.3	<i>New paragraph 8.3.3 under the 'Quality of the Built Environment' sub-heading:</i> <u>8.3.3 A coordinated approach should be taken to the use of materials and the design and siting of street furniture,</u>	To ensure the right Reasoned justification text is under correct subheading.	

			<p><u>boundary treatments, lighting, signage and public art, all of which contribute towards creating a sense of place.</u> <u>Trees and other planting appropriate to the scale of development and space available should be incorporated in order to soften the streetscape and reduce the visual impact of car parking.</u></p> <p><i>Re-numbering of subsequent paragraphs in the Reasoned Justification.</i></p>		
AM008	109	Paragraph 7.12.5	7.12.5 two of which are in St. Helens Borough, namely: Knowsley and <u>St Helens</u> Sefton Mosslands; and Blackbrook and	Typographical correction	INSP004, Appendix
AM009	151	LPD05	<p><i>Change policy title to:</i></p> <p>Policy LPD05: Extension, Alteration, <u>Reuse</u> or Replacement of Buildings in the Green Belt</p>	To reflect content of policy	INSP004, Appendix
AM010	151	LPD05, section 3	The proposal would not result in a need for any additional building(s) <u>that</u> would ...	Typographical correction	INSP004, Appendix
AM011	151	LPD05, section 6	6. Vehicular access must be capable of being provided that is safe and does not lead to a need for ...	To remove the part of policy not relevant to Green Belt, and is covered within another policy (LPA07)	INSP004, Appendix

ST HELENS BOROUGH LOCAL PLAN 2020-2035
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AM012	158	LPD08	Proposals for advertisement display will be granted consent provided they would not have an un acceptable ...	Improvement of policy wording to remove a double negative phrase.	INSP004, Appendix
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Annexes

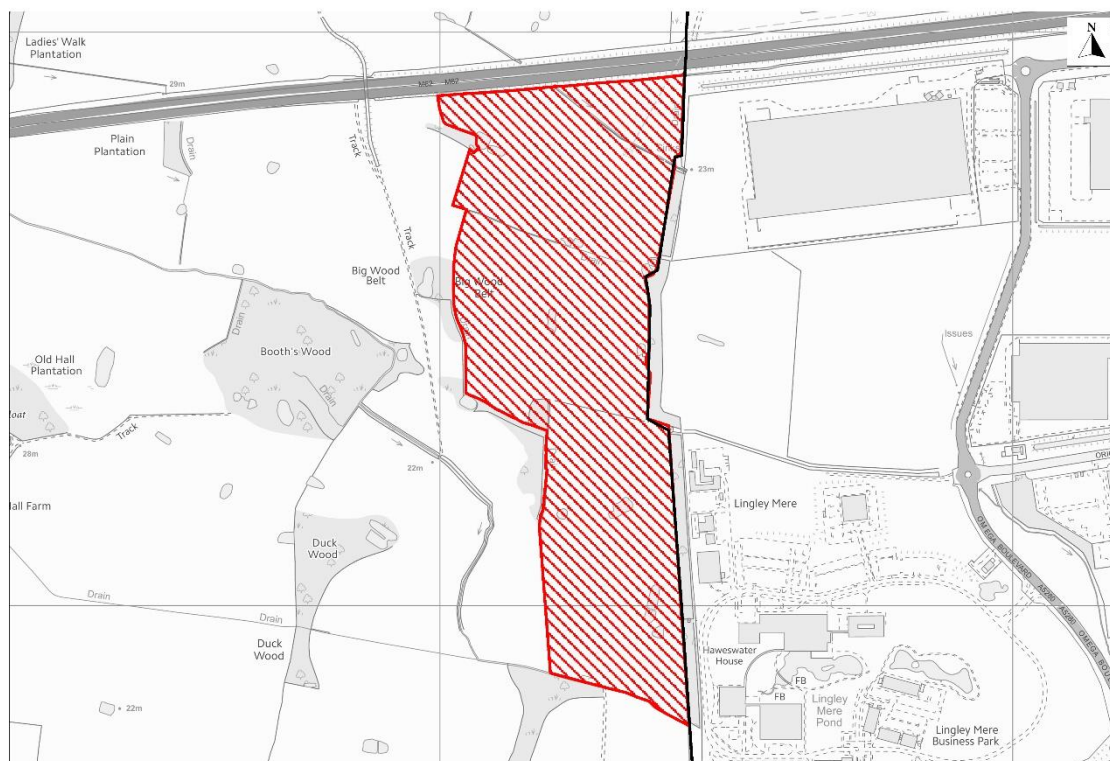
Annex 1

Updated LPSD Appendix 5 site profiles.

Appendix 5: Site Profiles – Allocated Housing and Employment Sites

[Please note: the requirements set out for each site in this appendix are in addition to any others that are needed to comply with Plan policies e.g., in relation to infrastructure provision]

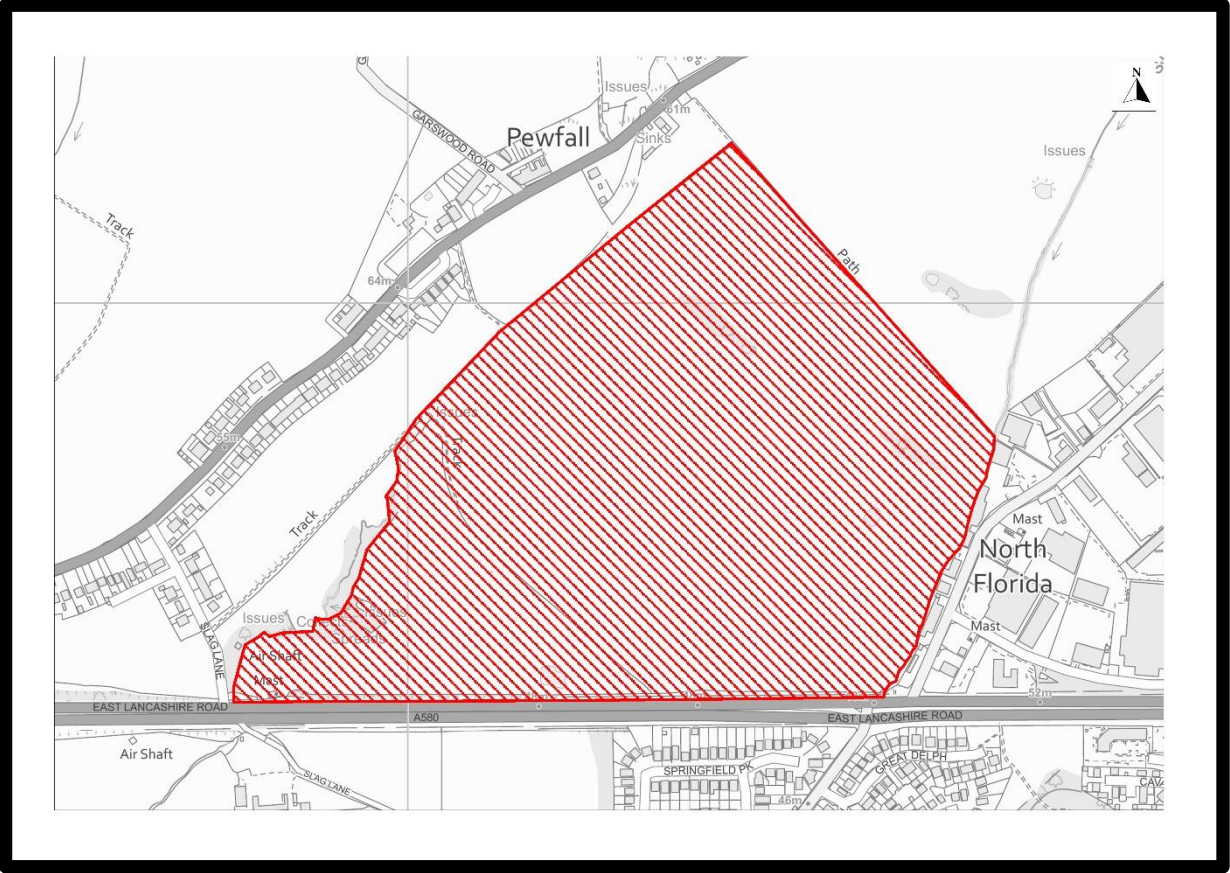
LPSD Ref:	1EA - Omega South Western Extension, Land North of Finches Plantation, Bold	Ward:	Bold
Notional Capacity:	31.22ha	Designation:	Allocate



Requirements:

- Appropriate highway access via the existing Omega South development.
- Implementation of any measures required to mitigate impacts on the M62 (Junction 8) or other parts of the highway network.
- Measures to secure suitable access to the site by walking, cycling and public transport from residential areas in St Helens and Warrington **such as the provision of a footpath and cycleway through the site to connect existing residential area in Bold and Clock Face with Omega Boulevard within Warrington, and the provision of accessible bus stops with shelters to facilitate the extension of bus services to serve the site from both Warrington and St Helens.**

LPSD Ref:	2EA - Land at Florida Farm North, Slag Lane, Haydock	Ward:	Haydock
Notional Capacity:	36.37ha	Designation:	Allocate



Requirements:

- Key site requirements are addressed in the approved plans and conditions attached to planning permission reference P/2016/0608/HYBR, granted in 2017.

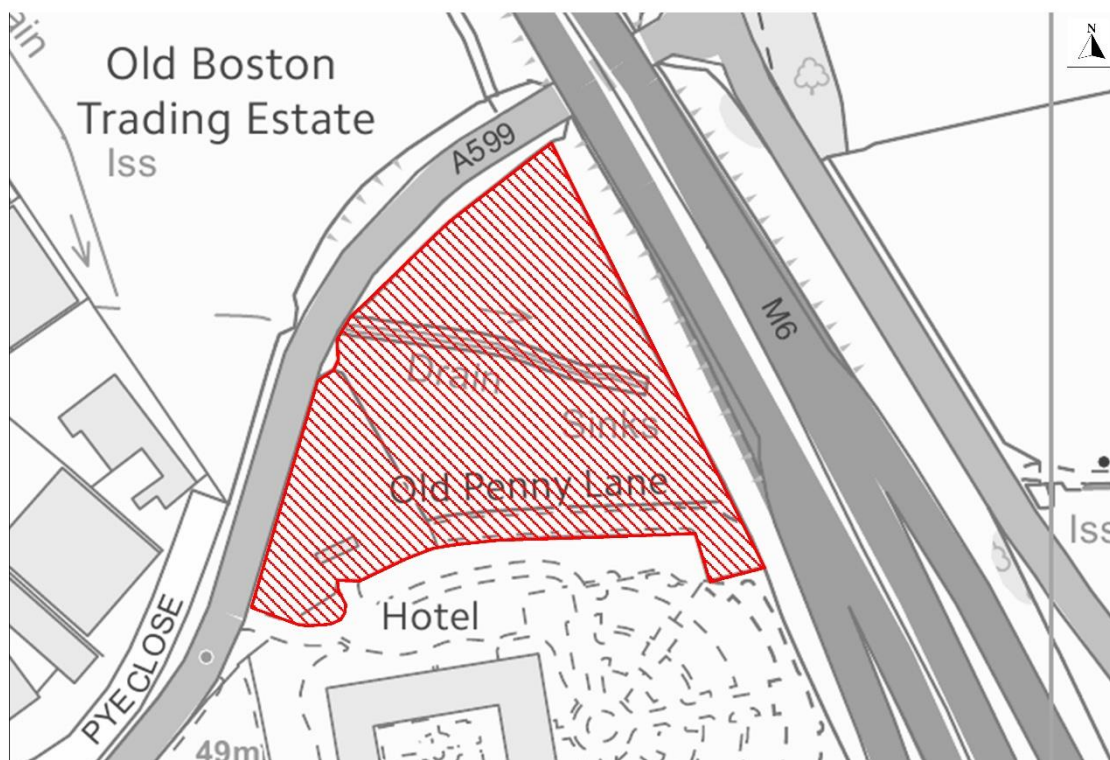
LPSD Ref:	3EA - Land North of Penny Lane, Haydock	Ward:	Haydock
Notional Capacity:	11.05ha	Designation:	Allocate



Requirements:

- Key site requirements are addressed in the approved plans and conditions attached to planning permission reference P/2015/0571/HYBR granted in July 2015, and with a reserved matters application (Ref: P/2018/0476/Res) pending consideration as of October 2018. **Approval of reserved matters (Ref: P/2018/0476/RES) granted in December 2018.**

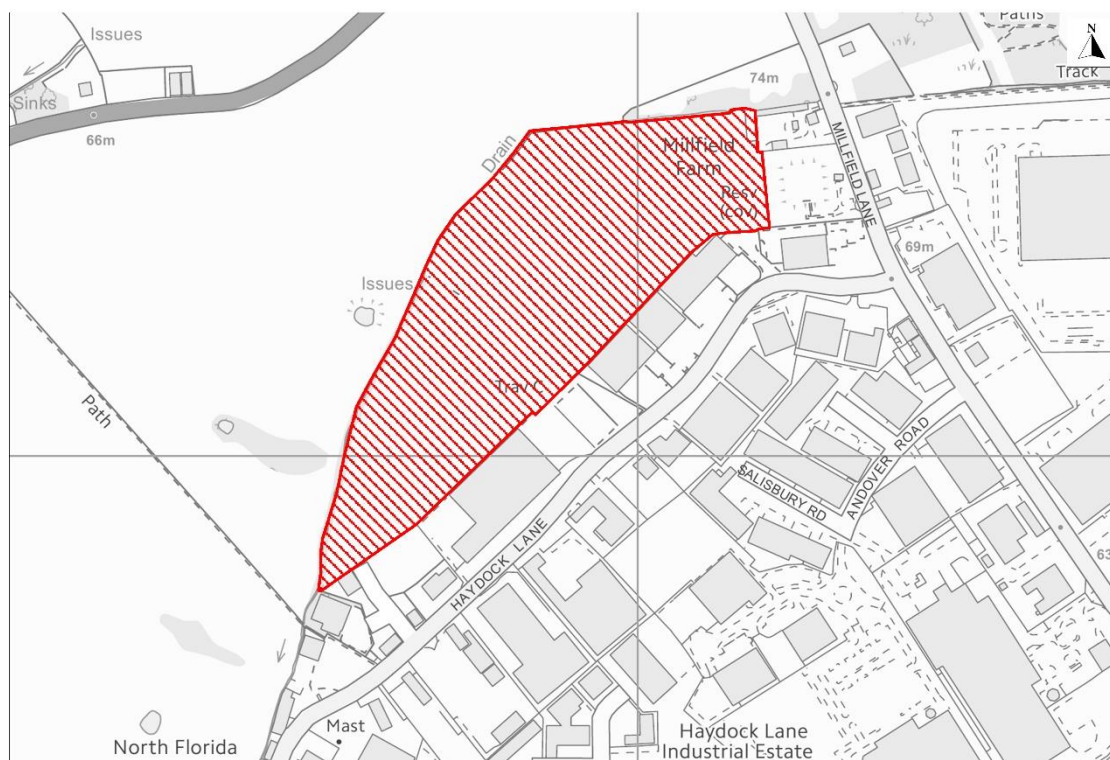
LPSD Ref:	4EA - Land South of Penny Lane, Haydock	Ward:	Haydock
Notional Capacity:	2.16ha	Designation:	Allocate



Requirements:

- Safe highway access ~~can~~ **should** be provided off the A599 (Penny Lane).
- ~~The design and layout of the development must integrate well with that of the surrounding area.~~
- Any adverse impacts on the M6 (Junction 223) or other parts of the highway network must be suitably mitigated.
- **Measures to secure suitable access to the site by walking, cycling and public transport, such as the provision of segregated walking and cycling access of Penny Lane, and of accessible bus stops (in consultation with Merseytravel) on Penny Lane.**

LPSPD Ref:	5EA - Land to the West of Haydock Industrial Estate, Haydock	Ward:	Haydock
Notional Capacity:	7.75ha	Designation:	Allocate

