

MEETING: CABINET
DATE: Thursday 1st October, 2015
TIME: 10.00 am
VENUE: Birkdale Room, Town Hall, Southport

Member

Councillor

Councillor Maher (Chair)
Councillor Atkinson
Councillor Cummins
Councillor Fairclough
Councillor Hardy
Councillor John Joseph Kelly
Councillor Lappin
Councillor Moncur
Councillor Veidman

COMMITTEE OFFICER: Steve Pearce
Democratic Services Manager
Telephone: 0151 934 2046
E-mail: steve.pearce@sefton.gov.uk

The Cabinet is responsible for making what are known as Key Decisions, which will be notified on the Forward Plan. Items marked with an * on the agenda involve Key Decisions

A key decision, as defined in the Council's Constitution, is: -

- any Executive decision that is not in the Annual Revenue Budget and Capital Programme approved by the Council and which requires a gross budget expenditure, saving or virement of more than £100,000 or more than 2% of a Departmental budget, whichever is the greater
- any Executive decision where the outcome will have a significant impact on a significant number of people living or working in two or more Wards

If you have any special needs that may require arrangements to facilitate your attendance at this meeting, please contact the Committee Officer named above, who will endeavour to assist.

We endeavour to provide a reasonable number of full agendas, including reports at the meeting. If you wish to ensure that you have a copy to refer to at the meeting, please can you print off your own copy of the agenda pack prior to the meeting.

This page is intentionally left blank.

A G E N D A

Items marked with an * involve key decisions

<u>Item No.</u>	<u>Subject/Author(s)</u>	<u>Wards Affected</u>	
1.	Apologies for Absence		
2.	Declarations of Interest Members are requested to give notice of any disclosable pecuniary interest, which is not already included in their Register of Members' Interests and the nature of that interest, relating to any item on the agenda in accordance with the Members Code of Conduct, before leaving the meeting room during the discussion on that particular item.		
3.	Minutes of Previous Meeting Minutes of the meeting held on 3 September 2015		(Pages 5 - 20)
* 4.	Substance Misuse Detoxification Service Report of the Interim Director of Public Health	All Wards	(Pages 21 - 28)
* 5.	Integrated Wellness Service Specification Report of the Interim Director of Public Health	All Wards	(Pages 29 - 36)
* 6.	Sefton's Flood and Coastal Erosion Risk Management Strategy Report of the Head of Locality Services - Commissioned	All Wards	(Pages 37 - 54)
* 7.	Local Plan Update and Proposed Modifications Report of the Chief Executive	All Wards	(Pages 55 - 124)
* 8.	Consultation on Replacement Draft 'New Housing Developments' and 'House Extensions' Supplementary Planning Documents Report of the Chief Executive	All Wards	(Pages 125 - 176)

This page is intentionally left blank

THE "CALL IN" PERIOD FOR THIS SET OF MINUTES ENDS AT 12 NOON ON TUESDAY, 15 SEPTEMBER 2015. MINUTE Nos 37, 38, 39 AND 44 ARE NOT SUBJECT TO "CALL- IN."

CABINET

MEETING HELD AT THE TOWN HALL, BOOTLE ON THURSDAY 3RD SEPTEMBER, 2015

PRESENT: Councillor Maher (in the Chair)
Councillors Atkinson, Cummins, Fairclough, Hardy,
John Joseph Kelly, Lappin, Moncur and Veidman

ALSO PRESENT: Councillor Dodd

28. APOLOGIES FOR ABSENCE

No apologies for absence were received.

29. DECLARATIONS OF INTEREST

The following declaration of pecuniary interest was made and the Member concerned left the room during the consideration of the item:

Member	Minute No.	Nature of Interest
Councillor Veidman	43 - Former Maghull Library, Liverpool Road North, Maghull	He is the Cabinet Member for Planning and Building Control

In accordance with Paragraph 9 of the Council's Code of Conduct, the following declaration of personal interest was made and the Member concerned remained in the room during the consideration of the item:

Member	Minute No.	Nature of Interest
Councillor Atkinson	35 - Applications for European Funding	Her employer is referred to in the report

30. MINUTES OF PREVIOUS MEETING

Decision Made:

That the minutes of the Cabinet meeting held on 3 July 2015 be confirmed as a correct record.

Agenda Item 3

CABINET- THURSDAY 3RD SEPTEMBER, 2015

31. CONTRACT NOVATION AND EXTENSION OF PUBLIC HEALTH SERVICES

The Cabinet considered the report of the Interim Director of Public Health which provided details of proposals to enter into a novation agreement with the current provider and commissioner of the 0-5 public health services contracts, to transfer those contracts to Sefton Council with effect from 1 October 2015; to undertake a review of existing 0-5 Public Health Services and to endorse the initiation of a tendering exercise to establish an integrated 0-19 Healthy Child Programme Contract (including Health Visiting and Family Nurse Partnership) with effect from 1 April 2016.

Decision Made: That:

- (1) approval be given to the novation of the 0-5 public health nursing services contracts (Health Visiting and Family Nurse Partnership) from NHS England to Sefton Council on 1 October 2015;
- (2) the Head of Regulation and Compliance be authorised to sign off the novation of the contracts prior to their transfer on 1 October 2015, with an end date of 31 March 2016;
- (3) approval be given to a review of the existing 0-5 Public Health Services and the initiation of a tendering exercise to establish an integrated 0-19 Healthy Child Programme Contract (including Health Visiting and Family Nurse Partnership) to commence on 1 April 2016; and
- (4) the Interim Director of Public Health and Chief Finance Officer be authorised to award the contracts to the highest scoring bidder(s) subject to financial sustainability.

Reasons for Decision:

The commissioning and provider environment, for a number of important child and women's health services, is shifting and requires a planned response to ensure the continued delivery of services that are economical, efficient and effective.

The following three contracts that contribute to improving health outcomes particularly in child health and development, maternal wellbeing are due to expire at various dates:

- Health Visiting
- Family Nurse Partnership
- School health

NHS England currently commission Liverpool Community Health to provide 0-5 Public Health Services including Health Visiting and Family Nurse Partnership (FNP) for family's registered with Sefton General Practitioners. From the 1 October 2015, the Government intends Local Authorities take over this responsibility.

CABINET- THURSDAY 3RD SEPTEMBER, 2015

The current NHS England contract for Health visiting has an annual value of £3,875,370 and will expire on the 31 March 2016.

The current NHS England contract for Family Nurse Partnership (FNP) has an annual value of £288,730 and will expire on the 31 March 2016.

The School Health contract has an annual value of £1,388,687 and is due to end 31 September 2017.

Recognising the current cost of separately procured services and in light of the Council's reducing financial resources, it was anticipated that service improvements, cost efficiencies and added value might be gained from implementing a more integrated 0-19 Healthy Child Programme Contract. This would involve a coordinated approach due to various contracts having different expiry dates.

The commissioning process would be subject to the OJEU Light-Touch Regime Open Procedure due to it falling within Schedule 3, Social and Other Specific Services. The value of the total contract (i.e. the core period plus any option years) would be over £625K and requires Cabinet authorisation and delegation to a Chief Officer to award the contract at the end of the tender process.

Alternative Options Considered and Rejected:

Cease service delivery

- A reputational and financial risk to the authority by the potential failure to perform its statutory duty to deliver public health services for children 0-5 years.

The implications of deciding not to procure an integrated Healthy Child Programme

- Contracts for FNP and Health Visiting will expire resulting in a lack of service provision for children and families.
- Opportunity to improve the service, gain cost efficiencies and add value will be lost

32. SPORT ENGLAND GRANT

The Cabinet considered the report of the Director of Social Care and Health which provided an update on the 'Get Healthy, Get Active' project and sought approval to accept the grant recently awarded from Sport England.

Decision Made:

That approval be given to the acceptance of £398,652 grant aid from Sport England and to the match funding requirement, as specified in the grant conditions.

Agenda Item 3

CABINET- THURSDAY 3RD SEPTEMBER, 2015

Reasons for Decision:

In January 2015 the Senior Leadership Team approved the submission of an application to Sport Englands 'Get Healthy Get Active' fund.

Notification has recently been received that the application was successful and Sefton has been awarded a grant to the sum of £398,652, over the next 3 year period.

Alternative Options Considered and Rejected:

None.

33. PERSONALISATION STRATEGY

The Cabinet considered the report of the Director of Social Care and Health which provided details of the final draft of the Personalisation Strategy for Sefton and proposals for the future development of a Personal Budgets Policy and Direct Payments Policy alongside the refresh of the existing Charging Policy.

Decision Made: That:

- (1) the Personalisation Strategy be approved:
- (2) the Cabinet receive further updates on the work to implement the Personalisation Strategy Action Plan in Sefton
- (3) the continuing work on developing a life course/person centred approach to Personalisation in Sefton, which was focused on "all-age" principles and applies to both children and adults be noted;
- (4) the Director of Social Care and Health develop a draft Personal Budgets Policy, a draft Direct Payments Policy and refreshes the Charging Policy, in consultation with Cabinet Member for Adult Social Care and the Cabinet Member for Children, Schools and Safeguarding;
- (5) the Director of Social Care and Health undertake any necessary consultation and engagement in respect of the draft Personal Budgets Policy, draft Direct Payments Policy and refreshed Charging Policy, before presenting such policies to the Cabinet for approval; and
- (6) it be noted it was proposed by officers that the Cabinet receive the Personal Budgets Policy in November 2015 and the Direct Payments Policy and revised Charging Policy in January 2016.

Reasons for Decision:

The Personalisation Strategy underpins the changes to social care in light of the Care Act 2014.

It had been identified that as a result of the Personalisation Strategy there was a need to address the development of interlinked areas of work. These include Personal Budgets, Direct Payments and Charging.

Alternative Options Considered and Rejected:

None. Maintaining the status quo is not an option due to new legislation, demographic and budgetary pressures.

34. NORTHWEST LEAVING CARE COMMISSIONING FRAMEWORK AND CARE AND SUPPORT FOR CHILDREN AND YOUNG PEOPLES FRAMEWORK

The Cabinet considered the report of the Director of Social Care and Health which provided details of proposals to renew the Northwest Leaving Care Commissioning Framework and replace the Care and Support for Children and Young Peoples Framework.

Decision Made: That;

The Care and Support Framework

- (1) the Council adopts the renewal of the consortia led “regional purchasing frame work” as its current chosen option in relation to the continued identification of providers of care packages for the care and support of Children and Young People with extra needs;
- (2) the Sefton Commissioning and Procurement Teams be authorised to work on the development of this model, including its underpinning service specification in conjunction with their regional colleagues;
- (3) the Head of Children’s Social Care be authorised to agree to the Council’s membership of the final version of this model and its underpinning service specification, and the subsequent purchase of services from providers included on the framework on behalf of Sefton Council when practicable;
- (4) the use of “Spot Purchase” in relation to care packages be approved using a legally sound means of procurement as a short term contingency measure, should it be required;

The Leaving Care Framework

- (5) the Council renew its membership of the Northwest Leaving Care (16+) Purchasing Framework and that it continues to procure leaving care services through this framework when practicable; and

Agenda Item 3

CABINET- THURSDAY 3RD SEPTEMBER, 2015

- (6) the Head of Children's Social Care and Cabinet Member - Children, Schools and Safeguarding be given delegated authority to decide on Sefton's decision in relation to the extension of the leaving care framework at the end of year 2 and 3.

Reasons for Decision:

The Care and Support Framework

The option chosen was felt to be the most appropriate means of replacing the current framework arrangements with the aim of meeting the extra needs of children and young people within Sefton. The consortia option will also lead to the Council working in conjunction with neighbouring authorities across the Liverpool City Region. This group was currently composed of Halton, Knowsley, Liverpool, and Wirral. At this point St Helens Council is also considering joining the consortia.

The Leaving Care Framework

The current framework provides a legally sound, accountable and transparent means of finding and procuring appropriate leaving care services for young people living in Sefton. The framework comes to an end on the 30 September, 2015. These services were an essential component of supporting young people in care as they make the transition to a secure adulthood and independence. The proposal would enable the continued use of the framework in its refreshed form which would enable the process to continue. The continued use of the framework also linked the Council to other North West authorities and area wide standards of good practice.

Alternative Options Considered and Rejected:

The Care and Support Framework

Two further options were considered as part of the initial scoping exercise associated with this document.

The first option related to the Council's spot purchasing of packages of care from the market as and when they are required. Guidance was sought from the Procurement Section and resulting from this, spot purchase was not felt to provide a long term legally sound means of purchasing services. However, it was identified that this approach would be legally appropriate as a short term means of purchasing care should slippage occur in relation to the development and launch of this framework.

The second option related to linking the needs of children and young people with extra care needs to the developing Adult Supported Living and Outreach Service for adults with extra needs. Whilst this option was considered to be potentially viable it was noted that the recommended

CABINET- THURSDAY 3RD SEPTEMBER, 2015

consortia option contained a number of advantages, which led to it being recognised as more appropriate to Sefton's needs at this time.

