

Statement in relation to monitoring and implementation (matter 11) of the St Helens Local Plan, on behalf of the Bold and Clock Face Action Group.

Policy LPA09 of the Local Plan, puts the burden on developers to 'ensure that development proposals on strategic employment and housing sites incorporate holistic green infrastructure plans.' The Local Plan does not provide any comprehensive masterplan for the areas within Bold, or any guidance as to how the policy will be met or measured to ensure it has been achieved. Specifically, in relation to sites within the Forest Park, there is no reference to the Bold Forest Park Area Action Plan. St Helens Council have alluded to the fact that the development at 4HA, is likely to take decades to complete and involve many different developers submitting applications over different periods of time. St Helens Council fail to state who will be responsible for compiling and controlling the masterplan and thus assessing the impact on the Area Action Plan.

Without a clear plan and control, there is a real danger of encouraging chaotic development. St Helens Council fail to demonstrate how the aims, objectives and policies as set out in the Area Action Plan will be met and how the decades of construction and how the negative effects of the disruption will be minimised in relation to the Area Action Plan. Again, the Area Action Plan has been resolutely ignored. The plans of the developments at all sites within the Forest Park, should be required not only to detail how the developments would comply with the Area Acton plan, but also how this will be controlled, monitored and reassessed throughout the planned development period.