



ST HELENS
BOROUGH COUNCIL

Cabinet

30 June 2022

Report Title	St Helens Borough Local Plan - Adoption
Cabinet Portfolio	Regeneration and Planning
Cabinet Member	Councillor Richard McCauley
Exempt Report	No
Reason for Exemption	N/A
Key Decision	Yes
Public Notice issued	1 June 2022
Wards Affected	All
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Borough Priorities	Ensure children and young people have a positive start in life	X
	Promote good health, independence, and care across our communities	X
	Create safe and strong communities and neighbourhoods for all	X
	Support a strong, thriving, inclusive and well-connected local economy	X
	Create green and vibrant places that reflect our heritage and culture	X
	Be a responsible Council	X

1. Summary

- 1.1 The St Helens Borough Local Plan Submission Draft (2019) has undergone an independent Examination in Public since its submission in October 2020. The two Planning Inspectors appointed to undertake the Examination have now issued their final report, officially closing the Examination.
- 1.2 The Council is now able to adopt the final version of the St Helens Borough Local Plan and ensure there is a robust, up to date planning policy framework to shape the growth of the Borough for the next 15 years and beyond.

2. Recommendation for Decision

- i) That the final version of the St Helens Borough Local Plan (Appendix A) and associated Policies Map (Appendix B) be recommended for adoption by Full Council on 12 July 2022, at which point they will become part of the Development Plan for the Borough with immediate effect.

3. Purpose of this report

- 3.1 To outline the preparation of the St Helens Borough Local Plan up to this point, and to set out the reasons for adopting the new St Helens Borough Local Plan to guide and shape the growth of the Borough up to 2037 and beyond.

4. Background / Reason for the recommendations

- 4.1 Why is a new Local Plan required?
- 4.2 Local Plans form part a key part of the Development Plan for Council areas. The Development Plan lies at the heart of the planning system, with legislation requiring that planning decisions must be made in line with the Development Plan, unless material considerations indicate otherwise.
- 4.3 Local Plans set out a vision and framework for the future development of an area, addressing needs and opportunities in relation to housing, the economy and community facilities and infrastructure, as well as providing a basis for conserving and enhancing the natural and historic environment, mitigating and adapting to climate change, and achieving well designed places. The Government's National Planning Practice Guidance states that "it is essential that plans are in place and kept up to date."
- 4.4 Chapter 3 of the National Planning Policy Framework (NPPF) sets out that "the planning system should be genuinely plan-led" and that policies in Local Plans should be reviewed to assess whether they need updating at least once every five years, and then updated as necessary, taking account of changing circumstances or any relevant changes in national policy. This is particularly significant in St Helens Borough, given that the current Development Plan relies on the policies of the Core Strategy (2012) and the saved policies of the St Helens Unitary Development Plan (UDP) (1998).

4.5 The decision to prepare a new Local Plan for St Helens Borough to replace the Core Strategy (2012) was taken by Cabinet on 18 November 2015 and this was largely due to the existence of updated evidence concerning development needs, shortfall of urban land supply and changes in national policy.

4.6 Plan preparation progress to date

4.7 Work to bring forward the new Local Plan formally commenced in 2016, with public consultation on the scoping of the Plan undertaken in January to March of that year. A Local Plan Preferred Options was then prepared and consulted on between December 2016 and January 2017. Subsequent to this, the Local Plan Submission Draft was prepared and consulted on between January and May 2019.

4.8 The Local Plan contains a vision, which sets out how the Borough and places in it will develop over the next 15 years. Stemming from this, the Plan then sets out seven strategic aims:

- Supporting regeneration and balanced growth;
- Ensuring quality development;
- Promoting sustainable transport;
- Meeting housing needs;
- Ensuring a strong and sustainable economy;
- Safeguarding and enhancing quality of life; and
- Meeting resource and infrastructure needs.

4.9 The Local Plan Submission Draft (2019) sets out the development needs over the Plan period, including the need for homes and jobs. The Plan then allocates sites for housing, gypsy and traveller pitches and employment land. To support the delivery of development, the Plan includes policies to shape and deliver the necessary infrastructure for growth.

4.10 The Plan also includes a range of policies with an environmental focus to protect and enhance the environment as appropriate. These complement the policies within the Plan designed to ensure new development is of a high-quality design.