The Leaving Care Framework

An alternative approach to finding leaving care services for young people would be to approach each individual case as a separate commissioned service. However, this approach would mean that the authority would not benefit from the positives associated with the renewed regional framework. Furthermore, as is the case for the Care and support Framework given the size of the annual allocated budget associated with leaving care placements this would not be a sustainable nor sound approach to procurement.

35. APPLICATIONS FOR EUROPEAN FUNDING

The Cabinet considered the report of the Head of Inward Investment and Employment which provided details of the current applications for European Union Structural Funds and sought delegated authority to sign off full applications before the appropriate deadline.

Decision Made: That:

- (1) the progress towards the submission of full applications for Ways to Work, Integrated Business Support, and FIT for the Future projects be noted;
- (2) the Cabinet Member for Regeneration and Skills be granted authority to approve the full and final applications by the specified deadlines after taking advice of the Chief Financial Officer and Head of Regulation and Compliance as necessary prior to submission;
- (3) it be noted that if the FIT for the Future application was successful, then Sefton Council would be deemed to be accountable body for the project.

Reasons for Decision:

To ensure full applications for European Union funding are not delayed or prevented, as application deadlines precede the next Cabinet.

Alternative Options Considered and Rejected:

Not to apply for European Union funding would be to forego the benefits (financial, social, economic and environmental) associated with external funding. European Union funding would provide an essential component of the future funding of key elements of the council's Investment and Employment Service from 2015 onwards, and would support the delivery of key objectives for prosperity and jobs.

Agenda Item 3

CABINET- THURSDAY 3RD SEPTEMBER, 2015

36. MANAGEMENT OF SOUTHPORT THEATRE AND CONFERENCE CENTRE - PROCESS VARIATION

Further to Minute No. 83 of the meeting held on 16 April 2015, the Cabinet considered the report of the Head of Inward Investment and Employment which provided details of the proposed operational arrangements for the Southport Theatre and Conference Centre to be undertaken by a variation to the procurement process.

Decision Made: That:

- (1) officers enter into a negotiated process with tenderer No 1 due to the absence of competition, as is afforded under Regulation 32 of the 2015 Public Contracts Regulations;
- (2) the Head of Inward Investment and Employment in consultation with the Chief Finance Officer submit a report on the outcome of the negotiated process to the Cabinet Member for Regeneration and Skills for determination;
- (3) following on from the negotiated process, the Head of Regulation and Compliance be requested to draw up the appropriate Lease and Management Agreements with tenderer No 1;
- (4) it be noted that the proposal was a Key Decision but had not been included in the Council's Forward Plan of Key Decisions. Consequently, the Leader of the Council and the Chair of the Overview and Scrutiny Committee (Regeneration and Skills) had been consulted under Rule 27 of the Access to Information Procedure Rules of the Constitution, to the decision being made by the Cabinet as a matter of urgency on the basis that it was impracticable to defer the decision until the commencement of the next Forward Plan because the Council received a minimal response to the tender opportunity, in spite of openly advertising it in the European marketplace. One of the two tender submissions received failed the Council's financial assessment and so this could not be considered further. The Council is left with one tender submission and so no competition exists. The 2015 Public Contract Regulations afford the Council, under Regulation 32, the opportunity of switching the procurement process to a Negotiated process where there is an absence of competition. This situation requires a more rapid solution than is available within the timescale of the Forward Plan.

Reasons for Decision:

The Council received a minimal response to the tender opportunity, in spite of openly advertising it in the European marketplace. One of the two tender submissions received failed the Council's financial assessment and

CABINET- THURSDAY 3RD SEPTEMBER, 2015

so this could not be considered further. The Council was only left with one tender submission and so no competition exists. The 2015 Public Contract Regulations afford the Council, under Regulation 32, the opportunity of switching the procurement process to a negotiated process where there is an absence of competition. The panel of evaluating officers considered that a negotiation should be entered into with the remaining tenderer in order to secure a viable outcome for the Council.

Alternative Options Considered and Rejected:

None of equivalent value.

37. M58 JUNCTION 1 - NEW SLIP ROADS

The Cabinet considered the report of the Head of Regeneration and Housing which provided details of the proposals to introduce new slip roads on Junction 1 of the M58 motorway; to seek a contribution from the Capital Programme in order to draw down funds from the Liverpool City Region Growth Fund and to seek approval for officers to begin negotiations with the landowners affected by the scheme.

Decision Made: That:

- (1) the progress of the M58 Junction 1 Improvements scheme be noted;
- (2) the preferred scheme layout set out in the report be approved;
- (3) the Council be recommended to approve the inclusion of this scheme in the Capital Programme 2016/17 as a priority against available resources;
- (4) Officers begin negotiations with affected landowners on the understanding that no acquisitions would be completed until the Council received the Growth Fund Contribution; and
- (5) Officers develop a Memorandum of Understanding with Highways England for the procurement and delivery of the scheme, to be submitted to Cabinet Member – Regeneration and Skills for approval.

Reasons for Decision:

An indicative allocation of £5.5m had been allocated to the M58 Junction 1 Improvements project within the Liverpool City Region Growth Fund. The Combined Authority expects the funds to be expended from 2016/17. The indicative development programme for the project required the detailed design to be developed, the appropriate statutory approval process and the process of securing the necessary land to begin in early 2016 in order to enable works to begin in 2016/2017 and the Growth Fund money to be expended.

Agenda Item 3

CABINET- THURSDAY 3RD SEPTEMBER, 2015

The process of securing the Growth fund money requires an Outline Business Case (OBC) to be submitted, and this needs to include confirmation for the Council's Section 151 officer that the necessary match funding is available. The OBC is targeted for submission in September/October 2015. If approved by the Combined Authority a Full Business Case (FBC) would be invited. This revisited and expanded on details within the OBC. The FBC was targeted for submission in December 2015. If successful the funding offer should be with the Council in early 2016.

Alternative Options Considered and Rejected:

An Optioneering Report had been completed by Atkins, the Council's consultant, to examine other potential options for the junction. All the options proposed are broadly similar as there was little scope, due to geometric constraints and the need to comply with design criteria, of a significantly different layout. Some consideration was given within the report to a scheme including a cycle lane around the roundabout, which included amended parapets; however this scheme was due to be delivered separately by Highways England in 2016.

The proposed re-alignment of Giddygate Lane, the access track affected by the scheme, would be agreed following detailed discussions with the affected landowners and farmers.

38. A565 NORTH LIVERPOOL KEY CORRIDOR SCHEME

The Cabinet considered the report of the Head of Regeneration and Housing which provided details of the progress of the A565 North Liverpool Key Corridor Major Scheme which included the proposed dualling of the A565 Derby Road from the junction of Millers Bridge (in Sefton) to Bank Hall Road (in Liverpool) and associated cycle improvements on Derby Road and sought approval for the scheme. The report also sought a contribution from the Capital Programme in order to draw down funds from the Liverpool City Region Growth Fund and approval for officers to begin negotiations with the landowners affected by the scheme.

Decision Made: That:

- (1) the progress of the A565 North Liverpool Key Corridor scheme be noted;
- (2) the proposed scheme layout set out Appendix A of the report be approved;
- (3) the Draft Memorandum of Understanding between Sefton Council and Liverpool City Council governing the delivery of the project be approved;

CABINET- THURSDAY 3RD SEPTEMBER, 2015

- (4) the Council be recommended to approve the inclusion of this scheme in the Capital Programme 2016/17 as a priority against available resources;
- (5) Sefton Officers begin negotiations with affected landowners with a view to acquiring the necessary land and associated rights to facilitate the delivery of the scheme in advance of the Cabinet approving the necessary Compulsory Purchase Order(s) at a future meeting;
- (6) the Head of Housing and Regeneration in consultation with the Head of Regulation and Compliance be authorised to negotiate and enter into agreements with interested parties with a view to agreeing terms for the purchase by agreement or payment of compensation for the purchase of any interest or rights over land included in the proposed scheme areas, including, where appropriate, compensation for disturbance and arrangements for relocation and to complete purchases and land transfers and pay compensation in accordance with agreement; and
- (7) authority be granted for the Section 151 officer to sign off the Outline Business Case based on the best estimates contained within the report.

Reasons for Decision:

Liverpool City Council, as the scheme's sponsor, had determined a programme for delivery of the scheme to link with other proposed Key Corridor works within and around the city centre. They had also committed to achieving indicative spend targets of the Growth Fund within 2016/17 and 2017/18. In order to achieve the programme, the City Council had determined that Compulsory Purchase Orders would need to be served on affected properties along the corridor in November 2015. As such it was necessary to complete further consultation with affected owners to determine any details missing from the land referencing exercise completed to date and to begin negotiations over land value.

Liverpool City Council had taken a report to their Cabinet on 7 August 2015 to seek approval for the scheme, to confirm the City Council's financial contribution to the project and to seek approval for negotiations with landowners within Liverpool.

It had been proposed that both Sefton Council and Liverpool City Council would bring further reports to their respective Cabinets to seek approval for the serving of Compulsory Purchase Orders.

Alternative Options Considered and Rejected:

The scheme could be delivered as two separate projects, one in Liverpool and the other in Sefton. However, it was clear that the traffic management

Agenda Item 3

CABINET- THURSDAY 3RD SEPTEMBER, 2015

and control measures necessary for each separate scheme would impact greatly on traffic movements within the neighbouring district and as such, the adjacent works would need to be very carefully programmed and managed.

It was considered sensible, therefore, as over 80% of the project is within Liverpool, and that they submitted the original project to the Liverpool City region, as the project sponsor, that the project should be delivered by Liverpool as one scheme, albeit phased to minimise disruption.

39. DELEGATION TO CABINET MEMBER- PLANNING AND BUILDING CONTROL IN RELATION TO THE EXAMINATION OF THE SEFTON LOCAL PLAN

The Cabinet considered the report of the Head of Regeneration and Housing which provided details of proposals to seek delegated powers for the Cabinet Member for Planning and Building Control to agree minor proposed changes to the submitted Local Plan during the examination hearings.

Decision Made:

That the Council be recommended to approve that the Cabinet Member for Planning and Building Control be given delegated powers to agree minor proposed changes to the submitted Local Plan during the examination hearings.

Reasons for Decision:

To seek delegated powers to the Cabinet Member to agree minor proposed changes to the draft Local Plan during the examination hearings. This would mean that only major proposed modifications would have to be reported to full Council.

Alternative Options Considered and Rejected:

The alternative would be to seek Council approval to consider all proposed changes to the draft Plan. This would require a significant number of very minor changes to be reported to Council which would not have any bearing on the strategy or intent of the Plan.

40. REACTIVE DAY TO DAY MAINTENANCE - TERM CONTRACT

The Cabinet considered the report of the Head of Corporate Support which provided details of the proposed procurement process for the implementation of a reactive day to day maintenance term contract for the Council's property portfolio of properties.

CABINET- THURSDAY 3RD SEPTEMBER, 2015

Decision Made: That;

- (1) the proposed method of procurement as set out in the report be approved;
- (2) the proposals for the evaluation of tenders be approved;
- (3) the Head of Corporate Support be authorised to accept the most advantageous tender; and
- (4) subject to (3) above, the Head of Regulation and Compliance be authorised to enter into a contract with the successful tenderers.

Reasons for Decision:

To ensure that the proposals are the most appropriate to select good quality reactive responsive maintenance contractors whilst guaranteeing that the Council secures good value for the works carried out.

Alternative Options Considered and Rejected:

All practical options have been considered and are addressed in the body of the report.

41. REVENUE BUDGET 2014/15 OUTTURN

The Cabinet considered the report of the Chief Financial Officer which provided details of the revenue outturn position on the 2014/15 General Fund including the Schools' Delegated Budget.

Decision Made: That:

- (1) the General Fund net surplus of £1.458 m for 2014/15 be noted
- (2) the Schools Delegated Budget net deficit of £0.346m for 2014/15 be noted;
- (3) approval be given to the carry forward of unspent resources in the Emergency Limited Assistance Scheme monies (£0.379m) into the 2015/16 financial year;
- (4) approval be given to the surplus in 2014/15 being utilised to:
 - (i) assist in developing community support, extending the period of the modern apprenticeship scheme and providing additional recreational facilities at King's Gardens as set out in paragraph 4.5 of this report; and
 - (ii) provide a training course for aspiring instructors at the Crosby Lakeside Activity Centre at a cost of £30k.

Agenda Item 3

CABINET- THURSDAY 3RD SEPTEMBER, 2015

Reasons for Decision:

To ensure Cabinet are informed of the revenue outturn position for 2014/15 and to seek approval to utilise available resources as set out in the report.

Alternative Options Considered and Rejected:

None.

