

Additional Modifications to the St.Helens Core Strategy arising from the 9th July Further Hearing Sessions

July 2012

Introduction

This is a list of Additional Modifications that have primarily arisen from discussion at the 9th July 2012 Further Hearing Sessions into the St.Helens Core Strategy (a Development Plan Document that is part of the St.Helens Local Plan). The Further Hearing Sessions dealt with issues arising from the April 2012 consultation on the Main and Additional Modifications, which themselves arose from the original Core Strategy Hearing Sessions (March-April 2012) and the implications of the National Planning Policy Framework and Planning Policy for Traveller Sites. There are some other Modifications that have arisen as the Council incorporates the Main and Additional modifications into the final version of the adoption Core Strategy.

These Modifications consist of new Additional Modifications that are minor in nature, and Additional Modifications that will be applied on top of existing proposed Main Modifications. The latter type of Additional modifications make only minor changes and do not materially alter the Main Modifications. They do not constitute material alterations to the policy direction of the Core Strategy or how polices will operate and are to improve clarity. The need for further Sustainability Appraisal has been considered but discounted as the Modifications are minor and do not materially affect policy. To help you identify the changes, they are shown in bold text and with yellow highlighting.

These changes are referred to as “July 2012” Additional Modifications as they drafting started in July 2012, though they were not finalised and published on the Council website until August 2012.

General Modification to Adopted Core Strategy

The Core Strategy will be updated to incorporate all of the modifications proposed. The production of a Core Strategy for adoption will involve the insertion or deletion of sections of text. In order that the final document is numbered sequentially throughout, both paragraph numbering and policy subsection numbering may alter.

Ref	Arising from...	Core Strategy page ...	Part of Core Strategy	Previous text in the St.Helens Core Strategy "Accepted Changes" version, December 2011 version (LDF43C)	Updated text to appear in final adoption version of the Core Strategy	Reason why changed	Any Main / Additional Modifications affected?	SA / HRA required?
AM 109	Additional Hearing Session B (Representation PM32)	v	How to use this document	<p>"This Core Strategy is the principal document in a framework of documents that will guide St.Helens in its local development making decisions until 2027. It provides an overall strategy of where development should be located and how we meet the needs of the Borough. Planning applications will have to be in accordance with the Core Strategy, unless material considerations indicate otherwise, and subsequent development plan documents (DPD) must be in conformity with it.</p> <p>Once adopted the Core Strategy will form part of the statutory development plan for the Borough together with those policies within the St.Helens Unitary Development Plan which have been saved, until those saved policies are replaced by subsequent</p>	<p><i>[Update the "How to use this document" section of the Core Strategy on page (v):]</i></p> <p>" [REDACTED]</p> <p>[REDACTED]</p>	<p>This change is in response to the concern raised in representation PM32 that the Core Strategy needs to state that it should be read as a whole. The text explains the situation as of July 2012 in relation to the planning policy framework for St.Helens Borough.</p>	<p>This modification needs to be applied after November 2011 Minor Change 1-02 has been applied.</p>	<p>No – this text is for information only and does not affect the impact of the policies.</p>

DPDs.

The Core Strategy will be supplemented by additional DPDs and further guidance will be provided in a series of Supplementary Planning Documents. A list of the latest available documents can be found on the Council's website at www.sthelens.gov.uk.

If you need clarification on any point please contact the Planning Policy Team at:
Mail: Planning Policy Section, Town Hall, Victoria Square, St.Helens, WA10 1HP
Email: planningpolicy@sthelens.gov.uk
Tel.no. 01744 676190
Web: <http://ldf.sthelens.gov.uk>

provides an overall [redacted] of where development should be located and how we meet the needs of the Borough [redacted]

[redacted] Planning applications have to be in

accordance with the [redacted]
[redacted] unless
material considerations indicate
otherwise [redacted]

[redacted]

[redacted]

A list of the latest
available [redacted]

[redacted] documents can be found [redacted]
[redacted] the

Council website at

<http://www.sthelens.gov.uk/what-we-do/planning-and-building-control/planning-policy/>
www.sthelens.gov.uk/

If you need clarification on any
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Policy Team [redacted]:

