



ST HELENS
BOROUGH COUNCIL

ST HELENS BOROUGH LOCAL PLAN 2020-2035

SCHEDULE OF CHANGES

OCTOBER 2020

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

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

The additional modifications are set out below and include three separate Annexes:

- ANNEX A: Changes to the Glossary;
- ANNEX B: Changes to Appendix 5 and Appendix 7 (Site Profiles);
- ANNEX C: Changes to the Policies Map.

Each additional modification (AM) has been given a separate reference number, apart from ANNEX A & B.

Mod Ref No.	Page number	Current policy/ paragraph	New policy/ paragraph	Change (deleted text in strikethrough ; new text <u>underlined</u> and bold; changes to diagrams, tables, etc. described in italic text).	Reason for Modification
AM001	i List of Appendices			Retitle appendix 3 as " Aims and Objective and Policies <u>Strategic Aims, Objectives and Policies</u> "	Typographical correction
AM002	ii List of Tables and remainder of document			There are 2 table numbers 4.7. Renummer the second table 4.7 and table 4.8 to table 4.8 and 4.9 respectively in all references throughout the document.	Typographical correction

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AM003	1	Paragraph 1.3.1		Revise 1.3.1 second bullet as follows: "..the Bold Forest Park Area Action Plan 2016 2017 , which sets out a strategy for the sustainable development and regeneration of several communities and adjacent countryside in the southern part of the Borough	Typographical correction
AM004	2	Paragraph 1.3.4		National legislation also allows neighbourhood plans to be prepared for specific parts of the Borough. To date, no neighbourhood plans have been prepared in St Helens Borough. Government policy requires that any neighbourhood plan that is prepared to be in conformity with should not undermine the strategic policies of the Local Plan [retain footnote].	To more accurately reflect the wording of the NPPF.
AM005	2	Paragraph 1.3.5		The policies of the Local Plan replace all the policies in the St Helens Local Plan Core Strategy 2012 and the previously 'saved' policies of the St Helens Unitary Development Plan (UDP) 1998. No part of that the Core Strategy or the UDP documents will remain extant from	Typographical correction

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				adoption of this Plan.	
AM006	2	Paragraph 1.3.6		None of the policies in the Joint Merseyside and Halton Waste Local Plan 2013 or Bold Forest Park Area Action Plan 2016 2017 will be replaced by this Local Plan. These documents will remain fully in place beyond adoption of this Plan.	Typographical correction
AM007	2	footnote 1		National Planning Policy Framework, 2018 2019 – paragraph 29	Typographical correction
AM008	3	Paragraph 1.6.1		A range of existing and emerging policy documents have influenced the development of the St Helens Borough Local Plan. The National Planning Policy Framework (NPPF) that was updated in 2018 aims to promote sustainable development and growth while making the planning system less complex and more accessible. The Local Plan has been prepared to accord with the tests of ‘soundness’ set out in the NPPF. It has also had regard to the Government’s online Planning Practice Guidance.	The NPPF has been subject to various changes as the Plan has progressed (i.e. not just those published in 2018).

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AM009	6	Chapter 2 heading		Insert heading as follows: <u>"2. St Helens Borough Profile"</u>	
AM010	10	Paragraph 2.9.3		Landscape improvement programmes have been undertaken in a number of locations, for example Bold Forest Park in the south of the Borough, Carr Mill Dam and Stanley Bank in the north. All these sites have had significant investment that has improved access to <u>enabled improved levels of</u> public access for walking, cycling and horse riding. The Mersey Forest and related initiatives have played a major role in securing the environmental regeneration of parts of the Borough.	For clarity
AM011	16	Paragraph 4.3.1		The National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development. Policy LPA01 supports this presumption and all development within the Borough will be considered against this policy.	Typographical correction
AM012	18	Policy LPA02, "Spatial Strategy",		e) requiring development to support healthy lifestyles in accordance with	Typographical correction

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		criterion 8e)		Policy LPD <u>A</u> 11.	
AM013	22	Paragraph 4.6.8		The Council aims to ensure that the housing and employment needs of St Helens are met in full within the Borough. Land for new development will be identified in <u>New development will be guided towards</u> sustainable locations, generally within, on the edge of, or close to Key Settlements (insofar as this is acceptable and practicable). These decisions <u>This approach</u> will take account of: environmental and infrastructure constraints; the need to maintain an effective Green Belt; settlement size; projected future population growth; past rates of housing delivery in relation to settlement size; and the availability of services and facilities.	For clarity
AM014	29	Policy LPA04, "Strategic Employment Sites", criterion 1		c) ensure the necessary infrastructure is provided to support business needs (see <u>Policy LPA08</u>); and d) support the creation of and expansion of small businesses; and	Typographical correction and factual update, and additional criterion to reference the COVID19 pandemic, as the Local Plan will support local

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				<u>e) support businesses and organisations in the economic recovery and renewal from the COVID-19 pandemic.</u>	businesses in a post COVID19 economy.
AM015	29	Policy LPA04, "Strategic Employment Sites", criterion 2		2. The Council will aim to deliver a minimum of 245.4 <u>219.2</u> hectares of land for employment development between 1 April 2018 and 31 March 2035 to meet the needs of St Helens Borough.	Factual correction. Site 10 EA had been 'double counted' in the supply and proposed allocations.
AM016	31	Table 4.1, entry for site 9EA (land to the west of Sandwash Close, Rainford)		Change appropriate uses listed in column 4 for site 9EA to <u>B1</u> , B2, B8	To correct a typographical error - the extant planning consents for this site refer to B1, B2, B8 uses (B1 was missed off from the list).
AM017	31	footnote 15		Sites 2EA, <u>3EA, 9EA and 10EA</u> and 6EA are subject to existing planning permissions for employment development	To provide updated information.
AM018	33	footnote 20	as there is evidence to suggest that take-up rates since than <u>then</u> have been suppressed by a restricted land supply.	Typographical correction

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AM019	34	Paragraph 4.12.8		Once an allowance of 2.7ha for take up and 9.34 <u>5.46</u> ha for the existing developable employment land supply in the Borough has been applied the residual requirement is 215.4 <u>219.2</u> ha.	Factual correction. Site 10 EA had been 'double counted' in the supply and proposed allocations.
AM020	34	Table 4.4 "Residual Employment Land Requirement - 2018-2035"		Change existing supply of developable employment land (31 Mar 2018) from 9.3 to <u>5.46 hectares</u> . Also, change the Total Residual Requirement from 215.4 to <u>219.2 hectares</u> .	Factual correction. Site 10 EA had been 'double counted' in the supply and proposed allocations)
AM021	34	Paragraph 4.12.12		.....identified in Table 4.4 (totalling 215.4 <u>219.2</u> ha) cover a different time period to the.....	Factual correction. Site 10 EA had been 'double counted' in the supply and proposed allocations.
AM022	37	footnote 22		Site 2EA <u>6EA</u> is the subject of an existing planning permission for employment related development granted in April 2017 (reference P/2016/0608/HYBR).	Typographical correction
AM023	38	Policy LPA04.1"Strategic		Development within Strategic Employment Sites will be required to,	Typographical correction

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		Employment Sites", criterion 4		subject to compliance with Policy LPA08, to provide or make financial contributions towards the provision, expansion and / or any enhancement of transport infrastructure (including road, public transport, cycling and pedestrian infrastructure) and / or other infrastructure to serve the needs of the development.	
AM024	38	Policy LPA04.1 "Strategic Employment Sites", criterion 5		within any other allocated employment site, must address the site specific requirements set out in Appendix 5 (in the case of sites 1EA, 6EA, 2EA and 8EA) and (in the case of site 7EA) Policy LPA10 (in the case of site 7EA).	For clarity
AM025	42	Paragraph 4.18.1		.....The requirement of 9,234 486 dwellings per annum set out in Policy LPA05 is designed to.....	Typographical correction
AM026	45	Table 4.6		o) Required capacity of sites with 20% increased allowance for sites to be removed from the Green Belt (site allocations 5HA to 15HA inclusive) (to allow for contingencies e.g.,	Typographical correction

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				infrastructure provision, delays, lead-in times to start of housing delivery etc.)															
AM027	45	footnote 32		This figure has been derived by deducting the expected delivery from SHLAA sites between 1 April 2017 and 31 March 2020 (<u>see Table 5.3 in the 2017 SHLAA</u>) from the overall SHLAA supply identified in row e (7817 units)	For clarity														
AM028	46	footnote 34		This total supply figure is derived by adding the residual SHLAA capacity (row m) to the adjusted capacity from the sites removed from the Green Belt (row op p).	Typographical correction														
AM029	41	Table 4.5		<table><tr><th rowspan="2">Site ref.</th><th colspan="2">Indicative site capacity (new dwellings)</th><th rowspan="2">Total</th></tr><tr><th>Before 31.03.35</th><th>After 31.03.35</th></tr><tr><td>2HA</td><td>400 <u>382</u></td><td>422 <u>140</u></td><td>522</td></tr><tr><td>4HA</td><td>480 <u>360</u></td><td>2508 <u>2628</u></td><td>2,988</td></tr></table>	Site ref.	Indicative site capacity (new dwellings)		Total	Before 31.03.35	After 31.03.35	2HA	400 <u>382</u>	422 <u>140</u>	522	4HA	480 <u>360</u>	2508 <u>2628</u>	2,988	Factual update. Slight tweaks have been made to the estimated number of units to be delivered during and post Plan period, due to some updates to the build out rates and lead in time assumptions for some of the sites. Please see the Housing Need and
Site ref.	Indicative site capacity (new dwellings)		Total																
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				5HA	520 <u>472</u>	49 <u>97</u>	569	Supply Background Paper Appendix 1 for an updated housing trajectory as of 31.03.2020.
				9HA	350 <u>352</u>	0	<u>352</u>	
				10HA	802 <u>585</u>	0 <u>217</u>	802	
				Totals	4085 <u>3684</u>	2955 <u>3358</u>	7040 <u>7042</u>	
AM030	47	Table 4.7	New footnote to be added next to Allocated Site title	<u>Inclusive of Green Belt allocations only.</u>				For clarity.
AM031	47	Table 4.7	New footnote to be added next to Other Supply title	<u>SHLAA discounted average.</u>				For clarity.
AM032	50	Policy LPA06 "Safeguarded Land"		1. The sites identified as Safeguarded Land on the Policies Map have been removed from the Green Belt in order to meet longer term development needs well beyond the Plan period. Such Safeguarded Land is not allocated for				Typographical correction

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				<p>development in the Plan period. The future uses that the sites are safeguarded for are listed in Tables 4.7 and 4.8 <u>4.8 and 4.9</u>.</p> <p>2. Planning permission for the development of the safeguarded sites for the purposes identified in Tables 4.7 and 4.8 <u>4.8 and 4.9</u> will only be granted following a future Local Plan review that proposes such development. Accordingly, proposals for housing and employment development of safeguarded sites in the Plan period will be refused.</p> <p>3. Other forms of development on Safeguarded Land will only be permitted where the proposal is:</p> <ul style="list-style-type: none"> a) necessary for the operation of existing permitted use(s) on the land; or b) for a temporary use that would retain the open nature of the land and would not prejudice the potential future development of the land for the purposes stated for each site in Tables 4.7 and 4.8 <u>4.8 and 4.9</u>. 	

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				4. Development on any other site that would prevent or limit development of Safeguarded Land for its potential future uses identified in Tables 4.7 and 4.8 <u>4.8 and 4.9</u> will not be permitted.	
AM033	50	Table 4.7		Renumber table 4.7 as table 4.8	Typographical correction
AM034	51	Table 4.8		Renumber table 4.8 as table 4.9	Typographical correction
AM035	51	Table 4.8		The Housing Total on this table is incorrect and should read <u>3,096</u> and not 2,641	Factual correction
AM036	52	Paragraph 4.24.1		In accordance with Policy LPA02, the sites listed in Tables 4.7 and 4.8 <u>4.8 and 4.9</u> have been safeguarded to meet potential long-term development needs. Whilst they have been removed from the Green Belt, they are not allocated for development before 2035. Their purpose is to ensure that the new Green Belt boundaries set by this Plan can endure well beyond 2035. The reasons why specific sites are safeguarded rather than allocated for development before 2035	Typographical correction

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				are set out in the St Helens Green Belt Review 2018. The safeguarded sites are protected from other forms of development that would prevent or significantly hinder their future development for the uses identified in Tables 4.7 and 4.8 <u>4.8 and 4.9</u> . This is to ensure that, potentially, they could be used for these purposes in the future.	
AM037	52	Paragraph 4.24.2		..... of the safeguarded sites for the purposes in Tables 4.7 and 4.8 <u>4.8 and 4.9</u> will only be acceptable if a future	Typographical correction
AM038	52	Paragraph 4.27.4		..... safeguarded for housing is 2,644 <u>3,096</u> dwellings. To this can be added the indicative post-2035 delivery of 2,995 dwellings projected on the allocated housing sites 2HA, 4HA, 5HA, <u>and</u> 6HA (see Policy LPA05,	Factual and typographical correction
AM039	54	Policy LPA07: "Transport and Travel", criterion 2		All proposals for new development that would generate significant amounts of transport movement must be supported by a Transport Assessment or Transport	For clarity.

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				Statement, <u>the scope of which must be agreed by the Council.</u>	
AM040	55	Policy LPA07: "Transport and Travel", 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 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>	To include requirement for travel plans to be implemented, in line with the comments of Highways England (representation reference RO0919).
AM041	55	Policy LPA07: "Transport and Travel", 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).
AM042	57		New paragraph 4.27.8A	<u>"Proposed Major Road Network As part of the Transport Investment</u>	To include reference to the proposed major road

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				<u>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 '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>	network in line with the comments of Highways England (representation reference RO0919)
AM043	60	Paragraph 4.30.6		The Council has no proposals, at the time of adoption of this Plan, to introduce a Community Infrastructure Levy (CIL). This means that in most cases developer contributions will be sought via planning obligations entered into under Section 106 of the Planning Acts. The National	Factual update for clarity

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				Planning Practice Guidance sets out <u>further details of the circumstances in which planning obligations can be used to fund infrastructure provision.</u> various circumstances in that 'tariff style' planning obligations should not be sought from small scale and / or self-build development. For example, contributions should not be sought from developments of 10 dwellings or less, and that have a maximum combined gross floorspace of no more than 1,000m² (gross internal area). The Council will comply with the up-to-date version of national guidance in operating Policy LPA08.	
AM044	61	Paragraph 4.30.7		.....has prepared a <u>the</u> St Helens Infrastructure Delivery Plan <u>2019</u> .	Grammatical correction and for clarity.
AM045	63	Paragraph 4.33.2		.....Countryside In and Around Towns_undertaken with the Countryside Agency	Typographical correction
AM046	64	Paragraph 4.33.3	sports grounds, amenity G greenspace, play areas, allotments,	Grammatical correction and for clarity.

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				cemeteries and church yards. It also includes natural and semi-natural open spaces that is are less-intensively managed.....	
AM047	66	Policy LPA10 "Parkside East", criterion 3 part i)		put training schemes in place (where practicable) to increase the opportunity for the local population to obtain access to and employment at the site.	Typographical correction
AM048	66	Policy LPA10 "Parkside East", criterion 4		.....the site which falls to the east of the M6 (see p P olicies m M ap).	Typographical correction
AM049	66	Paragraph 4.36.3		.....freight by rail) and addressing climate change.	Grammatical correction
AM050	70	Policy LPA11 "Health and Wellbeing", criterion 7		promote a A A ctive d D esign principles as established by Sport England; and	Typographical correction
AM051	71	Paragraph 4.39.3 - 3rd bullet down.		• limited levels of physical activity; and rising levels of obesity (in adults and children);	Grammatical correction

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AM052	72	Paragraph 4.39.7		Further details of Active Design are set out in the Sport England document " <u>Active Design: Planning for hHealth and wWellbeing through sSport and pPhysical aActivity</u> " 2015. Active d Design principles will be applied as appropriate to new development proposals in the Borough to help provide opportunities for active and healthy lifestyles.	Typographical correction
AM053	82	Paragraph 6.3.8		.....Policy LPC01 requires that in new developments <u>on a greenfield site</u> of 25 or more dwellings, at least 20% of the.....	For clarity.
AM054	90	Policy LPC03 "Gypsies, Travellers and Travelling Show People, criterion 5, part b)		avoid prejudicing the operations of <u>any</u> existing employment uses.	Grammatical correction
AM055	97	Policy LPC05 "Open Space", criterion 2, part a)		a) it is clearly demonstrated that the open space (having regard to the standards referred to in Table- 6.9 <u>7.1</u>) is surplus to requirements; or	Typographical correction (the table number quoted in this policy is incorrect)

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AM056	102	Policy LPC06 "Biodiversity and Geological Conservation"	Add new criterion 7 to Policy LPC06	<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)
AM057	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 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	For clarity and to address the comments of Natural England (representation reference RO0180)

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				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.	
AM058	104		New paragraph 7.6.5A	<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 (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</u>	For clarity and to address the comments of Natural England (representation reference RO0180)

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				<u>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>	
AM059	105	Paragraph 7.6.11		.....The Nature Conservation SPD sets <u>will set</u> out in more detail how this should be achieved.	Grammatical correction and for clarity.
AM060	105	Paragraph 7.6.13		.....The Nature Conservation SPD sets <u>will set</u> out more detail about how.....	Grammatical correction and for clarity.
AM061	105	Paragraph 7.6.14		.....The Nature Conservation SPD includes <u>will include</u> examples of how habitat for.....	Grammatical correction and for clarity.
AM062	108	Paragraph 7.12.1		.....Supplementary Planning Document (SPD) seeks <u>will seek</u> to enhance the Borough's natural.....	Grammatical correction
AM063	115	Paragraph 7.18.13	The St Helens Nature Conservation SPD provides <u>will provide</u> further guidance on the Council's approach,	Grammatical correction

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				crucial parts of which are.....	
AM064	119	Paragraph 7.21.7		Parks and gardens of national historic importance are designated as Registered Parks and gardens and included in a register maintained by Historic England. There are currently two <u>three</u> Registered Parks and Gardens in the Borough at Taylor Park (which was part of the former Eccleston Estate), and St Helens Cemetery in Windle, <u>a landscape associated with the Former Pilkington Headquarters Complex</u> .	Factual correction, as there are 3 Registered Parks and gardens in St Helens.
AM065	123	Policy LPC12 "Flood Risk and Water Management", part 12		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 .	To provide greater flexibility and to accord with the Council's guidance on SuDS schemes.
AM066	156	Paragraph 8.21.3		.....through the Digital Economy Bill <u>Act</u> , will make the roll-out of.....	Factual correction
AM067	161	Paragraph 8.27.7		The Manchester Mosses Special Area of	In the interests of clarity,

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				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 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.	and to address the comments of Natural England (representation reference RO0180).
AM068	161		New paragraph 8.27.7A	<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</u>	In the interests of clarity, and to address the comments of Natural England (representation reference RO0180).