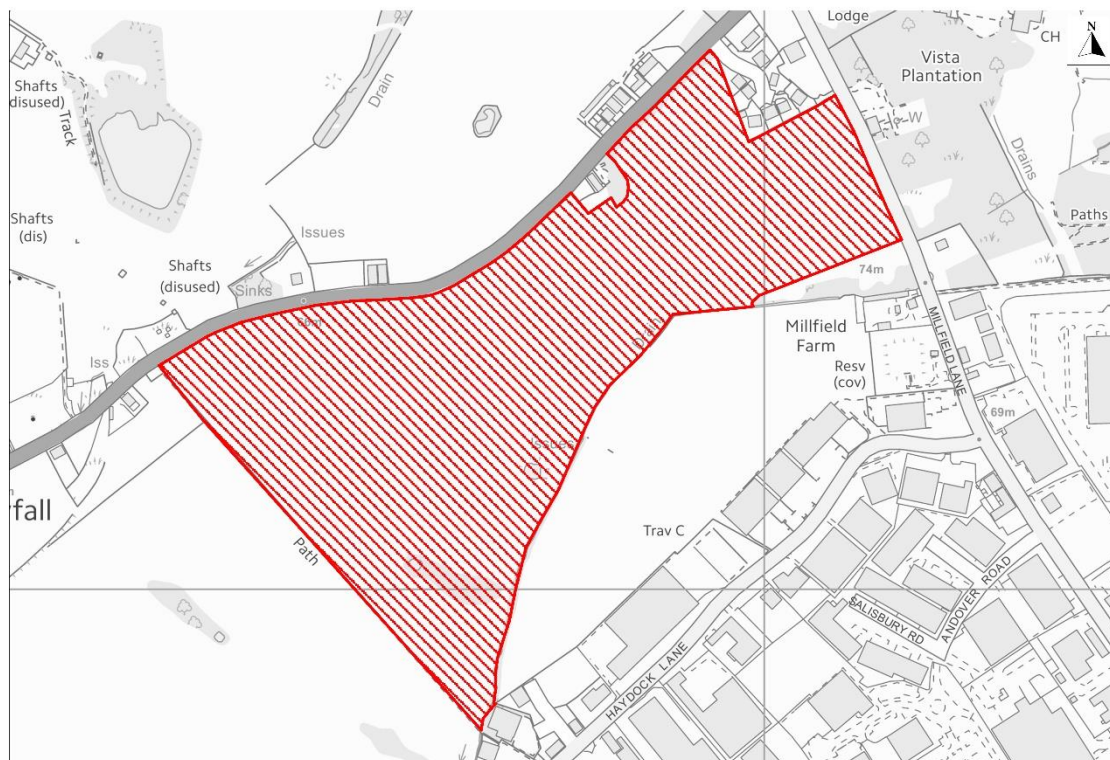


Requirements:

- Due consideration to be given to neighbouring Millfield Service Reservoir and pressurised distribution main.
- Site falls within a consultation distance of a major hazard pipeline, therefore Essar Oil (UK) Ltd. need to be consulted.
- Safe highway access can be gained through neighbouring allocated site 2EA and 6EA. **The provision of safe highway access which should include an appropriately designed spine road off Haydock Lane, to also serve employment site allocation 6EA unless it is demonstrated to the satisfaction of the Council that this is not needed to enable a suitable form of development within site 6EA.**
- Implementation of any measures required to mitigate impacts on the M6 (Junction 23) or other parts of the highway network.
- ~~The design and layout of the development must integrate well with that of the surrounding area.~~
- **Provision of effective flood management measures for Clipsley Brook to reduce the risk of flooding downstream and enhance biodiversity.**

- Measures to secure suitable access to the site by walking, cycling and public transport, such as: segregated walking and cycling routes linking to nearby highways and to public right of way 654 (which runs to the south west of the site); the provision of a financial contribution towards to upgrading of public right of way no.656 which links to Wigan; and accessible bus stops with shelters to facilitate connections to Earlestown, St Helens and Wigan

LPSD Ref:	6EA - Land West of Millfield Lane, South of Liverpool Road and North of Clipsley Brook, Haydock	Ward:	Haydock
Notional Capacity:	20.58ha	Designation:	Allocate

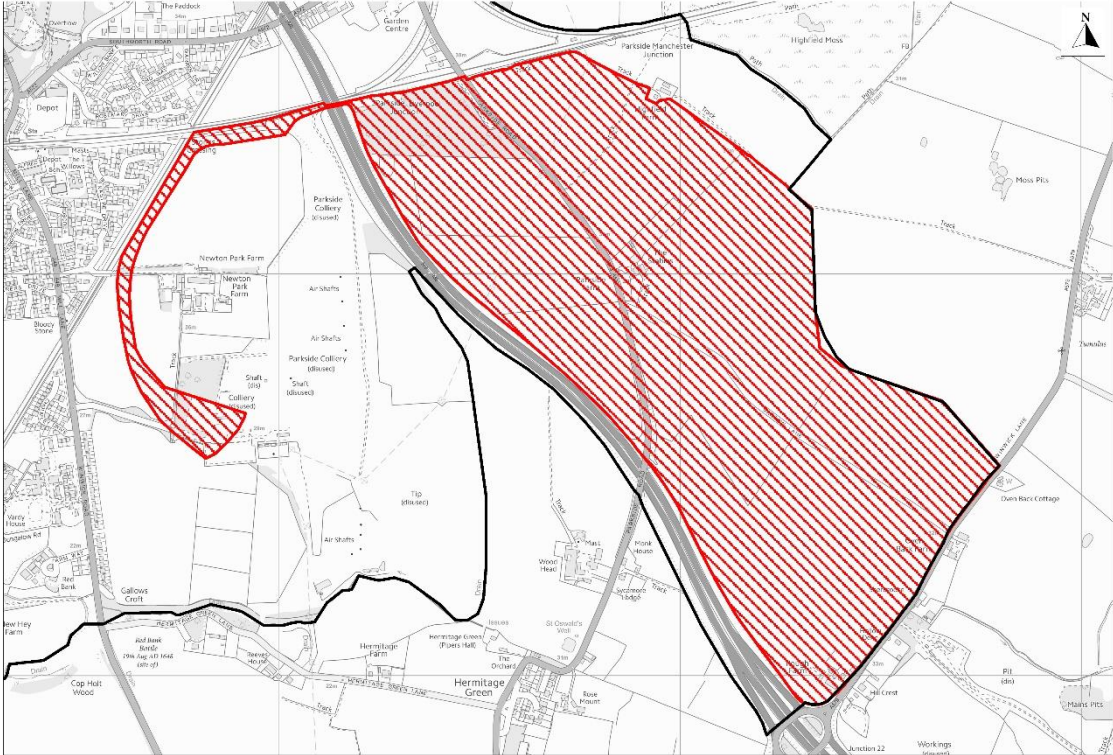


Requirements:

- ~~Appropriate highway access via Millfield Lane; and allocated 2EA site; **The provision of safe highway access which should include: a suitably designed improvement to the highway layout and signalling equipment at the junction of Millfield Lane and Liverpool Road and an appropriately designed spine road through the site from Haydock Lane, to also serve employment site allocation 5EA (unless it is demonstrated to the satisfaction of the Council that these measures are not necessary);**~~
- Implementation of any measures required to mitigate impacts on the M6 (Junction 23) or other parts of the highway network.
- The design and layout of the development must integrate well with that of any existing or approved development within allocated sites 4EA and 6EA **2EA and 5EA.**
- Provision of effective flood management measures for Clipsley Brook to reduce the risk of flooding downstream and enhance biodiversity.
- **The development must include a buffer of green space alongside Millfield Lane to minimise any effects on the setting of the listed building at “Le Chateau”.**

- Measures to secure suitable access to the site by walking, cycling and public transport, such as: segregated walking and cycling routes linking to nearby highways and to public right of way 654 (which runs to the south west of the site); the provision of a financial contribution towards the upgrading of public right of way no.656 which links to Wigan; and accessible bus stops with shelters on Liverpool Road and Millfield Lane to facilitate connections to Earlestown, St Helens and Wigan.
- The design of the site must take account of the role of this land in preventing ribbon development along Liverpool Road and the separation of Haydock and Ashton-in-Makerfield through the use of layout, boundary treatments, landscaping areas and other means.

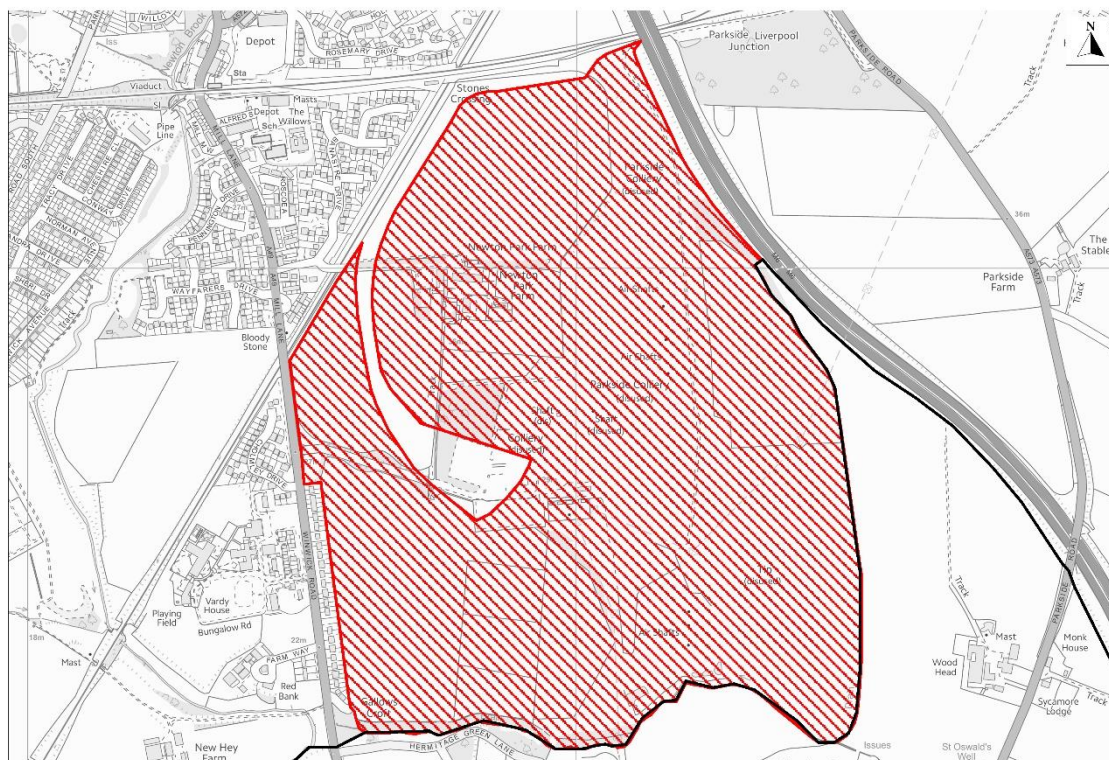
LPSD Ref:	7EA - Parkside East, Newton-le-Willows	Ward:	Newton
Notional Capacity:	64.55ha	Designation:	Allocate



Requirements:

- See Policy LPA10

LPSD Ref:	8EA - Parkside West, Newton-le-Willows	Ward:	Newton
Notional Capacity:	79.57ha	Designation:	Allocate

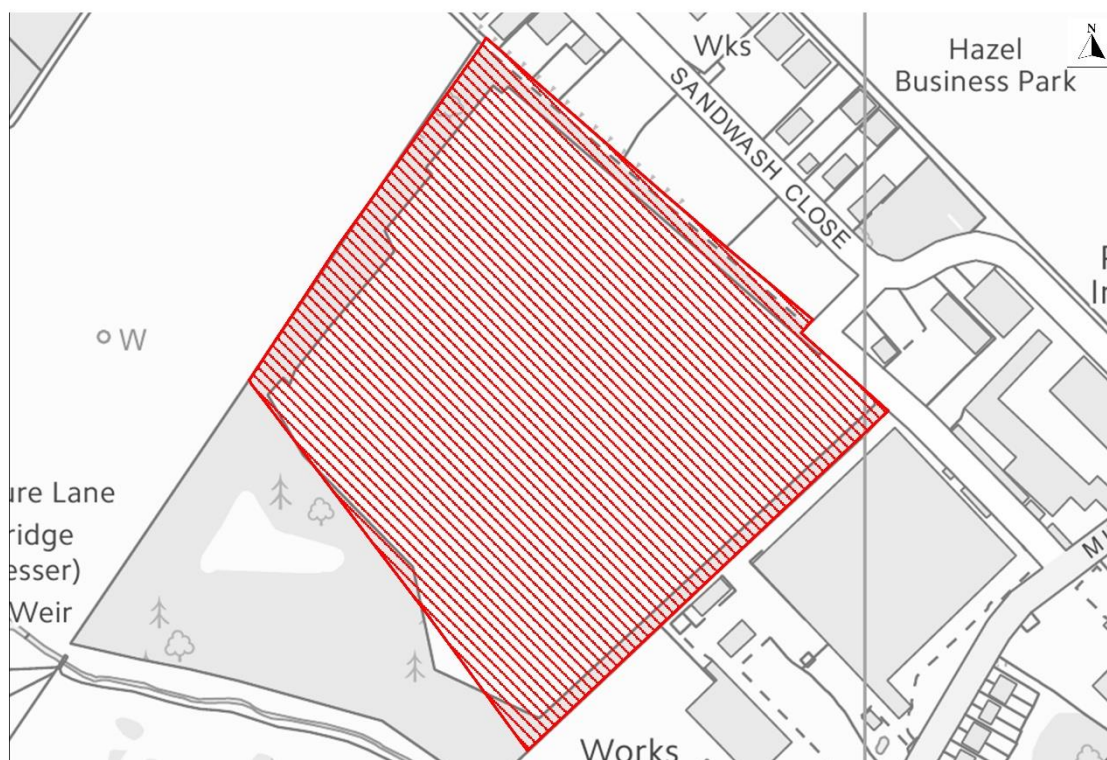


Requirements:

- Access to an initial phase of development can **(subject to detailed assessment)** be provided off the A49 (Winwick Road).
- Later phases of development should be served by a new link road from the east (linking to junction 22 of the M6).
- The amount of development achievable within each phase must be determined using a comprehensive transport assessment to be approved by relevant highway authorities.
- Any adverse impacts on the M6 (Junction 22) or other parts of the highway network must be suitably mitigated.
- Suitable measures must be included to control impact of increased traffic movement or uses within the site on residential amenity, noise and/or air quality in the surrounding area.