					<p>██████████: Planning Policy Section, Town Hall, Victoria Square, St.Helens, WA10 1HP Email: planningpolicy@sthelens.gov.uk ██████████: 01744 676190 ██████████”</p>			
AM 110	Additional Hearing Session A (Representation PM58)	24	3.10A	N/a	<p><i>[Insert new paragraph 3.10A:]</i> <u>“3.10A The Borough of St.Helens has almost equal proportions of urban and rural areas. The countryside surrounding the built-up area is designated as Green Belt, which protects it from inappropriate development. The overall spatial strategy seeks to direct future development to the urban areas and maintain the ██████████ extent of the Green Belt ██████████. Sufficient land for development needs has been identified within the urban area for the short to medium term, however, beyond the first ten years of the plan period, removal of land from the Green Belt may be required to meet development needs.”</u></p>	<p>This change is in response to the concern raised in representation PM 58 about consistency. “existing extent” is replaced with “general extent” and “in the short to medium term” is added to match the wording of policy CSS1 and paragraph 6.10.</p>	<p>This modification needs to be applied after MM007 has been applied.</p>	<p>No – this does not change policy, it just reflects policy CSS1 and paragraph 6.10.</p>
AM 111	Additional Hearing Session B (Representation PM32)	65	CAS3.2	<p>“5. No unacceptable environmental, community, visual intrusion, health, quality of life, air, light and noise impacts from the development itself or associated road and rail access routes; 8. Measures for the remediation of land affected by contamination, surface</p>	<p><i>[Old criteria 5 and 8 to be deleted and replaced by one new paragraph]</i> <u>“5A. Significant adverse impacts from the development itself or associated road and rail access routes should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where adverse impacts are</u></p>	<p>This change is in response to a concern raised in representation PM32. The brackets around “if appropriate” have been removed to aid clarity.</p>	<p>This modification needs to be applied after MM032 has been applied.</p>	<p>No – this does not change policy significantly, it just clarifies it.</p>

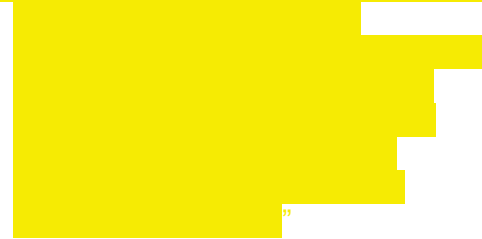
				<p>hazards caused by past mining activity, minimisation of environmental impacts and contributions to sustainable development are included. This should incorporate waste management; energy generation by renewable means; energy efficiency; archaeology; agricultural land; buffer zones; air quality; biodiversity; water conservation and sustainable drainage; reuse of materials; access by public transport, cycle and foot;”</p>	<p><u>unavoidable, measures to mitigate the impact should be adopted. Where adequate mitigation measures are not possible, compensatory measures should be considered and adopted if appropriate.</u> The aim should be to <u>minimise any adverse impact. In applying this policy, a developer should address the following land use impacts as a minimum: environment; biodiversity/ecology; heritage; archaeology; agricultural land; community; quality of life; health; air quality; light; noise; visual intrusion; buffer zones; contributions to sustainable development; waste management; energy generation by renewable means; energy efficiency; water conservation and sustainable drainage; reuse of materials; traffic and sustainable transport; and remediation of land affected by contamination or surface hazards caused by past mining activity.”</u></p>			
AM 034 A	Additional Hearing Session B (Representation PM64)	68	Para 9.20	<p>“It is considered the site meets the criteria of PPG13 paragraph 45 which advises Local Authorities in preparing their development plans to identify and, where appropriate, protect sites and routes which could be critical in developing infrastructure for the movement of freight such as major interchanges including facilities allowing</p>	<p>“It is considered the site is consistent with [REDACTED] NPPF [REDACTED], meets the criteria of PPG13 paragraph 45 which advises Local Authorities in preparing their development plans to identify and, where <u>there is robust evidence appropriate</u>, protect sites and routes which could be critical in developing infrastructure <u>to widen transport choice for the movement of freight such as major interchanges including facilities allowing road to</u></p>	<p>This change is in response to a concern raised in representation PM64 regarding what part of the NPPF was being referred to. The NPPF paragraph number has been added for</p>	<p>This needs to be applied after AM034 has been applied</p>	<p>No – this does not change policy; it just clarifies the source of the national policy referred to.</p>