4.11 The Local Plan Submission Draft also provides a clear focus on delivering growth in the urban areas to support the Council's regeneration ambitions. In this respect, the majority of the Council's housing growth over the Plan period (i.e. 2016-2037) will be found on land in the urban areas. This reflects detailed work undertaken by Officers to understand the realistic capacity of developable sites over the Plan period in the urban area to meet needs.

4.12 Total delivery from sites in the urban area is expected to fall short of the total housing delivery required to meet the housing requirement. As a result, some housing will be required on land to be released from the Green Belt to ensure development needs can be met in full over the Plan period, in accordance with national policy.

- 4.13 Through the preparation of the Local Plan, a significant amount of evidence has been gathered to inform the development of the overall spatial strategy in the Plan, along with the detailed policies and the identification of sites. The evidence base for the Plan included a comprehensive Green Belt Review, Sustainability Appraisal, an Infrastructure Delivery Plan, Employment Land Needs Study, Strategic Housing Land Availability Study, Economic Viability Assessment, and transport studies, along with many other technical studies and background papers.
- 4.14 An updated Policies Map has also been prepared to accompany the new St Helens Borough Local Plan to show the implications of the policies in a visual manner.
- 4.15 The St Helens Borough Local Plan Submission Draft (2019), along with the Policies Map, was then submitted to the Planning Inspectorate in October 2020 for an Examination to be undertaken by the two appointed Planning Inspectors.
- 4.16 The purpose of the Local Plan Examination is to assess whether the Local Plan has been prepared in accordance with the legal and procedural requirements, and whether it is “sound”. In accordance with the NPPF, the Local Plan is sound if it is:
- Positively prepared – providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
 - Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
 - Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
 - Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.
- 4.17 The Local Plan Examination has been informed by the input of a wide range of participants, including the Council, local residents, community action groups, representatives of the development industry, landowners, statutory consultees and other organisations with an interest, such as the Campaign to Protect Rural England (CPRE).
- 4.18 Many of these took an active role in the public hearing sessions, as well as making written representations that were considered by the Inspectors. Therefore, a diverse range of views, arguments and evidence in respect of many areas of the Plan were put before the Inspectors for their consideration.

Accordingly, the Plan has been subject to significant scrutiny and as a result, a very thorough and robust Examination of its content has been undertaken.

4.19 Based on the various representations made (both written and verbally), as well as the evidence presented in respect of the Plan's soundness, the Inspectors requested a number of main modifications be made to address issues of soundness they had identified through the Examination. These draft main modifications were then consulted on between November 2021 and January 2022.

4.20 Following the end of the consultation, and consideration of all the responses received and in the context of all the representations and evidence already submitted, the Inspectors have now issued their Final Report into the Examination of the Plan (Appendix C). It sets out their main findings and provides a final list of the main modifications that need to be made to the Plan to ensure it can be made "sound", and therefore proceed to adoption.

4.21 The Inspectors' Report

4.22 The Inspectors concluded in their Report (paragraph 86) that *"the duty to cooperate has been met and that with the recommended main modifications set out in the Appendix, the St Helens Borough Local Plan satisfies the requirements referred to in Section 20(5)(a) of the 2004 Act and is sound."*

4.23 The main modifications that are required to be made to the Plan, as identified by the Inspectors, can be summarised as follows:

- Extending the timeframe of the Plan to ensure a 15-year period post-adoption (i.e., the end date of the Plan will change from 2035 to 2037);
- Taking into account the Council's climate change emergency declaration;
- Ensuring that Green Belt policy relating to safeguarded land and compensatory improvements is positively prepared and consistent with national policy;
- Clearly articulating the exceptional circumstances for Green Belt release at strategic and site levels;
- Modifying Policies LPA02 and LPA05 so that the Plan promotes the effective use of land;
- Ensuring that the site profiles for allocated and safeguarded sites are site-specific and not generic;
- The inclusion of bespoke policies for the Bold Forest Garden Suburb and Parkside West;
- Revising the boundaries for allocated sites 7HA and 9EA and safeguarded site 4HS so that they are positively prepared, justified and effective;
- Modifying housing mix, affordable housing, and housing standards policies so that they are effective and consistent with national policy (most notably, changing the "requirement" to deliver bungalows to an "encouragement" in policy to do so);

- Ensuring that the housing and employment land supply position is up to date, so the Plan is effective (using the supply position as of 31 March 2021);
- Amending the Monitoring Framework to make sure it is effective; and
- A number of other modifications to ensure that the plan is positively prepared, justified, effective and consistent with national policy.