- Proposals must include measures to mitigate any adverse impacts on the Battle of Winwick Registered Battlefield and other heritage assets in the area.
- The development must avoid prejudicing the future development of siding facilities (to serve future development within Parkside East - site 7EA) within the area indicated for this purpose shown on the Policies Map.
- **Measures to secure suitable access to the site by walking and cycling such as: the provision of segregated walking and cycling route which must run through the site and link to nearby highways; and the provision of accessible bus stops with shelters to facilitate connections to Earlestown, St Helens, Wigan and Warrington.**

LPSD Ref:	9EA - Land to the West of Sandwash Close, Rainford	Ward:	Rainford
Notional Capacity:	6.96ha	Designation:	Allocate



Requirements:

- ~~Key site requirements are addressed in the approved plans and conditions attached to planning permission reference P/2006/115, and subsequent planning permission reference P/2009/1046, granted in January 2010.~~
- **The development must provide details of trees & landscaping to reduce impact on the landscape and provide effective screening**
- **Safe Highway access should be provided including sight splays in accordance with the Manual for Streets**
- **Provision of effective drainage to reduce the risk of surface water flooding**
- **Proposals need to include an effective Travel Plan**

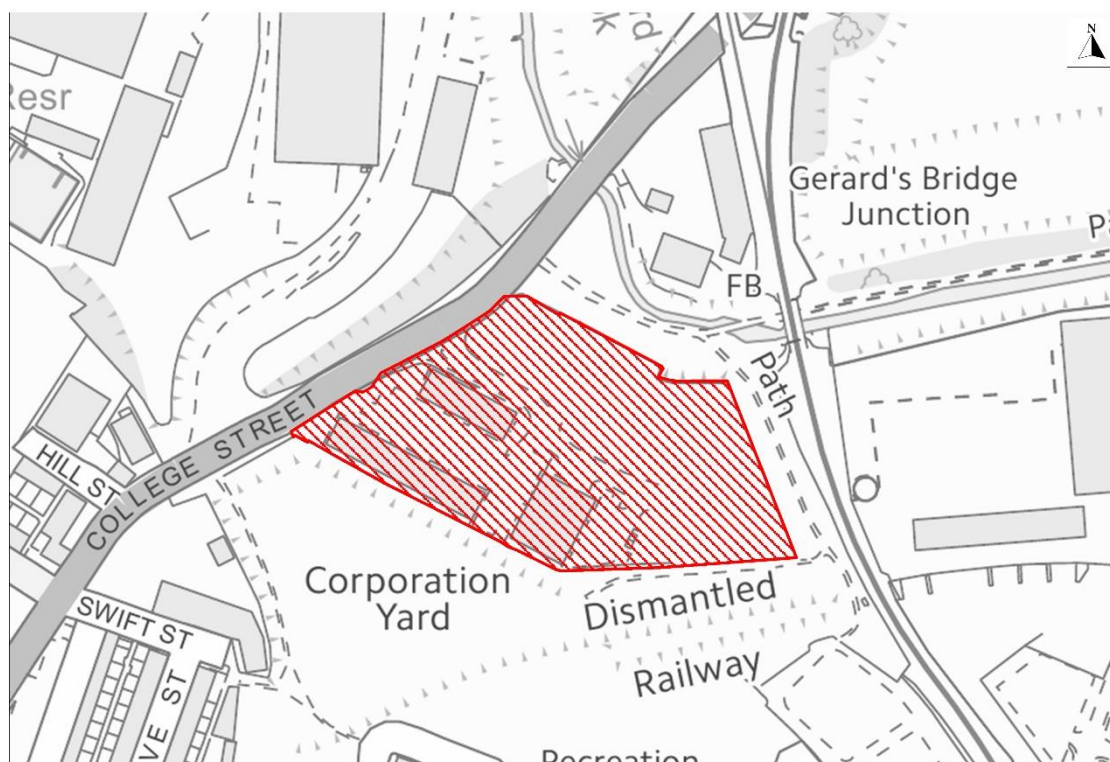
LPSD Ref:	10EA - Land at Lea Green Farm West, Thatto Heath	Ward:	Thatto Heath
Notional Capacity:	3.84ha	Designation:	Allocate



Requirements:

- Key site requirements are addressed in the approved plans and conditions attached to planning permission reference P/2016/0567/HYBR, granted in November 2016.

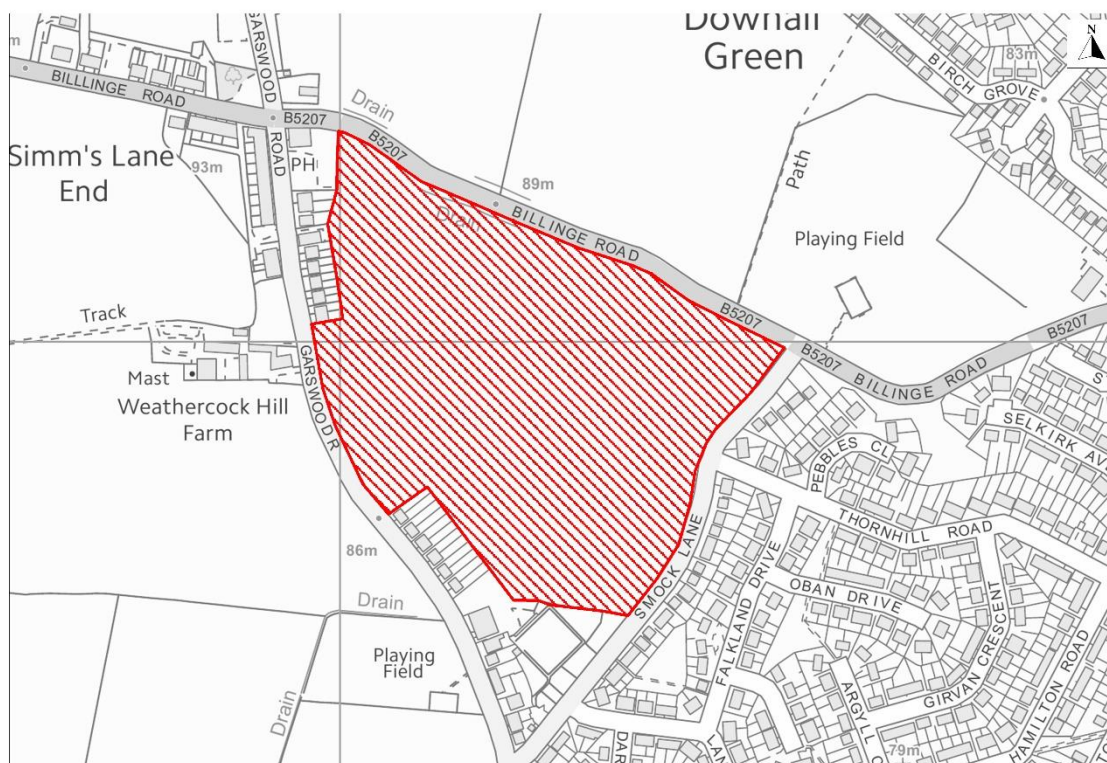
LPSD Ref:	11EA - Land at Gerards Park, College Street, St. Helens Town Centre	Ward:	Town Centre
Notional Capacity:	0.95ha	Designation:	Allocate



Requirements:

- ~~Key site requirements are addressed in the approved plans and conditions attached to planning permission reference P/2016/0903/FUL, granted in May 2017.~~
- **Any development should address any contamination issues and/or other geo-technical issues affecting the site.**
- **An appropriate surface water drainage scheme is required based on the hierarchy of drainage options in the National Planning Practice Guidance.**
- **A detailed Travel Plan including an appropriate Travel-Plan Co-ordinator is required in order to secure sustainable transport initiatives.**

LPSP Ref:	1HA - Land South of Billinge Road, East of Garswood Road and West of Smock Lane, Garswood	Ward:	Billinge & Seneley Green
Notional Capacity:	216 units	Designation:	Allocate

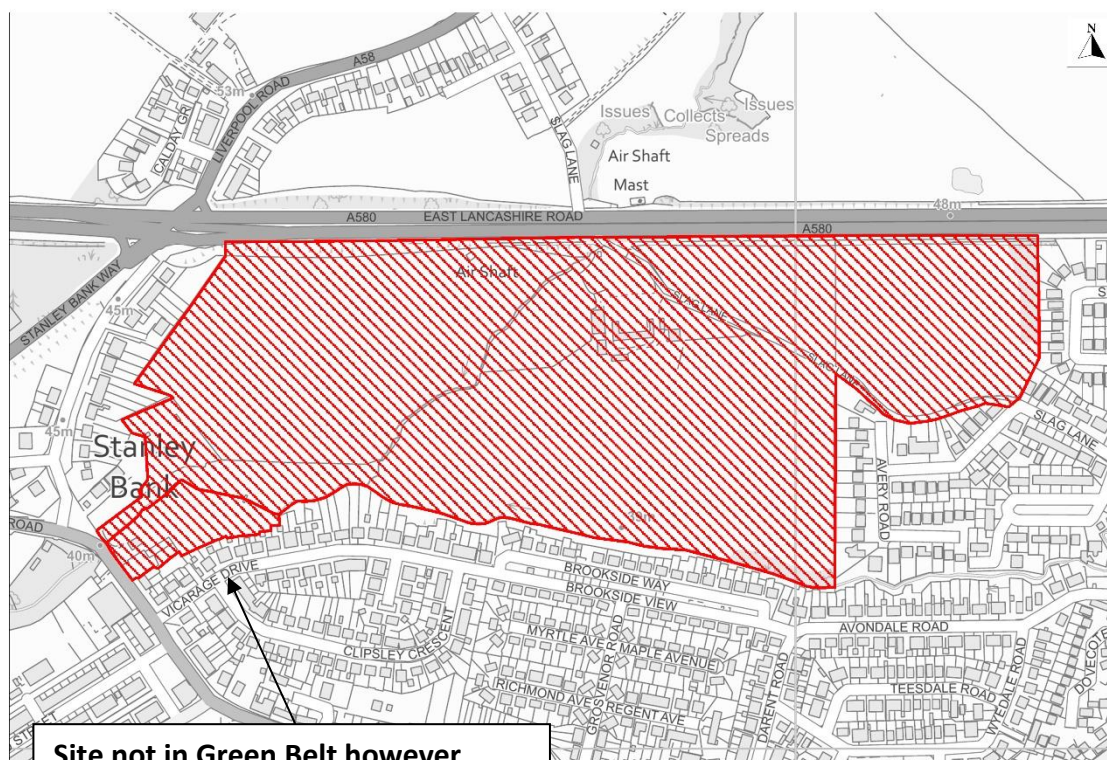


Requirements:

- Safe highway access should be provided from Garswood Road and / or Billinge Road (with any necessary off-site improvements).
- ~~Pedestrian and cycle access should be provided through the site to the wider area.~~ **Measures to secure suitable access to the site by walking, cycling and public transport such as: (a) the provision of segregated walking and cycling routes which must run through the site and link to nearby highways; (b) the upgrading of pedestrian footways alongside existing highways around the site; (c) the upgrading of existing bus stops on Garswood Drive, Billinge Road and Smock Lane close to the site so that they become fully accessible (including for disabled persons); and (d) a financial contribution towards the upgrading of Garswood station.**
- ~~Financial contributions for education and off-site highway works may also be required; this will be subject to further assessment at the master planning stage.~~
- Provision of effective flood management measures to reduce the risk of flooding caused by overland flow.

- ~~Appropriate provision of open space must be included in accordance with Policy LPC05 and LPD03.~~
- ~~The design and layout should provide for a range of house types in accordance with Policy LPC01 and LPC02.~~

LPSP Ref:	2HA - Land at Florida Farm (South of A580), Slag Lane, Blackbrook	Ward:	Blackbrook & Haydock (area outside Green Belt)
Notional Capacity:	522 units	Designation:	Allocate

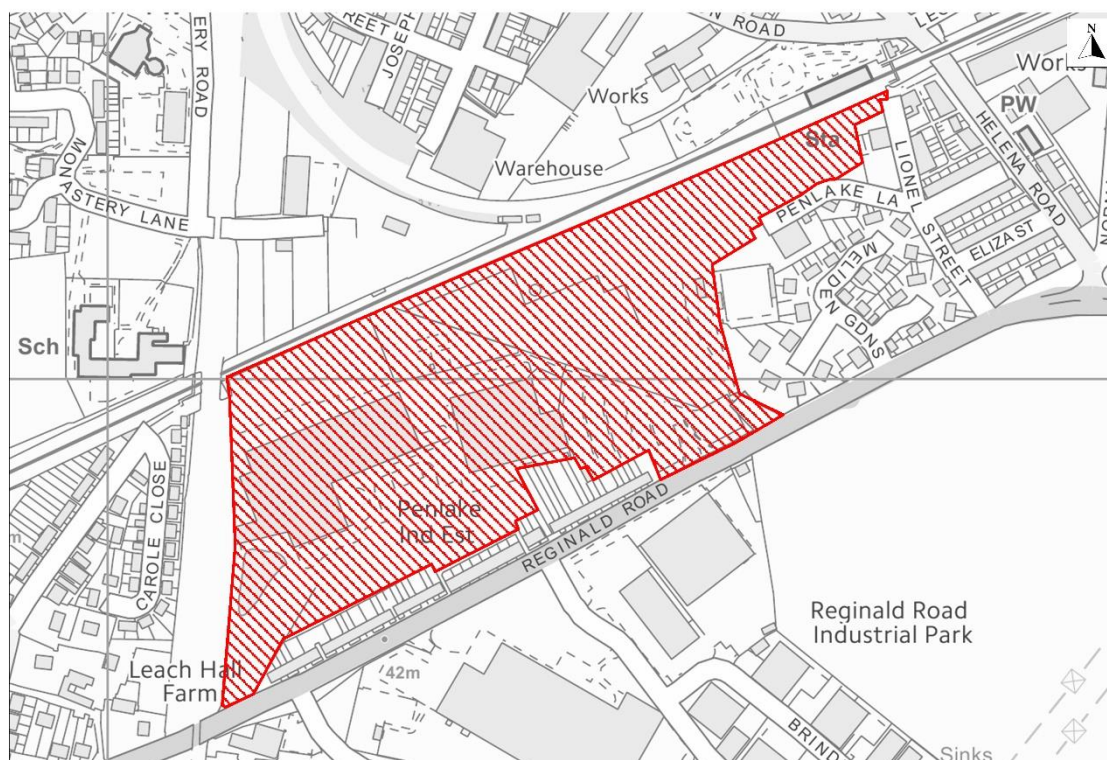


Site not in Green Belt however, allocated with the above land.

Requirements:

- Highway access should be provided via a primary access from Vicarage Road (with any necessary off-site improvements to this) and a left-in, left-out access from the A580 East Lancashire Road.
- ~~Pedestrian and cycleway access will be required onto Haydock Lane via Slag Lane.~~ **Measures to secure suitable access to the site by walking, cycling and public transport such as: (a) the provision of segregated walking and cycling routes which must run through the site and link to nearby highways at Haydock Lane (via Slag Lane), Vicarage Road, Brookside Way and the A580 East Lancashire Road (to the north east and north west of the site); and (b) the upgrading of existing bus stops on Vicarage Road and Clipsley Lane close to the site so that they become fully accessible (including for disabled persons)**
- Provision of effective flood management measures for Clipsley Brook to reduce the risk of flooding downstream and enhance biodiversity.
- ~~Financial contributions for education and off-site highway works may be required; this will be subject to further assessment at the master planning stage.~~
- ~~Appropriate provision of open space must be included in accordance with Policy LPC05 and LPD03.~~
- ~~The design and layout should provide for a range of house types in accordance with Policy LPC01 and LPC02.~~

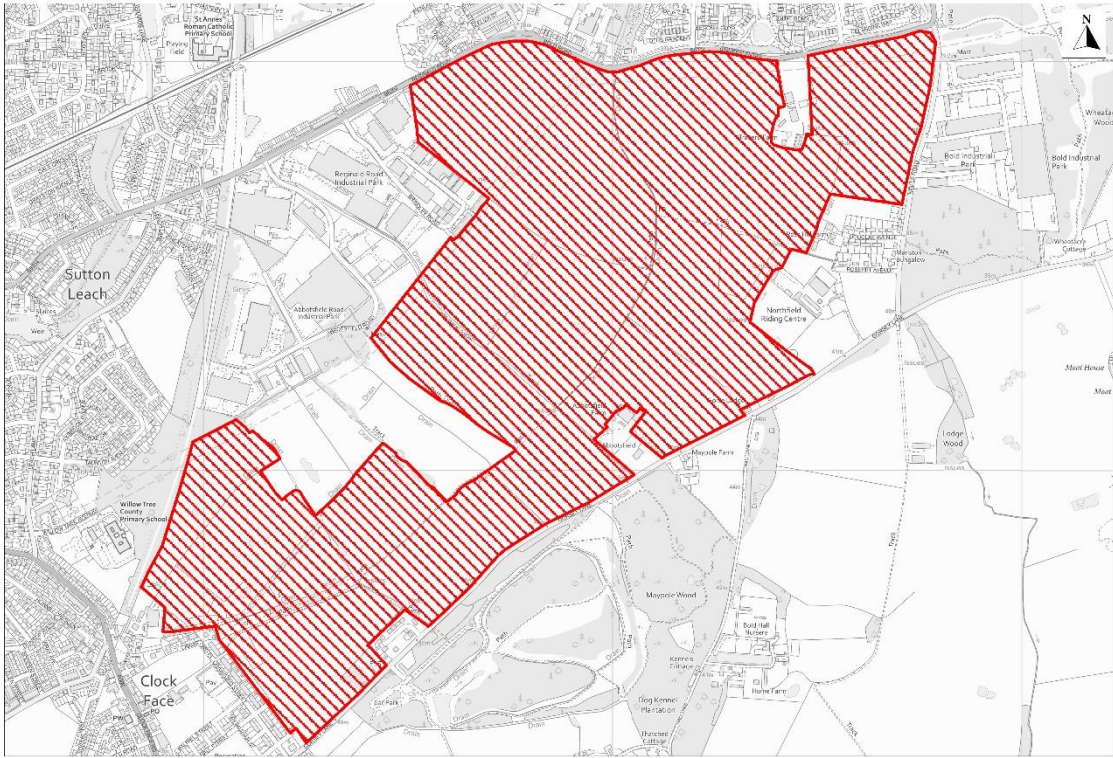
LPSD Ref:	3HA - Former Penlake Industrial Estate, Reginald Road, Bold	Ward:	Bold
Notional Capacity:	337 units	Designation:	Allocate