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				<p>development) may include:</p> <ol style="list-style-type: none"> <u>1. Electric vehicle charging points at parking spaces;</u> <u>2. Provision of a communal minibus (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-sharing and minimising car journeys for work;</u> <u>6. Production of sustainable travel information for residents e.g. accurate and easily understandable bus timetables;</u> <u>7. Implementation of a Staff Management Plan to place restrictions on car use by Staff;</u> <u>8. For vehicles generating HGV movements, restrictions to keep</u> 	

Mod Ref No.	Page number	Current policy/ paragraph	New policy/ paragraph	Change (deleted text in strikethrough ; new text <u>underlined</u> and bold; changes to diagrams, tables, etc. described in italic text).	Reason for Modification
				<u>movements below 200 Heavy Duty Vehicles per day, or a commitment to ensuring all HGVs used will be Euro6 compliant.</u>	
AM069	164	Paragraph 8.30.7		.....childhood obesity, Policy LPD14 <u>0</u> therefore restricts the areas.....	Typographical correction
AM070	165	Appendix 1: Glossary		Insert new glossary as set out in Appendix A to this schedule.	The changes to the glossary are proposed to make the document more concise (by excluding some entries which are not referred to in the main text of the Plan and removing duplicates). Some of the entries have also been revised to be more accurate and/or to be consistent with revisions to the NPPF.
AM071	191	Appendix 3: St Helens Local Plan 2020-2035 -		Change appendix title to "Appendix 3: St. Helens Local Plan 2020-2035 – Strategic Aims, Objectives and Policies"	For clarity

Mod Ref No.	Page number	Current policy/ paragraph	New policy/ paragraph	Change (deleted text in strikethrough ; new text <u>underlined</u> and bold; changes to diagrams, tables, etc. described in italic text).	Reason for Modification
		Strategic Aims, Objectives and Policies			
AM072	217	Appendix 5: Site profiles - Allocated Housing and Employment Sites		Change appendix title to "Appendix 5: Site profiles - Allocated <u>Employment and</u> Housing and Employment Sites"	To fit with the order in which the sites appear in the appendix.
AM073	217	Appendix 5: Site profiles - Allocated Housing and Employment Sites		Change note on page 217 to read [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 <u>transport or other</u> infrastructure provision, <u>natural environment, greenspace, heritage, site layout and design, flood risk, residential amenity or any other matter. Any development proposals affecting any of the sites must clearly demonstrate the impacts of the development and any necessary mitigation measures.</u>]	To make it clearer that the site-specific requirements identified in this appendix are indicative and must be read in conjunction with the Plan policies as a whole.

Mod Ref No.	Page number	Current policy/ paragraph	New policy/ paragraph	Change (deleted text in strikethrough ; new text <u>underlined</u> and bold; changes to diagrams, tables, etc. described in italic text).	Reason for Modification
AM074	217	Appendix 5: Site profiles - Allocated Housing and Employment Sites		Revise the entries stated for the sites as set out in Appendix B to this schedule.	Various reasons as set out in Appendix B.
AM075	243	Appendix 6: Site profiles - allocated Gypsy and Traveller Sites		Change appendix title to "Appendix 6: Site p <u>P</u> rofiles - a <u>A</u> llocated Gypsy and Traveller Sites	Typographical correction
AM076	247	Appendix 7: Site Profiles - Safeguarded Employment and Housing Sites		Change note on page 247 to read [Please note: the <u>sites listed in this appendix are not allocated for development within the Plan period.</u> <u>The</u> requirements set out for each site in this appendix are in addition to any others that are needed to comply with Plan policies <u>may apply to a future development proposal at the time</u> e.g., in relation to infrastructure provision,]	To make it clearer that (in line with Policy LPA06) the sites in this appendix are not allocated for development before 2035 and that the requirements listed for each site are indicative.
AM077	247	Appendix 7: Site Profiles - Safeguarded Employment and		Revise the entries stated for the sites as set out in Appendix B to this schedule.	Various reasons as set out in Appendix B

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		Housing Sites			
AM078	283	Appendix 11: Town, district and local centre boundaries		Change appendix title to " Appendix 11: Town, e <u>D</u> istrict and !L <u>o</u> cal e <u>C</u> entre b <u>B</u> oundaries	Typographical correction
AM079	7	Policies Map		Green Belt boundary - Land rear of 2 to 12 Leyland Green Road and land surrounding and including 168 Booth's Brow, Garswood - should not be shown as being in the Green Belt. See Appendix C for more detail	This is a drafting error - this land has been accidentally identified in the Green Belt review as part of the current Green Belt when it was not included in the 1998 UDP Green Belt. It was mistakenly identified in an earlier version of the Green Belt review and was known as Location 41 in the 2016 Green Belt Review. There is therefore no change to the status of the land compared to the 1998 UDP Green Belt

ST HELENS BOROUGH LOCAL PLAN 2020-2035
SCHEDULE OF CHANGES (OCTOBER 2020)

Mod Ref No.	Page number	Current policy/ paragraph	New 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
					boundary.
AM080	10	Policies Map		Slight amendment to the boundary of the Borough Cemetery, Windle - Registered Parks and Gardens. See Appendix C for more detail	The current boundary is incorrect
AM081	23	Policies Map		Minor alteration to the Conservation Area Boundary for Rainhill. See Appendix C for more detail	The current boundary is incorrect
AM082		Policies Map		Add the Local Geological Sites to the Policies Map. See Appendix C for more detail	For accuracy
AM083	46		New footnote	The total number of units for allocated sites (2058 units) is 2 units more than row P in Table 4.6 due to rounding of delivery rates.	For clarity.
AM084	Pages 6, 129, 142, 146, 147 & 163			Remove double page numbers at foot of each of these pages	Typographical correction
AM085		Policies Map	New site (AC12) in Green Belt	Additional anomaly showing the proposed Green Belt change to Gibbons	Additional update following representation at LPSD stage. The site

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			Review (2018)	Road, Garswood.	was not identified at LPPO stage, however, is considered an anomaly site that meets the criteria for anomaly changes in the Green Belt, and therefore should be included as an anomaly change.
AM086	10	Paragraph 2.8.1	Paragraph 2.8.2	<p>2.8.1 challenge is for the town and other centres to diversify their role in response to changing economic circumstances, including competition from retail parks and internet shopping.</p> <p><u>The Council has successfully secured an initial £173,029 capacity funding grant to support the development of a Town Deal Board and Investment Plan from the Governments Town Deal fund to help with projects around land use and regeneration, connectivity, skills and employment for St Helens Town Centre.</u></p> <p><u>2.8.2 In addition, the Council is</u></p>	Factual update. The regeneration of the town and district centres are a key priority of the Local Plan. The Council are bidding to secure additional funding as part of the Town Deal initiative and is entering into a strategic partnership with the English Cities Fund.

Mod Ref No.	Page number	Current policy/ paragraph	New policy/ paragraph	Change (deleted text in strikethrough ; new text <u>underlined</u> and bold; changes to diagrams, tables, etc. described in italic text).	Reason for Modification
				<u>entering into a strategic partnership agreement with the English Cities Fund (ECF) to ensure the delivery of a Borough wide regeneration strategy initially starting with St Helens Town Centre.</u>	
AM087	84	Policy LPC02		2. Proposals for new open market housing developments of 44 <u>10</u> units or more will be required to.....	To ensure the Plan is compliant with the latest version of the NPPF.
AM088	17	Policy LPA02 "Spatial Strategy"	Add new criterion 4 to Policy LPA02	<u>4. Comprehensive regeneration of the wider Borough will be delivered by the English Cities Fund Regeneration Partnership, through the provision of quality housing, new commercial activity, upgraded infrastructure and the overall improvement of the social and economic viability of the Borough on a phased basis.</u>	As a factual update following the Council entering into a strategic partnership with the English Cities Fund.
AM089	17 - 18	Policy LPA02 "Spatial Strategy", criteria 4-10		Re-number existing criteria 4-10 to 5-11.	For clarity following modification AM088 amendments.
AM090	24	Paragraph 4.6.19		As a priority, the Council will continue to	For clarity following

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				work to support the redevelopment of brownfield sites in the urban area. It is also pursuing opportunities to enhance town centres in the Borough, for example through the creation of the St. Helens Town Centre Strategy. In 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.	additional paragraphs outlined in modification AM091.
AM091	24		New paragraphs 4.6.20 to 4.6.22	<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</u>	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.

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				<p><u>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 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>	

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				<u>4.6.22 The Council will prepare Supplementary Planning Documents covering specific areas to help implement regeneration where this is considered necessary.</u>	
AM092	32		New paragraphs 4.12.2 and 4.12.3	<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</u></p>	As a factual update following the Council entering into a strategic partnership with the English Cities Fund in a post COVID19 economy.

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				<u>post COVID-19 economic recovery.</u>	
AM093	32	Paragraphs 4.12.2 to 4.12.18		Re-number existing paragraphs 4.12.2 – 4.12.18 to 4.12.4 – 4.12.20	For clarity, following modification AM092 amendments.
AM094	73	Policy LPB01 “St.Helens Town Centre and Central Spatial Area”	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.
AM095	73-74	Policy LPB01 “St.Helens Town Centre and Central Spatial Area”, criteria 2-8		Re-number existing criteria 2-8 to 3-9.	For clarity, following modification AM094 amendments.
AM096	75	Paragraph 5.3.6		5.3.6 The Strategy set out a vision for the future of the town centre detailing thematic initiatives to deliver	As a factual update following the Council's bid to secure additional

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				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>	funding as part of the Town Deal initiative.
AM097	75	Paragraph 5.3.8		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</u>	As a factual update following the Council entering into a strategic partnership with the English Cities Fund.

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				<u>regeneration partnership with the English Cities Fund to deliver a comprehensive redevelopment of the Town Centre (and wider borough on a phased basis).</u>	
AM098	77	Policy LPB02 "Earlestown Centre", criterion 4		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>	As a factual update following the Council entering into a strategic partnership with the English Cities Fund.
AM099	78	Paragraph 5.6.3		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 the Council will work towards creating a mix of</u>	As a factual update following the Council entering into a strategic partnership with the English Cities Fund.

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				<u>residential, leisure, business and retail development all centred around the Town Centre.</u>	
AM100	78	Paragraph 5.6.8		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, intend to bring forward a dedicated Town Centre strategy,	As a factual update following the Council entering into a strategic partnership with the English Cities Fund.

ANNEX A - proposed changes to appendix 1 ("glossary") of the St Helens Borough Local Plan: Submission Draft (January 2019).

Modification No. - AM070

Term	Definition
Accessibility	The ease at <u>with</u> which people <u>can</u> have access to key services at a reasonable cost and in a reasonable time, such as by a choice of means including by sustainable modes of transport. Consideration of sites based on how accessible a site is by sustainable modes of transport to key services; Food, Retail, Health, Employment & Education.
Active Frontages	Ensuring that t <u>The parts</u> of the <u>a</u> building that faces the public realm is and are occupied by uses that ensure a high level of activity (e.g. shops, cafes).
Affordable Housing: a) Affordable Housing for Rent	Meets all the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
Affordable Housing: b) Starter Homes	As specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections: the definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of <u>limiting</u> in a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
Affordable Housing: c) Discounted Market Sales Housing	That sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
Affordable Housing: d) Other affordable routes to home ownership	Housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be

Term	Definition
	recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.
Aggregates	Granular or particulate material that is suitable for use in construction as concrete, mortar, roadstone, asphalt or drainage courses, or for use as constructional fill or railway ballast.
Agricultural Land Classification	It A system which classifies Agricultural Land into five categories according to versatility and suitability for growing crops.
Air Quality Management Areas	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.
Allocation	The designation of land within a development plan for a particular use such as residential development.
Allocation	The designation of land within a development plan for a particular use such as residential development.
Amenity	Pleasantness of place, quality of life (of an area).
Ancient or Veteran Tree	A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach ancient life-stage.
Ancient Woodland	An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).
Archaeological Interest	There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
Area Action Plan (AAP)	In St Helens, the Bold Forest Park Area Action Plan is a Local Plan that is part of the Development Plan for St Helens. Area Action Plans will have a geographic or spatial dimension and generally focus upon implementation. They will provide an important mechanism for ensuring development of an appropriate scale, mix and quality for key areas of opportunity, change or conservation. Such plans could be relevant to a wide range of circumstances and will benefit from having development plan status.
Article 4 direction	A direction which withdraws automatic planning permission granted by the General Permitted Development Order.
Asset Management Programme (AMP)	A tactical plan for managing an organisation's infrastructure and other assets to deliver an agreed standard of service.
Authority's Monitoring Reports/Annual Monitoring Report (AMR)	The Authority's Monitoring Reports are a series of reports that can be reported as soon as the information is available and/or combined as an annual report (Annual Monitoring Report) A report which is normally preparing annually which sets out the progress in terms of producing Local Plans against the timetable

Term	Definition
	set out in the LDS, the progress in implementing policies and setting out any necessary revision to the LDS.
Bad Neighbour Development	Any form of development which, by the way or manner in which it operates, would be detrimental to the amenity of the area, in particular to the occupiers of land and buildings such as homes, schools, hospitals, parks etc.
Best and most versatile agricultural land	Land in grades 1, 2 and 3a of the Agricultural Land Classification system .
Biodiversity	The whole variety of life encompassing all genetic, species and ecosystem variations.
Biodiversity Action Plan (BAP)	A Biodiversity Action Plan is a strategy prepared for a local area aimed at conserving and enhancing biological diversity.
BREEAM	The Building Research Establishment Environmental Assessment Method (BREEAM) for Industrial Uses is a national recognised certification scheme which can be used for assessing the environmental performance of industrial buildings from the design through to the completed building stage.
Broadband	A high-capacity transmission technique using a wide range of frequencies, which enables a large number of messages to be communicated simultaneously.
Brownfield land	See "Previously Developed Land".
Brownfield Land	Land that is or was occupied by a permanent structure (excluding agricultural or forestry) and associated fixed surface infrastructure. It can occur in both built up or rural setting and includes defence buildings and land used for mineral extraction and waste disposal where there is no requirement for restoration through planning control. It does not include such land as parks, recreation grounds and allotments and land that cannot be regarded as requiring development, such as where it has been put to an amenity use or is valuable for its contribution to nature conservation.
Brownfield Land Registers	Registers of previously developed land that local planning authorities consider to be appropriate for residential development, having regard to criteria in the Town and Country Planning (Brownfield Land Registers) Regulations 2017. Local planning authorities will be able to trigger a grant of permission in principle for residential development on suitable sites in their registers where they follow the required procedures.
Build to Rent	Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or be contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.