42. REVENUE PLAN 2015/16 UPDATE

The Cabinet considered the report of the Chief Finance Officer which provided details of the progress in the achievement of the approved savings for 2015/16 (and any residual savings carried forward from 2014/15); the financial and staffing capacity risks elsewhere within the budget; proposals for the provision of additional financial resources; the proposed addition of a number of Section 106 schemes into the Capital Programme; and the latest forecast on Council Tax and Business Rates collection.

Decision Made: That:

- (1) the progress to date on the achievement of approved savings for 2015/16 and residual savings carried forward from previous years be noted;
- (2) the wider financial pressures being experienced in the remainder of the Budget be noted;
- (3) approval be given to the additional staffing and budget resources for social care purposes as set out in paragraph 4.3 of the report;
- (4) approval be given to the creation of a Cabinet Support Officer as outlined in paragraph 4.4 of the report and to approve the use of the 2014/15 surplus to meet the 2015/16 costs;
- (5) approval be given to the inclusion of additional Section 106 projects in the Capital Programme as outlined in paragraph 4.5 of the report subject to:
 - (i) the deferral of the commuted sums for trees and greenspace in the Netherton and Orrell Ward to enable further consultations with the Ward Members and the Cabinet Member for Health and Wellbeing be given delegated authority to determine the agreed schemes within the available resources; and
 - (ii) the deletion of the Haileybury Avenue commuted sums grass verges scheme in the Racecourse Retail Park because the works had already been completed.

- (6) the forecast position on the collection of Council Tax and Business Rates be noted.

Reasons for Decision:

To ensure Cabinet are informed of the latest position on the achievement of savings for the current financial year and to identify wider budget pressures being experienced elsewhere in the budget. To provide an update on the forecast the outturn position on the collection of Council Tax and Business Rates. To highlight service staffing pressures and to seek additional resources to meet that demand. To include additional schemes financed from Section 106 monies into the Capital Programme

Alternative Options Considered and Rejected:

None.

43. FORMER MAGHULL LIBRARY, LIVERPOOL ROAD NORTH, MAGHULL

The Cabinet considered the report of the Head of Corporate Support which provided details of the tenders received as a result of the marketing exercise for the sale of the Council's freehold interest in the former Maghull Library and adjoining Youth Centre, Liverpool Road North, Maghull.

Decision Made: That:

- (1) subject to the receipt of planning permission, approval be given to disposal of the Council freehold interest in the former Maghull Library and Youth Centre to the highest bidding tenderer detailed in Appendix 1, on the terms set out in the report; and.
- (2) the Head of Regulation and Compliance be authorised to prepare the necessary legal documentation on the terms and conditions detailed in the tender documents, by way of a Building Lease followed by Conveyance of the freehold interest, or an appropriate alternative means of Transfer, if required.

Reasons for Decision:

Maghull Library relocated to new premises within the Meadows Leisure Centre in Maghull and the existing property was declared surplus to operational requirements. The adjoining Youth Centre had also been closed and declared surplus to requirements. The premises are included in the Council's Asset Disposal Programme for 2015/16. Disposal would bring the premises into productive use and relieve the Council of an ongoing liability.

Agenda Item 3

CABINET- THURSDAY 3RD SEPTEMBER, 2015

Alternative Options Considered and Rejected:

The Council could retain the premises and continue to incur the holding costs.

44. SENATE BUSINESS PARK BRIDLE ROAD BOOTLE - URGENT DECISION TAKEN BY LEADER OF THE COUNCIL

The Cabinet considered the report of the Director of Built Environment which provided details of the urgent decision made by Leader of the Council on 31 July 2015 to accept the highest tender received in relation to the disposal of the Council-owned site at Senate Business Park.

Decision Made:

That the urgent decision taken by the Leader of the Council be noted

Reasons for Decision:

The highest tenderer required the acquisition of the site to be progressed as a matter of urgency in order to achieve strict deadlines in relation to the re-development of the site for manufacturing purposes which would assist to secure 62 jobs currently based within Sefton.

Alternative Options Considered and Rejected:

The Council prepared the site utilising resources provided by the former North West Development Agency. Its successor, the Homes and Communities Agency, wished to secure the disposal of the site and the Council was obliged to dispose of the site under the agreements with the NWDA/HCA and would be in breach of these agreements if it did not dispose of the site.

The Council could treat this matter with less urgency and risk the loss of a significant capital receipt and the potential loss of 62 jobs currently based in Sefton and the opportunity for the creation of up to 122 new jobs as a result of the investment.

Agenda Item 4

Report to:	Cabinet	Date of Meeting:	1 October 2015
Subject:	Substance Misuse Detoxification Service	Wards Affected:	(All Wards);
Report of:	Report of the Interim Director of Public Health		
Is this a Key Decision?	Yes	Is it included in the Forward Plan?	Yes
Exempt/Confidential	No		

Purpose/Summary

The purpose of this report is to seek approval for a three month contract extension and approval to commence a procurement exercise for a substance misuse detoxification service. The current residential detoxification service contract expires on 31st March 2016.

Recommendation(s)

Cabinet is asked to:

1. Waive contract procedure rules and authorise a maximum of three months extension to the existing contract with Mersey Care for delivery of the residential substance misuse detoxification service. This would be an extension from the 1st April 2016 until 30th June 2016 to the current contract with the same terms and conditions.
2. Authorise the Interim Director of Public Health to conduct an OJEU Light-Touch Regime tender exercise for a substance misuse detoxification service to run for a period of three years from 1st July 2016 with the option of two further one-year extensions
3. Delegate authority to the Interim Director of Public Health and Chief Finance Officer to award the contract to the highest scoring bidder(s) subject to financial sustainability

How does the decision contribute to the Council's Corporate Objectives?

	<u>Corporate Objective</u>	<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community		X	
2	Jobs and Prosperity		X	
3	Environmental Sustainability		X	
4	Health and Well-Being	X		
5	Children and Young People	X		

Agenda Item 4

6	Creating Safe Communities	X		
7	Creating Inclusive Communities	X		
8	Improving the Quality of Council Services and Strengthening Local Democracy		x	

Reasons for the Recommendation:

Detoxification services are a critical part of any substance misuse treatment system. As part of this system, Sefton Council commissions residential detoxification services for individuals wishing to realise a drug and/or alcohol-free life, but whose physical or mental ill health, family or social circumstances makes it unlikely that the person is able to realise this goal in a community setting. This is commissioned from Mersey Care NHS Trust. Community detoxification is part of the substance misuse treatment service commissioned from Lifeline.

The current contract for residential detoxification services expires on 31st March 2016 and has an annual value of £510,522.

A review of the balance between residential and community detoxification services could potentially lead to efficiencies and a more effective and sustainable service for Sefton residents.

The procurement process will be required to follow an OJEU Light-Touch Regime Open Procedure. The value of the total contract requires Cabinet authorisation and delegation to a Chief Officer to award the contract at the end of the tender process.

Alternative Options Considered and Rejected:

The implications of carrying out a quicker procurement exercise with new service contract from 1st April 2016:

- The service review would not fully explore alternatives to the current model and potential efficiencies from changing the balance between residential and community detoxification services
- Opportunity to improve the service, gain cost efficiencies and add value will be lost
- Within the contract period substantial changes to the model may be required, as evidence comes to light on best, efficient and effective models, resulting in substantial contract variation and potential withdrawal/termination by the provider

The implications of deciding not to procure substance misuse residential detoxification services:

- Reputational and financial risk to the authority by the potential failure to perform its statutory duty to deliver public health services for substance misuse individuals, through a missing element of an integrated treatment system
- The most vulnerable and at risk would be denied the opportunity to realise a drug and alcohol free life, and experience the benefits of sustained recovery.

What will it cost and how will it be financed?

(A) Revenue Costs

The current annual cost of residential detoxification services is £510,522. To control risk in terms of affordability of the future service, an indicative ceiling price

will be set out in the tendering process, informed by the review referred to within the report. The review will seek cost efficiencies. The cost of the future service will be met from within the Public Health budget allocated for substance misuse, taking into account the savings proposed in the budget process for 2016/17.

(B) Capital Costs

There are no additional capital costs.

Implications:

The following implications of this proposal have been considered and where there are specific implications, these are set out below:

<p>Financial It is anticipated that savings will be made against the current budget line.</p> <p>The recently announced in-year cuts to Public Health Grant Funding for 2015/16 have still not been finalised but the potential budget reduction for Sefton Council will be approximately £1m - £1.3m (depending on the outcome of the consultation exercise over how cuts should be calculated). This reduction in Public Health funding and the uncertainty of funding in 2016/17 onwards, combined with further austerity savings to be found in Public Sector Spending, means that there are serious risks as whether any new contractual agreements will be affordable in future years.</p> <p>There is a need to consider any potential TUPE implications.</p>						
<p>Legal Possible risk of challenge from aggrieved provider who has not been given an opportunity to deliver this service comprising the extension.</p>						
<p>Human Resources</p>						
<p>Equality</p> <table><tr><td>1. No Equality Implication</td><td><input checked="" type="checkbox"/></td></tr><tr><td>2. Equality Implications identified and mitigated</td><td><input type="checkbox"/></td></tr><tr><td>3. Equality Implication identified and risk remains</td><td><input type="checkbox"/></td></tr></table>	1. No Equality Implication	<input checked="" type="checkbox"/>	2. Equality Implications identified and mitigated	<input type="checkbox"/>	3. Equality Implication identified and risk remains	<input type="checkbox"/>
1. No Equality Implication	<input checked="" type="checkbox"/>					
2. Equality Implications identified and mitigated	<input type="checkbox"/>					
3. Equality Implication identified and risk remains	<input type="checkbox"/>					

Impact of the Proposals on Service Delivery:

Better outcomes should be delivered to service users due to an improved balance of services between community and residential settings.

What consultations have taken place on the proposals and when?

The Chief Finance Officer has been consulted and any comments have been incorporated into the report (FD.3806/15)

Agenda Item 4

Head of Regulation and Compliance (LD 3089/15) has been consulted and any comments have been incorporated into the report.
Engagement activity will take place to help shape the service specification for this service.

Implementation Date for the Decision

Following the expiry of the “call-in” period for the Minutes of the Cabinet Meeting

Contact Officer: Linda Turner, Consultant in Public Health

Tel: 0151 934 3360

Email: linda.turner@sefton.gov.uk

Background Papers:

There are no background papers available for inspection

1. Background

- 1.1. Detoxification is part of integrated drug and alcohol treatment services. Successful recovery from addiction and dependency on substances including alcohol requires sustained and co-ordinated care across services. Evidence points to effective and integrated treatment programmes as being central to enable individuals to sustain longer periods of abstinence. An integrated system increases efficiencies by reducing duplication between services, improves access to a range of services appropriate to the particular needs and requirements of service users, optimises treatment and recovery outcomes and improves the safety of individuals, their children and families and the communities in which they live.
- 1.2. Sefton's integrated system includes referrals from a range of sources such as GPs and Primary Care, Adult Social Care, Community Mental Health Teams, Hospital and Specialist Secondary Care, Prison and Probation Services as well as self-referrals. The pathway includes assessment, treatment, detoxification, stabilisation, relapse prevention and recovery support, and can be delivered in a variety of settings both community and residential.
- 1.3. The level of detoxification required is determined by a combination of assessment of health and social care need. Validated assessment tools along with a comprehensive assessment of health history, home and social circumstances, as outlined in National Institute for Health and Care Excellence (NICE) guidance, informs the type of detoxification (medically or non-medically managed) and the environment where interventions should be undertaken.
- 1.4. The majority of alcohol detoxifications can be achieved without risk or complication, and within a relatively short time-scale (usually between 5 – 9 days). Detoxification from heroin, methadone and other opiate-type substances can be achieved in similar clinical environments but usually over longer periods of time and following a period of opiate substitution treatment (OST), stabilisation and / or dose reduction.
- 1.5. Within Sefton Integrated Substance Misuse Treatment Service, the first-line detoxification offer is community detoxification within the adult treatment service. Where increased risk is indicated, residential in-patient detoxification may be the safest and most effective treatment plan. Medical input and supervision can be provided by a community GP overseeing the detoxification plan.
- 1.6. Where severe dependency, complex physical and / or mental health needs are indicated, medically managed residential in-patient detoxification under the close supervision of specialist substance misuse doctors and other clinical staff can provide the most suitable clinical environment to manage risk and health needs.
- 1.7. Lifeline Ltd provide integrated adult treatment services including assessment and care planning, opiate substitution treatment either on a reduction or maintenance basis, community detoxification (pharmacologically and non-pharmacologically) assisted, psychosocial interventions, recovery support and relapse prevention.
- 1.8. Arch Initiatives currently provide medically supervised residential detoxification for individuals who do not meet the inclusion criteria for community detoxification but have a lower threshold of health need complexity than those indicated for in-patient medically managed programmes.

Agenda Item 4

1.9. Medically managed residential detoxification services are commissioned from Mersey Care NHS Trust and comprise of an alcohol only detoxification unit based at the Windsor Clinic (Aintree Hospital) and a drug and / or drug and alcohol detoxification unit based at the Kevin White Unit (Smithdown Health Park) Liverpool.