Requirements:

- Key site requirements are addressed in the approved plans and conditions attached to planning permission reference P/2015/0130, granted on 11 December 2015. **And approval of reserved matters reference P/2018/0251/RES granted on 21 September 2018.**

LPSP Ref:	4HA - Land bounded by Reginald Road/Bold Road/Travers Entry/Gorse lane/Crawford Street, Bold (Bold Forest Garden Suburb)	Ward:	Bold
Notional Capacity:	2,988 units	Designation:	Allocate



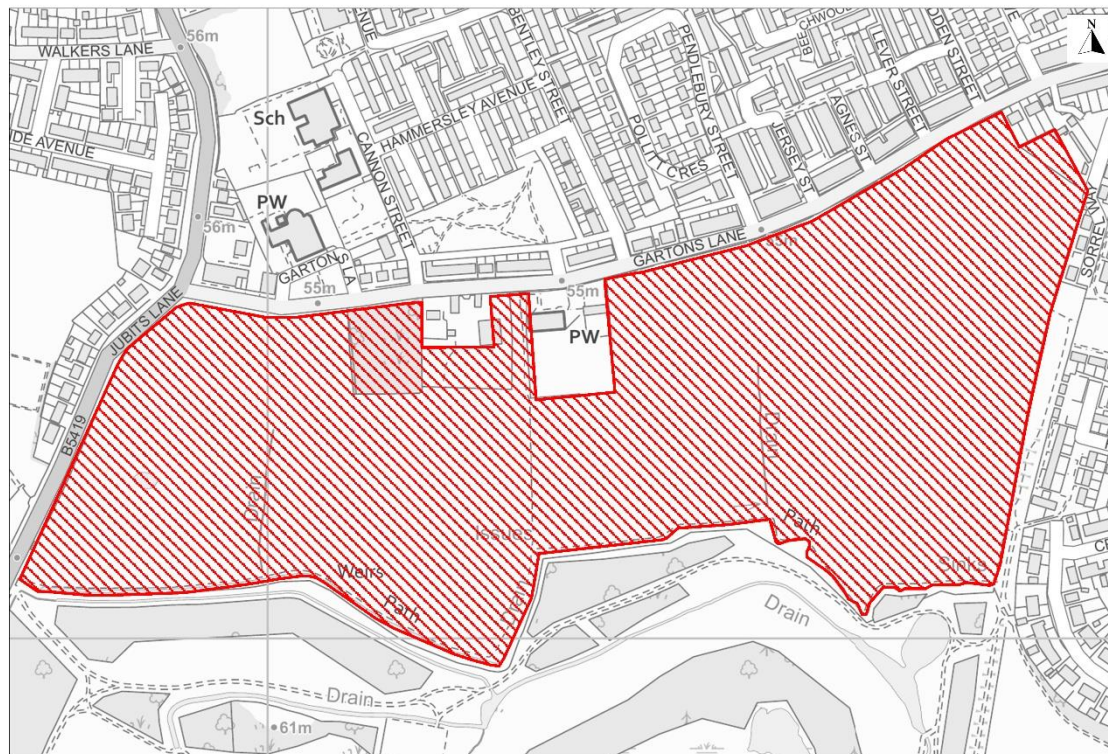
Requirements:

- The development must be consistent with the vision, aims, objectives and policies of the Bold Forest Park Area Action Plan (BFPAAP).
- The development must provide a well landscaped setting including extensive green links through and around the site, and tree planting to reduce impact on the landscape and promote the objective of the BFPAAP to increase tree cover by 30% across the Bold Forest as a whole.
- Any adverse impacts on biodiversity interests within the existing Local Wildlife Site (LWS 108 as indicated on the Policies Map) and the proposed extension to this must be either avoided or minimised. Any resultant harm must be adequately mitigated.
- The development must create a permeable layout with a range of highways provided through the site with access via the B5204, Neills Road and Gorse Lane. The layout must be compatible with the provision of a bus service through the site between Clock Face and St Helens Junction
- The development must also provide a ~~choice~~ **permeable network** of foot, bridleway, and cycle routes through the site to facilitate access between homes, workplaces,

recreational facilities, and other key services in the area. These must where necessary be segregated to ensure safety and include new provision in line with policy INF6 “Creating an Accessible Forest Park” of the Bold Forest Park Area Action Plan 2017.

- **The provision of any other measures necessary to secure suitable access to the site by walking, cycling and public transport such as: (a) the provision of new accessible bus stops to an agreed specification through the site so that none of the proposed dwellings is more than 400 metres walking distance from a bus stop; and (b) a financial contribution towards the improvements of St Helens Junction station.**
- **The masterplanning of the site must take into account the opportunity to expand the Greenway network, as identified in Policy LPC07, and the accompanying Figure 7.2**
- Financial contributions or the provision of on-site infrastructure for education, **local retail, health and other community facilities**, and off-site highway works may be required; this, **These and other requirements** will be subject to further assessment at the master planning stage.
- **The master planning of the site must be informed by the findings of the Bold Forest Garden Suburb Transport review (August 2019) and any other relevant evidence.**
- ~~The design and layout should provide for a range of house types in accordance with Policy LPC01 and LPC02.~~
- The layout must avoid causing excessive noise or disturbance to occupiers of existing dwellings and businesses within or around the site and for users of walking and cycling routes and open spaces.

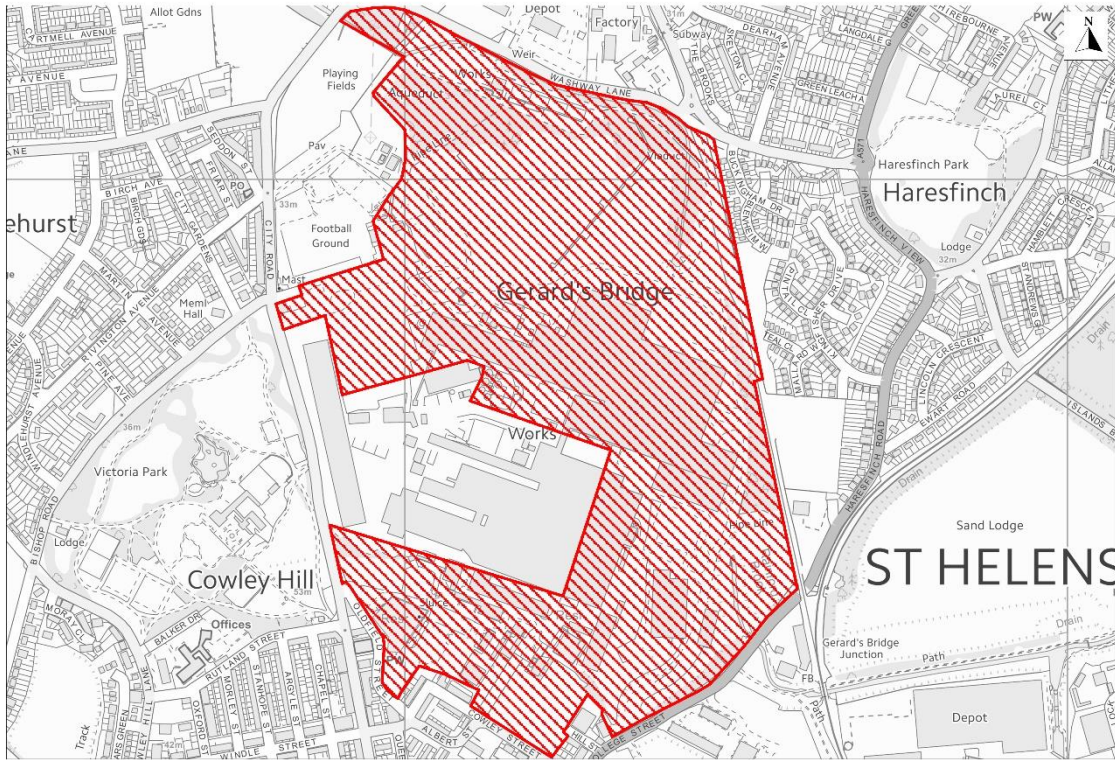
LPSD Ref:	5HA - Land South of Gartons Lane and former St. Theresa's Social Club, Gartons Lane, Bold	Ward:	Bold
Notional Capacity:	569 units	Designation:	Allocate



Requirements:

- The master plan should preferably incorporate the former St. Teresa's Social Club site.
- Appropriate highway access should be provided via Jubits Lane and Gartons Lane, together with a suitable internal road network.
- The development should integrate well into the Bold Forest Park setting and provide satisfactory pedestrian, bridleway and cycleway access into the Forest Park.
- The developer would be expected to fund the provision of a suitable access road to the car park area in the adjacent Bold Forest Park, as well as utility service connections.
- Financial contributions for education and off-site highway works **and the improvement of St helens Junction and/or Lea Green stations** may be required; this, **These and any other requirements** will be subject to further assessment at the master planning stage.

LPSD Ref:	6HA - Land at Cowley Street, Cowley Hill, Town Centre	Ward:	Moss Bank
Notional Capacity:	816 units	Designation:	Allocate

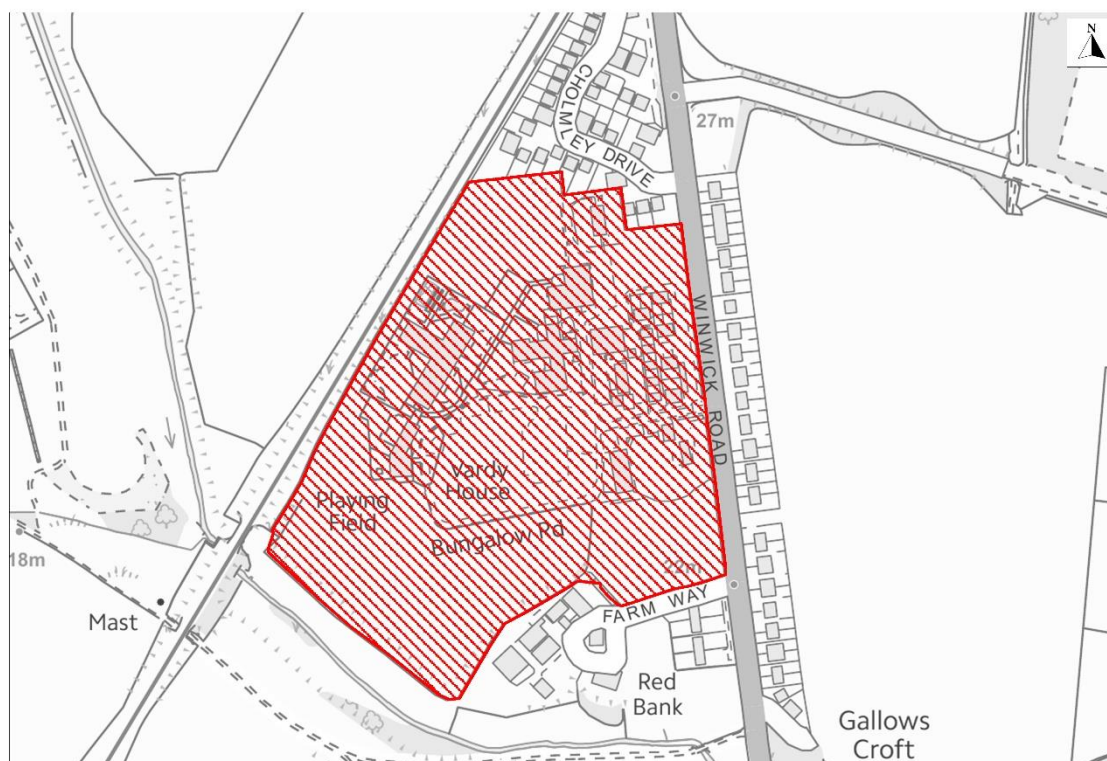


Requirements:

- The development must provide a permeable layout with a range of highways provided through the site with links** Appropriate highway access should be provided from City Road and College Street (with any necessary off-site improvements). **Any development proposal must also consider the potential to provide a new spine road providing a strategic link to the A580 East Lancashire Road**
- The layout must be compatible with the provision of a bus service through the site and linking to St Helens Central rail station. New accessible bus stops should be provided through the site according to Merseytravel's specification, so that none of the new dwellings is more than 400 metres walking distance from a bus stop.**
- The internal site layout should provide a permeable network for walking and cycling, linking to adopted highway and greenway networks outside the site. As part of this, a A Green corridor, incorporating the Local Wildlife Site LWS47, should be provided from the north around the eastern boundary of the site linking the green spaces and habitats along Rainford Brook and the wider greenway network.**

- Measures to 'slow the flow' and enhance biodiversity within the culvert running along the eastern boundary of the site will be required in line with Policy LPC12 'flood Risk and Water Management'.
- The development should include appropriate measures to attenuate noise from the adjacent employment use(s).
- The development area allows for the inclusion of 4ha of B1 employment uses (if this is not implemented this will make more land available for housing).
- Any development should address any contamination issues and/or other geo-technical issues affecting the site.
- Related to the above, site levels should be carefully considered in relation to the site layout and surrounding area.
- ~~The design and layout of the development should provide for a range of house types in character areas.~~ **In accordance with Policy LPC01 and LPC02.**
- ~~Appropriate provision of open space must be included in accordance with Policy LPC05 and LPD03.~~
- **Financial contributions or the provision of on-site infrastructure for education and off-site highway works may be required; this will be subject to further assessment at the master planning stage.**

LPSD Ref:	7HA - Land West of the A49 Mill Lane and to the East of the West Coast Mainline Railway Line, Newton-le-Willows	Ward:	Newton
Notional Capacity:	181 units	Designation:	Allocate

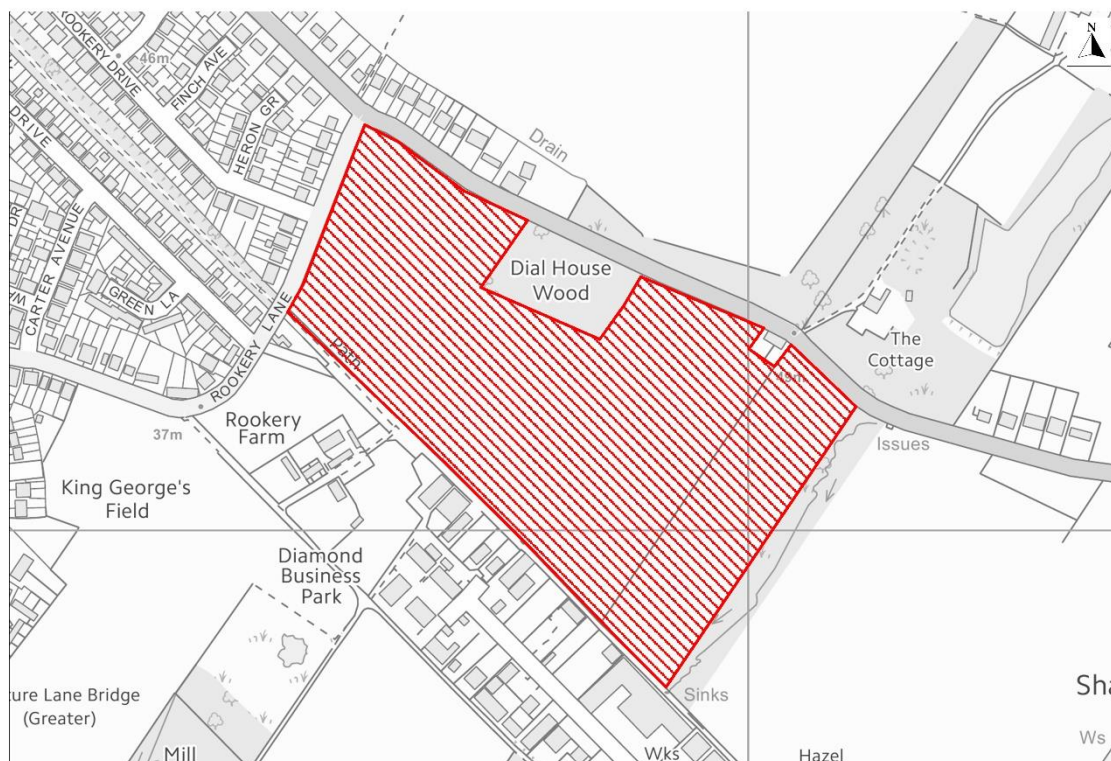


Requirements:

- Safe highway access should be provided from Winnick Road (with any necessary off-site improvements).
- **The internal site layout should provide a permeable network for walking and cycling, linking to the external adopted highway and greenway networks.**
- **Accessible bus stops should be provided adjacent to the site according to Merseytravel's specification.**
- Appropriate noise attenuation measures, including buffers, should be incorporated to protect new residents from unacceptable noise levels from the adjoining railway line and adjacent farm activities.
- Provision of effective flood management measures to reduce the risk of flooding.
- ~~Appropriate provision of open space must be included in accordance with Policy LPC05 and LPD03.~~
- Existing protected trees within the site should be given due consideration in line with Policy LPC10.