				road to rail transfer.”	rail transfer.”	clarity.		
AM 112	Additional Hearing Session C	91	Policy CP1 3(iii)	“To be located in an area where its use is compatible with the identified flood zone in the SFRA, avoids adding to the causes and sources of flood risk and ensure no adverse impact on other sites. Where this cannot be achieved, but there is an overriding need for the development and a suitable alternative site cannot be identified, protection from the risk of flooding, through the use of flood defences and/or Sustainable Drainage Systems (SuDS) and/or other appropriate measures will be required;”	“To be located in an area where its use is compatible with the identified flood zone in the SFRA, avoids adding to the causes and sources of flood risk and ensure no adverse impact on other sites. Where this cannot be achieved, but there is an overriding need for the development and a suitable alternative site cannot be identified, protection from the risk of flooding, through the use of [REDACTED] Sustainable Drainage Systems (SuDS) and/or other appropriate measures [REDACTED] will be required;”	The methods of protection from the risk of flooding has been reordered in case they were interpreted as an order of preference.	This needs to be applied after November 2011 Minor Change 12-01 has been applied.	No – paragraph 12.5 always explained that wording was not in order of preference and that flood defences should be a last resort.
AM 115	Council Officer	104	Policy CH1 (6) and (7)	6. Requiring developments to achieve a minimum density of 30 dwellings per hectare (dph), and requiring higher density developments of 40 dph in sustainable locations where well served by public transport and 50 dph within and adjacent to St.Helens and Earlestown Town Centres; 7. Only allowing developments to achieve density lower than those required by part 6 in exceptional circumstances or to safeguard the	6. Requiring developments to achieve a minimum density of 30 dwellings per hectare (dph), and requiring higher density developments of 40 dph in sustainable locations where well served by public transport and 50 dph within and adjacent to St.Helens and Earlestown Town Centres; [REDACTED] 7. Only allowing developments to achieve density lower than those required by part 6 in exceptional circumstances or to safeguard the character of established residential areas from over-intensive and inappropriate new development [REDACTED]	As point (8) has been removed, point (6) becomes the penultimate point, therefore relocate “and” to the penultimate point.	No	No, this is does not change the policy.

				character of established residential areas from over-intensive and inappropriate new development; and				
AM 113	Additional Hearing Session C	114	Policy CH3	<p>“The Council will take account of identified needs for permanent pitches for Gypsies and Travellers, together with plots for Travelling Showpeople when determining planning applications for new sites, or the loss of existing sites. The need for allocated sites will be kept under review and if necessary, sites will be identified in the Allocations DPD. Proposals for sites will need to meet relevant criteria in policies CP1 and CP2. Particular emphasis will be placed on ensuring that sites are within a reasonable distance of schools, shops and other facilities, can be accessed by foot, cycle or public transport and can provide safe access to the highway network. Sites for Travelling Showpeople will need to be suitable for maintenance and testing of equipment and must not prejudice the operations of existing employment uses. Conditions and/or section 106 obligations will be used</p>	<p>“The Council will take account of identified needs for permanent pitches for Gypsies and Travellers, together with plots for Travelling Showpeople when determining planning applications for new sites, or the loss of existing sites. The need for allocated sites will be [redacted]-review [redacted] and if necessary, sites will be identified in the Allocations DPD. Proposals for sites will need to meet relevant criteria in policies CP1 and CP2. Particular emphasis will be placed on ensuring that sites are within a reasonable distance of schools, shops and other facilities, can be accessed by foot, cycle or public transport and can provide safe access to the highway network. Sites for Travelling Showpeople will need to be suitable for maintenance and testing of equipment and must not prejudice the operations of existing employment uses. Conditions and/or section 106 obligations will be used limiting the hours that equipment can be tested and ensuring the long-term maintenance of landscaping. Transit accommodation for Gypsies and Travellers will be provided at a site at Sherdley Road.”</p>	Clarification added to the text regarding the review of sites to meet the needs of Gypsies and Travellers.	No.	No – this does not change policy, it just clarifies that an evidence base review will occur.

				limiting the hours that equipment can be tested and ensuring the long-term maintenance of landscaping. Transit accommodation for Gypsies and Travellers will be provided at a site at Sherdley Road.”				
AM 117	Council Officer	122	Paragraph 15.7G first two sentences	The table above shows a total demand of 37 Hectares (for B1, B2 & B8) and a total supply of 75 Hectares (for B1, B2 & B8) which consists of a short term supply of 40 hectares and a medium to longer term supply of 35 hectares (for B1, B2 & B8). The table above shows that there is sufficient demand to meet the Borough's local employment land needs over the plan period.	The table above shows a total demand of 37 Hectares (for B1 & B8) and a total supply of 75 Hectares (for B1, B2 & B8) which consists of a short term supply of 40 hectares and a medium to longer term supply of 35 hectares (for B1, B2 & B8). The table above shows that there is sufficient [redacted] to meet the Borough's local employment land needs over the plan period.	The inclusion of B2 use in the 37Ha demand total was incorrect as there is a negative net overall demand for B2. The word demand was inadvertently transposed for supply in the St.Helens Core Strategy Changes_November 2011 document.	MM15-23 is amended by this modification.	No – this does not change policy.
AM 114	Additional Hearing Session C (Representation PM57)	184	G01	“Housing Density The definition and method for calculating density on a site-by-site basis is set out in PPS 3.”	<i>[Replace definition of Housing Density with:]</i> “[redacted]”	This change is in response to PM7 requesting clarity on how densities will be calculated now the PPS3 definition has been deleted and NPPF is silent on issue.	AM084 is replaced by this modification.	No – this does not change policy.

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For the sake of consistency, the definition is the same as used in the former PPS3 (June 2011) paragraph 50 and Annex B.