- Mersey Care provides a medically managed detoxification service staffed by trained specialist Substance Misuse Doctors and Nurses skilled in providing care for those with substance misuse related health care needs and clinically managing the risk associated with detoxification from a range of substances.
- Therapeutic and psychosocial interventions are provided by qualified staff, including after care and relapse prevention plans which increase the chances of an individual sustaining abstinence over longer periods of time, avoiding relapse and making positive progress towards recovery goals – education, training, and or employment.

2. Service development

2.1. It is proposed to review existing services and develop a comprehensive service model and specification for detoxification to be commissioned and procured under the OJEU Light-Touch Regime Open Procedure.

2.2. The Independent Substance Misuse Review delivered by The Centre for Public Innovation in July 2014 recommended action to encourage take up of community detoxification services. There were no direct recommendations on service models for inpatient/residential detoxification.

2.3. Service development has consequently focused on improving community detoxification, and time has needed to elapse to see the impact of those changes prior to reviewing whether additional changes to the service model are required. It is now considered timely to conduct such a review..

2.4. Cabinet is therefore asked to authorise a contract extension for a maximum of three months under paragraph 1.2.8 in the corporate contract procurement rules to enable a service review to take place and the findings to be incorporated in the service specification. The procurement timetable is detailed at paragraph 3.1 below.

2.5. Sefton Council wishes to minimise the impact on existing clients of any change in service provision and will require, if appropriate, a seamless transition between existing services and any new service.

2.6. The provider will be required, if appropriate, to produce a start-up plan that details the hand-over and management of existing services and the development of the new service, over the period from contract signature to full operation. Progress against the start-up plan will be monitored during the period from the award of the contract to its full operation at regular meetings.

3. Procurement process

3.1. Timetable

Agenda Item 4

9 th September – 11 th December 2015	Re-design service specifications, carry out consultation, hold provider day, complete Invitation to Tender documentation, acquire current staffing information from existing contractor
1 st October 2015	Cabinet meeting
14 th October 2015	Cabinet Call in expires
11 th December 2015	Advertise in OJEU and on The Chest
29 th January 2016	Tender response deadline (noon)
1 st February – 26 th February 2016	Evaluation of bids
w/c 29 th February 2016	ITT Evaluation moderation
w/c 7 th March 2016	Interviews
17 th March 2016	Preferred bidder selected
18 th March 2016	Chief Officer (Director of Public Health) sign off award Letters to unsuccessful bidders Letter of intention to award followed by 10 day standstill period
31 st March 2016	Award contract and seal contract
1 st April – 30 th June 2016	Mobilisation / Implementation / TUPE etc
1 st July 2016	Contract start date

- 3.2. The basis of the tender evaluation to be applied would be 30% price and 70% quality, with 10% of the latter being reserved for the interview process.
- 3.3. To control risk in terms of affordability of the future service, an indicative ceiling price will be set in the tendering process, informed by the service review referred to within this report.
- 3.4. Given that there may be TUPE implications for any incoming provider, it may be advisable at this stage to obtain information from the current supplier relating to employees carrying out these services.
- 3.5. It is proposed that at the end of the procurement process, three-year contract(s) with the option to extend for up to a further two years will be entered into with provider(s). This should provide for better service stability and enable better value in the contract cost by procuring for a three year period. The contract(s) will however include provision for variation and early termination by the Council for convenience in the event of e.g. a reduction in funding levels etc.

This page is intentionally left blank

Report to: Cabinet **Date of Meeting:** 1 October 2015

Subject: Integrated Wellness Service Specification **Wards Affected:** (All Wards);

Report of: Interim Director of Public Health

Is this a Key Decision? Yes **Is it included in the Forward Plan?** Yes

Exempt/Confidential No

Purpose/Summary

The purpose of this report is to ask Cabinet to endorse the draft service specification for the Integrated Wellness Service in order to progress the previously agreed procurement exercise in line with the defined timetable.

Recommendation(s)

Cabinet is asked to:

1. Approve the draft IWS service specification.

2. Delegate authority to the Director of Public Health to make any necessary future amendments to the service specification based on expert advice from finance, legal and commissioning officers.

How does the decision contribute to the Council’s Corporate Objectives?

<u>Corporate Objective</u>		<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community		x	
2	Jobs and Prosperity		x	
3	Environmental Sustainability		x	
4	Health and Well-Being	x		
5	Children and Young People	x		
6	Creating Safe Communities		x	
7	Creating Inclusive Communities	x		
8	Improving the Quality of Council Services and Strengthening Local Democracy		x	

Agenda Item 5

Reasons for the Recommendation:

The Integrated Wellness Service model will replace the previously contracted multiple lifestyle and wellbeing services into a single contract funded through the Public Health Budget. This will improve service user experience and enable a more efficient, centralised but person centred service offer.

The service specification has been developed in consultation with key commissioners and partners and based on provider and public consultation following service reviews. The service specification is evidenced based and has been designed to respond to the needs of the local population. Three components of the IWS model are included within this specification; IWS Hub, Stop Smoking Services and Community Resilience and Relapse Prevention. Other components of the IWS model are included within contracts outside of this specification.

Cabinet approved the proposed procurement process in July 2015 which will follow an OEJU Light-Touch Regime Open Procedure. As part of this arrangement the Director of Public Health has approved delegated authority to award the contract at the end of the procurement process. In accordance with the procurement process the Service will be implemented in April 2016 to run for a period of three years with the option of two further one-year extensions. The procurement timetable has been designed to ensure that service provision is available following the expiration of existing singular contracts.

Alternative Options Considered and Rejected:

The IWS contract will replace the several single contracts for components of the new IWS model. This is based on significant service review and consultation with the public, service users, providers and commissioners. Continuing to contract separately will not deliver the intended outcomes of the IWS or the agreed efficiencies that are associated with this integrated approach.

What will it cost and how will it be financed?

(A) Revenue Costs- Funding will be met within Public Health budgets available in relevant financial years

(B) Capital Costs- None

Implications:

The following implications of this proposal have been considered and where there are specific implications, these are set out below:

Financial

The new service specification will align services and resources resulting in efficiencies which will be achieved in 2016 onwards, as outlined in the budget process for 2016/2017, following the implementation of the Service in April 2016. The indicative ceiling price for this contract is no more than £1.6m.

The recently announced in-year cuts to Public Health Grant Funding for 2015/16 have still not been finalised but the potential budget reduction for Sefton Council will be approximately £1m - £1.3m (depending on the outcome of the consultation exercise over how cuts should be calculated). This reduction in Public Health funding and the

uncertainty of funding in 2016/17 onwards, combined with further austerity savings to be found in Public Sector Spending, means that there are serious risks as whether any new contractual agreements will be affordable in future years.

Legal

None

Human Resources

None

Equality

1. No Equality Implication

2. Equality Implications identified and mitigated

3. Equality Implication identified and risk remains

Impact of the Proposals on Service Delivery:

The IWS model aspires to improve outcomes and experiences for service users whilst also streamlining and integrating services resulting in a more efficient and effective service directed at those local residents in most need of support.

What consultations have taken place on the proposals and when?

The Chief Finance Officer has been consulted and any comments have been incorporated into the report (FD.3805/15)

Head of Regulation and Compliance has been consulted and any comments have been incorporated into the report. (LD 3088/15)

Consultation and engagement activity took place during October and November 2013 and June to September 2015 to help review current provision and to identify ways to improve delivery of health improvement programmes.

The following methods were used:

- One-to-one interviews/meetings
- e-consult on-line surveys
- Focus groups
- CCG meetings
- E-bulletins
- Internal workshops
- Provider visioning event

In total, over 900 people have engaged with this process.

Implementation Date for the Decision

Following the expiry of the “call-in” period for the Minutes of the Cabinet Meeting

Contact Officer: Anna Nygaard

Tel: 0151 934 3153

Email: Anna.nygaard@sefton.gov.uk

Background Papers: None

Agenda Item 5

1. Introduction

1.1 The Integrated Wellness Service model will replace the previously contracted multiple lifestyle and wellbeing services into a single contract funded through the Public Health Budget. This will improve service user experience and enable a more efficient, centralised but person centred service offer.

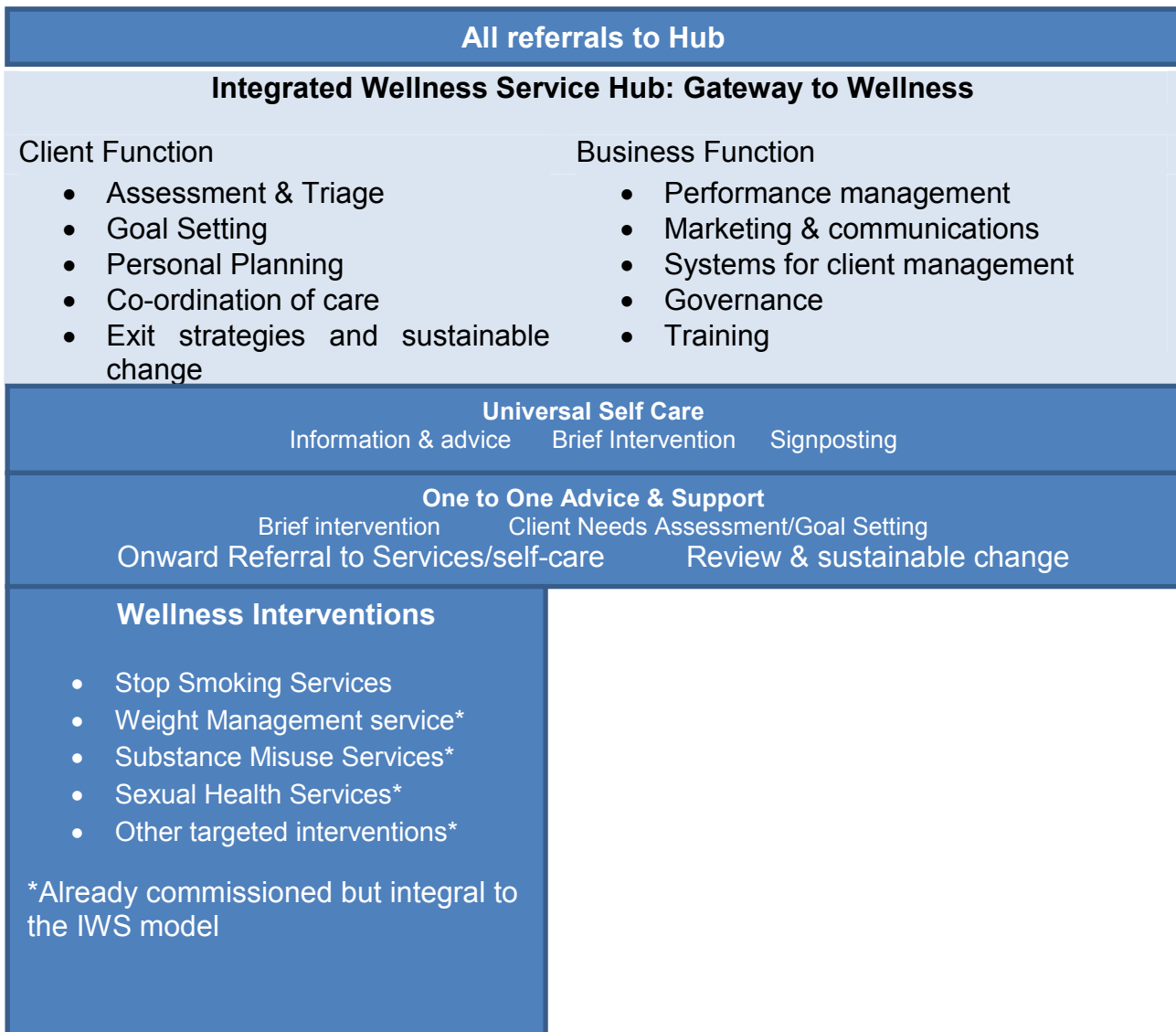
1.2 The service specification has been developed in consultation with key commissioners and partners and is based on provider and public consultation following a number of service reviews. The service specification is evidenced based and has been designed to respond to the needs of the local population. Three components of the IWS model are included within this specification; the IWS Hub, Stop Smoking Services and Community Resilience and Relapse Prevention. Other components of the IWS model are included within contracts outside of this specification.

1.3 *The Integrated Wellness Service*

The aim of the Service is to provide support to people to live well by addressing the factors that influence their health, enabling them to be independent and resilient and support themselves and people around them. The Service will provide person-centred, holistic and accessible wellbeing services which are flexible and creative, easy to access and navigate and responsive to the needs of local people. It will enhance and protect the health and wellbeing of the population of Sefton and improve the health of the poorest fastest.