- The design and layout should provide for a range of house types in accordance with Policy LPC01 and LPC02.

LPSD Ref:	8HA - Land South of Higher Lane and East of Rookery Lane, Rainford	Ward:	Rainford
Notional Capacity:	259 units	Designation:	Allocate

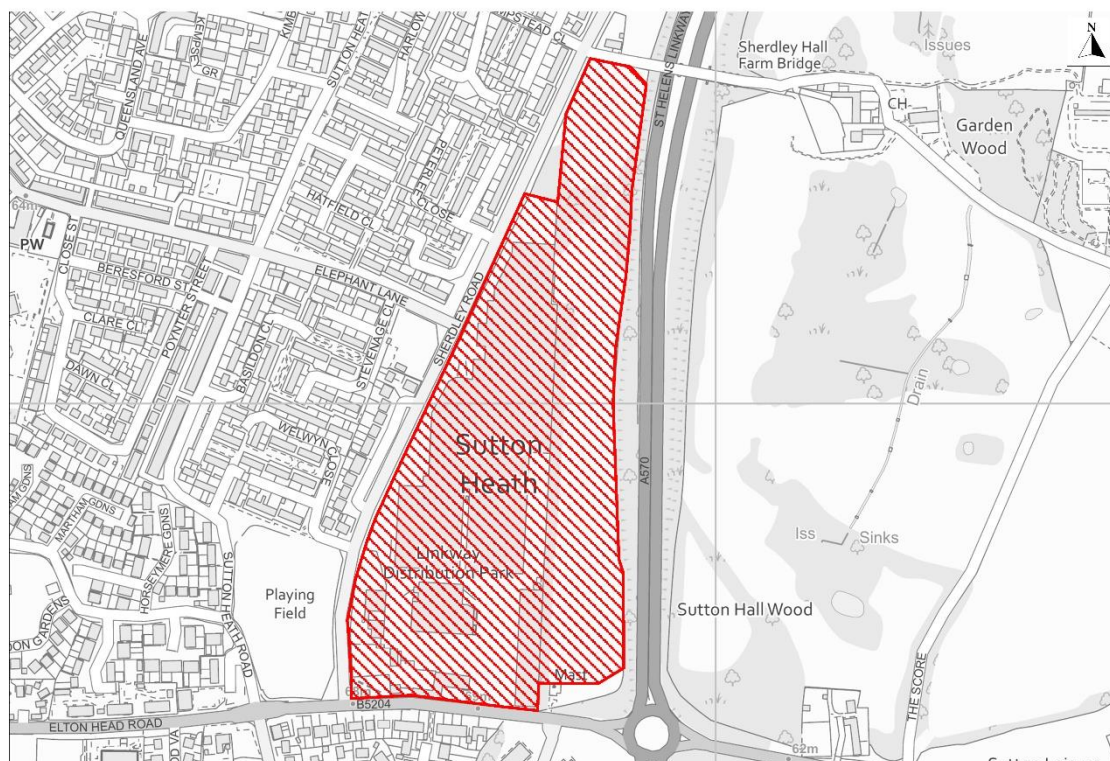


Requirements:

- Safe highway access should be provided from both Rookery Lane and Higher Lane (with any necessary off-site improvements).
- **The internal site layout should provide a permeable network for walking and cycling, linking to the external adopted highway and greenway networks. This shall include the provision of pedestrian and cycleway access to and along Rainford Linear Park and to public right of way 831.**
- **Accessible bus stops should be provided adjacent to the site according to Merseytravel's specification.**
- Appropriate noise attenuation measures, should be incorporated to protect new residents from unacceptable noise levels from the adjoining industrial area.
- A flood attenuation feature and habitat creation (similar to existing woodland to the south-east of the site) would be required along the south -western boundary with Rainford Linear Park (minimum 25m).
- Existing protected trees within the site should be given due consideration in line with Policy LPC10.

- The design and layout should provide for a range of house types in accordance with Policy LPC01 and LPC02.

LPSD Ref:	9HA - Land at former Linkway Distribution Park, Elton Head Road, Thatto Heath	Ward:	Thatto Heath
Notional Capacity:	350 units	Designation:	Allocate



Requirements:

- ~~Key site requirements are addressed in the approved plans and conditions attached to planning permission reference P/2018/0060/FUL, granted on 20 June 2018.~~
- **Development should address any contamination issues and/or other geo-technical issues affecting the site.**
- **Existing protected trees within the site should be given due consideration in line with Policy LPC10.**
- **Appropriate consideration of archaeological finds prior to commencement on site must be given, including a watching brief during construction.**
- **Scheme required for intrusive site investigations relating for mine entry and the carry out of those works.**

LPSD Ref:	10HA – Moss Nook Urban Village, Watery Lane, Moss Nook, Sutton	Ward:	Town Centre
Notional Capacity:	802 units	Designation:	Allocate



Requirements:

- Appropriate highway access to be provided linking Sutton Road to Watery Lane (with any necessary off-site improvements).
- Off-site highway works to be undertaken, to be phased in line with the development of the site.
- **The layout must be compatible with the provision of a bus service through the site. New accessible bus stops should be provided through the site according to Merseytravel's specification, so that none of the new dwellings is more than 400 metres walking distance from a bus stop.** Suitable measures will be required to ensure accessibility through the site by bus.
- **The internal site layout should provide a permeable network for walking and cycling, linking to adopted highway and greenway networks outside the site. This shall include the provision of links to and along the Sutton Brook greenway.**
- **The implementation of any other measures necessary to promote sustainable transport or other infrastructure provision, in accordance with policies LPA07 and LPA08.**
- Appropriate site remediation should be undertaken along with resolution of any geo-technical issues.

- ~~The design and layout should provide for a range of house types and character areas~~
- ~~Appropriate provision of open space must be included in accordance with Policy LPC05 and LPD03.~~ Any loss of existing playing fields must include replacement provision of an equal (or improved) quantity and quality.
- Playing pitches within the site must be suitably replaced off-site before they are lost as part of the development.
- Appropriate noise mitigation measures may be required in relation to industrial land uses close to the site.
- Provision of a small commercial/retail area close to the junction with Sutton Road
- (NB planning permission P/2003/1574 was granted for mainly residential development on 18 July 2007; Permission P/2011/0058 to – in summary – vary conditions on the scheme was granted on 22 May 2017).

Annex 2

Updated LPSD Appendix 7 site profiles.

Appendix 7: Site Profiles – Safeguarded Employment and Housing Sites

[Please note: the **sites listed in this appendix are not allocated for development within the Plan period. The** requirements set out for each site in this appendix are in addition to any others that ~~are needed to comply with Plan policies~~ **may apply to a future development proposal at the time** e.g., in relation to infrastructure provision]

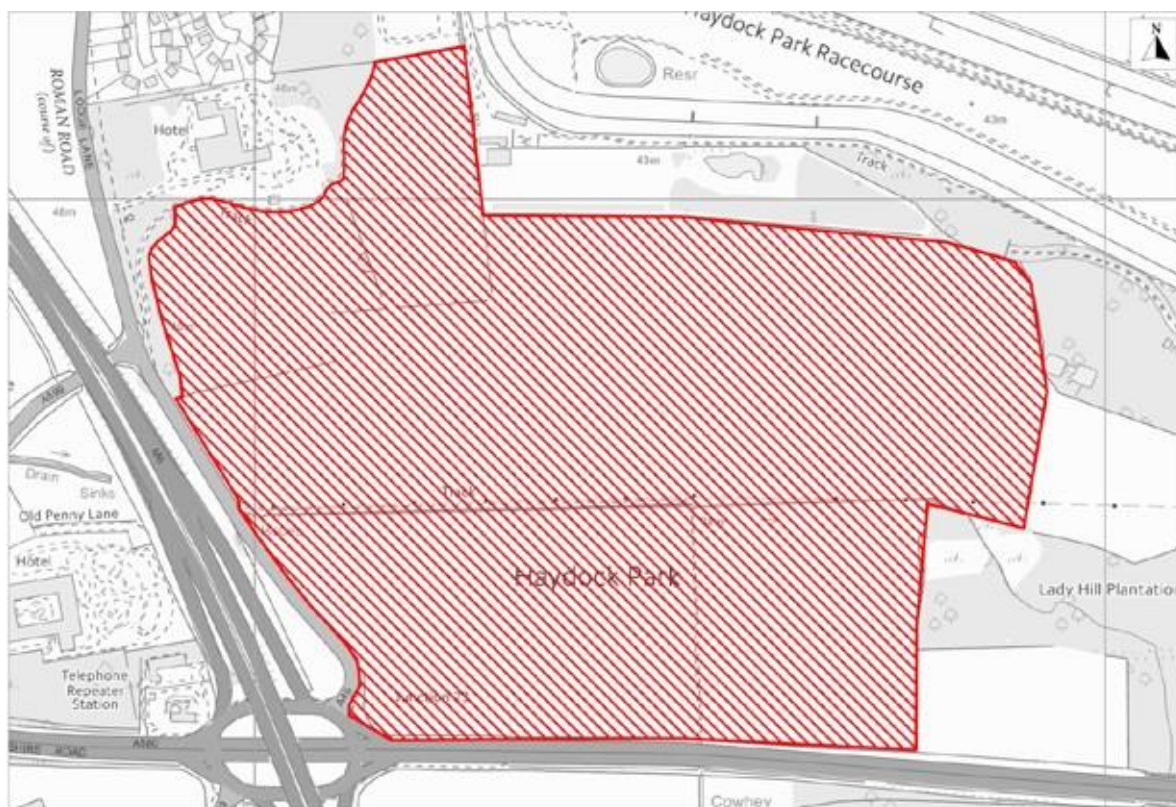
LPSD Ref:	1ES - Land North of M62 and South of Gorsey Lane, Bold	Ward:	Bold
Notional Capacity:	29.98ha	Designation:	Safeguard



Requirements:

- Appropriate highway access via the existing Omega North Western extensiondevelopment.
- Implementation of any measures required to mitigate impacts on the M62 (Junction 8)or other parts of the highway network.
- Measures to secure suitable access to the site by walking, cycling and publictransport **and other sustainable modes** from residential areas in St Helens and Warrington.

LPSD Ref:	2ES – Land to the East of M6 Junction 23 (South of Haydock racecourse), Haydock	Ward:	Haydock
Notional Capacity:	42.31ha	Designation:	Safeguard



Requirements:

- Appropriate highway access should be provided via the A580 (East Lancashire Road).
- Developers must liaise with Highways England and St. Helens Council to identify and deliver any enhancement work required to M6 Junction 23 to mitigate any impacts from the proposed development.
- ~~Opportunities to provide improved bus services and pedestrian and cycle links from residential areas in St. Helens to the site should be delivered if practicable.~~
- **Measures to secure suitable access to and through the site by walking, cycling, public transport and other sustainable modes from residential areas in St Helens, Wigan and Warrington.**

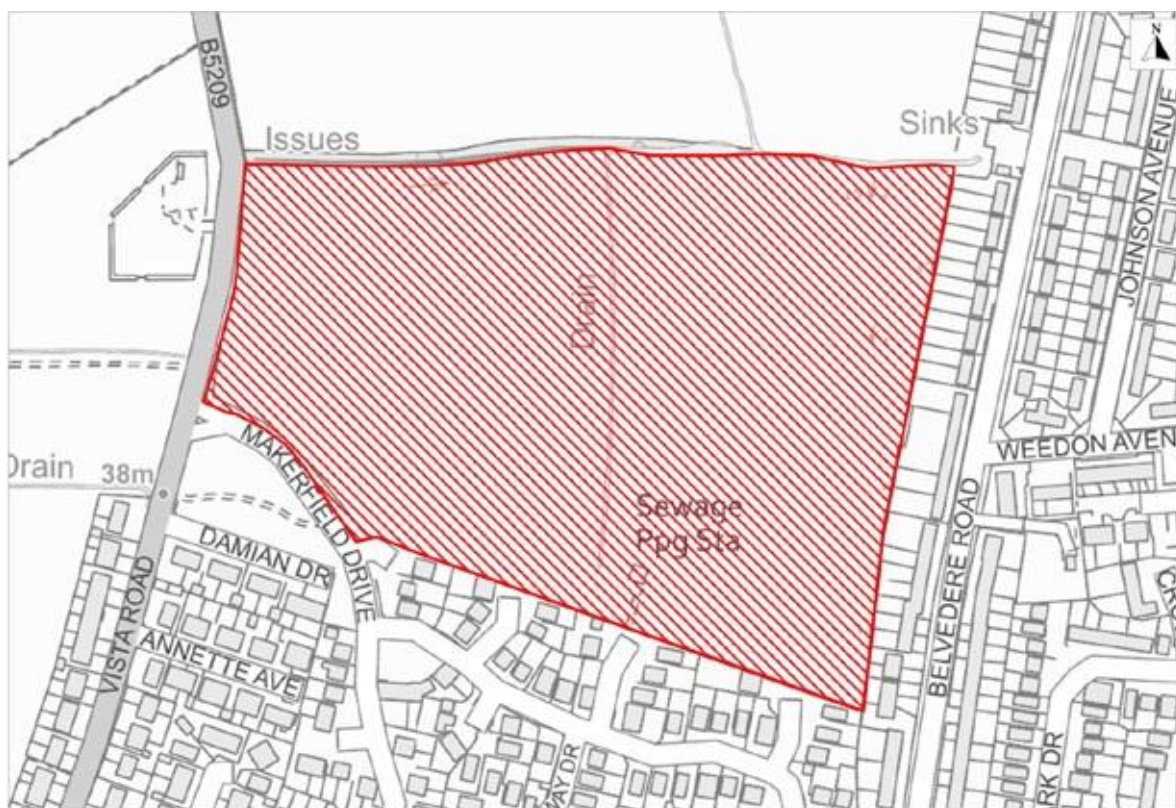
LPSD Ref:	1HS - Land South of Leyland Green Road, North of Billinge Road and East of Garswood Road, Garswood	Ward:	Billinge & Seneley Green
Notional Capacity:	291 units	Designation:	Safeguard



Requirements:

- Safe highway access should be provided from Leyland Green Road and Billinge Road (with any necessary off-site improvements).
- ~~Pedestrian and cycle access should be provided through the site to the wider area.~~
- **Measures to secure suitable access to and through the site by walking, cycling, public transport and other sustainable modes, which should also link to areas of employment, education, health and other services in the surrounding area.**
- Provision of effective flood management measures to reduce the risk of flooding.
- ~~Appropriate provision of open space must be included in accordance with Policy LPC05 and LPD03.~~
- ~~The design and layout should provide for a range of house types in accordance with Policy LPC01 and LPC02.~~
- The ground conditions are unknown, although historic mineshafts are recorded within the sub-parcel, so further investigation is required.