- 4.24 It is important to note that the overall housing and employment requirements in the Local Plan Submission Draft (2019) have been found appropriate and therefore have not been subject to change (apart from the implications of updating the supply components of the figures to reflect the passage of time since the Local Plan Submission Draft was published in 2019 and the extension of the end date of the Plan by two years to 2037).
- 4.25 Likewise, the Inspectors found the Plan's focus on development in the urban area to be appropriate, whilst agreeing that in the context of the overall development requirements and the likely supply of sites in the urban area over the Plan period being insufficient to meet the entirety of those needs, some release of Green Belt is needed and therefore justified.
- 4.26 The Inspectors considered the proposed allocations in the Plan to be appropriate and justified, and they have all been retained except for those that were either completed or well under construction at the time of the Examination. For these sites, the allocation status has been removed as it is no longer needed, but they still form part of the supply of land over the Plan period.
- 4.27 As above, a small number of sites have had their site boundaries amended for technical reasons, including for updated access arrangements (site 9EA), a recent planning permission status resulting in a reduced site allocation area available (site 7HA) and the need to provide a more robust and justified site allocation boundary (site 4HS). The principle of allocating these sites has been found sound.
- 4.28 The Inspectors also considered the principle of safeguarded land¹ and the quantum of such land proposed in the Plan. They concluded (in paragraph 107 of their Report) that "*the Plan achieves an appropriate quantum of safeguarded land and demonstrates exceptional circumstances in this respect.*"
- 4.29 The proposed main modifications strengthen the Local Plan in many respects, including through the provision of bespoke policies in support of the Bold Forest Garden Suburb and Parkside West allocations to assist in their delivery. Also, the main modifications strengthen the Plan's relationship with the Council's declared climate change emergency, as well as clarifying the necessity to

¹ 'Safeguarded land' is land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period. Safeguarded land is not allocated for development at the present time, and planning permission for the permanent development of it should only be granted following an update to a plan which proposes the development. (NPPF, paragraph 143)

achieve compensatory mitigation measures in the Green Belt to offset the release of other Green Belt land for development, in accordance with the NPPF. The final version of the Local Plan (attached at Appendix A) is therefore strengthened in respect of its environmental credentials.

- 4.30 The Local Plan Policies Map has been updated as appropriate to reflect the changes made to the Plan as a result of the Local Plan Examination and the recommended main modifications. This is provided at Appendix B to this report.
- 4.31 It is therefore the case that the final version of the Local Plan to be adopted retains the fundamental principles of the Local Plan Submission Draft, only improved and strengthened with additional clarity in some areas and updated to reflect the passage of time since the Submission Draft was published in 2019, to ensure it is “sound”.

5. Consideration of Alternatives

- 5.1 To not adopt the Plan would mean the Council will continue to rely on the Core Strategy (2012) and the saved policies of the St Helens Unitary Development Plan (UDP) (1998), having previously accepted there is a need to update the Plan based on updated evidence, a shortfall of urban land supply and changes to national policy. Such a reliance would put the Council at risk from speculative development across the Borough that may not constitute what the Council considers to be sustainable development. This is not recommended.
- 5.2 To not adopt the Plan with a view to preparing an alternative Local Plan with a different strategy to delivering growth is also not recommended. This would result in a longer period without an up-to-date Local Plan in place to replace the Core Strategy and saved policies of the UDP, whilst an alternative new Local Plan is prepared, resulting in increased risk of the Council being susceptible to inappropriate development in the meantime.
- 5.3 Furthermore, the Council has prepared this Local Plan based on a significant amount of evidence, and the fundamental principles and overall approach of the Plan have been found sound through the Examination process. It is therefore unlikely that an alternative evidence based Local Plan strategy, which would be capable of being found sound at Examination, would fundamentally differ from that currently proposed for adoption.
- 5.4 Therefore, it is not considered that there are any reasonable alternatives to adopting the St Helens Borough Local Plan (Appendix A) and the associated Policies Map (Appendix B).