1.4 The IWS is the central component of Scheme 1 of Sefton's Better Care Fund and will promote self-care, wellbeing and prevention linked to the other schemes which include Virtual Ward and Care Closer to Home (Scheme 2) and Intermediate Care and Reablement (Scheme 3). The IWS will also be developed in conjunction with the Well North programme which is focused on targeted, geographic areas within Sefton.

1.5 Integrated Wellness Service Model – Diagram



1.6 The IWS will contribute to achievement on the following outcomes:

- Reduction in the prevalence of multiple, unhealthy behaviours in Sefton. The level of reduction should be greater in parts of Sefton with higher prevalence the Sefton Strategic Needs Assessment and Lifestyle survey will be used as a baseline
- Increase self-reported wellbeing in Sefton.
- Reduced demand on high-cost public services e.g. reduced demand on reduced A&E attendances, reduced GP medical prescriptions, fewer social care referrals, etc.

1.7 *The Integrated Wellness Service Specification*

The Integrated Wellness Model has a number of components; the draft specification consists of three of these components, which are as follows:

Agenda Item 5

Service Component Specifications	Appendix
Integrated Wellness Service Hub	1
Stop Smoking Service	2
Community Resilience and Relapse Prevention	3

1.7.1 Integrated Wellness Service Hub

The IWS Hub will be a universal, single point of access service which will assess, triage and co-ordinate all referrals and ongoing management of clients on the basis of need. This may include signposting for self-management through to targeted interventions.

1.7.2 The IWS Hub contributes to tackling inequalities in health through promoting and supporting people to develop healthier behaviours and lifestyles in the context of their own local communities. It focuses on engaging with individuals in communities and offering them practical support to change their behaviour to achieve their own choices and goals and achieve greater personal resilience stability.

1.7.3 The service will be responsible for:

- Assessment of client needs and appropriate management e.g. risk stratification
- Marketing the service to clients and professionals
- Ensuring ease of referral across IWS services and other community services that support successful behavior change
- Co-ordination of care ensuring a seamless pathway across IWS services
- Performance data and evaluation
- Develop sustainable behavior change plans for clients
- Assessment of client needs and appropriate management e.g. risk stratification
- Managing the IWS model information and clinical governance e.g. person specific data.
- Building capacity across organisations through training e.g. MECC to change behaviours and cultures in the workforce e.g. ensuring prevention is endemic in health services and social care.

1.7.4 Stop Smoking Service

The purpose of stop smoking services is to reduce the number of smokers. This will be achieved by access to high quality, evidenced based stop smoking interventions within local community settings across Sefton. The service will offer free help and advice to all smokers who live or registered with a GP in the borough of Sefton.

1.7.5 This service will be delivered in line with Department of Health guidance and NICE guidance.

1.7.6 The interventions will:

- Be equitable for all smokers
- Offers effective evidence based treatments
- Supports people to stop smoking at four weeks
- Supports people to maintain a sustained quit attempt and monitor people at 6 months and 12 months
- Achieves high levels of service user satisfaction with the service.

1.7.7 Community Resilience and Relapse Prevention

The IWS model uses a ‘strengths based’ approach that acknowledges and builds upon the strengths, skills, capacities and support networks of people to live healthy lives alongside the assets within the local community. The purpose is to develop:

- Local provision which enables sustainable behaviour change for those exiting lifestyle interventions from the IWS e.g. community based relapse prevention.
- Work with local communities experiencing health inequalities to develop opportunities which will increase individual and community resilience to enable and maintain positive health and wellbeing based on needs of local communities enhancing what is already available. Examples include but are not limited to:
 - Prevention of unhealthy lifestyle behaviours
 - Building self-confidence and self esteem
 - Entering and re-entering the workplace
 - Financial management skills and support
 - Reducing loneliness and isolation
 - Navigating health and social care
 - Community asset building
 - Whole family support

1.8 Procurement Process

Cabinet approved the proposed procurement process in July 2015 which will follow an OEJU Light-Touch Regime Open Procedure. As part of this arrangement the Director of Public Health has approved delegated authority to award the contract at the end of the procurement process. In accordance with the procurement process the Service will be implemented in April 2016 to run for a period of three years with the option of two further one-year extensions. The procurement timetable has been designed to ensure that service provision is available following the expiration of existing singular contracts.

1.9 The new service specification will align services and resources resulting in efficiencies which will be achieved in 2016 onwards, as outlined in the budget process for 2016/2017, following the implementation of the Service in April 2016. The indicative ceiling price for this contract is no more than £1.6m.

1.10 The procurement timetable is as follows:

1st April 2016	Contract start date
January 2016	Award contract and seal contracts
December 2015	Commence mandatory standstill period
December 2015	Preferred bidder selected
December 2015	Interviews
November to December 2015	Tender evaluation
November 2015	Tender response deadline
October 2015	Advertise in OEJU and on the Chest

This page is intentionally left blank

Agenda Item 6

Report to:	Cabinet	Date of Meeting:	1 October 2015
Subject:	Sefton's Flood and Coastal Erosion Risk Management Strategy	Wards Affected:	All
Report of:	Head of Locality Services – Commissioned		
Is this a Key Decision?	Yes	Is it included in the Forward Plan?	Yes
Exempt/Confidential	No		

Purpose/Summary

Sefton's Flood and Coastal Erosion Risk Management Strategy sets out how we will manage flooding and coastal erosion within Sefton. The strategy is accompanied by an Investment Plan and a Service Plan. The Service Plan provides more detail of the activities we will undertake to support our outcomes and how we will monitor success and seek to continuously improve the service. The Investment Plan sets out how our activities are resourced and identifies areas where we will need to seek funding to progress activities.

Recommendation(s)

That the Cabinet adopt Sefton's Flood and Coastal Erosion Risk Management Strategy

How does the decision contribute to the Council's Corporate Objectives?

	<u>Corporate Objective</u>	<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community	x		
2	Jobs and Prosperity		x	
3	Environmental Sustainability	x		
4	Health and Well-Being	x		
5	Children and Young People		x	
6	Creating Safe Communities	x		
7	Creating Inclusive Communities		x	
8	Improving the Quality of Council Services and Strengthening Local Democracy	x		

Agenda Item 6

Reasons for the Recommendation:

This strategy is a requirement under section 9 of the Flood and Water Management Act 2010. The Act requires each Lead Local Flood Authority in England and Wales to set out how it will manage flooding and coastal erosion in its area. Sefton Council is a Lead Local Flood Authority (LLFA) and adoption of this strategy will satisfy this statutory need. It also satisfies the requirements under the Flood Risk Regulations 2009 for a Flood Risk Management Plan under Regulation 26 of the Flood Risk Regulations 2009/3042.

Alternative Options Considered and Rejected:

The Council could choose not to undertake its duties as set out in the Flood Risk Management Act 2010 and Flood Risk Regulations 2009. This would reduce the Council's ability to manage flood risk in the Borough and may result in sanctions from Government for failing to deliver statutory functions. It would also severely hinder any attempts to apply for grant aid. This option is not recommended.

What will it cost and how will it be financed?

(A) Revenue Costs

There are no direct financial implications arising from this report as all costs associated with flood and coastal erosion risk management and staffing are contained within budgets available in relevant financial years.

(B) Capital Costs

Schemes will be promoted on a scheme by scheme basis to secure funding. The primary funding source will be the Environment Agency's Grant in Aid funding but this could require additional partnership funding to improve likelihood of success. This partnership funding could come from existing revenue budgets, Sefton's Capital budgets or external partners and individuals.

The scope of future activity will be influenced by both the level of available external funding and also by the capacity of the Council to harness this funding. Initial indications, based on indicative allocations from DEFRA over the next six financial years, would suggest that there is no guarantee that planned schemes can be fully funded. It must therefore be assumed at this stage that future schemes remain, to some extent, aspirational.

Implications:

The following implications of this proposal have been considered and where there are specific implications, these are set out below:

Financial No impact on revenue budgets. Delivery of elements of the strategy subject to availability of capital and external funding

Legal The Council has statutory requirements under the Flood and Water Management Act 2010 and Flood Risk Regulations 2009

Human Resources

Equality

- | | | |
|----|--|--------------------------|
| 1. | No Equality Implication | |
| 2. | Equality Implications identified and mitigated | <input type="checkbox"/> |
| 3. | Equality Implication identified and risk remains | <input type="checkbox"/> |

Impact of the Proposals on Service Delivery:

Service delivery will improve due to clear outcomes and measures being provided. It will also bring greater transparency on the decisions we make to manage flood risk.

What consultations have taken place on the proposals and when?

The Chief Finance Officer has been consulted it is noted from the report the recommendation to adopt Sefton's Flood and Coastal Erosion Risk Management Strategy does not present any direct financial implications for the Council. Any revenue costs arising can be met from existing budgets. Potential capital schemes will be considered on a scheme by scheme basis and take into account the Council's ability to generate external funding before any formal commitment is made (FD 3789/15)

The Head of Corporate Legal Services has been consulted and any comments have been incorporated into the report. (LD 3072/15)

Implementation Date for the Decision

Following the expiry of the "call-in" period for the Minutes of the Cabinet Meeting

Contact Officer: Paul Wisse

Tel: 0151 934 2959

Email: paul.wisse@sefton.gov.uk

Background Papers:

Sefton's Flood and Coastal Erosion Risk Management:

- Strategy
- Service Plan
- Investment Plan
- Strategic Environmental Assessment
- Habitat Regulations Assessment
- Engagement report

Agenda Item 6

1. Introduction/Background

- 1.1 This strategy is a requirement under the Flood and Water Management Act 2010. The Act requires each Lead Local Flood Authority in England and Wales to set out how it will manage flooding and coastal erosion in its area. Sefton Council is a Lead Local Flood Authority (LLFA) and this strategy will satisfy this statutory need. It also satisfies the requirements under the Flood Risk Regulations 2009 for a Flood Risk Management Plan.

The 2010 Act also placed a number of new duties on the authority and these are reflected in the strategy and supporting documents.

In order to satisfy the legislative requirements in relation to content the Strategy is supported by a Service Plan and an Investment Plan, when considered together the legislative requirements are met.

Whilst the contents required for the Local Flood Risk Strategy and Flood Risk Management Plan are set out in the Act and Regulations they do not specify that they have to be separate documents or that they have to go by these titles. As such we have chosen to satisfy these obligations through the production of three documents that contain the specified contents but are in a format that is more useful to the Council and its communities. These documents are:

- **Flood and Coastal Erosion Risk Management Strategy** – this sets out the outcomes we are seeking and the activities we will undertake to support these at a strategic level with supporting information about the risk we have. This would be the main document for the public, Councillors and senior managers to read.
- **Flood and Coastal Erosion Risk Management Service Plan** – this goes into more detail on the activities we will undertake to achieve our outcomes and also sets out how we will monitor our performance in relation to these activities. This will be the main document for the team to refer to when planning and prioritising their work.
- **Flood and Coastal Erosion Risk Management Investment Plan** – this sets out how our activities are funded and includes our aspirations for future funding. This will be a key document for the team to use when discussing financial contributions with partners and grant aiding bodies so that we can co-ordinate multiple funding streams where and when available.

2 Consultation

- 2.1 A further requirement in both the Act and Regulations is that the Strategy is consulted on. When considering this in the context of Sefton Council guidance on consultation it is considered more appropriate to term it as engagement rather than consultation. The reason for this is that the contents are so heavily prescribed by the Act and Regulations and the need for it to be consistent with the Governments National Strategy and the range of activities so constrained by available funding that there is little, if any, scope for change at this strategic level. Full consultation would therefore raise expectations that the strategy could be influenced whereas the Council is constrained by statutory requirements.

However, when we seek to work with communities on specific issues or within specific areas we will be discussing the issues with them and there will be a far greater opportunity for them to inform what is done both by the Council and by them themselves.

- 2.2 Engagement with the community on the Strategy, Service Plan and Investment Plan was undertaken for eight weeks during February/March 2015 through the Council's E-portal. Professional partners were involved in the development of the strategy and were invited directly to comment on the strategy.
- 2.3 There were 8 responses from the public, which were broadly supportive of the strategy. All of the comments from the engagement have been addressed and incorporated in the documents where applicable.
- 2.4 Natural England recommended that a Habitats Regulation Assessment (HRA) be undertaken due to the designated habitats within Sefton but recognised that it is a strategic document and few direct actions are proposed. This action was undertaken and the HRA is available alongside the strategy.

3 Action Plan

- 3.1 The action plan is available in appendix 1 and the background paper - Service Delivery Plan sets out the outcome, activities, actions, outputs and measures for this service area.

4 Strategy Executive Summary

Sefton has approximately 120,000 homes of which about 15,600 are at risk of internal flooding and 72,000 may be impacted by external flooding in their gardens or adjacent roads during a 1 in a 100 year (plus allowance for climate change) event. There would also be significant impacts and disruption to businesses and infrastructure, such as transport routes and power supplies, during such an event. The areas where homes are likely to be flooded under the circumstances are shown below in figure 1.