Term	Definition
Building Cost Information Service (BCIS)	BCIS is the Building Cost Information Service of RICS, providing cost and price information to the construction industry.
Catchment Flood Management Plans	A strategic tool that seeks to identify sustainable flood management mechanisms by: understanding the factors that contribute to flood risk within a Catchment both now and in the future; through discussion with communities and professional partners, recommending the best ways of managing the risk of flooding within the Catchment over the next 50 to 100 years and providing a tool to communicate the issues to allow a discussion about the future management of flood risk.
Certificates of Lawfulness of Existing Use or Development (CLEUD)	This is a A legal document (not a planning permission) issued by the Local Planning Authority that is generally used to regularise unauthorised development and prevent enforcement action being taken by that Authority against any breach of planning control policy or conditions. The A certificate establishes that an existing use, operation or activity named in it is lawful and as such cannot be enforced upon.
Certificates of Lawfulness of Proposed Use or Development (CLOPUD)	(CLOPUD) where you wish to A legal document that can confirm that a proposed use is lawful or any operations that are proposed would be lawful if undertaken without prior consent.
City Growth Strategy	Private sector led economic strategy for St Helens. Strategy aimed at winning larger market share, even at the expense of short-term earnings.
Classified Roads	The hierarchy of roads categorises roads according to their status, function and capacity. There is a list of these on the Council's Transport Planning website pages.
Climate Change Adaption	Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.
Climate Change Mitigation	Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.
Clinical Commissioning Group (CCG)	These commission most of the hospital and community NHS services in the local areas for which they are responsible. Commissioning involves deciding what services are needed for diverse local populations, and ensuring that they are provided.
Coal Authority Development 'High Risk' Area	The coalfield is divided into 2 areas, referred to as Development High Risk Area and Development Low Risk Area: The High Risk Area (15% of the coalfield area) is where coal mining risks are present at shallow depth which is likely to affect new development. If your site is in a Development High Risk Area you will need to submit a Coal Mining Risk Assessment to your Local Planning Authority, to support your planning application.
Coal Mining Risk	The aim of a Coal Mining Risk Assessment is to identify site

Term	Definition
Assessment	specific coal mining risks and set out the proposed mitigation strategy to show that the site can be made safe and stable for the development being proposed.
Combined Authority (CA)	A legal body set up using national legislation that enables a group of two or more councils to collaborate and take collective decisions across council boundaries.
Combined Heat & Power (CHP)	Thermal process which produces steam which can be used for heat and power which can be used for electricity generation.
Communities Infrastructure Levy (CIL)	The communities' infrastructure levy is a new charge which local authorities in England and Wales will be empowered, but not required, to charge on most types of new development in their area. The charge is related to size and character of a development.
Community Forest	An area identified through the England Community Forest Programme to revitalise countryside and green space in and around major conurbations. The Mersey Forest, which St Helens is a part of, is a community forest.
Community Infrastructure Levy (CIL)	The Community Infrastructure Levy (the 'levy') is a tool for that local authorities in England and Wales can use to help deliver infrastructure to support the development of the area. <u>It can allow funds to be raised from owners or developers of land who are undertaking new building projects in the area.</u>
Community Infrastructure Levy	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
Community Right to Build Order	An order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.
Community Safety Partnership (CSP)	(CSPs) are made up of representatives from the police, local authorities, fire and rescue authorities, health and probation services (the 'responsible authorities'). The responsible authorities work together to protect their local communities from crime and to help people feel safe.
Comparison Goods (Retail)	Comparison retailing is the provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.
Competent Person (to prepare site investigation information)	A person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation.
Compulsory Purchase order (CPO)	Legal procedure of compulsorily acquiring land or buildings through Planning or Housing Acts.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its

Term	Definition
	significance.
Conservation Area	Areas of special architectural or historic interest, designated under S69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
Conservation Area	Areas of special architectural or historic interest, designated under S69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
Construction, Demolition & Excavation Waste (CD&E)	Controlled waste arising from the construction, repair, maintenance and demolition of buildings and structures.
Contaminated Land	Land where the actual or suspected presence of substances, in, on or under the land may cause risk to people, property, human activities or the environment regardless of whether or not the land meets the definition of contaminated land in Part IIA of the Environmental Protection Act 1990.
Convenience Goods (Retail)	Convenience retailing is the provision of everyday items including food, drinks, newspapers/magazines and confectionery.
Core Strategy	Under the 2004 Town & Country Planning Act, A core strategy was <u>is a type of development plan document</u> a DPD that <u>was prepared under the Planning and Compulsory Purchase Act 2004 and which</u> sets out the vision, spatial strategy and core policies for the spatial development of the Borough. All other development plan documents must be in conformity with it. The St Helens Core Strategy was adopted in 2012 and will be replaced by the new Local Plan when adopted.
Countryside In and Around Towns	The Countryside In and Around Towns Initiative was a pilot study supported by Natural England. St Helens was one of a number of Local Authorities to undergo a pilot study assessing the role of the countryside in and around towns, green infrastructure issues and the role of the urban fringe.
COVID-19	<u>The Coronavirus disease (COVID19) is an infectious disease caused by a newly discovered coronavirus. The disease became a global pandemic and led to a complete lockdown for many countries in 2020. The outbreak of COVID-19 had a significant impact on businesses, leading to the onset of a recession and affecting the economic and social lives of the entire nation.</u>
Critical Drainage Areas	An area which is within Flood Zone 1 but which has critical drainage problems and which has been notified to the Council by the Environment Agency for the purposes of Schedule 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. This legislation defines circumstances in which the Council must consult the Environment Agency before determining a planning application.
Culvert	A covered channel or pipe designed to prevent the obstruction of a watercourse or drainage path by an artificial construction.

Term	Definition
	There is no definition in current legislation. This definition will be added to Section 72 of the Land Drainage Act.
Curtilage	A legal term describing the enclosed area of land around a dwelling building .
Decentralised energy	Local renewable energy and local low-carbon energy usually but not always on a relatively small scale encompassing a diverse range of technologies.
Deliverable	<p>To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g., they are no longer viable – there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.</p> <p><u>In particular:</u></p> <p><u>a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).</u></p> <p><u>b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.</u></p>
Density	<p>Density is a measurement that compares the amount of matter an object has to its volume. An object with much matter in a certain volume has high density. An object with little matter in the same amount of volume has a low density. Density is found by dividing the mass of an object by its volume.</p> <p><u>Density (of new housing development) is a measurement of the numbers of new dwellings per hectare.</u></p>
Department for	Work to support the transport network that helps the UK's

Term	Definition
Transport (DfT)	businesses and gets people and goods travelling around the country. They plan and invest in transport infrastructure to keep the UK on the move.
Design Code	A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as masterplan or other design and development framework for a site or area.
Designated Heritage Asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Developable	To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.
Development	Defined in Section 44 55 of the Town and Country Planning Act 12990 as:- "The carrying out of building, engineering, mining or other operations, in, on, over or under land, or the making of any material change in the use of any buildings or other land".
Development Brief	A document containing guidance to a developer on Council requirements for a site.
Development Plan	The Development Plan is the statutory land-use plan for a given area, and acts as a framework for development and land use planning decisions. It is defined in Section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.
Development Plan Document (DPD)	A term brought in by the Planning and Compulsory Purchase Act 2004. These documents set out spatial planning policies and proposals for an area or topic. They are subject to an independent examination run by a Planning Inspector. Once adopted, following an inquiry, these documents will have statutory status as defined by Section 38 (6) of the Planning and Compulsory Purchase Act 2004. DPDs form part of the statutory development plan.
Digital Communications Infrastructure Strategy	The government's long term digital communications infrastructure strategy contains commitments to remove barriers to market investment and reduce legislative and regulatory red tape, framed around meeting the government's new headline ambition for the UK's broadband infrastructure: that ultrafast broadband of at least 100 megabits per second should be available to nearly all UK premises.

Term	Definition
Digital Economy BillAct	The Digital Economy Bill received Royal Assent on 27 April 2017 and is now known as the Digital Economy Act 2017. The Act will <u>contains a range of powers which seek to:</u> <ul style="list-style-type: none"> • empower consumers and provide better connectivity so that everyone has access to broadband wherever they live; • build a better infrastructure fit for the digital future; • enable better public services using digital technologies; <u>and</u> • provide important protections for citizens from spam email and nuisance calls, and protect children from online pornography.
Digital Infrastructure Action Plan (DIAP)	The Digital Infrastructure Action Plan works to map the existing infrastructure assets, identify opportunities to best use those assets, and suggest potential operating models. The plan will also set out specific actions to maximise digital connectivity and drive economic growth.
"Digital Strategy"	This <u>national</u> strategy sets out <u>a range of measures to</u> we will build on our success to date to <u>help</u> develop a world-leading digital economy that works for everyone.
District Centres	District Centres will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library.
Dwelling	A single self-contained household space (an unshared dwelling) or two or more household spaces at the same address that are not self-contained, but combine to form a shared dwelling that is self-contained. A household space is the accommodation that a household occupies, and self-containment means that all rooms, including the kitchen, bathroom and toilet are behind a door (but not necessarily a single door) only that household can use. In most cases, a single household space will be an unshared dwelling.
Ecological Assets	The benefits people obtain from ecosystems such as, food, water, flood and disease control and recreation.
Ecological Framework	A strategy that aims to reduce habitat fragmentation and species isolation. It includes a map-based element, which identifies core biodiversity assets, the connectivity between them and potential opportunities for habitat expansion and creation.
Ecological Networks	These link sites of biodiversity importance.
Edge of Centre	For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local

Term	Definition
	circumstances.
Electronic Communications Code	The Electronic Communications Code is set out in Schedule 3a to the Communications Act 2003 , and is designed to facilitate the installation and maintenance of electronic communications networks. The Code only has effect in the case of a person to whom it is applied by a direction given by Ofcom (or, in the case of the Secretary of State or any Northern Ireland department, where the Secretary of State or that department is providing or proposing to provide an electronic communications network). The Grant of Code powers is intended to assist persons who provide an electronic communications network and/or system of infrastructure.
Employment Uses	<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 <u>uses</u> classes fall under Class B1 A, B and C (business), Class B2 (general industrial <u>use</u>), and B8 (<u>storage and distribution</u>) use <u>classes</u> for storage or as a distribution centre.</p>
<u>English Cities Fund (ECF)</u>	<u>The English Cities Fund (ECF) is a joint venture development company, set up by three partners – Homes England, Legal & General and Muse Developments. ECF was originally established by the Labour Government in 2001 to drive greater institutional and private investment in English towns and cities. The ECF work with councils, landowners and communities to regenerate areas, typically where there has been market failure in the past.</u>
Environmental Impact Assessment (EIA)	The term 'environmental impact assessment' (EIA) describes a procedure that must be followed for certain types of project before they can be given 'development consent'. The procedure is a means of drawing together, in a systematic way, an assessment of a project's likely significant environmental effects.
European Landscape Convention (ELC)	The ELC is the first international treaty dedicated to the protection, management and planning of all landscapes in Europe. Signed by the UK government in 2006 and introduced in March 2007, the ELC provides a people-centred and forward-looking way to reconcile management of the environment with the social and economic challenges of the future, and aims to help people reconnect with place.
European Sites (Natura 2000)	Natura 2000 is the European Union-wide network of nature conservation sites established under the Council Directive on the conservation of natural habitats and of wild fauna and flora (92/43/EEC) - The EC Habitats Directive. This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and

Term	Definition
	Species Regulations 2010.
Fibre to the Premises (FTTP)	A fibre optic cable delivery medium that provides Internet access directly to a user or groups of users from an Internet service provider (ISP).
Flood Plain	Land adjacent to a watercourse over which water flows in times of flood, or would flow but for the presence of flood defences, where they exist.
Flood Risk Assessment	<u>A</u> Flood Risk Assessments considers <u>the specific risk of flooding to a proposed development being proposed over its currently expected lifetime and its possible effects on flood risks elsewhere in terms of its effects on flood flows, and flood storage capacity and the run-off implications.</u>
Flood Zone 1	The annual probability of flooding is lower than 0.1%. Technical Guidance to the National Planning Policy Framework imposes no constraints upon development here.
Flood Zone 2	Flood Zone 2 is defined as 'Medium Probability' with an annual probability of flooding between 0.1 and 1.0% for fluvial and 0.1 and 0.5% for tidal and coastal flooding. The Technical Guidance to the NPPF recommends that Flood Zone 2 is suitable for most development with the exception of Highly Vulnerable uses (unless the Exception Test is passed), as defined within Table 2 of the Technical Guidance.
Flood Zone 3	Flood Zone 3 is defined as 'High Probability' with an annual probability of flooding of 1.0% or greater for fluvial and 0.5% or greater for tidal or coastal. The Technical Guidance to the NPPF recommends that appropriate development is based upon a further classification of Flood Zone 3 into: 3a High Probability; and 3b Functional Floodplain. Greater constraints are placed upon development within Flood Zone 3 compared to any other Flood Zone; refer to Table 2 of the Technical Guidance for details.
Floodwater Storage Safeguarding Areas (FLOSSA)	Development within or adjacent to* a flood water storage area, which would have a negative impact on its function, will not be supported. As the Lead Local Flood Authority the Council, in partnership with the Environment Agency, may identify additional areas for flood water storage through the Local Flood Risk Management Strategy. If needed, these additional areas will be safeguarded as part of a review of the Local Plan. *adjacent means within eight metres of the boundary of the flood water storage area as defined on the <u>P</u> policies <u>M</u> map or within eight metres of the landward toe of any associated flood defence structure.
Footprint	The aggregate ground floor area of a building, or complex of buildings but not the entire area of the plot.
Frontage	The part of a building that faces onto the public realm.
Functional Economic Market Area (FEMA)	The principle of Functional Economic Market Areas (FEMAs) is of longstanding relevance for spatial and economic planning. Economic development needs should be assessed in relation to

Term	Definition
	relevant FEMAs - that is, the spatial level at which local economies and markets actually operate (in most cases extending beyond administrative boundaries). In that sense, it is analogous to the role of Housing Market Areas (HMAs) in assessing housing need.
Functionally Linked Land (FLL)	The land which is linked between industries, including information, components, raw materials, finished goods, and transport links. <u>Land outside an internationally designated habitat site which is essential for the maintenance of the structure and function of the interest features for which the site is designated.</u>
Gas Distribution Networks (GDNs)	Gas needs to travel through the high pressure transmission system, then through the medium and low pressure distribution networks to reach the consumer.
Gateway	We use gateway to describe an arrangement of buildings to give a sense of entrance through a 'gateway' into a place. Can be by creating a 'pinch point', giving emphasis by increasing height, or by using undercroft access.
Geodiversity	The range of rocks, minerals, fossils, soils and landforms.
Green Belt	Areas of land where development is particularly tightly controlled. Prior to the Local Plan 2020-2035, the 1998 Unitary Development Plan set out the Green Belt in St Helens, and before the UDP, the Merseyside Green Belt Local Plan (1982). The purposes <u>of Green Belts are</u> is to check the unrestricted sprawl of large built-up areas; to prevent neighbouring towns from merging; to safeguard the countryside from encroachment; to preserve the setting and special character of historical towns; and to aid urban regeneration by encouraging the recycling of derelict and other urban land.
Green Infrastructure	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. It is a network of open spaces, waterways, gardens, woodlands, green corridors, street trees and open countryside that brings many social, economic and environmental benefits to local people and communities. Some examples of these are parks, street trees, gardens, grassland, rivers and ponds.
Greenfield Land	Land that has not been previously developed i.e., not "Brownfield - previously developed land".
Greenway	Undeveloped land near an urban area, set aside for recreational use or environmental protection.
Groundwater	Refers to all sub-surface water as distinct from surface water. Generally groundwater is considered to be that water which is below the surface of saturation and contained within porous soil or rock stratum (aquifer).
Habitat	The area or environment where an organism or ecological community usually lives

Term	Definition
Habitats Regulations	Provides legal protection for habitats and species of European importance.
Habitats Regulations Assessment (HRA)	HRA assesses the likely impacts of the possible effects of a plan's policies on the integrity of the Natura 2000 sites (including possible effects 'in combination' with other plans projects and programmes).
Habitats Site	Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.
Hectare (HA)	A unit of land area equivalent to 10,000 square metres or 0.01 of a square kilometre. One Hectare is approximately equal to 2.5 acres.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
Highway Improvement Line	An area of land which is Are retained to facilitate a future highway improvement projects. Section 73 of the Highways Act 1980 details the powers of the Highway Authority in this regard.
Highways England	The government-owned company statutory body which is charged with operating, maintaining and improving England's motorways and major A roads.
Historic Environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historical Environment Records (HERs)	HERs are a primary source of information for planning, development-control work, and land management. They can provide information on a wide variety of buildings and sites.
Home Builders Federation (HBF)	The representative body of the home building industry in England and Wales.
Housing Delivery Test	Measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish es the Housing Delivery Test results for each local authority in England every November.
Housing Land Supply	The supply of land for new housing development A document setting out the 5 year housing land supply position on 1st April each year, prepared by the local planning authority in consultation with developers and others who have an impact on delivery.
Hydraulic Fracturing (Fracking)	Hydraulic fracturing, also known as fracking, is a technique which can be used in the to extraction of gas from shale rock. Shale gas has the potential to provide the UK with greater energy

Term	Definition
	security, economic growth and jobs, and could be an important part of our transition to a low carbon future.
Hydrocarbon	A compound of hydrogen and carbon, such as any of those which are the chief components of petroleum and natural gas.
Index of Multiple Deprivation	The Index of Multiple Deprivation (IMD) is a measure of multiple deprivations at the small area level.
Inert	A material that will not react chemically to others. In the context of waste, it is materials such as hard-core, sand and clay.
Informal Recreation	Recreation not requiring the provision of formal facilities, e.g., w Walking.
Infrastructure	SEE APPENDIX 2 'DEFINITION OF INFRASTRUCTURE'
Intermediate Housing	Intermediate housing is includes homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing. Homes that do not meet the above definition of affordable housing, such as "low cost market" housing, may not be considered as affordable housing for planning purposes.
International, National and Locally Designated Sites of Importance for Biodiversity	All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Specific Interest) and locally designated sites including Local Wildlife Sites.
Key Diagram	An illustrative map which brings together the main components of the spatial strategy of the Local Plan, emphasising the broad locations for development identified on the Policies Map.
Key Route Network (KRN)	An integrated programme of investment in the strategic highway routes that contribute to growth in the Liverpool City Region (LCR). The KRN is integral to the success of the LCR Growth Strategy. The KRN investment programme is designed to support the economic growth of our region the LCR and maximise the benefits for our residents, visitors and businesses.
Landfill	Site for the disposal of waste into or onto land, as defined by the Landfill (England and Wales) Regulations 2002 (as amended). Landfill sites can range from a few hectares (ha) to more than 100ha and can receive inert, non-inert and/or hazardous waste. Typical after uses include: agriculture, public open space and nature conservation. Based on a site receiving 250,000tpa, a landfill could employ greater than 10 workers.
Landscape Character	The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates the particular sense of place of different