6. Conclusions

- 6.1 The St Helens Borough Local Plan (Appendix A) and associated Policies Map (Appendix B) are recommended for adoption and implementation to replace the Core Strategy (2012) and UDP (1998) to ensure the Borough has an up-to-date policy framework in place, in accordance with legislation and national policy

and guidance. Along with the Bold Forest Park Area Action Plan (2017) and the Joint Merseyside and Halton Waste Local Plan (2013), it will form a positive and effective Development Plan for the Borough.

- 6.2 As above, every Local Planning Authority is required to have an up-to-date Local Plan in place setting out a sustainable pattern of development to meet the development needs of the area, align growth and infrastructure, improve the environment, mitigate climate change and adapt to its effects. This reflects the presumption in favour of sustainable development set out in national policy.
- 6.3 The St Helens Borough Local Plan (Appendix A) and the accompanying Policies Map (Appendix B) achieves this within the context of St Helens Borough, taking account of both the opportunities that exist and the challenges present within the Borough. The Plan is supported by the extensive amount of evidence gathered through its preparation and has been informed by feedback through consultation at each stage.
- 6.4 The new Local Plan will provide a robust, justified and effective framework for delivering the homes and jobs needed over the next 15 years and beyond, supporting the regeneration of the urban areas of the Borough, providing the necessary infrastructure to support growth, and within the context of protecting and enhancing the most valuable assets in the Borough with respect to the natural and historic environment, and delivering high quality design.

7. Legal Implications

- 7.1 Once adopted, the Local Plan will become part of the Development Plan for the Borough and therefore will have statutory status. This is reflected in paragraph 2 of the NPPF which states "*Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.*" Planning law in this respect refers to section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.
- 7.2 The new St Helens Borough Local Plan, as part of the Development Plan for the Borough, will therefore be a key document in the determination of planning applications once adopted.
- 7.3 Following the adoption of the Local Plan, there will be a six-week period in which any person aggrieved by the adoption of the Local Plan can apply to the High Court for permission to apply for a judicial review of the decision to adopt the Plan. However, it is not anticipated that there will be any reasonable grounds for legal challenge as the Plan has been prepared in accordance with all the necessary legislation.

8. Community Impact Assessment (CIA) Implications

- 8.1 The Local Plan is one of the Council's key strategies to deliver new housing to meet local needs, to promote inward investment and job creation and to work with partners to ensure the right skills are in place. It will have a key role in improving the design and quality of new development, and protecting parks, open spaces, heritage assets and important wildlife and environmental sites.
- 8.2 A Community Impact Assessment (CIA) has been prepared to support this report. It sets out the likely impacts of adopting the final version of the Local Plan, which are summarised in the following sections:

9. Social Value

- 9.1 Policy LPA03.1 (Section 3) of the Local Plan states that development proposals within a Strategic Employment Site must be accompanied by a comprehensive package of training schemes and / or other measures to enable local residents (including unemployed and disadvantaged people) to access and benefit fully from the employment opportunities provided at the site.
- 9.2 Policy LPA03 (Section 10) of the Local Plan states that the Council will support the use of local suppliers of good and services, and the creation of apprenticeships and training opportunities for local people in accordance with the requirements of the Local Economy Supplementary Planning Document.
- 9.3 Proposed development in the Plan will help to sustain local businesses and projects and could drive improved environmental, economic and social wellbeing, particularly through the environmental and health and wellbeing policies in the Plan.

10. Sustainability and Environment

- 10.1 The Local Plan contains a range of policies to support the provision and enhancement of green spaces, habitats and diversity, including Policies LPA08 (Green Infrastructure), LPC05 (Open Space), LPC06 (Biodiversity and Geological Conservation), LPC07 (Greenways), LPC08 (Ecological Network), and more.
- 10.2 The provision of new and the improvement of existing green spaces will help communities connect and engage with nature. For example, greenways not only help people to travel by active modes, but also aid access to nature.
- 10.3 The Local Plan contains a trees and woodland policy (LPC10), as well as a renewable and low carbon energy development policy that will assist in climate change resilience, and there are a number of references in the Plan to the Council's climate change emergency declaration.
- 10.4 Policy LPC12 (flood risk and water management) in the Local Plan states that development that would adversely affect the quality or quantity of water in any watercourse or of groundwater or cause the deterioration in water body or element classification levels defined in the Water Framework Directive will not

be permitted. The policy also states that major developments should incorporate sustainable drainage systems unless this would be inappropriate.