Agenda Item 6

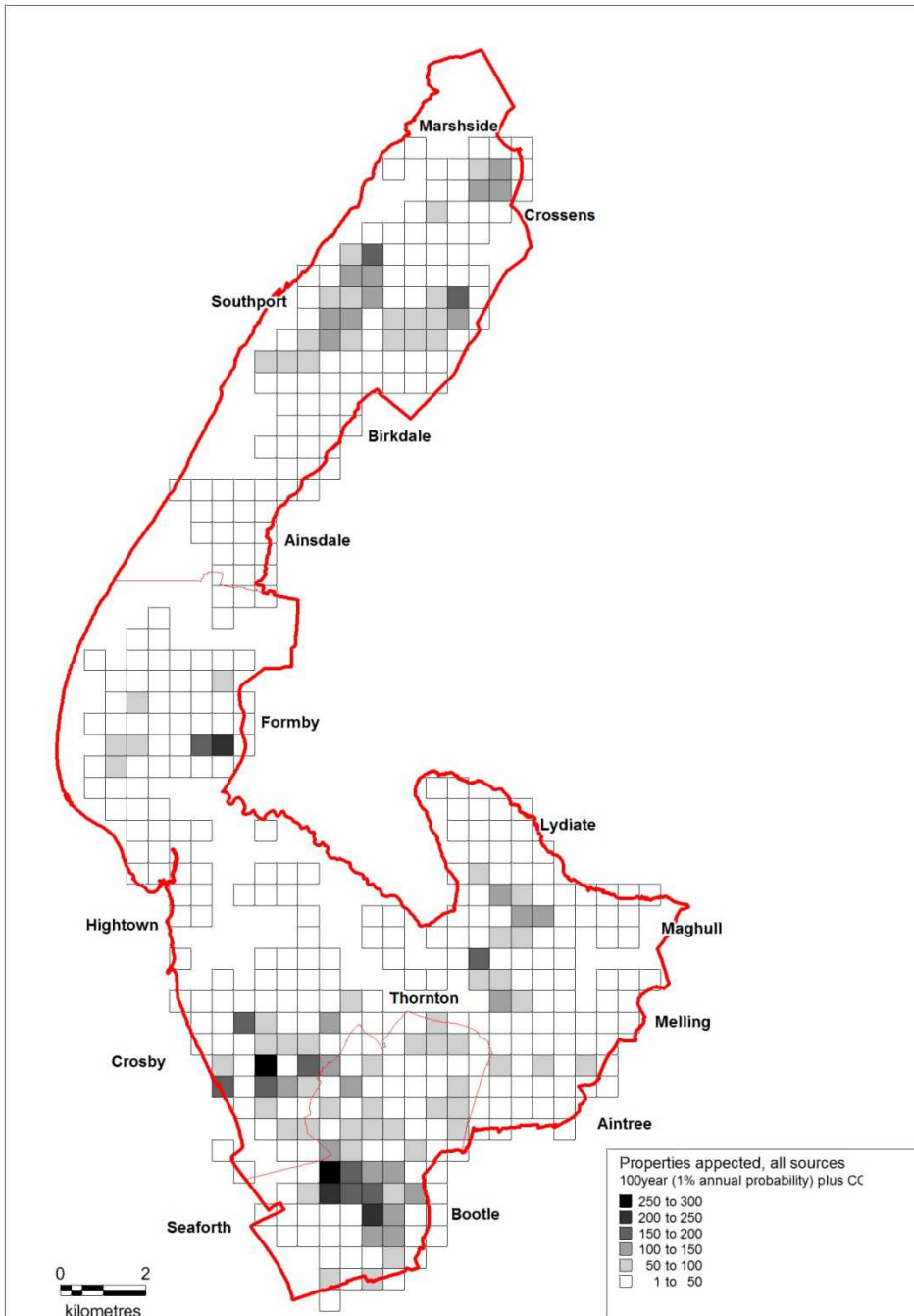


Figure 1: Flood risk from all sources in Sefton for a 1 in 100 (1%) event plus an allowance for climate change.

The Strategy considers flooding from all sources as well as coastal erosion impacts over timescales up to 100yrs in the future. This provides a clear overview of the projected risk within Sefton and shows that it is not limited by organisational or political boundaries. The need for a co-ordinated approach with partners, such as the Environment Agency, United Utilities and local communities has been identified.

The outcome we are seeking is *'To improve the health and well-being of our communities through joint management of flood and coastal erosion risk.'*
This will support the following corporate objectives:-

Agenda Item 6

- *Creating a Learning Community* – through engagement with the community to increase their awareness of risk and options available to them
- *Environmental Sustainability* – through innovative and sensitive design of flood management schemes
- *Health and Well-Being* - through reduced flood risk and consequences of flooding
- *Creating Safe Communities* – through reduced flood risk
- *Improving the Quality of Council Services and Strengthening Local Democracy* – by having clear outcomes and measures and involving the community in the decision making process.

This service is strongly reliant on securing capital funding to deliver all the identified activities and delivery of some of the elements will relate to local and central capital funding availability. The revenue budget supports a team of three who deliver and/or manage the inspection and maintenance programme, reactive works, assessing planning applications for drainage and flood risk, scheme design, securing funding and project delivery. The team also discharges duties of the Lead Local Flood Authority for the Council. Figure 2 represents an overview of the action plan that shows the outcomes and activities that support their delivery whilst setting it in the framework in which they will be delivered. The full range of activities is detailed in the strategy documents. The current budget allocation for this service is defined in table 1 against the four key areas of work shown in figure 2.

Agenda Item 6

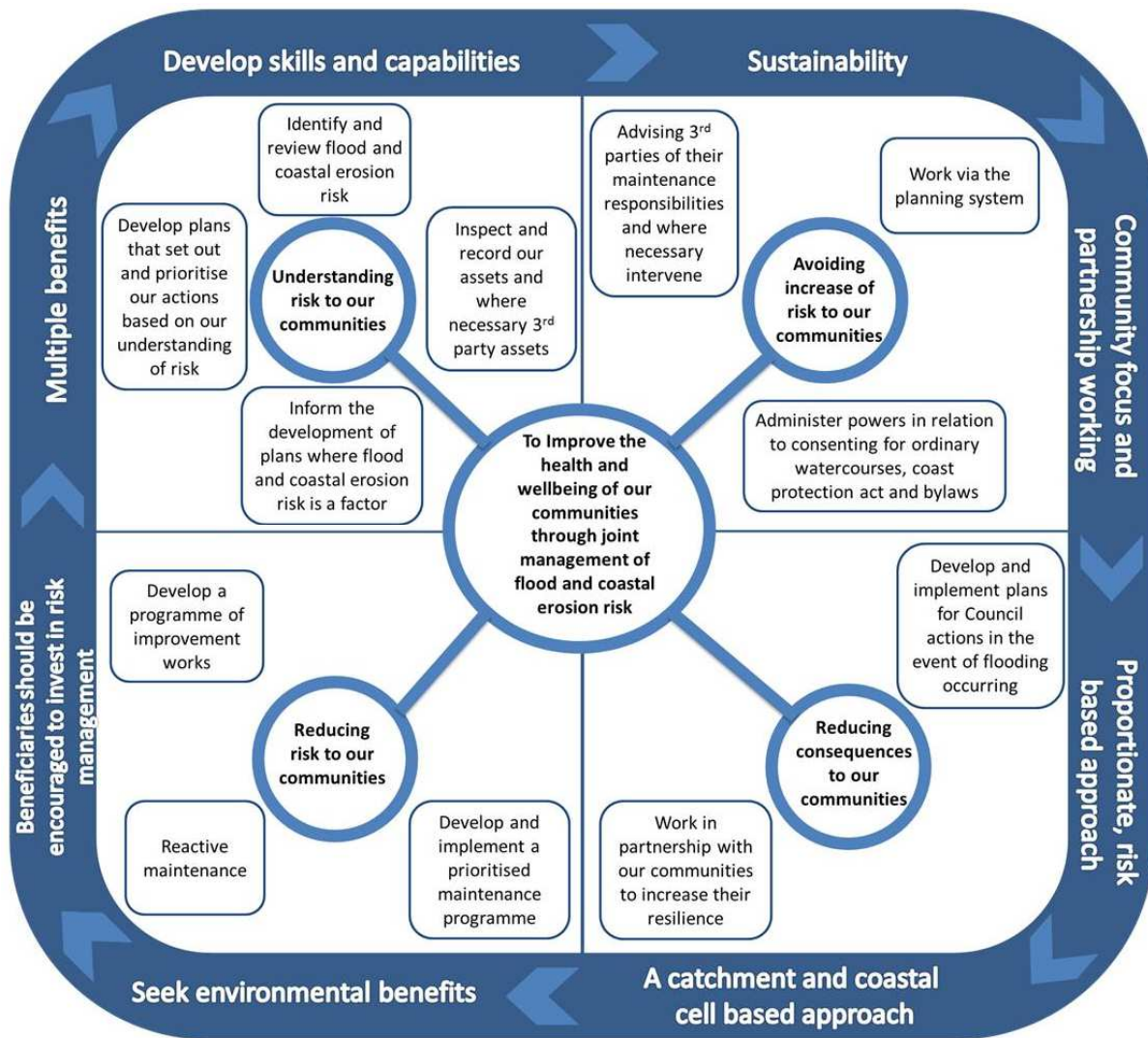


Figure 2. FCERM outcomes and activities.

Key work area	Budget 2014/2015	Budget 2015/2016	Budget 2016/2017	Budget 2017/2018
Understanding risk to our communities	£83,750	£63,055	£63,055	£63,055
Avoiding increase of risk to our communities	£50,625	£37,970	£37,970	£37,970
Reducing risk to our communities	£212,000	£169,600	£169,600	£169,600
Reducing consequences to our communities	£25,000	£18,750	£18,750	£18,750
Total	£371,375	£289,375*	£289,375**	£289,375**

Table 1. Revenue budget allocations against key work areas

*budget line has been reduced by £82,000 in 2015/2016.

**subject to future reductions being required

The Investment Plan presents an overview of the funding sources available. The primary source of funding is Flood Defence Grant in Aid (FDGiA) which is administered by the Environment Agency on behalf of DeFRA. The FDGiA operates over a 6 year rolling programme and officers are forward planning several years in advance of this to

Agenda Item 6

ensure the Council's requirements are included within the programme. The FDGiA has to be bid for against other bids around the country. Bids are prioritised based on the number of homes benefiting from any scheme vs cost and are weighted in favour of areas identified as experiencing social deprivation. Most bids will require a contribution from other sources to secure some FDGiA. The Council will seek contributions where possible and where such contributions secure significant benefits, necessary capital or revenue contributions will be identified on a case by case basis.

It is not possible to prevent all flooding, and with limited resources we need to be able to prioritise our flood risk management work. A key principle of the Strategy is that investment will be prioritised in areas at greatest risk from flooding or erosion. This prioritisation will be revisited and adjusted accordingly as our understanding of local flood risk improves and as new information becomes available.

The Service Delivery Plan sets out how we will deliver this service and the performance management targets we will be measured against. There will be an annual report to Overview and Scrutiny (Regeneration and Skill) Committee and the action plan will be reviewed annually. Additional amendments will be made as and when legislation changes with any significant changes being reported to cabinet member.

Given the context set out above, it makes it increasingly important for the Council to be clear and transparent about what outcomes we are seeking, the activities we will undertake to achieve them and how we will ensure that we undertake them in an efficient, effective and customer focussed way. The Strategy, Investment Plan and Service Delivery Plan provide the structure to achieve this in line with Council objectives.