Term	Definition
	areas of the landscape.
Landscape Character Assessments	An approach to assessing and recording those features and characteristics that constitutes a particular landscape as a basis for informed planning and policy decisions that respect and enhance that character and a local sense of place.
Lead Local Flood Authority (LLFA)	Are responsible for developing, maintaining and applying a strategy for local flood risk management in their areas and for maintaining a register of flood risk assets.
Listed Buildings	Buildings and structures, which have been identified by the Secretary of State for Culture, Media and Sport, as being of special architectural or historic interest and whose protection and maintenance, are the subject of special legislation. Their curtilage and setting is also protected. Listed Building Consent is required before any works are carried out on a Listed Building. They are graded I, II* and <u>or</u> II.
Liverpool City Region (LCR)	<u>An area including the 6 local authority areas of</u> The six local councils (Halton, Knowsley, Liverpool, Sefton, St Helens and Wirral,) working with the LEP and Mersey travel and other local services to improve the LCR.
Liverpool SuperPort	SuperPort is an integrated cluster of logistics assets and expertise that will deliver faster, greener global market access for business to and from the northern UK and Ireland via an enlarged post-Panamax container port.
Local Aggregate Assessment	An annual assessment of the demand for and supply of aggregates in a mineral planning authority's area.
Local Centres	Local Centres include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. Other facilities could include a hot-food takeaway and launderette. In rural areas, large villages may perform the role of a local centre.
Local Development Scheme (LDS)	A 3-year programme that sets out the details, the timescales and the arrangements for production <u>of each proposed development plan document within a local authority area.</u> for each document that will form part of the LDF.
Local Distinctiveness	The positive features of a place and its communities that contribute to its special character and sense of place. It includes the form of a place, the way it is used, buildings – density and mix, height and massing, urban structure, grain, landscape and building traditions.
Local Equipped Area for Play (LEAP)	A piece of open space that is designated and equipped for children of early school age.
Local Full Fibre Networks (LFFN)	These projects will enter a phase of due diligence in anticipation of delivering full fibre networks before the end of the Financial Year 2020/2021. This will allow a period to confirm that they are fully compliant with the Local Full Fibre Networks programme,

Term	Definition
	and will test areas including state aid and procurement law. It will also check that the local body has the capability and capacity to manage their project.
Local Geology Sites	Local Geological Sites (formerly known as Regionally Important Geological Sites – or RIGS) are non-statutory sites that have been identified by local geoconservation groups as being of importance.
Local Housing Need	The number of homes identified as being needed through the application of the standard method set out in national planning guidance, or a justified alternative approach.
Local Nature Reserves (LNR)	Local Nature Reserves (LNRs) are a statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949 by principal local authorities. Parish and Town Councils can also declare LNRs but they must <u>provided they</u> have the powers to do so delegated <u>provided</u> to them by a principal local authority. LNRs are for people and wildlife. They are places with wildlife or geological features that are of special interest locally.
Local People	Persons who reside in the Borough of St Helens
Local Plan	A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under <u>powers set out in</u> the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, <u>and forms part of the adopted development plan.</u> together; these DPDs form the Development Plan. In St Helens, on adoption of this plan, the Local Plan will consist of <u>adopted development plan will include</u> the St Helens Local Plan 2020-2035, the Joint Waste Local Plan and the Bold Forest Park Area Action Plan.
Local Plan Preferred Options (LPPO)	Draft Local Plan.
Local Plan Submission Document (LPSD)	Local Plan submission to the government for examination.
Local Planning Authority	The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities.
Local Shopping Centre	<u>A centre which provides</u> basic shopping facilities of importance for those who live locally.
Local Transport Plan	A five-year integrated transport strategy, prepared by Merseytravel in partnership with local authorities, stakeholders

Term	Definition
	and the community, <u>which identifies key transport priorities and projects together with means to deliver these.</u> seeking funding to help provide local transport projects. The plan sets out the resources predicted for delivery of the targets identified in the strategy.
Local Wildlife Sites (LWS)	Also <u>Previously</u> known as Sites of Biological Importance (SBI) or Sites of Interest for Nature Conservation (SINC) - are areas which are locally important for the conservation of wildlife. They are identified and selected for the significant habitats and species that they contain.
Main River	Watercourse shown as such on a main river map. Main river maps are held by Defra and Welsh Government and copies are available to LLFAs as a GIS layer on GEOSTORE.
Main Town Centre Uses	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
Major Development	For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floor space of 1,000m ² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
Managed Aggregate Supply System (MASS)	<u>The national system under which the current and future supply of aggregates is monitored</u> The underpinning concept behind the Managed Aggregate Supply System is that Mineral Planning Authorities which have adequate resources of aggregates make an appropriate contribution to national as well as local supply, while making due allowance for the need to reduce environmental damage to an acceptable level. Furthermore, Government expects resource poor areas to make some contribution to meeting local and national needs where that can be done sustainably.
Mersey Forest	A partnership project which aims to create woodlands which bring benefits to people, wildlife and the economy.
Mineral Safeguarding Area	An area designated by <u>a</u> minerals planning authority <u>ies</u> which covers known deposits of minerals which are desired to <u>will</u> be kept safeguarded from unnecessary sterilisation by non-mineral development.
Multimodal Distribution Parks (MDPs)	Multimodal Distribution Parks are newly developed and limit freight activity by road.
National	This is the Government's statement of planning policy with which

Term	Definition
Planning Policy Framework (NPPF)	all Local Plan's must be in conformity. <u>The NPPF is regularly reviewed and the latest version should be taken into account in planning policies and decisions</u> Where a local plan is silent on an issue planning decisions will be made in accordance with national policy. This document came into force in March 2012 and replaces the planning policy statements and planning policy guidance notes (PPS' and PPGs).
National Transmission System (NTS)	The high pressure gas network which transports gas from the entry terminals to gas distribution networks, or directly to power stations and other large industrial users.
Natural Assets	Natural assets are assets of the natural environment, <u>such as</u> These consist of biological assets (produced or wild), land and water areas with their ecosystems, subsoil assets and air.
Natural Surveillance	Crime Prevention Through Environmental Design (CPTED) is a set of design principles used to discourage crime. The concept is simple: Buildings and properties are designed to prevent damage from the force of the elements and natural disasters; they should also be designed to prevent crime.
Nature Conservation	The protection and enhancement of the natural environment.
Nature Improvement Areas	Inter-connected networks of wildlife habitats intended to re-establish thriving wildlife populations and help species respond to the challenges of climate change.
Neighbourhood Plan	A plan prepared by a Parish Council or Neighbourhood Forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.
North West Aggregates Working Party (NNAWP)	Technical advisory group of mineral planning authorities (and their representatives) from the North West region and other relevant organisations who work together to: produce fit-for-purpose and comprehensive data on aggregate demand and supply in the North West; and provide advice to individual mineral planning authorities and to the National Aggregate Co-ordinating Group.
Northern Powerhouse Rail (NPR)	Northern Powerhouse Rail is a transformational rail programme to better connect the key economic areas and cities of the North. Delivered over 30 years and combining new, existing and already planned lines, the programme will improve east-west connections, offering a radical change in journey times, reliability frequency and capacity.
Older People	People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.
Open Space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs)

Term	Definition
	which offer important opportunities for sport and recreation and can act as a visual amenity.
Original Building	A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.
Out of Centre	A location which is not in, or on, the edge of a centre but <u>which is</u> not necessarily outside the urban area.
People with Disabilities	People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.
Permission in Principle	A form of planning consent which establishes that a site is suitable for a specified amount of housing-led development in principle. Following a grant of permission in principle, the site must receive a grant of technical details consent before development can proceed.
Permitted Development Rights	Development for which planning permission is required, but is deemed to have been granted by the <u>Town and Country Planning (General Permitted Development)(England) Order 2015 or any successor legislation</u> General Development Order.
Petroleum Exploration and Development Licence (PEDL)	Licence issued by the Government that allows a company to pursue a range of oil and gas exploration activities, subject to necessary drilling/development consents and planning permission.
Plan Period	The plan period <u>for this Local Plan</u> we are working to is 2020 - 2035.
Planning Condition	A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.
Planning Obligation	A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
Planning Permission	Condition attached to a planning permission that needs to be complied with for a planning permission to be valid.
Planning Practice Policy Guidance (PPG)	Guidance produced by the Government setting out national planning <u>best practice on a range of topics</u> policy.
Playing Field	The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
Policies Map	An illustrative diagram of the main proposal designations and areas where specific policies or Area Action Plans apply.
Preferred Options	A The stage <u>in the preparation of this Plan which set out draft policies and proposals and a range of alternative options and why these were rejected</u> of the LDF process that takes account

Term	Definition
	of public and stakeholder interest, providing enough information to ensure that people can understand the implications of the Preferred Options and the opportunity to select alternative options.
Previously Developed Land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
Primary and secondary frontages	Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.
Primary Shopping Area	Defined area where retail development is concentrated.
Priority Habitats and Species	Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.
Protected Species	Plants and species afforded protection under <u>national legislation</u> certain Acts of Law and Regulations.
Public Realm	Publicly owned streets, sidewalks, rights of ways, parks and other publicly accessible open spaces, and public and civic buildings and facilities.
Regeneration	A regeneration activity is one which is part of a wide and balanced approach to enhancing the overall wellbeing of a community, through social, physical and economic improvements - combining economic competitiveness, environmental sustainability and social equity to bring about renewal.
Registered Parks and Gardens	Registered Parks and Gardens are historic parks and gardens which make a rich and varied contribution to the landscape. A register of all the historic parks and gardens in the country is kept by <u>Natural England</u> English Heritage.
Registered Provider of Social Housing (RP)	A landlord registered with the Housing Corporation who provides and manages affordable housing.
Renewable	A natural resource or source of energy not depleted when used.
Renewable and	Includes energy for heating and cooling as well as generating

Term	Definition
Low Carbon Energy	electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment - from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).
Safeguarded land	<u>Land which is between the urban area and the Green Belt, which is intended to meet longer-term development needs stretching well beyond the plan period. Safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following the adoption of an update to a Local Plan which proposes the development.</u>
Scheduled Ancient Monument	A feature of national historical or archaeological importance, either above or below the ground, which is included in the schedule of monuments as identified by the Secretary of State.
Self-build and Custom-build Housing	Housing built by an individual, a group of individuals, or persons working with them or for them, to be occupied by that individual <u>or individuals</u> . Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1 (A1) and (A2) of that Act.
Setting of a Heritage Asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Shallow Coal	Shallow and Probable Shallow Coal Mine Workings (no buffers) Recorded shallow workings and associated probable shallow mine workings make up a large proportion of the Development High Risk Areas. Shallow mining is usually defined as <u>having been at a</u> depth of less than 30 metres.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.
Site Investigation Information	Includes a risk assessment of land potentially affected by contamination, or ground stability and slope stability reports, as appropriate. All investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175 Investigation of Potentially Contaminated Sites – Code of Practice).
Site of Special Scientific Interest	Nationally important areas of land, designated by Natural England under the Wildlife and Countryside Act 1981 as being of special

Term	Definition
(SSSI)	interest for nature or geological conservation.
Special Protection Area (SPA)	Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.
Stakeholder	A stakeholder is a person or organisation that has an interest in a field or area of work. Within planning there are three statutory stakeholders who are consulted during the planning process. These are Natural England, the Environment Agency and English Heritage. Other stakeholders may include developers, architects, environmentalists who have an interest in the planning process.
Strategic Flood Risk Assessment (SFRA)	An SFRA takes into account the impacts of climate change and assesses the impact that land use changes and development in the area will have on flood risk.
Strategic Freight Route	Enhancing the network to carry more freight traffic and make rail freight more competitive with other modes by increasing its efficiency.
Strategic Housing Land Availability Assessment (SHLAA)	<u>A</u> key evidence base document and which establishes realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified housing need for housing over the plan a specified period.
Strategic Housing Market Assessment (SHMA)	<u>A</u> key evidence base document and which identifies the scale and mix of housing and the range of tenures that the local population is likely to need over the plan a specified period.
Strategic Policies	Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.
Strategic Rail Freight Interchange (SRFI)	A Strategic Rail Freight Interchange (SRFI) is a large multi-purpose freight interchange and distribution centre linked into both the rail and trunk road systems, it which has rail-served warehousing and container handling facilities. Rail Freight Interchanges (RFI) enable freight to be transferred between transport modes, thus allowing rail to be used to best effect effectively to undertake the long-haul primary trunk journey, with other modes (usually road) providing the secondary (final delivery) leg of the journey.
Strategic Road Network	Roads across the borough which are essential to free and safe movement of traffic throughout the region, and which are identified on the Policies Map.
Supplementary Planning Documents (SPD's)	Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of

Term	Definition
	the development plan.
Supplementary Planning Guidance (SPG)	Non-statutory policy documents elaborating on policies and proposals in a UDP. These were replaced by SPDs under the new legislation.
Surface Water	Water that collects on the surface of the ground.
Sustainability	The ability to be maintained at a certain rate or level and the avoidance of the depletion of natural resources in order to maintain an ecological balance.
Sustainability Appraisal (SA)	The purpose of Sustainability Appraisals is <u>A process which aims</u> to ensure that social, environmental and economic considerations are made <u>pursued effectively</u> during the preparation of policies and plans.
Sustainable Drainage Systems (SuDS)	Approaches to manage surface water that take account of water quantity (flooding), water quality (pollution), biodiversity (wildlife and plants) and amenity.
Sustainable Transport Enhancement Package (STEP)	Sustainable Transport Enhancements Package (STEP) is split into four overarching packages, integral to the LCR Growth Plan and Strategic Economic Plan: Transport Investment for Growth, Sustainable Access to Employment and Opportunity, Transport and Low Carbon Opportunities, Travel for the Visitor Economy. The investment programme is targeted geographically in areas identified by the Growth Plan as Growth Zones that will benefit from investment in businesses, housing and training and employment opportunities over the coming years.
Sustainable Transport Impact Assessment (STIA)	A Transport Assessment is a comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be taken to deal with the anticipated transport impacts of the scheme and to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport.
Sustainable Transport Modes	Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking or cycling, low and ultra-low emission vehicles, car sharing and public transport.
Town Centre	Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.
<u>Town Deal</u>	<u>The Town Deals initiative was established by the Government in 2019 and saw the launch of a £3.6 billion Towns Fund. It allows communities, businesses and local leaders to develop their own ambitious proposals for growth</u>

Term	Definition
	<u>through the creation of a Town Deal Board. Boards can submit bids for funding up to £25 million. The funding is intended to help increase economic growth with a focus on regeneration, improved transport, better broadband connectivity, skills and culture.</u>
Townscape	The urban equivalent of landscape; the overall effect of the combination of buildings, changes of level, greenspaces, boundary walls, colours and textures, street surfaces, street furniture, uses, scale, enclosure and views.
Transport Assessment	A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will be needed to deal with the anticipated transport impacts of the development.
Transport for the North (TfN)	TfN are the first statutory sub-national transport body in the United Kingdom. Transports for the North are TfN is making the case for pan-Northern strategic transport improvements, which are needed to support transformational economic growth.
Transport Statement	A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.
Travel Plan	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.
Travel Time	A catchment area contains all the places that can be reached within a specified travel time from a specified place.
Tree Preservation Order (TPO)	An order made by the Council to protect trees which are considered to make a significant contribution to their local surroundings. Such an order makes it an offence to cut down, top, lop, uproot, wilfully damage or wilfully destroy a tree. Any works to protected trees require the Council's permission.
Use Classes Order	The Town and Country Planning (Use Classes) Order 1987 (as amended) . 2010 specifies sixteen classes of land use. Change of use within a use class does not normally require planning permission.
Vacant Buildings	Unoccupied buildings, that are structurally sound and in a reasonable state of repair (i.e. capable of being occupied in their present state).
Ward	Electoral wards are the key building block of UK administrative geography.
Water Framework Directive	A European Union Directive which commits member states to achieve good ecological status of all water bodies including; surface waters, groundwater, estuaries, and marine waters up to one mile from low water. The Directive looks at the ecological health of surface water bodies as well as achieving traditional chemical standards.

Term	Definition
Watercourse	Includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.
Wildlife Corridor	Areas of habitat connecting wildlife populations.