- 10.5 Policy LPC15 states that the sustainable management of waste will be promoted in accordance with the waste hierarchy. Policy LPC13 requires new housing, employment or other types of development to meet high standards of design and construction and minimise carbon emissions. Section 4 of the policy requires new development within a strategic employment or housing site to ensure at least 10% of their energy needs can be met from renewable or low carbon energy sources (unless it is proven to be impracticable or unviable).
- 10.6 The Local Plan also has a dedicated air quality policy (LPD09) to address air quality issues, including that major development schemes should demonstrably promote a shift to the use of sustainable modes of transport to minimise the impact of vehicle emissions on air quality.

11. Health and Wellbeing

- 11.1 Adoption of the Local Plan will drive a sustained and effective programme of regeneration across the Borough. As above, policies LPA03 and LPA03.1 require detailed development proposals for Strategic Employment sites to provide a comprehensive package of training schemes, as well as apprenticeships. The development of employment sites in the Borough as required and allocated through these policies will provide job opportunities and help boost the local and regional economy.
- 11.2 The creation of new jobs and homes as promoted in the Local Plan will improve living and working conditions in the Borough. There are a number of policies throughout the Plan, including LPA12 (Health and Wellbeing), LPA06 (Transport and Travel) and a range of environmental policies referred to above that seek to improve the environment and access to green spaces, provide opportunities to travel by more sustainable and / or active modes (helping to address air quality issues) and help people lead healthier lives. All of this will help to improve the health and wellbeing of the community.
- 11.3 Improved infrastructure (including health, education, transport and open spaces) and the policies in the Local Plan as a whole will help to drive improvements to health and wellbeing (physical and mental) across the Borough through a number of different interventions.

12. Equality and Human Rights

- 12.1 The Plan aims to promote balanced, inclusive and sustainable communities to the benefit of all. Many of the policies in the Plan will benefit the wider community in the Borough and not just those with protected characteristics.
- 12.2 Policies in the Plan such as delivering opportunities on strategic employment sites for people to access jobs and training, as well as policies to expand

transport choice, including walking and cycling, promote equality of opportunity for all.

- 12.3 The Plan has been prepared in accordance with the Equality Act 2010. The policies are inclusive and aim to foster good relations with all sections of the community. For example, the provision of open spaces as part of new developments makes it easier for residents to find their way around neighbourhoods in a pleasant environment and provides community space to enhance social connections.
- 12.4 The Local Plan is considered beneficial to children growing up in the Borough in terms of providing safe and secure housing, future job opportunities, high quality development that will deliver accessible and pleasant green spaces.

13. Customer and Resident

- 13.1 As above, the policies in the Local Plan, taken together, will have wide ranging and significant impacts over the next 15 years and beyond. This will be through the provision of homes, jobs, supporting infrastructure such as health, education, transport (and active modes of travel that will offer health and wellbeing opportunities), open spaces. This will be in the context of an improved environment and delivered through high quality design. As a whole, the Local Plan will deliver benefits to residents across the Borough, whilst delivering the necessary growth.
- 13.2 The development of the Local Plan has been informed and shaped by the views of customers and residents of the Borough through the various consultation exercises at the different stages of Plan preparation, as set out in paragraph 4.7 above, as well as through the Examination process itself. Residents representing both themselves and wider resident action groups in the Borough presented their views on the Plan to the Examination Inspectors through written hearing statements and verbally in the public hearing sessions.

14. Asset and Property

- 14.1 The Local Plan allocates a number of sites for development, a small number of which have positive implications for Council assets, including the former Red Bank facility (site 7HA) and the Bold Forest Garden Suburb (site 4HA), therefore supporting the Council's regeneration ambitions.
- 14.2 The policies in the Plan also provide a framework to enable the protection and enhancement of existing assets and property in the Borough, such as Policy LPC11 which promotes the conservation and enhancement of the Borough's heritage assets and their settings in a manner appropriate to their significance, policies on the provision of new and protecting of existing open spaces, policies protecting and enhancing, where appropriate, the Borough's biodiversity and Green Infrastructure networks.