Agenda Item 6

Appendix 1 Local Flood Risk Strategy Action Plan

Outcome	Activity	Actions	Outputs in Strategy period (2015-2018)	Performance Measures
Understanding risk to our communities	Identify and review flood and coastal erosion risk	<ul style="list-style-type: none"> Monitoring of a range of conditions Recording flood and coastal erosion events Modelling of systems Communicating the risk 	<ul style="list-style-type: none"> Regular technical and non-technical reports for coastal erosion and tidal flood risk Establish / extend monitoring network for groundwater based on highest risk areas to provide evidence base Develop Investigations policy and reporting procedure (in 2015) Consolidation of risk information for communication 	Time taken and quality of inspections will be the performance measures with a summary of risk provided as context
	Develop plans that set out and prioritise our actions based on our understanding of risk	Develop and maintain: <ul style="list-style-type: none"> Local Flood Risk Strategy Preliminary Flood Risk Assessment Flood Risk Management Plan Shoreline Management Plan Surface Water Management Plan 	<ul style="list-style-type: none"> Satisfy legislative requirements for a Local Flood Risk Strategy and Flood Risk Management Plans. Develop, maintain and review other plans as necessary and take forward actions recommended in 	Plans in place, acted on and reviewed to an agreed programme

Agenda Item 6

Outcome	Activity	Actions	Outputs in Strategy period (2015-2018)	Performance Measures
		<ul style="list-style-type: none"> • Coastal Change Study • Catchment Plans (Flood Risk Management Plans) 	<p>them on a prioritised basis</p>	
	<p>Inform the development of plans where flood and coastal erosion risk is a factor</p>	<ul style="list-style-type: none"> • Local Plan • Strategic Flood Risk Assessment • Green Space • Habitat Management • Coastal Management 	<ul style="list-style-type: none"> • Input fully to plans to maximise opportunities and minimise adverse impacts in relation to flood and coastal erosion risk management 	<p>Timely and quality response including feedback from the customer team.</p>
	<p>Inspect and record our assets and where necessary 3rd party assets</p>	<ul style="list-style-type: none"> • Develop and maintain a database containing information about assets important to flood risk management • Develop and implement a risk based inspection programme for the assets • Identify and designate assets which are in third party ownership and although not 	<ul style="list-style-type: none"> • A database containing information on known assets • A prioritised inspection regime • A programme of work to complete documentation of assets 	<p>Time taken and quality of inspections will be the performance measures with a summary of condition provided as context</p>

Agenda Item 6

Outcome	Activity	Actions	Outputs in Strategy period (2015-2018)	Performance Measures
		<p>their primary function are important for flood risk management</p>		
<p>Avoiding increase of risk to our communities</p>	<p>Work via the planning process</p>	<ul style="list-style-type: none"> • Develop and maintain evidence relating to flood risk to inform the Local Plan, in the format of the Strategic Flood Risk Assessment (SFRA). The most recent update of the SFRA has been completed in 2013 • Discharge duties required of a Lead Local Flood Authority such as a statutory 	<ul style="list-style-type: none"> • Assess development applications as required. • Production and application of local FRA guidance • Advise on Planning applications in accordance with legislation and guidance 	<p>These activities are all responding to requests whether they are from planning, an applicant for consenting of works or arising from a request to investigate a flooding issue. As such we need to record the volume of requests (number and scale), the quality</p>

Agenda Item 6

Outcome	Activity	Actions	Outputs in Strategy period (2015-2018)	Performance Measures
		<p>consultee for assessing flood risk implications from developments, through the planning process.</p> <ul style="list-style-type: none"> • Develop and maintain local guidance for Flood Risk Assessments (FRA) which sets out what we will expect in such assessments and how we will consider them over and above what is set out in National Planning Guidance • Advise the Local Planning Authority on planning applications in relation to flood risk 		<p>and timeliness of our response and the immediate outcome we have achieved. Measures will be:</p> <p>Number Scale Response time achieved Quality of responses acceptable Impact</p>
	Administer powers in relation to consenting for ordinary watercourses,	<ul style="list-style-type: none"> • Establish consenting procedures and raise awareness of need for consents 	<ul style="list-style-type: none"> • Put in place procedures for consenting works to ordinary watercourses and 	

Agenda Item 6

Outcome	Activity	Actions	Outputs in Strategy period (2015-2018)	Performance Measures
	coast protection act and bylaws	<ul style="list-style-type: none"> • Review and enact bylaws • Review procedures and enact recommendations relating to the Coast Protection Act 	<p>raise awareness of the need to seek consent for such works.</p> <ul style="list-style-type: none"> • Put in place procedures for consenting works controlled under the Coast Protection Act and raise awareness of the need to seek consent for such works (in 2015) • Review bylaws that it would be beneficial to enact and commence the process of enactment (by 2016). 	
	Advising 3rd parties of their maintenance responsibilities and where necessary intervene	<ul style="list-style-type: none"> • Communicate riparian duties • Identify issues or receive in complaints relating to lack of maintenance • Identify and enter into negotiations with riparian owners • Where negotiations fail 	<ul style="list-style-type: none"> • Clear procedures for dealing with riparian issues (in 2015) 	

Agenda Item 6

Outcome	Activity	Actions	Outputs in Strategy period (2015-2018)	Performance Measures
		commence enforcement proceedings • Where necessary undertake works ourselves		
Reducing risk to our communities	Develop and implement a prioritised maintenance programme	<ul style="list-style-type: none"> Identify catchments and associated critical infrastructure Develop and implement an asset management plan which will include a prioritised maintenance plan based on the number of properties at risk and the vulnerability of the resident 	<ul style="list-style-type: none"> Review and re-tender works contracts (by 2016) Develop and start a programme of work to identify critical infrastructure in each drainage area Commence development of an asset management plan (in 2015) 	As planned works we will develop programmes and budgets, we will review progress against these and have a project sponsor / project manager arrangement in place to monitor quality. We need to consider how to measure performance in relation to partnership working and drawing in external funds.
	Develop a programme of improvement works	<ul style="list-style-type: none"> Identify capital maintenance and improvement works Develop a forward plan and bid for funding to undertake the 	<ul style="list-style-type: none"> Development of a justified forward plan listing proposed works (in 2015) Submission of forward plan for grant aid (indicative stage only) 	

Agenda Item 6

Outcome	Activity	Actions	Outputs in Strategy period (2015-2018)	Performance Measures
		work • Implement works when funds become available	• Implementation of works granted funding	
	Undertake reactive maintenance	Respond to reactive maintenance needs on a prioritised basis		Time of response and quality of response will be key indicators with £ spent providing context
Reducing consequences to our communities	Work in partnership with our communities to increase their resilience	• Share our understanding of flood and coastal erosion risk • Discuss with communities options for increasing their resilience • Provide advice and support on what to do before during and after a flood	• Development of a communications strategy (by the end of 2015) • Development of basic communication materials • Commence implementation of communication strategy	Performance measures will be developed as part of the communications plan.

Agenda Item 6

Outcome	Activity	Actions	Outputs in Strategy period (2015-2018)	Performance Measures
	Develop and implement plans for Council actions in the event of flooding occurring	<ul style="list-style-type: none"> • Emergency Plan • Resilience Plan 	<ul style="list-style-type: none"> • Review the emergency and resilience plans for flooding (annual) 	We have to have plans in place and be confident that they will work. The performance measure will be that annual training, testing and review of the plans has been undertaken to a pre-agreed programme.

This page is intentionally left blank

Report to:	Cabinet	Date of Meeting:	1 October 2015
Subject:	Local Plan Update and Post Submission Changes	Wards Affected:	(All Wards)
Report of:	Chief Executive		
Is this a Key Decision?	Yes	Is it included in the Forward Plan?	Yes
Exempt/Confidential	No		

Purpose/Summary

Since submission of the Local Plan for examination in August, it is proposed to make a number of changes to take account of representations where they will help to secure that the Plan is 'sound', updated evidence and to make minor editorial changes etc. This is regarded as good practice.

The report therefore seeks approval of proposed changes to the Local Plan (known as post submission changes) since it has been submitted for examination; approval of the Local Development Scheme and Authority Monitoring Report; and to provide an update on a number of recently completed studies.

Recommendation(s)

That Cabinet approve the following:

- (i) The list of proposed post submission changes to the Local Plan for consideration by the Planning Inspector at the Local Plan examination, including changes to the Policy Map
- (ii) The adoption of the Local Development Scheme
- (iii) The Authority Monitoring Report for 2015.

How does the decision contribute to the Council's Corporate Objectives?

	<u>Corporate Objective</u>	<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community		✓	
2	Jobs and Prosperity		✓	
3	Environmental Sustainability		✓	
4	Health and Well-Being		✓	
5	Children and Young People		✓	
6	Creating Safe Communities		✓	
7	Creating Inclusive Communities		✓	
8	Improving the Quality of Council Services and Strengthening Local		✓	

Agenda Item 7

	Democracy			
--	-----------	--	--	--

Reasons for the Recommendation:

To have in place a number of proposed changes to the Local Plan prior to the examination hearings. This will help show how the Council intends to respond to a number of representations were it accepts the premise of the argument and which would help to make the Plan sound.

To fulfil the Council's requirement to have an up-to-date Local Development Scheme and Authority Monitoring Report.

Alternative Options Considered and Rejected:

None. It is good practice to suggest post submission changes which the Council supports before the examination of the Local Plan. This will also help to reduce the length of the examination hearings, and would mean that officers are relying on out-of-date evidence.

What will it cost and how will it be financed?

(A) Revenue Costs

Within the Local Plans budget

(B) Capital Costs

None

Implications:

The following implications of this proposal have been considered and where there are specific implications, these are set out below:

Financial Indirect consequences as set out above (alternative options considered).
Legal The comments of the Head of Regulation and Compliance have been incorporated into the report.
Human Resources N/A.
Equality 1. No Equality Implication 2. Equality Implications identified and mitigated <input type="checkbox"/> 3. Equality Implication identified and risk remains

Impact of the Proposals on Service Delivery:

None

What consultations have taken place on the proposals and when?

The Chief Finance Officer has been consulted and it is noted the report indicates no direct financial implications for the Council. Any costs can be met from the Local Plans budget (FD3807/15)

Head of Regulation and Compliance have been consulted and any comments have been incorporated into the report. LD 3090/15)

Implementation Date for the Decision

Following the expiry of the “call-in” period for the Minutes of the Cabinet Meeting

Contact Officer: Steve Matthews

Tel: 0151 934 3559

Email: steve.matthews@sefton.gov.uk

Background Papers:

The representations to the Local Plan can be accessed via www.sefton.gov.uk/localplan , the evidence base via www.sefton.gov.uk/eamlibrary , the LDS via www.sefton.gov.uk/lDs , the AMR via www.sefton.gov.uk/amr and the proposed SPDs on www.sefton.gov.uk/spd .

Agenda Item 7

1. Introduction/Background

- 1.1 The Local Plan for Sefton was submitted to the Planning Inspectorate on 3 August 2015. Mr Martin Pike has been appointed as the Planning Inspector to examine the Sefton Local Plan. It is anticipated the examination hearings will take place from the third week in November. This will be confirmed following the Pre-Hearing Meeting which is scheduled to take place on 24th September. Invitations have been sent to everyone who has commented on the Local Plan, asking them if they wish to attend.
- 1.2 As we progress towards the Examination hearings there is an opportunity for the Council to suggest to the Inspector proposed changes to the draft Local Plan. These are known as 'post submission changes'. Whilst a number of these are minor changes, such as typographical errors or changes to improve accuracy, clarity and consistency, there are a number that change the meaning or direction of a policy. These may be a result of the Council responding to comments made during publication stage or as a result of new evidence that has emerged since the Council published the Local Plan in January. In a number of instances this also requires changes to the Policy Map.
- 1.3 One of the changes is that we will be adding a 'Key Diagram' which shows where the main development areas etc are located. We also need to refer to the need for an immediate review of the Local Plan as the draft Plan refers to an early review. It is also proposed to add further references to the need for improved rail access to the Port.

In addition it is important that the Council have an updated Local Development Scheme and Authority Monitoring Report in advance of the examination hearing. A Local Development Scheme is essentially a schedule of planning documents the Council intends to produce in the near future. It is intended to assist those who wish to be involved in the development of planning policy. More information on the Local Development Scheme is provided in Section 3 below.

- 1.4 The Authority Monitoring Report is a document which sets out how well the Council is doing in achieving its Planning Policy Objectives. It is a means to determine what outcomes policies are having and whether the policies need to be changed. The Authority Monitoring Report also reports on the Council's approach to meeting the Duty to Co-operate and what progress has been made with regard to Neighbourhood Planning and the introduction of the Community Infrastructure Levy. More information is provided in Section 4 below.
- 1.5 Since the Local Plan was submitted a number of documents have been completed which will be potentially be discussed at the examination hearings. These are updates of existing studies that have taken account of when preparing the Local Plan. More information is provided in section 5 below.

2. Proposed Post Submission Changes

- 2.1 The Local Plan was submitted in August. It is good practice to propose changes to the Plan to respond to comments made. This will help to reduce the length of the examination hearings. There are a number of changes that the Council would like the Inspector to consider for the reasons set out above. Many of these are minor,

such as updating names of organisations, adding policy links, correcting typographical errors etc., but others are more substantial that will change or introduce new policy. A list of changes that the Council wish the Planning Inspector to consider during the Local Plan examination are provided at Annex A.

- 2.2 One of the key changes that is proposed is to update the capacity of a number of proposed allocation sites under Policy MN2, 'Housing, Employment and Mixed Use Allocations', based on recently granted planning permissions, developer feedback, and revised site areas.
- 2.3 Major changes are also proposed to Policies NH1 – NH3 to reflect work that has been undertaken on the Ecological Network. Changes to Policy HC2 are proposed to simplify the requirement for the number of properties in larger schemes [50 homes or more] to be three-bedroomed or less.
- 2.4 A number of changes are proposed to the Policy Map to reflect changes elsewhere in the Local Plan. The Nature Improvement Areas will no longer be shown on the Policy Map. Some housing allocations have had minor amends to reflect more up-to-date information, for example site MN2.46 is proposed to be reduced slightly to reflect the land required for the provision of the slip roads which are to be provided on the south side of the M58 motorway. The locations covered by the Tourism policy [Policy ED5] will be shown on the Policy Map. These comprise Southport Seafront and Central Area, Crosby Coastal Park, Aintree Racecourse and adjacent to the Leeds and Liverpool Canal.
- 2.5 It is likely that a further set of changes will need to be approved in November. These include revisions to Policy MN3 'Land east of Maghull' taking account of on-going work relating to the development of this site, and the provision of a new policy for the site at Moss Lane, Churchtown [site MN2.4]. This will indicate how the Council intends to address issues relating to this site which have emerged since the Local Plan was submitted. This includes addressing the risk from flooding and access issues.