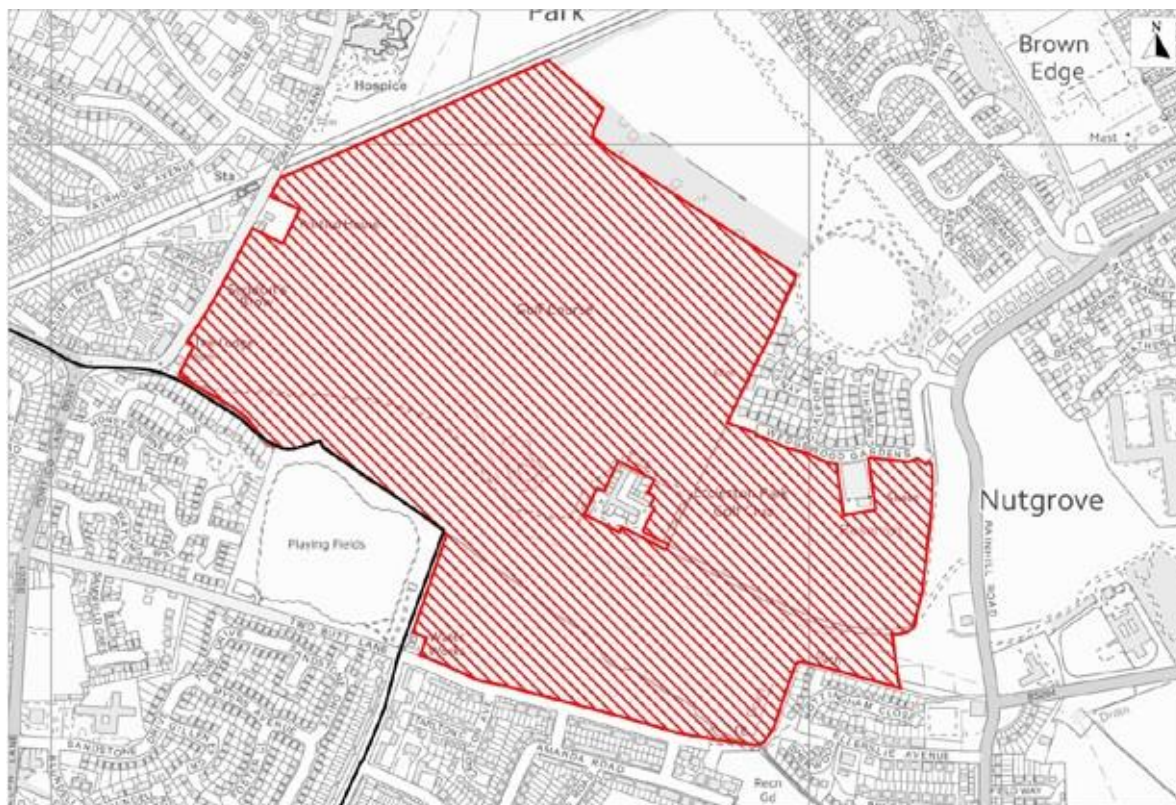
LPSP Ref:	2HS - Land between Vista Road and Belvedere Road, Earlestown	Ward:	Earlestown
Notional Capacity:	178 units	Designation:	Safeguard



Requirements:

- Safe highway access can be gained from Vista Road and Makerfield Drive.
- Implementation of any measures required to mitigate impacts on the M6 (Junction 23) or other parts of the highway network.
- Provision of effective flood management measures to reduce the risk of flooding with due consideration to be given to the existing UU pumping station.
- ~~Appropriate provision of open space must be included in accordance with Policy LPC05 and LPD03.~~
- ~~The design and layout should provide for a range of house types in accordance with Policy LPC01 and LPC02.~~
- **Measures to secure suitable access to and through the site by walking, cycling, public transport and other sustainable modes, which should also link to areas of employment, education, health and other services in the surrounding area.**

LPSD Ref:	3HS – Former Eccleston Park Golf Club, Rainhill Road, Eccleston	Ward:	Eccleston
Notional Capacity:	956 units	Designation:	Safeguard



Requirements:

- Appropriate highway access should be provided via a primary access from the B5413 Rainhill Road and secondary access at Portico Lane together with a suitable internal road network.
- The layout and design of the development should make suitable provision for a bus service to access the primary access road and consider feasibility of a bus through- route from Portico Lane to Rainhill Road.
- Safe pedestrian and cycle access should be provided to Eccleston Park Station.
- Consideration should be given to the potential for park and ride facilities.
- Any access to the site from Two Butt Lane must, at most, serve only a limited number of properties and be agreed by Knowsley Council as the Highways Authority.
Ensure that the design and layout mitigates and minimises impacts on the existing road network, including the Rainhill Road/Warrington Road junction and other junctions in the area.
- ~~Financial contributions for education and off-site highway works may be required;~~

~~this will be subject to further assessment at the master planning stage.~~

- The sandstone wall on the Rainhill Road frontage should be reclaimed and rebuilt once the access road is constructed.
- The developer should liaise with the Lead Local Flood Authority in the design of a suitable and ecologically friendly flood management solution for the on-site open watercourse. The development should incorporate measures to “slow the flow” to reduce the risk of flooding downstream and enhance biodiversity.
- **Any other measures needed to secure suitable access to and through the site by walking, cycling, public transport and other sustainable modes, which should also link to areas of employment, education, health and other services in the surrounding area.**

LPSD Ref:	4HS - Land East of Newlands Grange (former Vulcan works) and West of West Coast mainline, Newton-le-Willows	Ward:	Newton
Notional Capacity:	256 units	Designation:	Safeguard



Requirements:

- Safe highway access should be provided from the existing development to the west of the site (with any necessary off-site improvements).
- Appropriate noise attenuation measures, including buffers, should be incorporated to protect new residents from unacceptable noise levels from the adjoining.
- Appropriate provision of open space must be included in accordance with Policy LPC05 and LPD03.
- Significant landscaping will be required to the south of the site to provide an appropriate buffer with the adjacent Vulcan Village Conservation Area.
- The design and layout should provide for a range of house types in accordance with Policy LPC01 and LPC02.
- **Measures to secure suitable access to and through the site by walking, cycling, public transport and other sustainable modes, which should also link to areas of employment, education, health and other services in the**

surrounding area.

LPSD Ref:	5HS - Land West of Winwick Road and East of Wayfarers Drive, Newton-le-Willows	Ward:	Newton
Notional Capacity:	191 units	Designation:	Safeguard



Requirements:

- Safe highway access should be provided from the A49 (Mill Lane), (with any necessary off-site improvements).
- Appropriate noise attenuation measures, including buffers, should be incorporated to protect new residents from unacceptable noise levels from the adjoining railway line.
- Provision of effective flood management measures to reduce the risk of flooding.
- ~~Appropriate provision of open space must be included in accordance with Policy LPC05 and LPD03.~~
- Appropriate buffers should be provided from the proposed site and adjoining LWS.
- ~~The design and layout should provide for a range of house types in accordance with Policy LPC01 and LPC02.~~
- **Measures to secure suitable access to and through the site by walking, cycling, public transport and other sustainable modes, which should also link to areas of employment, education, health and other services in the**

surrounding area.

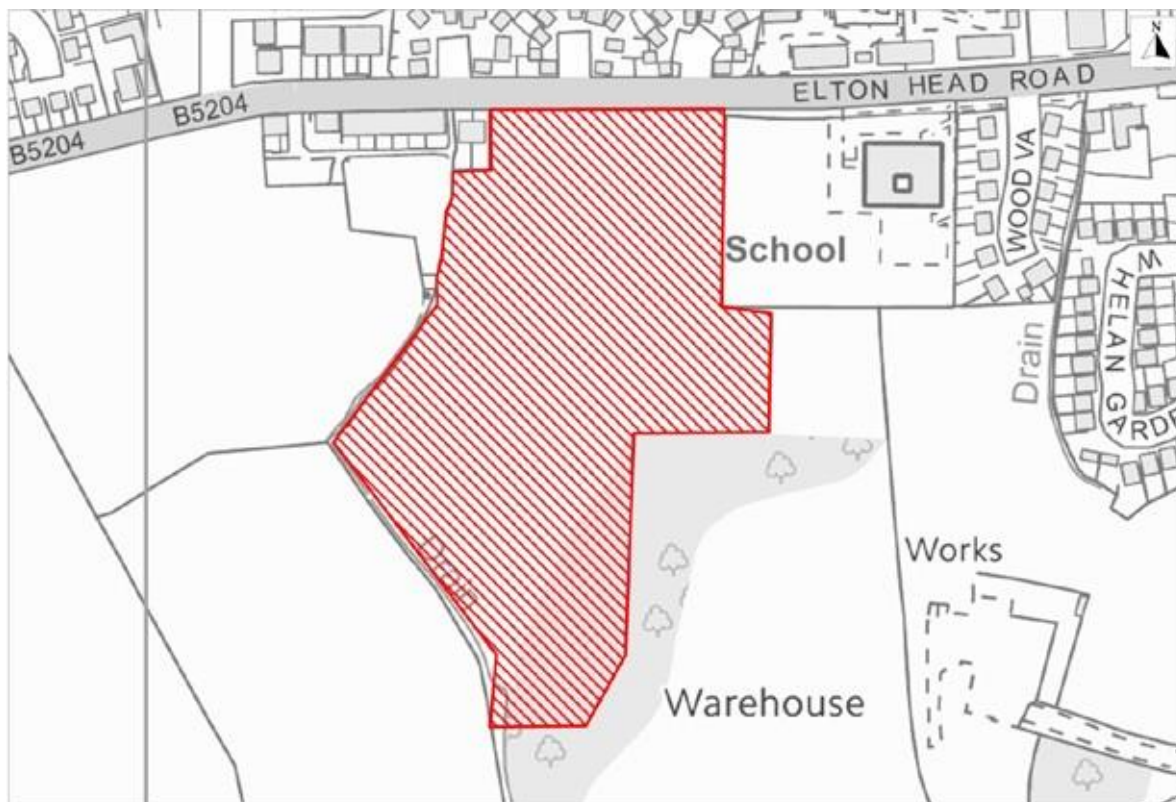
LPSD Ref:	6HS - Land East of Chapel Lane and South of Walkers Lane, Sutton Manor	Ward:	Thatto Heath
Notional Capacity:	113 units	Designation:	Safeguard



Requirements:

- Safe highway access can be provided from Chapel Lane and Shakespeare Road, (with any necessary off-site improvements).
- Provision of effective flood management measures to reduce the risk of flooding.
- ~~Appropriate provision of open space must be included in accordance with Policy LPC05 and LPD03.~~
- Appropriate buffers should be provided from the proposed site and adjacent woodland and LWS (Pendlebury Brook).
- ~~The design and layout should provide for a range of house types in accordance with Policy LPC01 and LPC02.~~
- **Measures to secure suitable access to and through the site by walking, cycling, public transport and other sustainable modes, which should also link to areas of employment, education, health and other services in the surrounding area.**

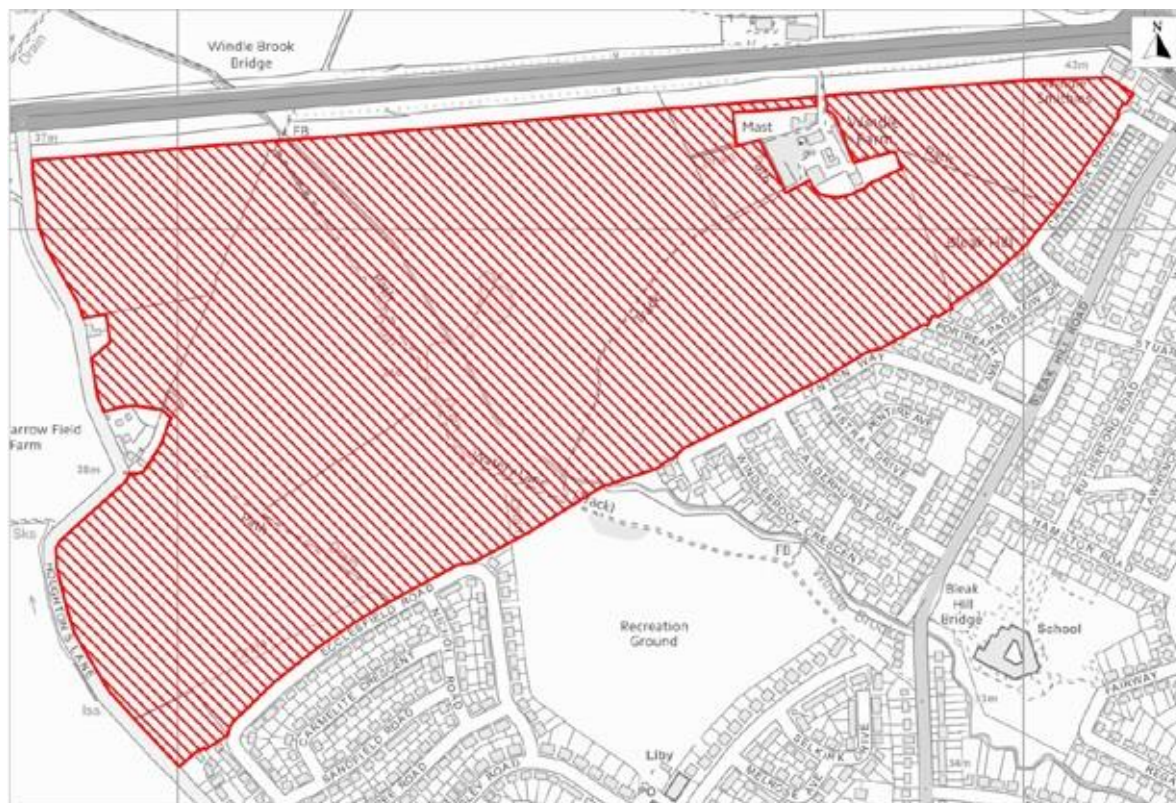
LPSD Ref:	7HS - Land South of Elton Head Road (adjacent to St. John Vianney Catholic Primary School), Thatto Heath	Ward:	Thatto Heath
Notional Capacity:	84 units	Designation:	Safeguard



Requirements:

- Safe highway access can be provided from Elton Head Road (with any necessary off-site improvements).
- Provision of effective flood management measures to reduce the risk of flooding.
- ~~Appropriate provision of open space must be included in accordance with Policy LPC05 and LPD03.~~
- Appropriate buffers should be provided from the proposed site and adjoining saltmarsh area.
- ~~The design and layout should provide for a range of house types in accordance with Policy LPC01 and LPC02.~~
- **Measures to secure suitable access to and through the site by walking, cycling, public transport and other sustainable modes, which should also link to areas of employment, education, health and other services in the surrounding area.**

LPSD Ref:	8HS - Land South of A580 between Houghtons Lane and Crantock Grove, Windle	Ward:	Windle
Notional Capacity:	1,027 units	Designation:	Safeguard



Requirements:

- Appropriate highway access should be provided via a new access from the A580 East Lancashire Road at Houghton's Lane junction (or suitable alternative) during initial phases of development, to link into a new primary access road into the site and a pedestrian and cycle access through to adjacent roads together with a suitable internal road network.
- The design and layout should mitigate and minimise impacts on the existing road network, including cul-de-sacs adjoining the site and the junction of Rainford Road/Bleak Hill Road.
- Houghton's Lane should be diverted and upgraded.
- The developer must ensure that the design and layout makes suitable provision for a bus service to access the primary access road.
- ~~Financial contributions or the provision of on-site infrastructure for education and off-site highway works may be required; this will be subject to further assessment at the master planning stage.~~
- The developer should liaise with the Lead Local Flood Authority in the design of a

suitable and ecologically friendly flood management solution for Windle Brook. The development should incorporate measures to “slow the flow” to reduce the risk of flooding downstream and enhance biodiversity.