ANNEX B – proposed changes to site requirements listed in appendices 5 and 7 of the St Helens Borough Local Plan:
Submission Draft (January 2019)

Modification no. – AM074 - CHANGES TO PROPOSED ALLOCATED EMPLOYMENT AND HOUSING SITES IN APPENDIX 5

Site reference/location	Proposed changes (deleted text scored through ; new text in <u>bold and underlined</u>)	Reason(s) for change
1EA - Omega South Western Extension, Land North of Finches Plantation, Bold	<ul style="list-style-type: none"> • 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 <u>such as the provision of a footpath and cycleway through the site to connect existing residential areas 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.</u> 	For clarity and to address the comment of Highways England that site specific infrastructure requirements should be identified.
2EA - Land at Florida Farm North, Slag Lane, Haydock	[No changes]	
3EA - Land North of	<ul style="list-style-type: none"> • Key site requirements are addressed in the approved plans and 	Factual update and as the

Site reference/location	Proposed changes (deleted text scored through ; new text in bold and underlined)	Reason(s) for change
Penny Lane, Haydock	conditions attached to planning permission — reference (Ref: 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 <u>approval of reserved matters (Ref: P/2018/0476/RES) granted in December 2018.</u>	development allowed by these permissions is now substantially complete.
4EA - Land South of Penny Lane, Haydock	<ul style="list-style-type: none"> • Safe highway access can <u>should</u> 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. • <u>Measures to secure suitable access to the site by walking, cycling and public transport, such as the provision of segregated walking and cycling access off Penny Lane, and of accessible bus stops (in consultation with Merseytravel) on Penny Lane.</u> 	<p>For clarity and to address the comment of Highways England that site specific infrastructure requirements should be identified.</p> <p>The change to bullet point 3 is a typographical correction.</p>
5EA - Land to the West of Haydock Industrial Estate,	<ul style="list-style-type: none"> • 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, 	For clarity and to address the comment of Highways England that site specific infrastructure

Site reference/location	Proposed changes (deleted text scored through; new text in <u>bold and underlined</u>)	Reason(s) for change
Haydock	<p>therefore Essar Oil (UK) Ltd. need to be consulted.</p> <ul style="list-style-type: none"> • Safe highway access can be gained through neighbouring allocated sites 2EA and 6EA <u>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.</u> • 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. • <u>Provision of effective flood management measures for Clipsley Brook to reduce the risk of flooding downstream and enhance biodiversity.</u> • <u>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 to facilitate connections to Earlestown,</u> 	<p>requirements should be identified.</p> <p>The 6th bullet point (about flood management) has been inserted to be consistent with site 6EA (which is subject to the same issue and has this requirement stated).</p>

Site reference/location	Proposed changes (deleted text scored through ; new text in bold and underlined)	Reason(s) for change
	<u>St Helens and Wigan.</u>	
6EA - Land West of Millfield Lane, South of Liverpool Road and North of Clipsley Brook, Haydock	<ul style="list-style-type: none"> • Appropriate highway access via Millfield Lane and allocated 2EA site <u>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);</u> • 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 <u>2EA and 5EA.</u> • Provision of effective flood management measures for Clipsley Brook to reduce the risk of flooding downstream and enhance biodiversity. • <u>The development must include a buffer of green space alongside Millfield Lane to minimise any effects on the setting</u> 	<p>For clarity and to address the comment of Highways England that site specific infrastructure requirements should be identified.</p> <p>The change to the third bullet point is a typographical correction.</p> <p>The new bullet point 5 has been inserted to accord with the recommendation of the Sustainability Appraisal Report 2018, to minimise potential negative effects on the setting of a listed building.</p>

Site reference/location	Proposed changes (deleted text scored through ; new text in bold and underlined)	Reason(s) for change
	<p><u>of the listed building at "Le Chateau".</u></p> <ul style="list-style-type: none"> • <u>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.</u> 	
7EA - Parkside East, Newton-le-Willows	[No changes to entry for this site in appendix 5]	
8EA - Parkside West, Newton-le-Willows	<ul style="list-style-type: none"> • Access to an initial phase of development can <u>(subject to detailed assessment)</u> 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 	For clarity and to address the comment of Highways England that site specific infrastructure requirements should be identified.

Site reference/location	Proposed changes (deleted text scored through ; new text in <u>bold and underlined</u>)	Reason(s) for change
	<p>highway network must be suitably mitigated.</p> <ul style="list-style-type: none"> • 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. • <u>Measures to secure suitable access to the site by walking and cycling such as: the provision of segregated walking and cycling routes 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.</u> 	
9EA - Land to the West of Sandwash Close, Rainford	<ul style="list-style-type: none"> • Key site requirements are addressed in the approved plans and conditions attached to planning permission reference P/2006/1115, and subsequent planning permission reference P/2009/1046, 	Factual correction (concerning the reference number for planning permission P/2006/1115)

Site reference/location	Proposed changes (deleted text scored through ; new text in bold and underlined)	Reason(s) for change
	granted in January 2010.	
10EA - Land at Lea Green Farm West, Thatto Heath	[No changes]	
11EA - Land at Gerards Park, College Street, St Helens Town Centre	[No changes]	
1HA - Land South of Billinge Road, East of Garswood Road and West of Smock Lane, Garswood	<ul style="list-style-type: none"> 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 <u>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.</u> 	<p>For clarity and to address the comment of Highways England that site specific infrastructure requirements should be identified.</p> <p>The third bullet point is inserted for consistency with requirements stated for other sites.</p>

Site reference/location	Proposed changes (deleted text scored through ; new text in bold and underlined)	Reason(s) for change
	<ul style="list-style-type: none"> • <u>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.</u> • 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. 	
2HA - Land at Florida Farm (South of A580), Slag Lane, Blackbrook	<ul style="list-style-type: none"> • 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 <u>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)</u> • Provision of effective flood management measures for Clipsley 	For clarity and to address the comment of Highways England that site specific infrastructure requirements should be identified.

Site reference/location	Proposed changes (deleted text scored through ; new text in bold and underlined)	Reason(s) for change
	<p>Brook to reduce the risk of flooding downstream and enhance biodiversity.</p> <ul style="list-style-type: none"> 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. 	
3HA - Former Penlake Industrial Estate, Reginald Road, Bold	<ul style="list-style-type: none"> Key site requirements are addressed in the approved plans and conditions attached to planning permission reference P/2015/0130, granted on 11 December 2015 <u>and approval of reserved matters reference P/2018/0251/RES granted on 21 September 2018.</u> 	Factual update and as the development allowed by these permissions is now substantially complete.
4HA - Land bounded by Reginald Road/Bold Road/Travers Entry/Gorse lane/Crawford Street, Bold (Bold Forest Garden Suburb)	<ul style="list-style-type: none"> 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 	For clarity and to address the comment of Highways England that site specific infrastructure requirements should be identified.

Site reference/location	Proposed changes (deleted text scored through ; new text in <u>bold and underlined</u>)	Reason(s) for change
	<p>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.</p> <ul style="list-style-type: none"> • The development must create a permeable layout with a range of highways provided through the site with access via the B5204, Neills Road and Gorsey 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 <u>permeable network</u> 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. • <u>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</u> 	

Site reference/location	Proposed changes (deleted text scored through; new text in bold and underlined)	Reason(s) for change
	<p><u>towards the improvement of St Helens Junction station.</u></p> <ul style="list-style-type: none"> Financial contributions or the provision of on-site infrastructure for education, <u>local retail, health and other community facilities,</u> and off-site highway works may be required; this. <u>These and other requirements</u> will be subject to further assessment at the master planning stage. <u>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.</u> 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. 	
5HA - Land South of Gartons Lane and former St. Theresa's Social Club, Gartons Lane, Bold	<ul style="list-style-type: none"> 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 	<p>For clarity and to address the comment of Highways England that site specific infrastructure requirements should be identified.</p>

Site reference/location	Proposed changes (deleted text scored through ; new text in bold and underlined)	Reason(s) for change
	<p>setting and provide satisfactory pedestrian, bridleway and cycleway access into the Forest Park.</p> <ul style="list-style-type: none"> • 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 <u>and the improvement of St Helens Junction and/or Lea Green stations</u> may be required; this . <u>These and any other requirements</u> will be subject to further assessment at the master planning stage. 	
6HA - Land at Cowley Street, Cowley Hill, Town Centre	<ul style="list-style-type: none"> • <u>The development must provide a permeable layout with a range of highways provided through the site with links</u> Appropriate highway access should be provided from City Road and College Street (with any necessary off-site improvements). <u>Any development proposal must also consider the potential to provide a new spine road providing a strategic link to the A580 East Lancashire Road.</u> • <u>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</u> 	<p>For clarity and to address the comment of Highways England that site specific infrastructure requirements should be identified. The last bullet point is inserted for consistency with requirements stated for other sites.</p>

Site reference/location	Proposed changes (deleted text scored through ; new text in bold and underlined)	Reason(s) for change
	<p><u>of the new dwellings is more than 400 metres walking distance from a bus stop.</u></p> <ul style="list-style-type: none"> • <u>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</u> A Green corridor, incorporating the <u>Local Wildlife Site</u> 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. 	

Site reference/location	Proposed changes (deleted text scored through ; new text in bold and underlined)	Reason(s) for change
	<ul style="list-style-type: none"> • 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 <u>in accordance with Policy LPC01 and LPC02.</u> • Appropriate provision of open space must be included in accordance with Policy LPC05 and LPD03. • <u>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.</u> 	
7HA - Land West of the A49 Mill Lane and to the East of the West Coast Mainline Railway Line, Newton-le-Willows	<ul style="list-style-type: none"> • Safe highway access should be provided from Winnick Road (with any necessary off-site improvements). • <u>The internal site layout should provide a permeable network for walking and cycling, linking to the external adopted highway and greenway networks</u> • <u>Accessible bus stops should be provided adjacent to the site according to Merseytravel's specification.</u> • Appropriate noise attenuation measures, including buffers, should 	For clarity and to address the comment of Highways England that site specific infrastructure requirements should be identified.

Site reference/location	Proposed changes (deleted text scored through ; new text in <u>bold and underlined</u>)	Reason(s) for change
	<p>be incorporated to protect new residents from unacceptable noise levels from the adjoining railway line and adjacent farm activities.</p> <ul style="list-style-type: none"> • 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. 	
<p>8HA - Land South of Higher Lane and East of Rookery Lane, Rainford</p>	<ul style="list-style-type: none"> • Safe highway access should be provided from both Rookery Lane and Higher Lane (with any necessary off-site improvements). • <u>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.</u> • <u>Accessible bus stops should be provided adjacent to the site according to Merseytravel's specification.</u> • Appropriate noise attenuation measures, should be incorporated to protect new residents from unacceptable noise levels from the 	<p>For clarity and to address the comment of Highways England that site specific infrastructure requirements should be identified.</p>

Site reference/location	Proposed changes (deleted text scored through ; new text in <u>bold and underlined</u>)	Reason(s) for change
	<p>adjoining industrial area.</p> <ul style="list-style-type: none"> • 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. 	
9HA - Land at former Linkway Distribution Park, Elton Head Road, Thatto Heath	[No changes]	
10HA – Moss Nook Urban Village, Watery Lane, Moss Nook, Sutton	<ul style="list-style-type: none"> • 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. • <u>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</u> 	For clarity and to address the comment of Highways England that site specific infrastructure requirements should be identified.

Site reference/location	Proposed changes (deleted text scored through ; new text in <u>bold and underlined</u>)	Reason(s) for change
	<p><u>specification, so that none of the new dwellings is more than 400 metres walking distance from a bus stop.</u> Suitable measures will be required to ensure accessibility through the site by bus.</p> <ul style="list-style-type: none"> • <u>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.</u> • <u>The implementation of any other measures necessary to promote sustainable transport or other infrastructure provision, in accordance with policies LPA07 and LPA08.</u> • 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 	

Site reference/location	Proposed changes (deleted text scored through ; new text in <u>bold and underlined</u>)	Reason(s) for change
	<p>before they are lost as part of the development.</p> <ul style="list-style-type: none"> • 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). 	

Modification no. – AM077 - CHANGES TO PROPOSED SAFEGUARDED EMPLOYMENT AND HOUSING SITES IN APPENDIX

7

Site reference/location	Proposed changes (deleted text scored through ; new text in <u>bold and underlined</u>)	Reason(s) for change
1ES - Land North of M62 and South of Gorsey Lane, Bold	<ul style="list-style-type: none"> • Appropriate highway access via the existing Omega North Western extension development. • Implementation of any measures required to mitigate impacts on the 	For clarity and to address the comment of Highways England that site specific infrastructure requirements should be identified.

Site reference/location	Proposed changes (deleted text scored through; new text in bold and underlined)	Reason(s) for change
	<p>M62 (Junction 8) or other parts of the highway network.</p> <ul style="list-style-type: none"> Measures to secure suitable access to the site by walking, cycling and public transport and other sustainable modes from residential areas in St Helens and Warrington. 	
<p>2ES - Land to the East of M6 Junction 23 (South of Haydock racecourse), Haydock</p>	<ul style="list-style-type: none"> 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. <u>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.</u> 	<p>For clarity and to address the comment of Highways England that site specific infrastructure requirements should be identified.</p>
<p>1HS - Land South of Leyland Green Road, North of</p>	<ul style="list-style-type: none"> Safe highway access should be provided from Leyland Green Road and Billinge Road (with any necessary off-site improvements). 	<p>For clarity and to address the comment of Highways England that site specific infrastructure</p>

Site reference/location	Proposed changes (deleted text scored through ; new text in bold and underlined)	Reason(s) for change
Billinge Road and East of Garswood Road, Garswood	<ul style="list-style-type: none"> • Pedestrian and cycle access should be provided through the site to the wider area. • <u>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.</u> • 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. 	requirements should be identified.
2HS - Land between Vista Road and Belvedere Road, Earlestown	<ul style="list-style-type: none"> • Safe highway access can be gained from Vista Road and Makerfield Drive. • Implementation of any measures required to mitigate impacts on the 	For clarity and to address the comment of Highways England that site specific infrastructure requirements should be identified.

Site reference/location	Proposed changes (deleted text scored through ; new text in <u>bold and underlined</u>)	Reason(s) for change
	<p>M6 (Junction 23) or other parts of the highway network.</p> <ul style="list-style-type: none"> • 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. • <u>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.</u> 	
3HS – Former Eccleston Park Golf Club, Rainhill Road, Eccleston	<ul style="list-style-type: none"> • 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. 	<p>For clarity and to address the comment of Highways England that site specific infrastructure requirements should be identified.</p>

Site reference/location	Proposed changes (deleted text scored through ; new text in <u>bold and underlined</u>)	Reason(s) for change
	<ul style="list-style-type: none"> • 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 	

Site reference/location	Proposed changes (deleted text scored through ; new text in bold and underlined)	Reason(s) for change
	<p>downstream and enhance biodiversity.</p> <ul style="list-style-type: none"> • <u>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.</u> 	
<p>4HS - Land East of Newlands Grange (former Vulcan works) and West of West Coast mainline, Newton-le-Willows</p>	<ul style="list-style-type: none"> • 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. 	<p>For clarity and to address the comment of Highways England that site specific infrastructure requirements should be identified.</p>

Site reference/location	Proposed changes (deleted text scored through ; new text in <u>bold and underlined</u>)	Reason(s) for change
	<ul style="list-style-type: none"> • <u>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.</u> 	
5HS - Land West of Winwick Road and East of Wayfarers Drive, Newton-le-Willows	<ul style="list-style-type: none"> • 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. • <u>Measures to secure suitable access to and through the site by</u> 	<p>For clarity and to address the comment of Highways England that site specific infrastructure requirements should be identified.</p>

Site reference/location	Proposed changes (deleted text scored through ; new text in bold and underlined)	Reason(s) for change
	<p><u>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..</u></p>	
<p>6HS - Land East of Chapel Lane and South of Walkers Lane, Sutton Manor</p>	<ul style="list-style-type: none"> • 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. • <u>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.</u> 	<p>For clarity and to address the comment of Highways England that site specific infrastructure requirements should be identified.</p>
<p>7HS - Land South of Elton Head Road</p>	<ul style="list-style-type: none"> • Safe highway access can be provided from Elton Head Road (with 	<p>For clarity and to address the comment of Highways England</p>

Site reference/location	Proposed changes (deleted text scored through ; new text in bold and underlined)	Reason(s) for change
(adjacent to St. John Vianney Catholic Primary School), Thatto Heath	<p>any necessary off-site improvements).</p> <ul style="list-style-type: none"> • 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. • <u>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.</u> 	that site specific infrastructure requirements should be identified.
8HS - Land South of A580 between Houghtons Lane and Crantock Grove, Windle	<ul style="list-style-type: none"> • 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. 	For clarity and to address the comment of Highways England that site specific infrastructure requirements should be identified.