15. Staffing and Human Resources

- 15.1 The adoption of the Local Plan and subsequent planning policy work can be undertaken within existing resources within the Development Plans Team. This includes updating associated Supplementary Planning Documents, which is required in the context of delivering the Local Plan.
- 15.2 It is also anticipated that the adoption of the Local Plan will lead to a number of planning applications being submitted on the allocated sites in the Plan. These will be dealt with through resources within the Planning Service, with support from the Regeneration Service, as appropriate, who will work proactively to secure positive delivery of the Local Plan. Therefore, no additional human resources are anticipated upon adoption of the Local Plan.

16. Risks

- 16.1 The main risk is that the delivery of the Local Plan does not happen as expected, for example, site allocations do not come forward as currently anticipated. This could have implications on the Council's ability to demonstrate a 5-year housing land supply or pass the housing delivery test, in accordance with national policy. Alternatively, other policies could prove ineffective.
- 16.2 It should be noted here that all the policies of the Plan, as well as the supply of housing and employment land (including the proposed allocations), were considered in significant detail as part of the Examination. The independent Inspectors have concluded that the Local Plan, and the policies and allocations within it, are sound (subject to the main modifications that have now been made). Therefore, the inability of the Plan to deliver as anticipated is not considered to be a significant risk.
- 16.3 Notwithstanding this, the Local Plan's Monitoring Framework has been amended through the main modifications to the Plan to ensure that if any such issues arise over the Plan period, they will be recognised in a timely manner and appropriate actions taken to address them. These potential actions are set out in detail in the Monitoring Framework that forms part of the Local Plan (Appendix A).
- 16.4 There is also the risk that a legal challenge could be mounted against the decision to adopt the Local Plan in the six-week period following the adoption. Details of this are provided in paragraph 7.3 above, and the risk of such a challenge being successful is considered limited for the reasons set out.

17. Finance

- 17.1 The decision to adopt the Local Plan will not generate any specific associated costs to the Council in itself.
- 17.2 The Council is required to monitor the Plan's implementation once adopted. This will be undertaken as part of the Council's ongoing annual monitoring work and will be done within existing resources in the Development Plans Team.

17.3 The Council will prepare a series of Supplementary Planning Documents (SPDs) following adoption of the Local Plan, some of which will be new and others that will update existing SPDs. This will be done to aid the implementation of the Local Plan. It is expected that this work will be done within existing resources, primarily led by the Development Plans Team in the Planning Service, and therefore funded by core budgets.

18. Policy Framework Implications

18.1 The adoption of the St Helens Borough Local Plan will align with the 'Our Borough Strategy 2021-2030'. The Local Plan will enable delivery against each of the six priorities in the Borough Strategy. For example, the protection of existing and provision of new green spaces will help to ensure that children and young people have a good start in life.

18.2 In addition, the provision of new homes and jobs will support the creation of safe and strong communities, as well as a strong, thriving, inclusive and well-connected economy. The Local Plan is much more than a planning document, it is a key corporate policy document and as such, there is significant alignment and synergy between the direction and policies of the St Helens Borough Local Plan and the existing policy framework of the Council.

18.3 The Local Plan also aligns and has synergy with a range of other Council strategies and initiatives, such as the housing strategy, active lives, culture, climate change and the economic recovery of the Borough. It supports the Council's ambitions around town centre regeneration and the associated partnership work being undertaken with the English Cities Fund (ECF) and success in securing relevant funding to drive the regeneration forward.

19. Impact and Opportunities on Localities

19.1 The Local Plan will shape the growth of the entire Borough over the next 15 years, and all the communities within it. Sections 8 to 12 above provide the detailed impacts.

20. Background Documents

20.1 National Planning Policy Framework (2021)

20.2 National Planning Practice Guidance (NPPG)

20.3 Local Plan Examination Library - <https://www.sthelens.gov.uk/article/3491/Local-Plan-examination-library>

20.4 Community Impact Assessment - Local Plan Adoption

21. Appendices

21.1 Appendix A – St Helens Borough Local Plan (adoption version)

21.2 Appendix B – St Helens Borough Local Plan Policies Map (adoption version)

21.3 Appendix C – Inspectors' Report (inclusive of the recommended main modifications)