- **Measures to secure suitable access to and through the site by walking, cycling, public transport and other sustainable modes, which should also link to areas of employment, education, health and other services in the surrounding area.**

Annex 3

Update of Table 4.6 of the LPSD, and to represent the position up to 2037 (in accordance with INSP006).

Table 5.2: Residual Housing Land Requirement 2016-2037

Requirement	Dwellings
St. Helens housing requirement (21 years from 1 Apr 2016 to 31 Mar 2037) at average of 486 per year	10,206
Net Completions from 1 April 2016- 31 March 2021	3074
Residual requirement over Local Plan period from 1 April 2021 to 31 March 2037	7132

Table 5.3: SHLAA Housing Land Supply 2020-2037

SHLAA Supply 2021 – 2037 (as of 31.03.2021)	Dwellings
Total SHLAA supply– 1 April 2021 until 31 March 2037 (including non-Green Belt Local Plan allocation sites 3HA, 6HA, 9HA and 10HA)	4766
SHLAA capacity reduction for non-delivery (15% of SHLAA identified capacity for years 6-16 of the Plan period including non-Green Belt Local Plan allocation sites 3HA, 6HA,9HA and 10HA) (2953 -15%)	-443
Residual SHLAA capacity over 16 year Plan period 1 April 2021 - 31 March 2037 (including non-Green Belt Local Plan allocation sites 3HA,6HA, 9HA and 10HA)	4323
Small sites allowance x 16 years (sites below 0.25ha / 5 dwellings)	1488
Total Plan period capacity on non-Green Belt land	5811

Table 5.4: Green Belt Land Supply 2020-2037

Green Belt Land Supply 2021-2037	Dwellings
Required capacity to be found on Green Belt land (7132-5811)	1321
20% increased allowance to be added to Green Belt required capacity (to allow for contingencies e.g., infrastructure provision, delays, lead-in times to start of housing delivery etc.)	264
Overall required capacity of sites to be removed from the Green Belt	1585
Total Plan period capacity of allocated sites removed from the Green Belt (sites 1HA, 2HA, 4HA, 5HA, 7HA and 8HA)	2020

Table 5.5: Total Supply over the Plan Period 2020-2037

Total Supply over the Plan Period 2021-2037		Dwellings
Total Plan period capacity on non-Green Belt land		5811
Total Plan period capacity of allocated Green Belt sites		2020
Total housing supply over Plan period		7831

Annex 4

Local Plan 5 Year Supply Position 31.03.2021

Local Plan 5 Year Housing Requirement	
Local Plan Annual Housing Requirement	486
Local Plan Housing Requirement 2016 - 2021	2430
Net Completions 2016 - 2021	3074
Housing Shortfall 2016 - 2021 (there has been an oversupply of 644 units)	0
Shortfall spread over next five years	0
Local Plan Housing Requirement 2021 - 2026 (486 x 5)	2430
Local Plan Housing Requirement 2021 - 2026 (5% buffer applied)	2552
Annualised Housing Requirement (2552/5)	510

Local Plan 5 year supply as of 31.03.2020	
Large sites - planning permission not started (including SHLAA 2017 sites that have since gained planning permission but not started)	602
Large sites - planning permission under construction (including SHLAA 2017 and new large sites with planning permission and under construction)	512
Large sites - SHLAA sites (including SHLAA 2017 sites with planning permission that has now expired)	208
Local Plan Allocations (including those previously counted as SHLAA sites, 3HA, 6HA, 9HA and 10HA)	575
Small sites allowance (93 x 5)	465
5 year supply	2362
Number of years supply of deliverable housing land (2362/510)	4.6

Annex 5

Update of Table 4.4 of the LPSD, and to represent the position up to 2037 (in accordance with INSP006).

Residual Employment Land Requirement 2021-2037 (as of 31.03.2021)

Requirement	Hectares
Local Plan OAN 2012-2037 including 5 year buffer and allowance for Parkside SRFI and SuperPort	239
Take-up between 1 April 2012 and 31 March 2021 (includes completions at Local Plan Proposed Allocation sites 2EA (Florida Farm, Slag Lane Haydock), 3EA (Land North of Penny Lane, Haydock) and 10EA (Land at Lea Green Farm West, Thatto Heath))	60.77
Existing Supply of Deliverable Employment Land (31 Mar 2021) (This is made up of Land North of Kilbuck Lane (3.46ha) and Pilkingtons Cowley Hill Site (0.58ha))	4.04
Total Residual Requirement 2021-2037	174.19

Annex 6

Updated LPSD Appendix 4 - Monitoring Framework

POLICY	INDICATOR	DATA SOURCE	TARGET	TRIGGER FOR ACTION	POTENTIAL ACTION OF CONTINGENCY
LPA01 - Presumption in Favour of Sustainable Development	All Local Plan indicators	St.Helens Authority Monitoring Report (AMR)	Delivery of sustainable development.	Failure to deliver a coherent, implementabl e strategy to facilitate progress towards sustainable development.	Review of Local Plan.
LPA02 - Spatial Strategy	Analysis of progress with strategic sites	A range of economic, housing, environmental and infrastructure sources.	Most new housing to be delivered on strategic and/or brownfield sites Significant new employment development at existing and strategic locations.	Failure to deliver the quantity and distribution of development proposed by the Local Plan	Review of land identified for development. Review of Local Plan.
	Percentage of housing completions on brownfield sites	Annual SHBC house completion survey.	No target set	Not yet determined	Review of Local Plan policies.
LPA03 - Development Principles	All Local Plan indicators	St Helens Authority Monitoring Report (AMR)	Delivery of sustainable development.	Failure to deliver a coherent, implementabl e strategy to facilitate progress towards sustainable development	Review of Local Plan policies.
LPA04 - A Strong & Sustainable Economy	Employment land take-up available per annum by type	St Helens Authority Monitoring Report (AMR)	Monitor provision of new Take-up of employment land by type on a yearly basis	Cumulative take up of allocated employment land for employment development	Where take up of allocated employment land for employment development is higher than expected,

POLICY	INDICATOR	DATA SOURCE	TARGET	TRIGGER FOR ACTION	POTENTIAL ACTION OF CONTINGENCY
			<u>as anticipated in the Plan.</u>	less than 50% of the expected pro-rata amount, or more than 150% of the expected pro-rata amount.	consider review of policy. Where take-up is lower, consider whether there are obstacles to take-up on particular sites that could be overcome.
	Number of permissions for expansion of existing businesses	SHBC employment monitoring	No target set	Not yet determined	To be determined
	Loss of employment on existing employment sites	SHBC employment monitoring	No loss on previous years	Not yet determined, monitor initially	To be determined
	Total number of active businesses	SHBC employment monitoring	Increase on previous years	Decrease over the Plan period	Review of Local Plan policies.
	Number of applications approved for employment uses in rural areas	Development management processes	No target set – monitor for now	Not yet determined	To be determined
<u>LPA04.1 - Strategic Employment Sites</u>	<u>Employment land available per annum by type</u>	<u>SHBC employment monitoring</u>	<u>No target set as yet – monitor for now to ensure an increase on a yearly basis.</u>	<u>Not yet determined</u>	<u>Review of Local Plan policies.</u>
	<u>Number of masterplans submitted</u>	<u>Development management processes</u>	<u>Every planning application for an allocated Strategic Employment Site should be accompanied by a masterplan.</u>	<u>Planning applications determined without the prescribed information.</u>	<u>Review how the policy is being applied; consider whether the policy needs to be reviewed.</u>

POLICY	INDICATOR	DATA SOURCE	TARGET	TRIGGER FOR ACTION	POTENTIAL ACTION OF CONTINGENCY
LPA05 - Meeting St Helens' Housing Needs	Distribution of new housing development across the Borough	Annual SHBC house completion survey	Percentage of new homes built on allocated sites.	Having fewer than 5 years' supply (plus the required buffer) of housing land.	Consider the reasons for the imbalance in delivery compared to the target and whether there are any obstacles to delivery affecting sites in particular locations.
	Gross completions of new homes by house type and number of bedrooms, against annual and plan period targets	Annual SHBC house completion survey, St Helens Authority Monitoring Report (AMR)	Annual net homes completions to be at least the residual number required for 2020-2035 of 486 homes per annum. within the Plan period	Failure to deliver 95% of the residual number over a 3-year rolling period, i.e. 1,385 net homes over 3 years.	Prepare and publish an action plan setting out key reasons for the situation and actions the Council and other parties need to take.
	Density numbers of approved housing developments	Development management processes	Minimum 30dph on all sites 30-40dph in and adjacent to district and local centres 40-50dph+ at sites within St Helens Town Centre, Earlestown Town Centre and on the edge of these centres.	30dph or more (dependent on location) dwellings not achieved on completed sites, using a net developable site area of 75% of the site area.	Review how the policy is being applied, the age and circumstances of the planning permissions to which the completions relate where the target was not met; if the policy has been applied accurately to the permissions which led to the trigger being applied, consider whether the policy needs to be reviewed.
	5 Year housing land supply	Development management processes	To have a 5 year + housing supply	Having fewer than 5 years' supply (plus the required	<u>Consideration of the barriers to delivery of sites after</u>

POLICY	INDICATOR	DATA SOURCE	TARGET	TRIGGER FOR ACTION	POTENTIAL ACTION OF CONTINGENCY
				buffer) of housing land.	<p><u>permission is granted, and working with partners to overcome them.</u></p> <p><u>Consideration of whether sufficient planning permissions are being granted (and within statutory time limits).</u></p> <p><u>Seek to maintain an appropriate mix of sites to sustain delivery.</u></p> <p><u>Use proactive pre-application process to speed up the application process.</u></p> <p><u>Seek funding to unlock brownfield sites to boost the housing supply.</u></p> <p>Consider early review of the Local Plan <u>if there is long-term underperformance against the 5 year supply.</u></p>
<u>LPA05.1 - Strategic Housing Sites</u>	<u>Number of dwellings granted planning consent and delivered on</u>	<u>Housing monitoring</u>	<u>Delivery of strategic sites in accordance with the housing trajectory</u>	<u>Number of dwellings completed on strategic sites falls below 75% of target</u>	<u>Consideration of the barriers to delivery of sites after permission is granted, and working with</u>

POLICY	INDICATOR	DATA SOURCE	TARGET	TRIGGER FOR ACTION	POTENTIAL ACTION OF CONTINGENCY
	<u>strategic housing sites</u>				<p><u>partners to overcome them.</u></p> <p><u>Use proactive pre-application process to speed up the application process.</u></p> <p><u>Consider the mix of homes on site to drive</u></p> <p><u>Consider early review of the Local Plan if there is significant under-delivery on the strategic sites.</u></p>
LPA06 - Safeguarded Land	Number and extent of planning applications approved on land safeguarded for post-2035	Development management processes	Zero	<p>10% (or more) of land safeguarded granted planning consent for built development</p> <p><u>Failure to deliver sufficient housing land.</u></p>	Consider early review of the Local Plan.
LPA07 - Transport and Travel	Number of developments approved resulting in significant transport impacts producing a transport assessment and travel plan agreed by the Council	Development management processes	Transport assessments/Transport Statement and Travel Plans submitted in all cases where these are required.	Planning applications determined without the prescribed information.	Review how the policy is being applied; consider whether the policy needs to be reviewed.

POLICY	INDICATOR	DATA SOURCE	TARGET	TRIGGER FOR ACTION	POTENTIAL ACTION OF CONTINGENCY
	Cycle and footpaths created (detailing how they have improved accessibility and reduced reliance on private transport)	St Helens Council	Implement schemes and projects that will help to deliver sustainable economic growth (by reducing congestion and delays for businesses).	Implementation has not occurred within a set period (to be decided).	Consider whether there are obstacles in the process of implementation or specific to particular sites that could be overcome.
	Improvements to public transport infrastructure and services	St Helens Council, Merseytravel	All new sites allocated for development should have easy access to public transport.	Any allocated sites developed with no access to public transport.	Review how the policy is being applied and how external providers are consulted and what (if any) obstacles are in the way of providing public transport that can be overcome.
	Levels of car ownership	St. Helens Council, Office for National Statistics – Census	No target set – monitor levels for now – should be a decrease on a yearly basis.	Not yet determined	To be determined
	Number of electric vehicle charging points provided	Development management processes	Increase in Plan period.	Failure to secure electric vehicle charging points on all new developments	Review how the policy is being applied and sees if there are any specific obstacles preventing this requirement.
	Number of planning applications approved contrary to Highways England advice	Development management processes	None – planning applications should not be approved were Highways England have	Planning applications granted planning permission contrary to Highways	Review how the policy is being applied.

POLICY	INDICATOR	DATA SOURCE	TARGET	TRIGGER FOR ACTION	POTENTIAL ACTION OF CONTINGENCY
			issues with the proposal.	England advice.	
LPA08 - Infrastructure Delivery and Funding	Number of community facilities (including health, education, neighbourhood retail and leisure, lost through new development	St Helens Council, Development management processes	Development that includes the loss of a community facility should be resisted unless a better facility can be located locally.	Failure to secure suitable replacements.	Review how the policy is being applied, whether any means exist of preventing or mitigating any loss, potential review of Local Plan policy.
	Number of planning applications amended on economic viability grounds	St. Helens Council, Development management processes	None – due regard should be made at application stage on the ability of development proposals to support the required level of developer contributions	Planning applications amended due to economic viability	Review how the policy is being applied and considers any means that exist within the Local Plan to prevent this, potential review of Local Plan policies.
	Amount of Section 106 monies received through obligations	St. Helens Authority Monitoring Report (AMR)	No set target – developer contributions will be monitored, and a summary will be presented each year in the new AMR.	Not yet determined	To be determined
	Amount of New Homes Bonus payments received	St. Helens Authority Monitoring Report (AMR)	No set target – developer contributions will be monitored, and a summary will be presented each year in the new AMR.	Not yet determined	To be determined

POLICY	INDICATOR	DATA SOURCE	TARGET	TRIGGER FOR ACTION	POTENTIAL ACTION OF CONTINGENCY
LPA09 - Green Infrastructure	Area of green infrastructure created as the result of new development	Development management processes	A net increase in areas of provision as a reflection of the extant standards of provision.	Any net loss of green infrastructure provision	Review of standards applied; <u>consider whether the policy needs to be reviewed.</u>
	Number of new nature reserves created	Reports to members; development management processes	Number of new nature reserves to rise in proportion to the increase in population arising from new development.	Failure to achieve additional nature reserves over Plan period	To be determined <u>Review how the policy and updated Nature Conservation SPD is being applied. Initiate any updates necessary to the policy and SPD.</u>
	Planning applications received that assist in the implementation of the Bold Forest Action Plan	Development management processes	Substantial progress towards delivery of the Action Plan's priorities.	Not yet determined	Review of Local Plan policies.
<u>LPA10 - Parkside East</u>	<u>Substantial progress towards site development, e.g., completion of a masterplan; agreed timescale for implementation; planning application process; works commencing on site</u>	<u>Development management process: reports considered by members; memoranda of understanding agreed with developers</u>	<u>Substantial development of Parkside for employment purpose; a minimum of 60ha identified and reserved for rail-enabled employment development</u>	<u>Progress stalled to the extent that minimal implementation can be expected prior to 2035</u>	<u>Work with site promoters and other partners to overcome any potential identified issues and speed up delivery</u> <u>Longer term non-implementation to lead to review of Local Plan policy</u>
LPA11 - Health and Wellbeing	Number of affordable houses	Development management records; Sport	A decline in lifestyle-related illness, and in	Decline in health of wider	To be determined