Site reference/location	Proposed changes (deleted text scored through ; new text in <u>bold and underlined</u>)	Reason(s) for change
	<ul style="list-style-type: none"> • 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 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. • <u>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.</u> 	

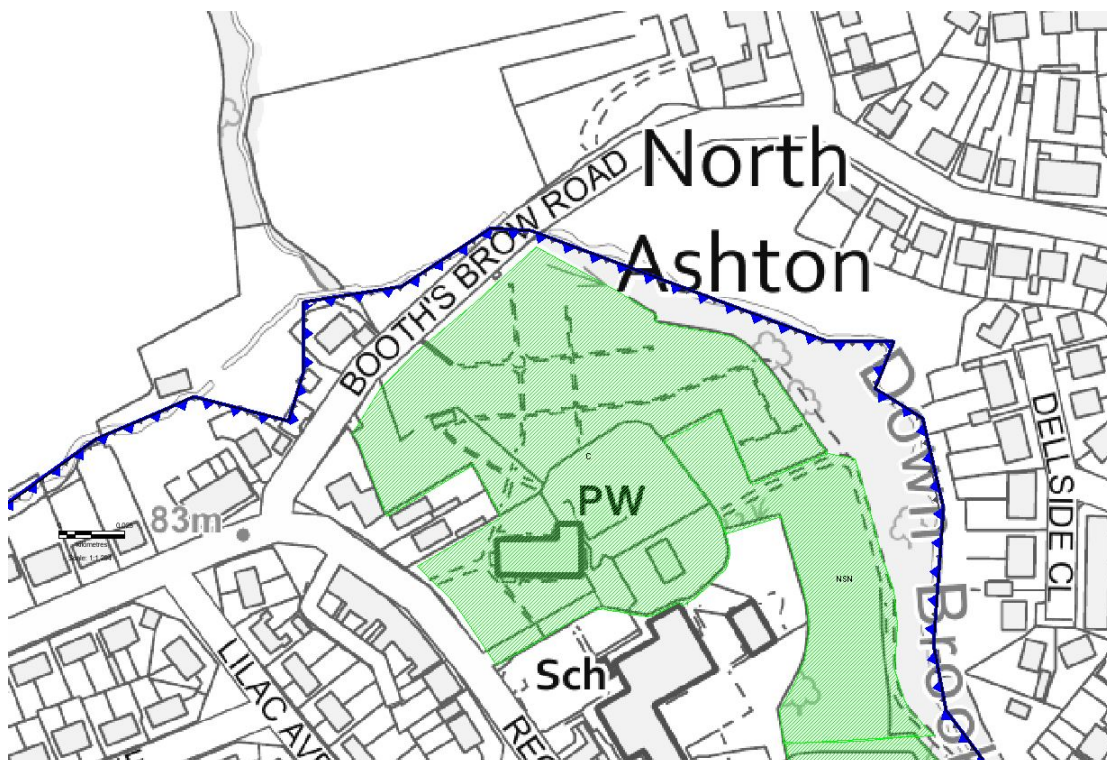
ANNEX C - proposed changes to the Policies Map

ADDITIONAL MODIFICATION: AM079

Published incorrect Green Belt boundary to be Superseded

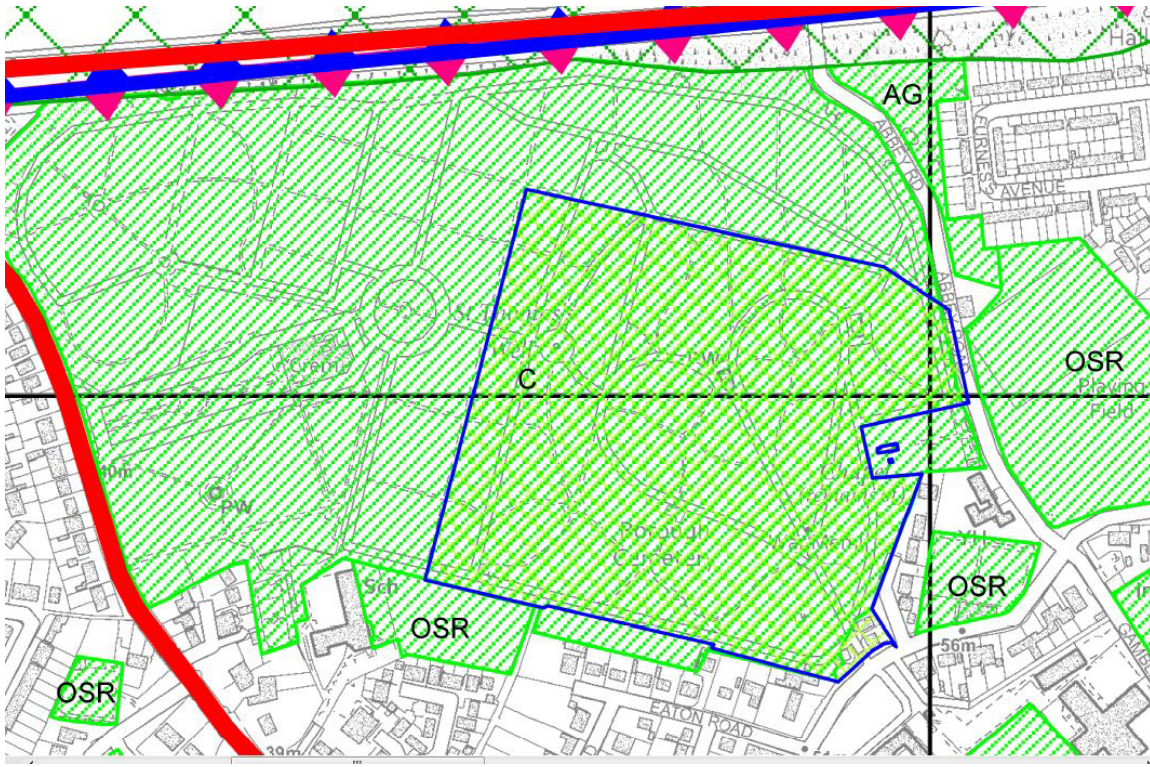


Amended version

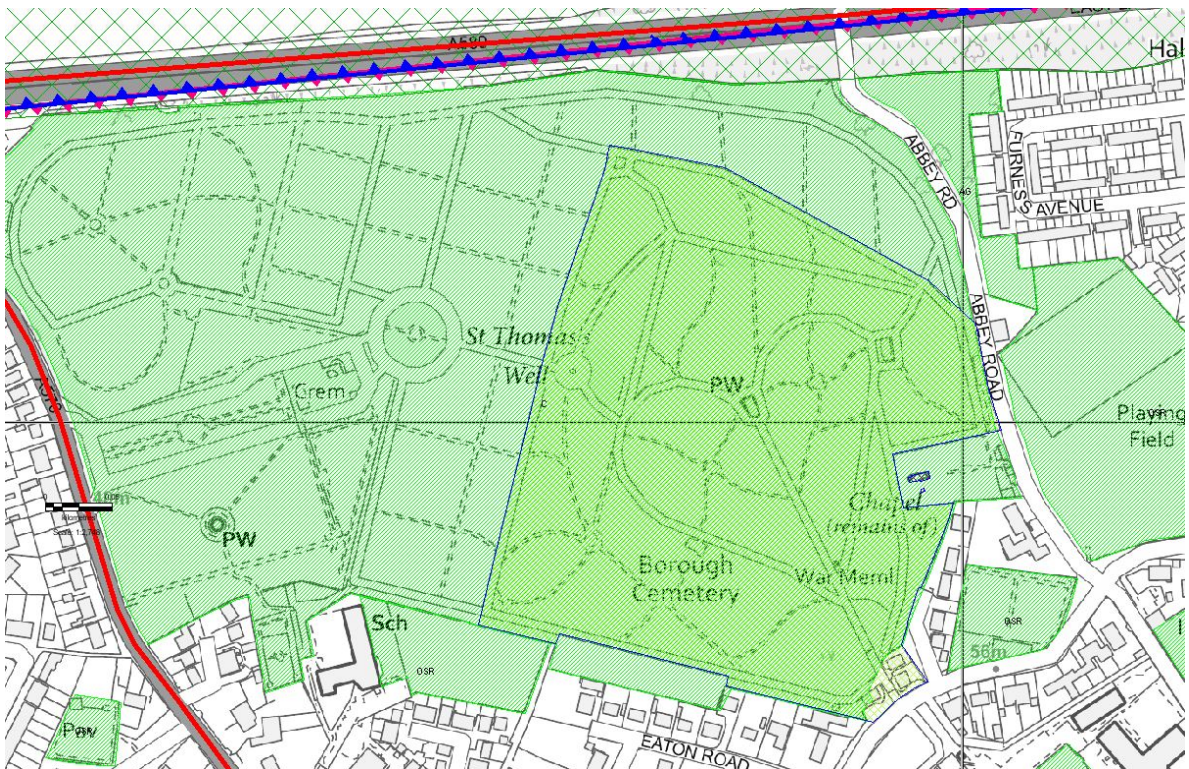


ADDITIONAL MODIFICATION: AM080

Published Parks and Gardens boundary to be Superseded

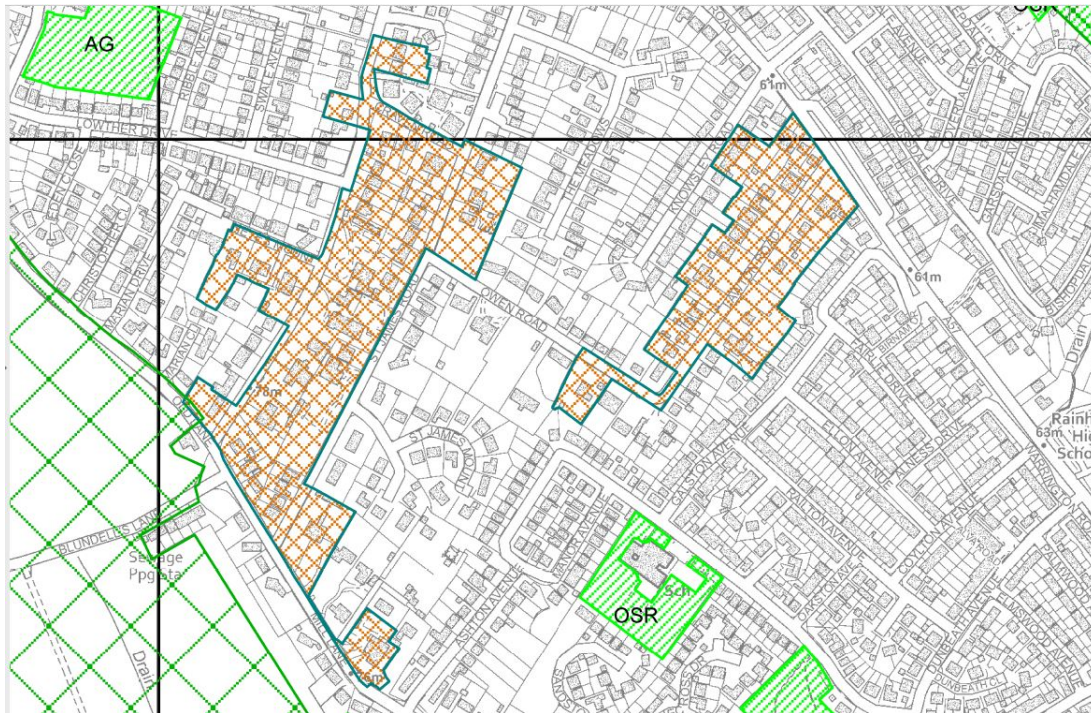


Amended version (in line with Historic England's Plan)

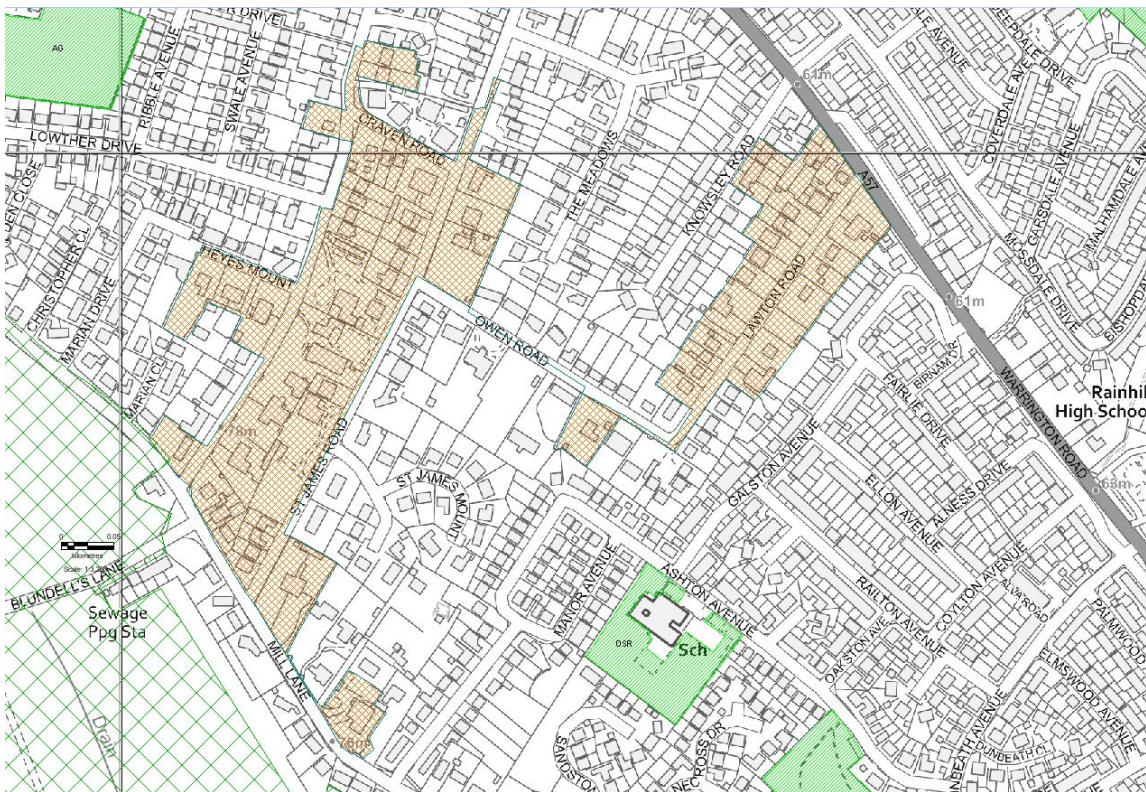


ADDITIONAL MODIFICATION: AM081

Published Rainhill Conservation Area to be Superseded

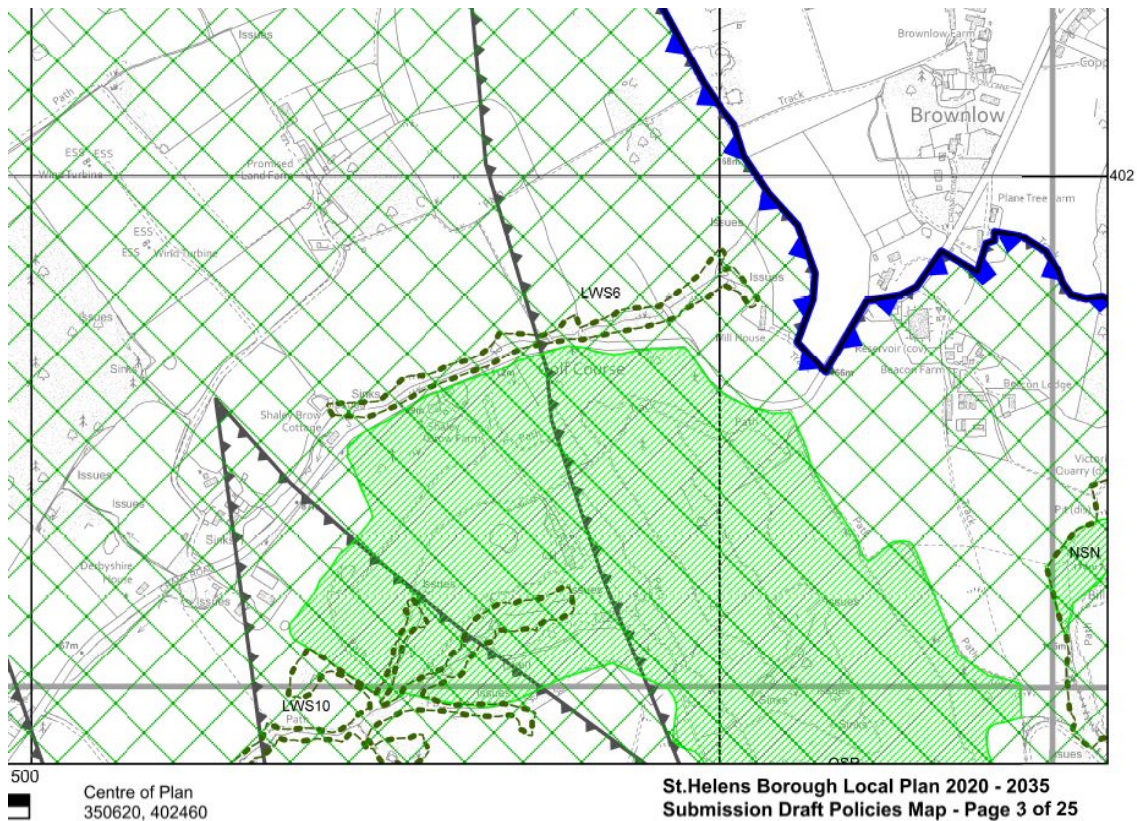


Amended version showing correct Rainhill Conservation Area boundary

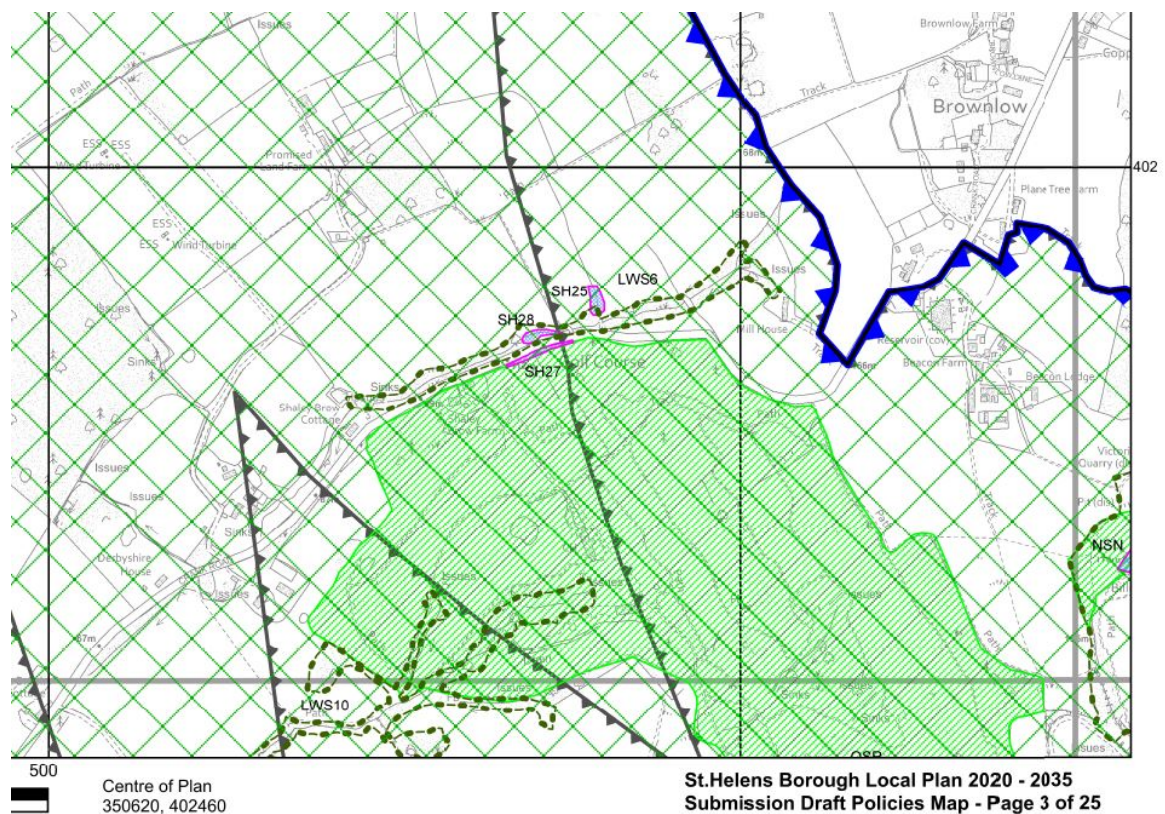


ADDITIONAL MODIFICATION: AM082

Published Policies Map (page 3) to be Superseded (does not show Local Geological site)