POLICY	INDICATOR	DATA SOURCE	TARGET	TRIGGER FOR ACTION	POTENTIAL ACTION OF CONTINGENCY
	completed; proportion of new/improved green spaces; active leisure opportunities included in strategic housing site masterplans; manage air quality and pollution	England; NHS, public health records, 2021 Census	average years-of life lost.	population or increases in health and well-being that are less than significant.	
LPB01 - St Helens Town Centre and Central Spatial Area	Proportion of town centre premises that are vacant or in non-active use.	Survey, property registers, business rates records, planning applications	An increase in active town centre uses.	Sustained increases in town centre premises that are vacant or under-used.	<p><u>Bid for funding to deliver regeneration scheme(s) for town centre.</u></p> <p><u>Further work with partners and stakeholders to address barriers to growth in the town.</u></p> <p>Review of Local Plan</p>
LPB02 - Earlestown Town Centre	Proportion of non-active commercial premises in town centre	Survey, property registers, business rates records, planning applications	A decline in the proportion of town centre commercial properties in non-active use.	Proportion decreases or remains stagnant.	Accelerated progress to produce a town centre action plan or masterplan.
LPA04.1- Strategic Employment Sites	Employment land available per annum by type	SHBC employment monitoring	No target set as yet—monitor for now to ensure an increase on a yearly basis.	Not yet determined	Review of Local Plan policies.
	Number of masterplans submitted	Development management processes	Every planning application for an allocated strategic employment	Planning applications determined without the	Review how the policy is being applied; consider whether the

POLICY	INDICATOR	DATA SOURCE	TARGET	TRIGGER FOR ACTION	POTENTIAL ACTION OF CONTINGENCY
			site should be accompanied by a masterplan.	prescribed information.	policy needs to be reviewed.
LPA10- Parkside East	Substantial progress towards site development, e.g., completion of a masterplan; agreed timescale for implementation; planning application process; works commencing on site	Development management process: reports considered by members; memoranda of understanding agreed with developers	Substantial development of Parkside for employment purpose; a minimum of 60ha identified and reserved for rail-enabled employment development	Progress stalled to the extent that minimal implementation can be expected prior to 2035	Review of Local Plan
LPA05.1- Strategic Housing Sites	Number of dwellings granted planning consent on strategic housing sites	Development management processes	20% shortfall on the cumulative requirement of the Housing Trajectory	Number of dwelling completed on strategic sites falls below 75% of target	Consider early review of the Local Plan.
LPC01 - Housing Mix	Percentage of bungalows being constructed on greenfield sites.	Information will be derived from the approved planning applications.	All new developments of 25 or more dwellings on greenfield sites should comprise of at least 5% bungalows.	Less than 5%. The trigger will be adjusted in response to the findings of future Housing Needs Assessments conducted by or on behalf of the Council.	Review how the policy is being applied, the age and circumstances of the planning permissions where the target was not met; if the policy has been applied accurately, consider whether the policy needs to be reviewed.
	Percentage of dwellings designed to the "accessible and adaptable" standard, as	Information will be derived from the approved	"At least 20% of new dwellings on sites of 25 or more new homes should	Less than 5%. The trigger will be adjusted in response to the findings of	Review how the policy is being applied, the age and circumstances of the planning

POLICY	INDICATOR	DATA SOURCE	TARGET	TRIGGER FOR ACTION	POTENTIAL ACTION OF CONTINGENCY
	set out in Part M4(2) and Part M4(3) of the Building Regulations or equivalent standard	planning applications.	be designed to meet Part M4(2) of the Building Regulations 2010.	future Housing Needs Assessments conducted by or on behalf of the Council.	permissions where the target was not met; if the policy has been applied accurately, consider whether the policy needs to be reviewed.
LPC02 - Affordable Housing Provision	Percentage of market housing developments of 11 or more homes granted planning permission that provides 30% affordable homes.	Development management processes	All market housing developments of 11 or more homes to provide 30% affordable homes.	Fewer than 90% of market housing schemes of 11 or more homes granted planning permission in any given year provides 30% affordable homes.	Review the circumstances of the permissions granted that have led to the trigger. If a generalised viability problem is indicated, <u>Review a potential</u> review of the requirement in the policy.
LPC03 - Gypsies, Travellers and Travelling Show People	Maintenance of a supply of suitable sites to meet the requirement	Development management processes	Provision for 8 additional permanent pitches in the period to 2035 (GTAA minimum).	Assessment that there is less than a five-year supply of sites for additional permanent pitches	Identification of land for additional pitches, through a Call-for-sites.
LPC04 - Retail and Town Centres	Number of empty / inactive town centre commercial properties.	St. Helens Business rates records	A decrease in the number of vacant/inactive properties.	A significant increase in unused and underused commercial premises in and around town centres.	To be determined <u>Proactive work with partners and stakeholders to drive forward regeneration.</u> <u>Review how the policy is being applied, consider whether the</u>

POLICY	INDICATOR	DATA SOURCE	TARGET	TRIGGER FOR ACTION	POTENTIAL ACTION OF CONTINGENCY
					<u>policy needs to be reviewed.</u>
LPC05 - Open Space	Quantity and extent of new sport, open space and recreational development.	Development management processes	Net increase in provision over the Plan period.	Provision is below assessed need	Consider whether the fall in the areas of dedicated land has been offset by more effective use of the area of land that remains for open space. If not, consider a review of how the policies have been applied.
	Green Flag awards	St. Helens Authority Monitoring Report (AMR)	No decrease over Plan period.	Not yet determined	To be determined
LPC06 - Biodiversity and Geological Conservation	Change in areas of land covered by local, national or international policy protections for biodiversity, or areas provided for biodiversity in mitigation through developments.	St. Helens Council, Natural England and Lancashire Wildlife Trust.	Net gains in areas of land specifically dedicated to and protected for biodiversity.	Fall in areas of land specifically dedicated to and protected for biodiversity.	Consider whether the fall in the areas of dedicated land has been offset by more effective use of the area of land that remains for biodiversity. If not, consider a review of how the policies have been applied.
LPC07 - Greenways	Number of greenways	St. Helens Council	Net gains over Plan period.	Unexpected specific losses.	Review how the policy is being applied, whether any means exist of preventing or mitigating any loss.
LPC08 - Ecological Network	Quantity and extent of additional land contributing to the ecological network as a result of	Development management processes	Net gains since previous assessment.	Fall in areas of land specifically dedicated to and protected for the	Initiate creation of an Finalise updated of Nature Conservation SPD.

POLICY	INDICATOR	DATA SOURCE	TARGET	TRIGGER FOR ACTION	POTENTIAL ACTION OF CONTINGENCY
	planning permissions granted.			ecological network.	<u>Work with partners such as Merseyside Environmental Advisory Service (MEAS) or the Mersey Forest to consider improvements.</u> Review Local Plan policy.
LPC09 - Landscape Protection	Number of developments allowed on appeal that had been initially refused on landscape character grounds.	Development management processes	No appeals lost.	Failure to prevent appeals being lost where initial refusal was on grounds of landscape character.	Not yet determined, potential review of Local Plan policy. <u>Review how the policy is being applied, consider whether the policy needs to be reviewed.</u>
LPC10 - Trees and Woodland	Loss of trees and/or woodland as a result of development proposals	Development management processes	Justifiable losses replaced on a 2 for 1 ratio.	Failure to secure suitable replacements.	Review how the policy is being applied, whether any means exist of preventing or mitigating any loss, potential review of Local Plan policy.
	Total area of Ancient Woodland	St Helens Council, development management process.	No loss.	Unexpected specific loss.	Review how the policy is being applied, whether any means exist of preventing or mitigating any loss, potential review of Local Plan policy.
LPC11 - Historic Environment	Number of Heritage Assets on Historic England's 'At	St Helens Council,	Reduction in the number of heritage assets on the Historic	Identification of a heritage asset newly listed on "at	Consider how the Council can contribute to measures to

POLICY	INDICATOR	DATA SOURCE	TARGET	TRIGGER FOR ACTION	POTENTIAL ACTION OF CONTINGENCY
	Risk' register. Number of heritage assets at risk on St. Helen's Local List of Heritage Assets (once established).	Heritage England	England's 'At Risk' register. Reduction in the number of heritage assets considered to be "at risk" on the local list of heritage assets once established.	risk" register. Periodic increase in the number of heritage assets on the "at risk" register in the Borough. Identification of a locally listed heritage asset that could be at risk through periodic review.	improve the condition of the "at risk" heritage assets. Consider whether the policy is contributing to the neglect of heritage assets, and if so, consider whether the policy should be reviewed.
LPC12 - Flood Risk	Number of planning applications granted permission for inappropriate development in Flood Risk Zones 2 and 3.	St Helens Council, Local Lead Flood Authority Officer, Environment Agency	No planning applications granted permission for inappropriate development in Flood Zones 2 and 3.	Planning applications for inappropriate development in Flood Risk Zones 2 and/or 3 granted planning permission contrary to Environment Agency advice.	Review how the policy is being applied.
LPC13- Renewable and Low Carbon Development	Amount of grid connected renewable energy by type	St. Helens Council, development management process.	Increase from start of Plan period.	Not yet determined	To be determined
	Number and capacity of permitted and installed renewable energy developments featuring: -large scale biomass energy	St. Helens Council, development management process, Department for Business, Energy & Industrial Strategy	To contribute towards the achievement of set national targets for renewable energy (15% by 2020) and reduction of	Not yet determined	To be determined

POLICY	INDICATOR	DATA SOURCE	TARGET	TRIGGER FOR ACTION	POTENTIAL ACTION OF CONTINGENCY
	<ul style="list-style-type: none"> –energy from waste –micro-wind turbines and roof-mounted wind turbines –roof-mounted solar technologies (including photovoltaic arrays and hot water panels) –heat pumps (ground-source, air-source and water-source); –individual biomass boilers 		CO2 emissions (80% by 2050).		
	Number and capacity of permitted/installed wind turbines	Development management process	No target set–monitor	Not yet determined	To be determined
LPC14 - Minerals	Number of operational mineral extraction and recycling units	St. Helens Council, development management process, Merseyside Environmental Advisory Service (MEAS)	Sub-regional needs are met.	Not yet determined	To be determined
LPC15 - Waste	See Indicators within the Merseyside and Halton Joint Waste Local Plan	Merseyside Environmental Advisory Service (MEAS)	N/A	N/A	N/A
LPD01 - Ensuring Quality Development in St. Helens	Level of road traffic growth	St. Helens Council, Merseytravel, Liverpool City Region,	Road traffic and growth for cars –same or lower than the national average	Not yet determined	To be determined

POLICY	INDICATOR	DATA SOURCE	TARGET	TRIGGER FOR ACTION	POTENTIAL ACTION OF CONTINGENCY
		Highways England	(ownership and use)		
	Cycling and pedestrian counts	St. Helens Council	Increase in yearly cycling and pedestrian counts.	Not yet determined	To be determined
	Reduction in crime	Crime Survey conducted by Office for National Statistics	Reduction on previous years.	Not yet determined	To be determined
	Protection of the best and most versatile land from development (Grades 1, 2, and 3a)	St Helens Council (development management process).	No loss of the best and most versatile land unless justified by the benefits of the development.	Unexpected loss of land not proposed for development in the Local Plan, and not justified by wider benefits.	Review how the policy is being applied, whether any means exist of preventing or mitigating any loss not already covered by Policy. Potential review of Policy.
	Number of applications including a Ground Stability Report Number of applications including a Contaminated Land Report	Development management processes	No target set – monitor number of applications approved against the recommendations of Ground Stability Report or Contaminated Land Report.	Not yet determined	To be determined
LPD02 - Design and Layout of New Housing	Number of applications approved contrary to policy	Development management processes	None – there should be 100% compliance with policy.	Failure to prevent appeals being lost where initial refusal was on grounds of design and layout.	Review how the policy is being applied, consider whether the policy needs to be reviewed.
	Number of new residential developments with	Development management processes	100% - development should comply with policy.	Provision or contributions are below	Review how the policy is being applied, consider whether the

POLICY	INDICATOR	DATA SOURCE	TARGET	TRIGGER FOR ACTION	POTENTIAL ACTION OF CONTINGENCY
	incorporated cycle and waste storage			policy requirements.	policy needs to be reviewed.
LPD03 - Open Space and Residential Development	Amount of open space gained, and lost to other uses, measured both by number and type of facilities, and by amount of space of each type (with reference to the typology used in the Open Space Study).	St Helens Council, Sport England, sports clubs, schools and developers	Net gains in open space provision.	Unexpected specific losses of facilities <u>not in accordance with Policy</u> (<u>ie.</u> without like for like replacement or enhancement).	Review how the policy is being applied, whether any means exist of preventing or mitigating any loss.
	Development resulting in a net loss of open space (contrary to policy)	Development management processes	No loss of open space.	Unexpected specific losses of open space <u>not in accordance with policy</u> (<u>ie.</u> without like for like replacement or betterment).	Review how the policy is being applied.
	Number of applications approved with contributions towards open space provision: • on-site; • off-site; and • financial contributions collected for open space	Development management processes	All new residential development of 40 or more dwellings to provide new open space, or the expansion or enhancement of existing open space provision.	Provision or contributions are below policy requirements.	Review how the policy is being applied, the age and circumstances of the planning permissions where the target was not met; if the policy has been applied accurately, consider whether the policy needs to be reviewed.

POLICY	INDICATOR	DATA SOURCE	TARGET	TRIGGER FOR ACTION	POTENTIAL ACTION OF CONTINGENCY
LPD04 - Householder Developments	Developments allowed on appeal which were refused on amenity grounds	Development management processes	No appeals lost.	Failure to prevent appeals being lost where initial refusal was on grounds of amenity.	Review how the policy is being applied, consider whether the policy needs to be reviewed.
	Developments allowed on appeal which were refused on highway safety grounds	Development management processes	No appeals lost.	Failure to prevent appeals being lost where initial refusal was on grounds of highway safety.	Review how the policy is being applied, consider whether the policy needs to be reviewed.
LPD05 – Development in Green Belt.	Number of developments permitted in very special circumstances in accordance with national policy within the Green Belt	Development management processes	No development permitted except for that complying with very special circumstances in accordance with national policy.	Failure to prevent appeals being lost where initial refusal was on Green Belt grounds.	Review how the policy is being applied, consider whether the policy needs to be reviewed.
LPD06 – Development in Gateway Corridors	Developments allowed on appeal which were refused on design grounds	Development management processes	No appeals lost.	Failure to prevent appeals being lost where initial refusal was on grounds of design.	Review how the policy is being applied, consider whether the policy needs to be reviewed.
LPD07 – Digital Communications	% of premises capable of accessing Next Generation speeds across St Helens	St. Helens Council, Liverpool City Region (LCR)	Increase in number per annum, ultimately 95% of all premises to have access to superfast broadband.	Not yet determined	To be determined

POLICY	INDICATOR	DATA SOURCE	TARGET	TRIGGER FOR ACTION	POTENTIAL ACTION OF CONTINGENCY
LPD08 - Advertisements	Number of applications permitted that introduce visually obtrusive features or impact on the amenity of road users (including pedestrian and cycle traffic)	St Helens Council	100% compliance with policy No applications permitted that introduce visually obtrusive features or impact on the amenity of road users (including pedestrian and cycle traffic)	Failure to prevent appeals being lost where initial refusal was on grounds of visual obtrusiveness .	Review how the policy is being applied, consider whether the policy needs to be reviewed.
LPD09 - Air Quality	All development in designated AQMAs should ensure consistency with the relevant Air Quality Action plan	St Helens Council (Environmental Health)	Development proposals in designated AQMAs should not result in a worsening of air quality and where possible improve it.	Planning applications or appeals granted planning permission contrary to Policy.	Review how the policy is being applied, consider whether the policy needs to be reviewed.
LPD10 - Food and Drink	Number of hot food takeaways permitted contrary to criteria set out in policy	Development management processes	None – there should be 100% compliance with policy.	Planning applications or appeals granted planning permission contrary to the set criteria.	Review how the policy is being applied; consider whether the policy needs to be reviewed.