Amended version showing Local Geological Site



ADDITIONAL MODIFICATION: AM082

Published Policies Map (page 4) to be Superseded (does not show Local Geological site)



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Amended version showing Local Geological Site

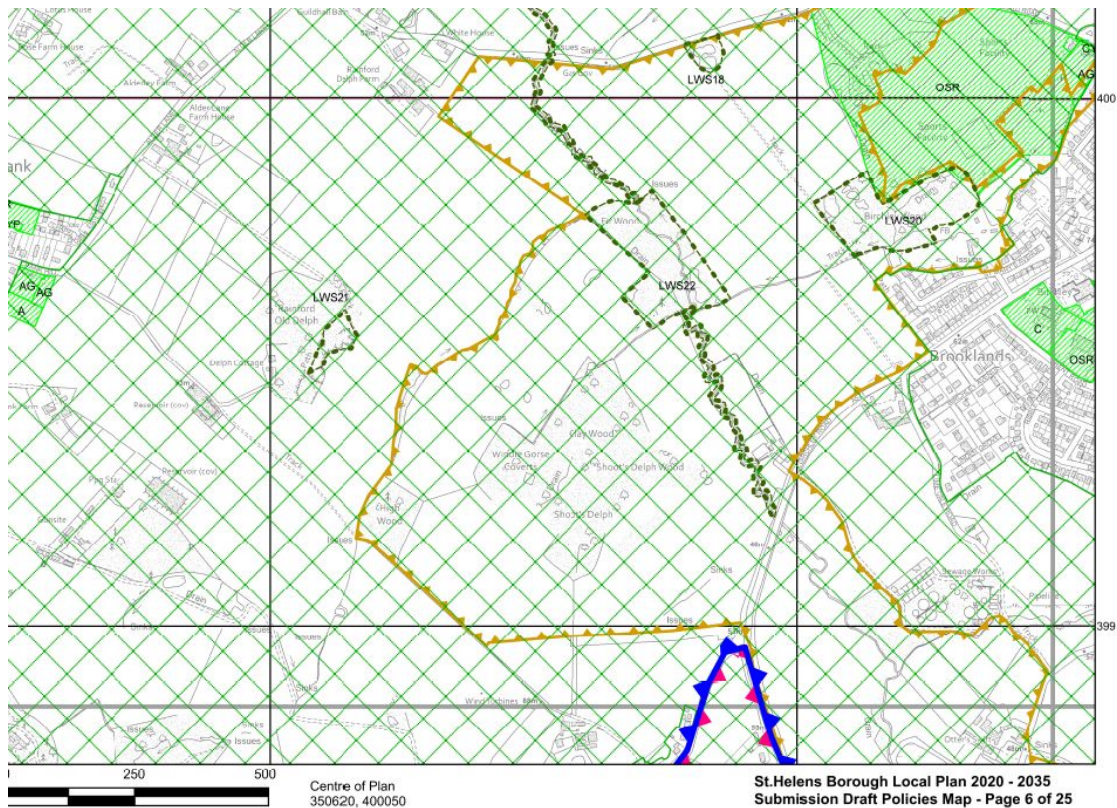


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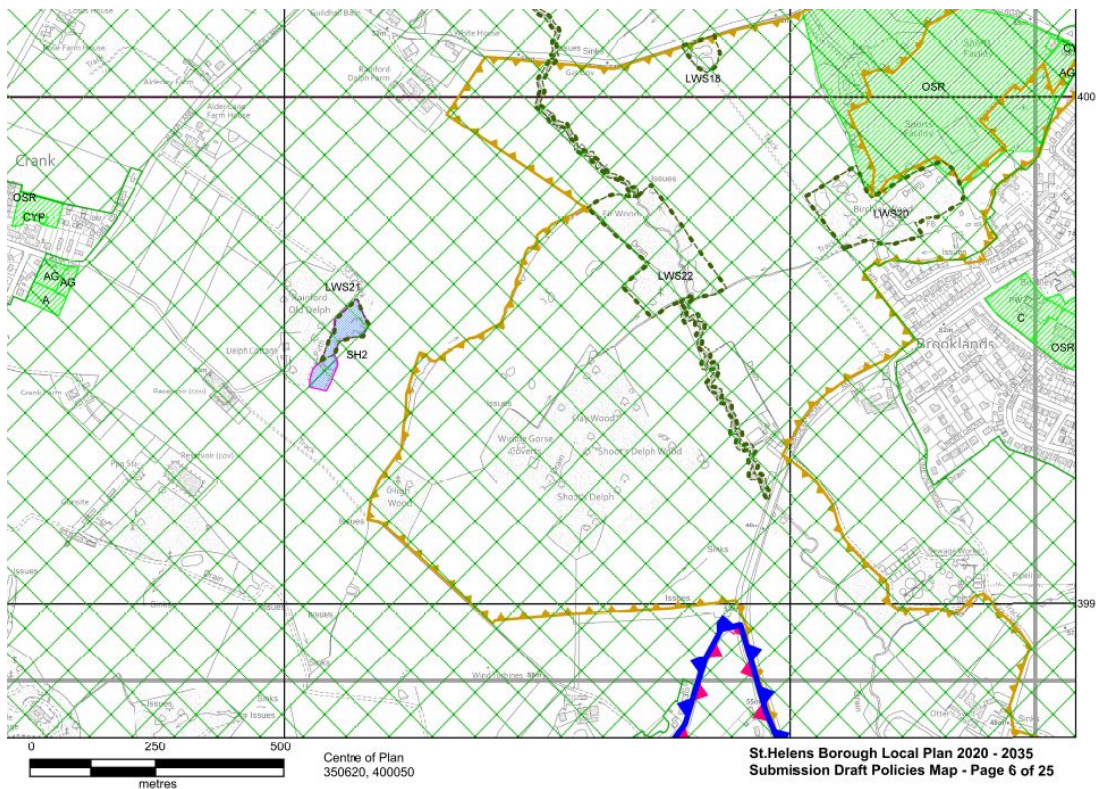


ADDITIONAL MODIFICATION: AM082

Published Policies Map (page 6) to be Superseded (does not show Local Geological site)

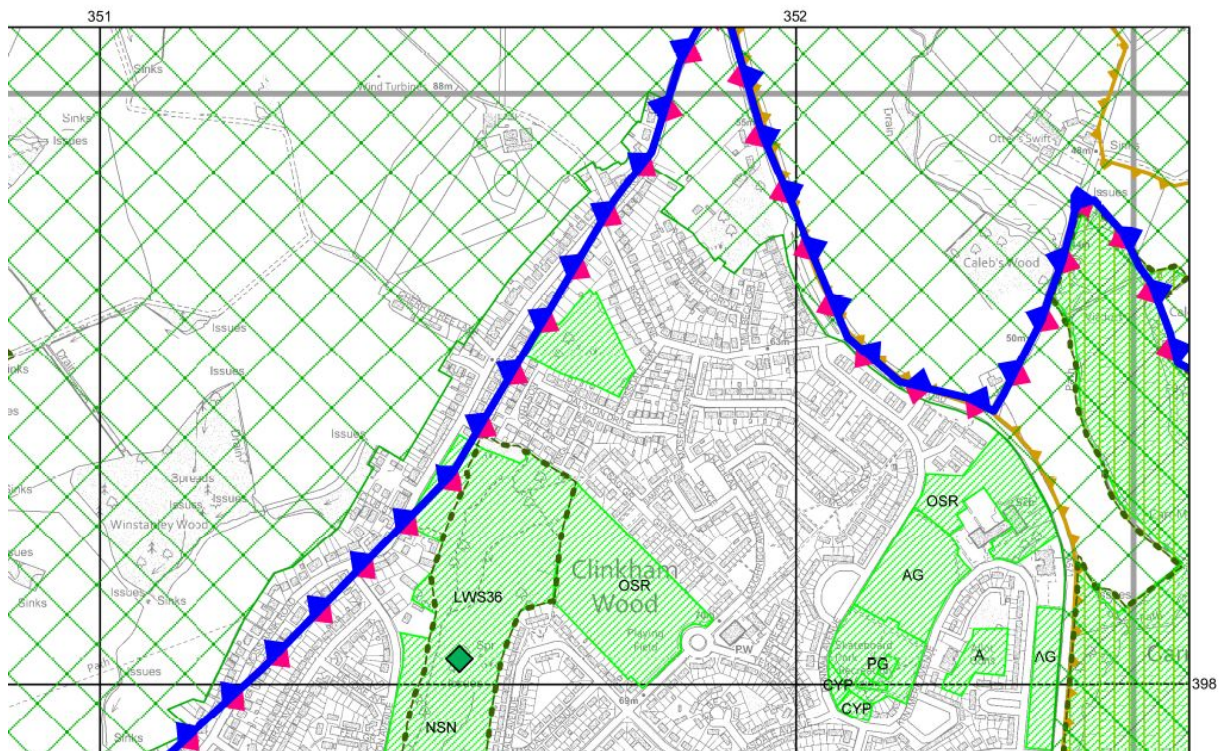


Amended version showing Local Geological Site

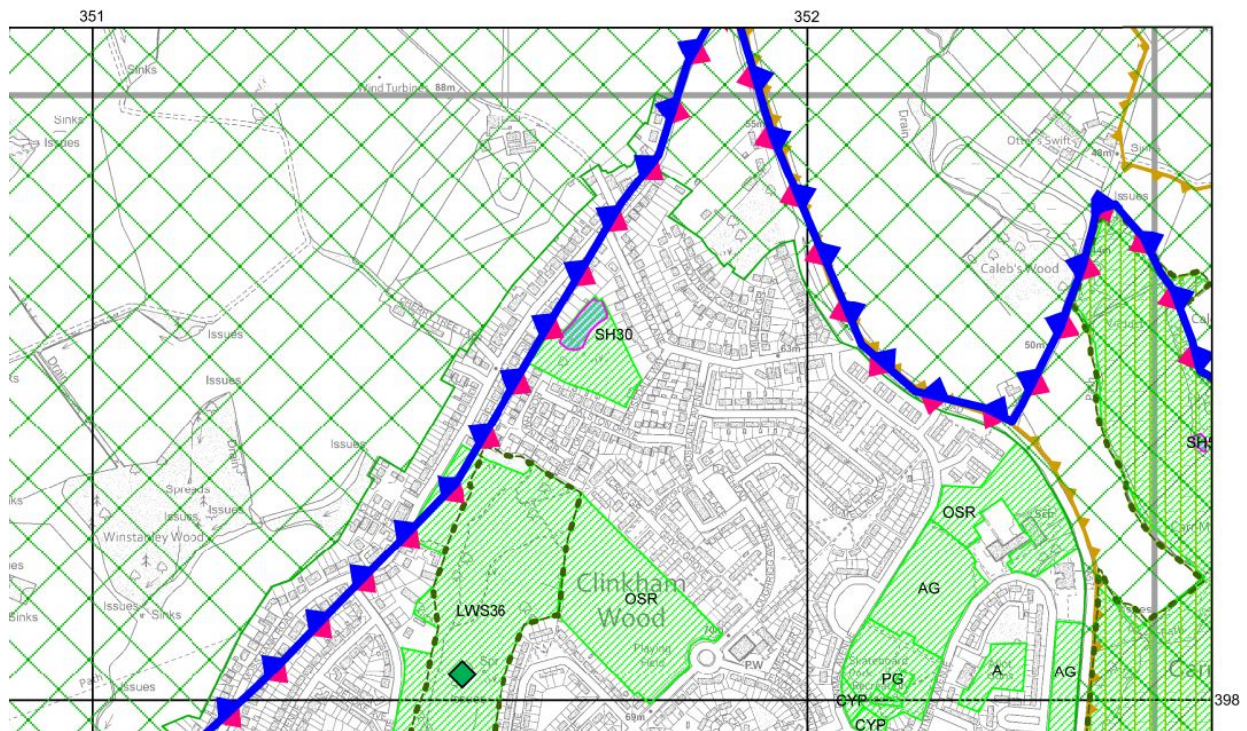


ADDITIONAL MODIFICATION: AM082

Published Policies Map (page 10) to be Superseded (does not show Local Geological site)

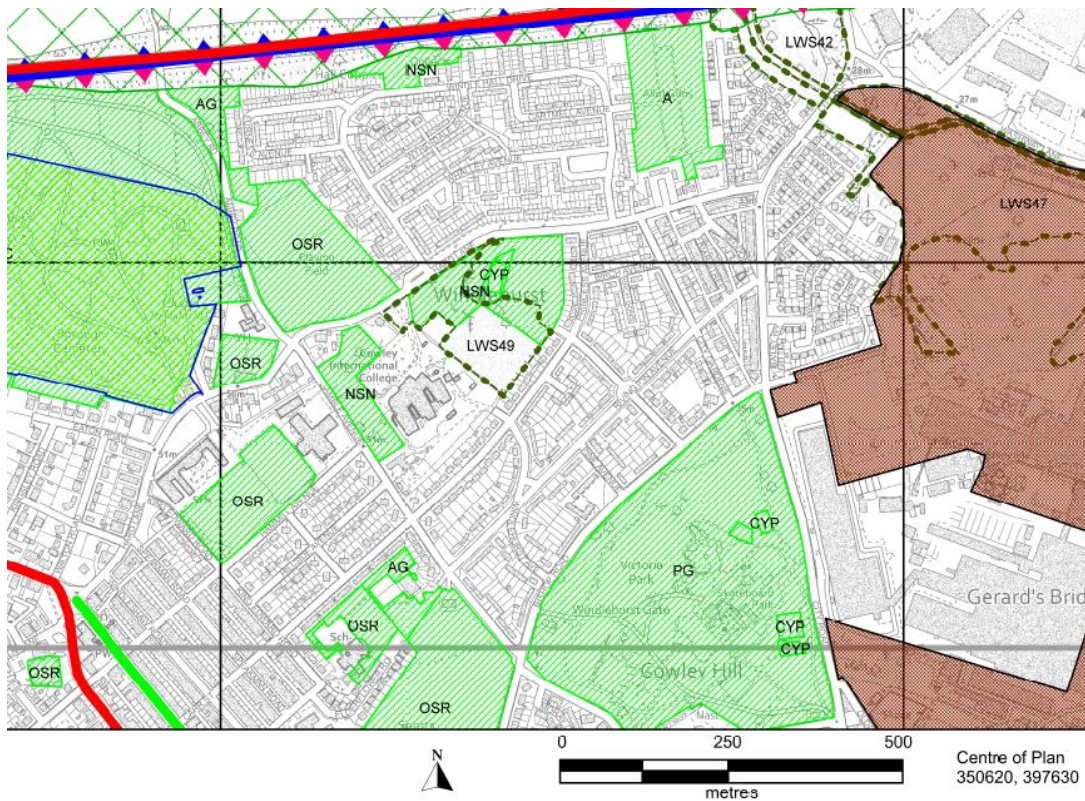


Amended version showing Local Geological Site

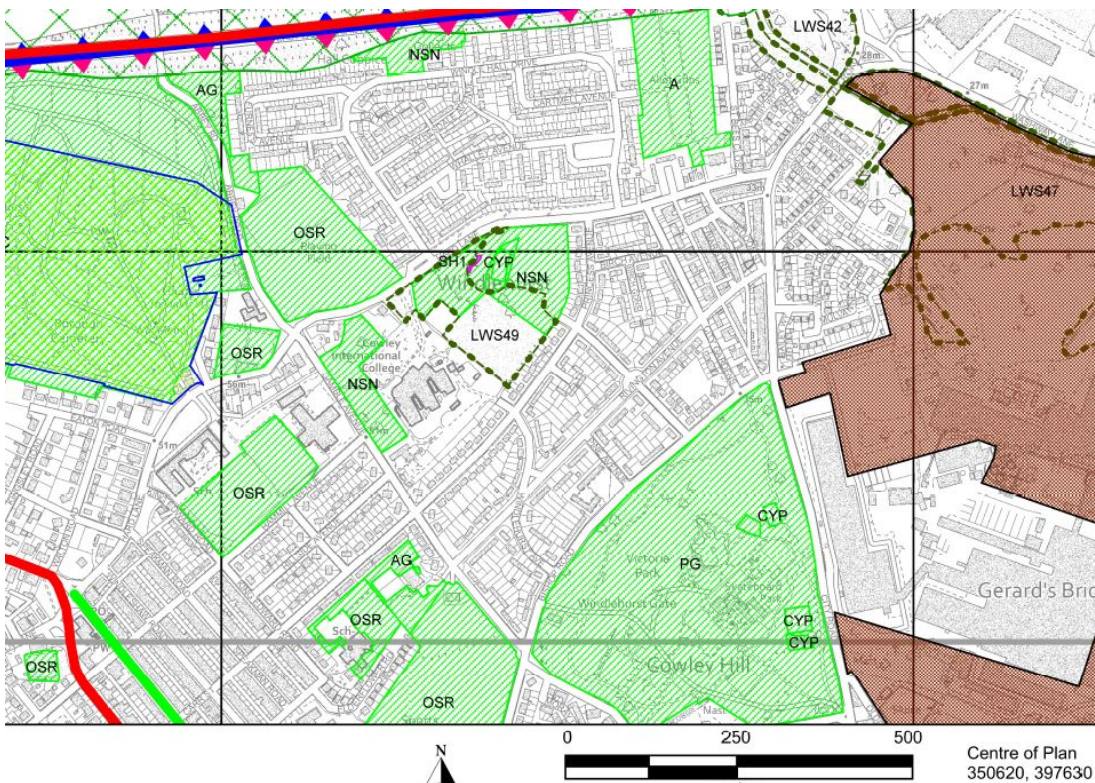


ADDITIONAL MODIFICATION: AM082

Published Policies Map (page 10) to be Superseded (does not show Local Geological site)

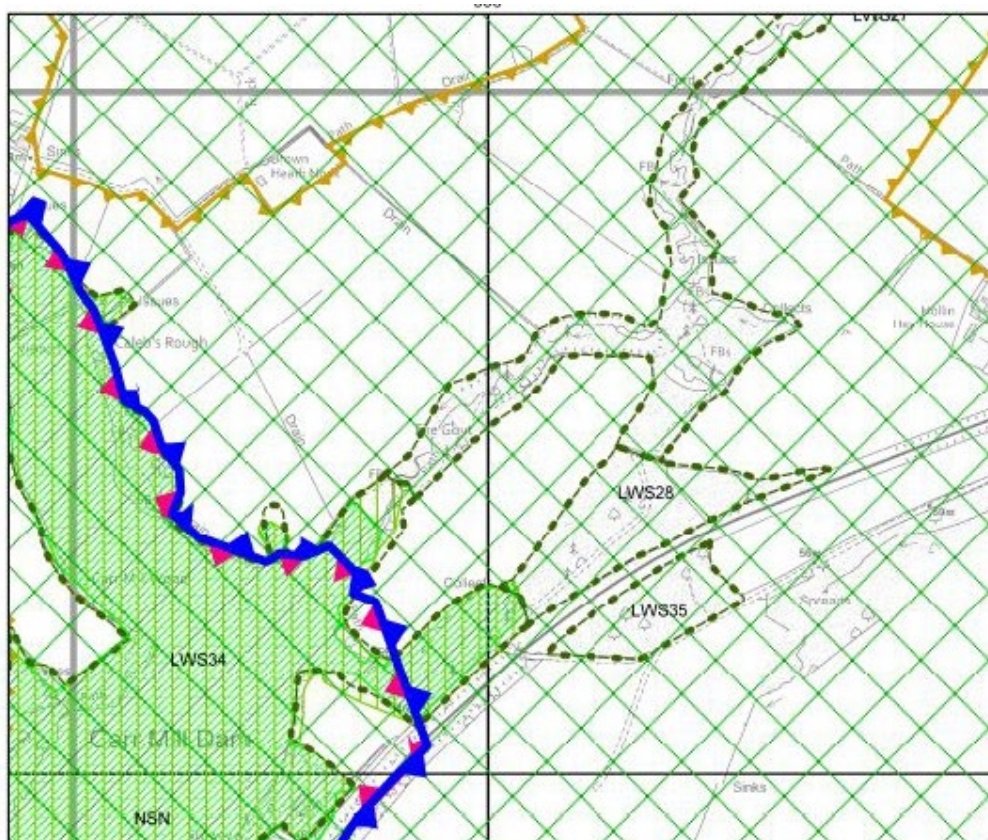


Amended version showing Local Geological Site

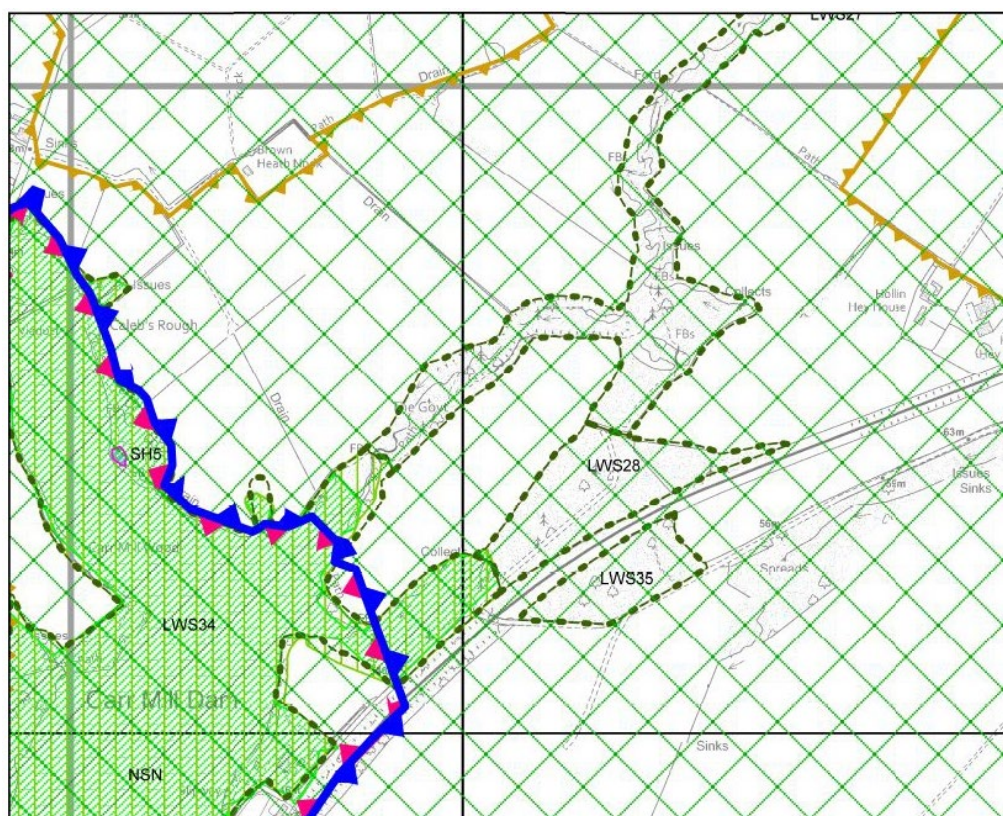


ADDITIONAL MODIFICATION: AM082

Published Policies Map (page 11) to be Superseded (does not show Local Geological site)

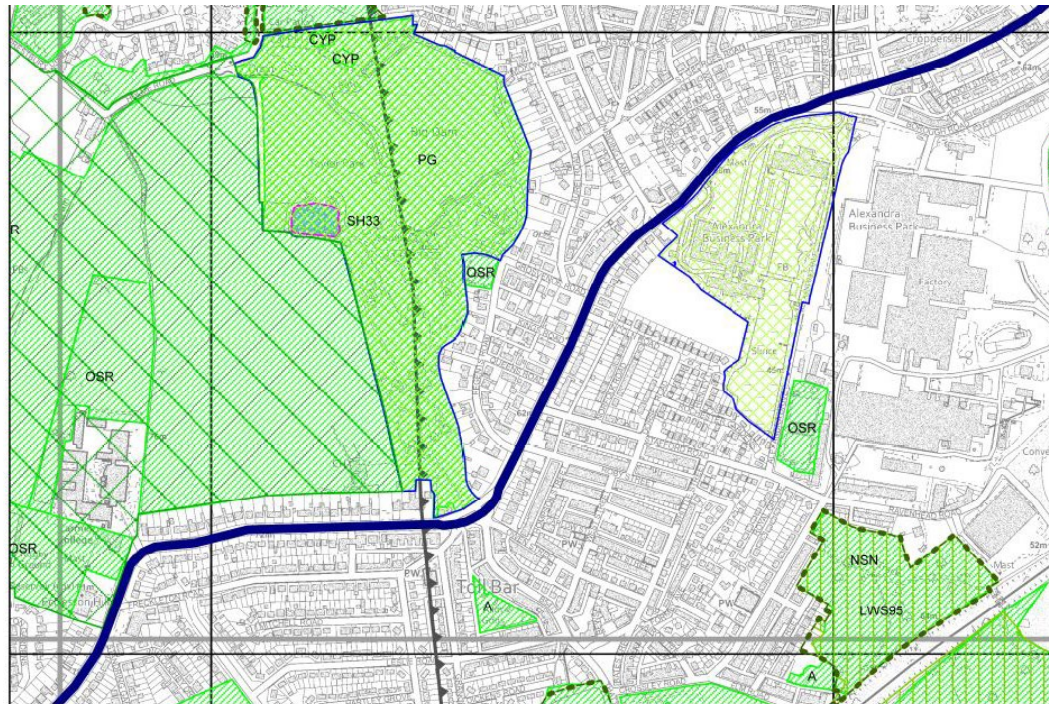


Amended version showing Local Geological Site



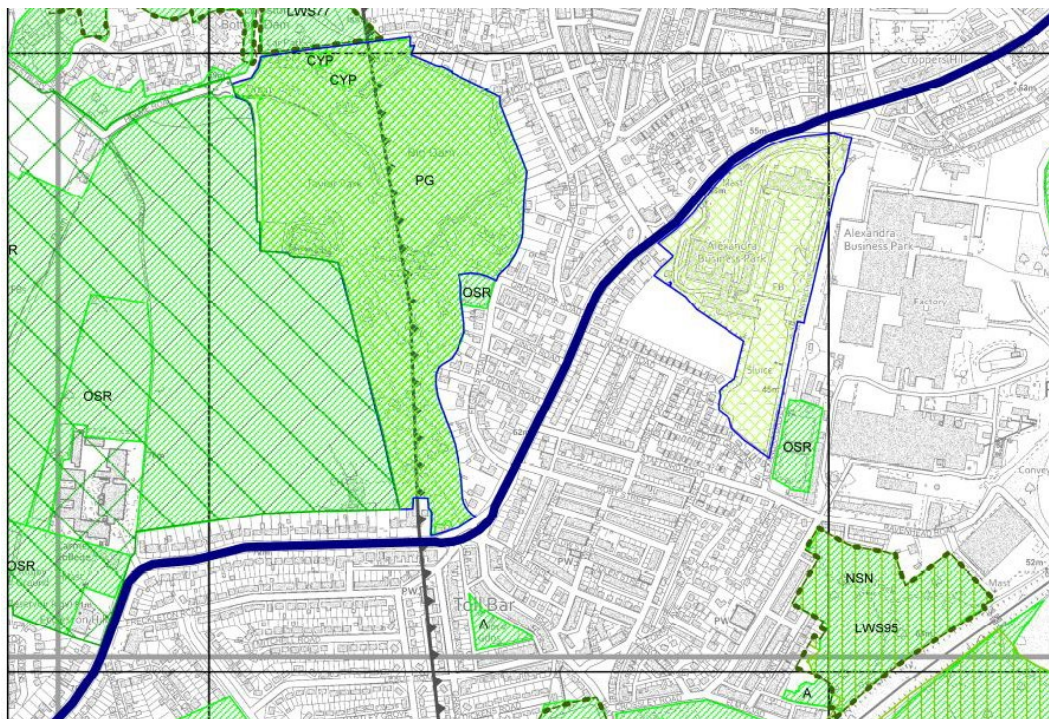
ADDITIONAL MODIFICATION: AM082

Published Policies Map (page 14) to be Superseded (does not show Local Geological site)



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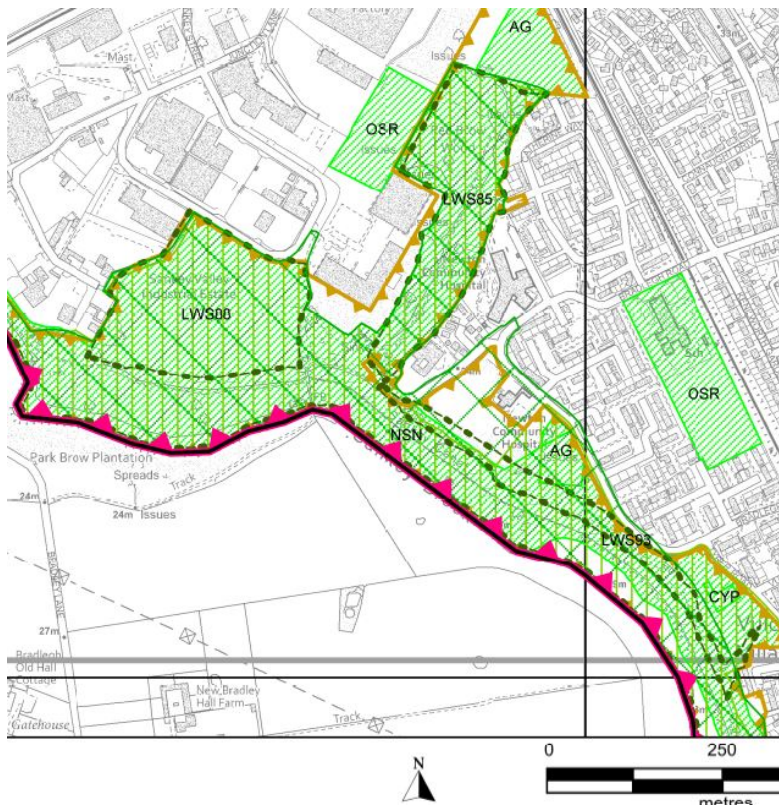
Amended version showing Local Geological Site



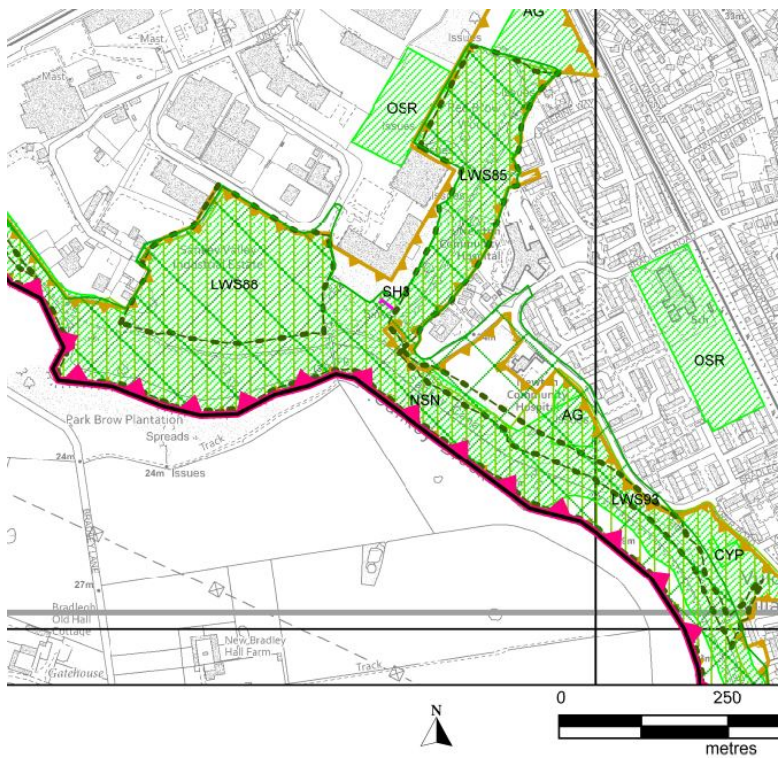
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ADDITIONAL MODIFICATION: AM082

Published Policies Map (page 16) to be Superseded (does not show Local Geological site)



Amended version showing Local Geological Site



ADDITIONAL MODIFICATION: AM085