3. Local Development Scheme

- 3.1 A Local Development Scheme (LDS) is a document that sets out the timetable the Council will follow in its production of planning policy documents. Councils are required to produce under the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). It must be available publicly and kept up to date. A copy of the draft Local Development Scheme can be viewed at www.sefton.gov.uk/lds.
- 3.2 Since the previous Local Development Scheme of Sefton was published in January 2015 there have been changes that make the version produced out of date. The timetable of the Local Plan has been updated, and information has been added to indicate broad timetables for producing Supplementary Planning Documents, Community Infrastructure Levy and for Neighbourhood Planning. Specifically, the date of submission of the Local Plan to the Secretary of State has changed from May 2015 to August 2015 due to the volume of consultation responses received and due to the need to update critical evidence.

Agenda Item 7

- 3.3 The Council has, or intends to, publish a number of draft Supplementary Planning Documents [SPD] for public consultation over the next six – nine months. Whilst the Council doesn't need to set out its timetable for SPDs in the LDS, it considers this is useful information for the public to see what documents will be available for comment and how emerging policy will be implemented.
- 3.4 The Council also intends to publish a draft Community Infrastructure Levy Charging Schedule for comment. This will need to be considered by Cabinet in the near future. The preliminary draft charging schedule will be available for comment in the first part of 2016, with a final draft available in spring 2016.
- 3.5 Finally the Council intends to update its Statement of Community Involvement starting later this year. Again, this will need to be approved by the relevant Cabinet Member before early consultation takes place in the spring.

4. Authority Monitoring Report

- 4.1 Monitoring is a key element of the planning and a requirement under the Planning and Compulsory Purchase Act 2004 (section 35). The Localism Act 2011 and the subsequent Town and Country Planning [Local Planning] [England] Regulations 2012 places a duty for the Local Planning Authority to prepare monitoring reports, known as Authority Monitoring Reports [AMRs], and to report these to the public.

LDS Function	Outcome
Reviewing progress of the Council's Local Plan	Progress with the Council's Local Plan has broadly been in line with the programme set out in the Local Development Scheme.
Reporting on how the Council has undertaken its Duty to Co-operate	A 'task and finish' group has been set up between the Merseyside Authorities and West Lancashire to manage the future approach to assessing housing and employment land requirements in the sub-region.
Reporting on Neighbourhood Planning	Lydiate Parish Council has applied for a Neighbourhood Plan Area to be designated. None of the other three Neighbourhood Plans under preparation (Formby, Melling and Maghull) have been submitted for independent examination
Reporting on progress with the Community Infrastructure Levy	A preliminary draft charging schedule is due to be reported to Cabinet in November
Providing information which the Local Planning Authority have collected for monitoring purposes	A whole range of monitoring on housing, employment and leisure is provided.

5. Completion of Additional Studies to Support Local Plan

- 5.1 Since the Local Plan was approved for submission in July a small number of additional studies have been commissioned or completed. Others are still being

Agenda Item 7

prepared. These will be ready in time to inform the examination hearings of the Local Plan.

- 5.2 The Council has had its Employment Land and Premises Study updated by the BE Group. The previous study was completed in 2010. It was considered important that this key piece of evidence was updated prior to the Local Plan examination hearings. The final Employment Land and Premises Study is part of the Local Plan examination library [document EM.1] and can be viewed at www.sefton.gov.uk/examlibrary. This supports the allocations in the Local Plan.
- 5.3 Mott MacDonald were commissioned to undertake an assessment of the Traffic Implications of the Proposed Local Plan Housing and Employment Allocations. This concludes that it is likely there will be some areas where congestion is likely to be a concern over the period to 2030, mainly in the Crosby/Thornton area. The study suggests that further work is required to determine the exact location and nature of the issues and what improvements are required. This report is available in the Local Plan examination library [document TR.2] at www.sefton.gov.uk/examlibrary.

This page is intentionally left blank

Proposed Pre-submission changes to the Submission Local Plan, October 2015

Written Statement		
Reference	Change	Comment/ Reason for Change
General	Replace all references to English Heritage (now Historic England) with Historic England and 'Highways Agency' to 'Highways England'.	To reflect the change in the names of these organisations.
1.4	Under 'Evidence', replace 'European Habitats Directives' with 'Habitats Regulations'.	To correct a factual error
1.6A	Add a new paragraph 1.6A to state 'Although the Local Plan contains policy IN3 'Managing Waste', more detailed guidance about the allocation of sites for waste disposal and detailed policies for the management of waste are contained in the joint Waste Local Plan, which has been adopted by the six Merseyside districts.'	To add clarity.
1.6B	Add a new paragraph after paragraph 1.6A to state that 'The Council will prepare a number of Supplementary Planning Documents (SPDs) to provide further detail and guidance on the policies and proposals in the development plan. Where SPDs are proposed, this is indicated in the explanation to the policy. They do not form part of the statutory development plan themselves. When adopted by the Council, they will be a material consideration in determining planning applications.'	To add clarity
1.17	Replace 'early review' with 'immediate review'. An additional sentence has been added to the end of this paragraph: 'A commitment to undertaking the necessary sub-regional studies is currently being sought from the other Liverpool City Region local authorities, as set out in the Duty to Cooperate document' and Council Minute 26, 17 th July, 2015 (Examination library references LP12 and CM19b respectively)	To confirm the action the Council is taking in recognition of the need for it to undertake an immediate review of the Local Plan.
1.21	Replace the reference to the 'Nature Improvement Area' with 'Ecological Network'.	To refer to the whole of the supporting evidence, rather than part of it.
2.2	Replace 'It' with 'The Combined Authority' has received £230m	To provide clarity
2.5	Replace Antony Gormley's 'Iron Men sculptures' with 'Another Place sculpture'	To give this sculpture its correct name.
2.6	Replace 'reserves' with 'sites' after 'Internationally important nature'. The number of each type of site has been corrected as follows: '6 International Sites comprising 1 SAC, 2 Ramsar sites and 3 SPAs; 10 national sites comprising 4 SSSIs, 3NNRs and 3LNRs; and 56 Local Wildlife Sites and 12 Local Geological Sites'. References to the 'European Union Habitats Directive' and 'EU Birds Directive' should be replaced with 'Habitats Regulations'.	To correct factual errors

Proposed Pre-submission changes to the Submission Local Plan, October 2015

Written Statement		
Reference	Change	Comment/ Reason for Change
2.9	Add 'Lydiate,' to the list of settlements that the Leeds and Liverpool Canal passes through. Add 'and ecology' after 'tourism'.	For clarity.
2.12	An additional sentence should be added 'Significant investment and redevelopment has already taken place, particularly associated with the former Housing Market Renewal initiative and other former industrial sites.'	To indicate that some investment has already taken place and is continuing to be sought so that these sites can be recycled and re-used.
2.20	Add 'some' before 'areas of deprivation in Bootle'	For clarity.
2.26	Add 'Liverpool2' after 'the Seaforth River Terminal'	To use the same name as the Port Master Plan (Examination library reference EM.8)
2.26	Add a new paragraph 2.26A 'In addition to the need for road improvements, there is also a need to promote multimodal access to the port. The more rail and water can be used to transport goods to and from the port, the more this can help relieve pressure on the road network. However, it is acknowledged there will still be a major role for road transport depending on the destinations of the cargo being carried to and from the port. The Southern Zone of the Port of Liverpool (south of Alexandra Dock down to Sandon Dock) does not have rail access at the moment. Merseytravel, on behalf of City Region partners, has commissioned a rail connectivity study to look into options for reconnecting this part of the port to the rail network.'	To respond to the representation by Merseytravel (553) and to provide updated information.
2.33	The reference to Brooms Cross Road in the last sentence has been updated as follows: 'was completed in August 2015 with the objective of easing these problems.'	To update the Plan.
2.33	Reference added to 'the Dunnings Bridge Road corridor' after 'Thornton to Switch Island'.	For clarity - this is currently the main route between the Port in Sefton and the motorway network at Switch Island.
2.34	The reference to 2006 travel to work modes has been replaced by the percentage in the 2011 census.	To update the information provided.
Pages 13-15	The source of the population figures for each part of Sefton has been added to confirm that these are the ONS mid-year population statistics (2012).	For clarity
2.43	Add '2013 – 2018 (2014)' after 'Health and Well-being Strategy.'	For clarity
2.45	'Liverpool2' has been added before 'deep river berth'.	To provide clarity and for

Proposed Pre-submission changes to the Submission Local Plan, October 2015

Written Statement Reference	Change	Comment/ Reason for Change
		consistency with the Port Master Plan (Examination library reference EM.8).
2.53	Add 'more commonly referred to as Melling' after 'Waddicar'.	To provide clarity
2.54	Remove 'Melling' from the list of villages.	Although the hamlet of 'Melling' has historic roots, as distinct from the suburban area which also goes by this name, the inclusion of Melling in both paragraph 2.53 and 2.54 is confusing and inconsistent with its use elsewhere in the Plan.
2.58	Amend the 2 nd phrase of the first sentence to read 'with small industrial areas in Formby (Formby Industrial Estate) and Maghull ...'	For clarity.
3.4	Replace the last sentence with 'Fewer children or working people in an area could make it more difficult to sustain thriving local schools, while an older population may require other services and facilities eg related to health and social services'.	For clarity.
3.10	'To' removed from sub-heading before paragraph 3.10.	For clarity.
3.14	Replace '10%' with '20%'.	For consistency with other references in the plan, and to accord with the indices of multiple deprivation.
Objective 5	Add 'district' Between 'town' and 'local centres'.	For clarity.
3.24	Delete 'generally' and replace 'retained' with 'protected' in the first sentence.	To respond to English Heritage (now Historic England)'s representation [P648]
3.26	Replace Antony Gormley's 'Iron Men sculptures' with 'Another Place sculpture'	To give this feature its correct name.
3.29	Add before 'coastal change' 'or areas at risk of'	For clarity.
3.31	Add 'and solar energy' to the end of the paragraph.	To correct an omission.

Proposed Pre-submission changes to the Submission Local Plan, October 2015

Written Statement		
Reference	Change	Comment/ Reason for Change
4.4	Delete 'to' from the last bullet point, line 4.	To correct a typographical error.
4.5	Amend the last sentence to read '...new business parks in central Sefton to serve both the north and south of the Borough.'	For clarity.
4.17	Add a third sentence to 'In addition, there is a further need to provide 2.63ha to compensate for the loss of employment areas in the Sefton part of the L5 area identified in the Mersey Ports Master Plan.' (Examination library reference ED.8)".	To correct an omission and provide clarity.
Page 28	A Key Diagram [Figure 4.4] will be inserted after page 28 of the Local Plan.	To comply with paragraph 157 of the NPPF- " <i>Crucially, Local Plans should:... indicate broad locations for strategic development on a key diagram and land-use designations on a proposals map;</i> "
4.42	Replace 'early review' to 'Immediate review' in the heading before paragraph 4.42.	For clarity.
4.44	Replace paragraph 4.44 with the following: 'the Council is committed to an immediate review of the draft Plan. To this end, and as part of the Duty to Co-operate, it is collaborating with the other Liverpool City Region authorities to carry out a sub-regional Housing study, Employment study and Green Belt study. It has also commissioned a study to ascertain where, on the spectrum of housing need based on the employment forecasts, Sefton's objectively assessed needs, is, and one to assess the social, economic and environmental effects of increasing the amount of housing above the 615 contained in this Plan.'	To demonstrate that the Council acknowledges that it will be required to carry out an immediate review of its Local Plan once it's objectively assessed housing need has been determined.
4.55	Replace 'exactly' with 'exact' (line 2), 'recommended' with 'included' (line 3), and add 'to meet the identified needs' to the end of the paragraph.	To provide clarity.
Figures 4.2 and 4.3	Amend both tables to refer to 'Crosby and Hightown'	For clarity.
Policy SD2	Add to the 9 th bullet 'and their settings' after 'heritage assets'.	To respond to English Heritage (now Historic England)'s representation [P648]
5.8A	New paragraph 'In some cases these principals are also supported by Supplementary Planning Documents (SPDs). Appendix 4 lists those currently being prepared'	For clarity.

Proposed Pre-submission changes to the Submission Local Plan, October 2015

Written Statement		
Reference	Change	Comment/ Reason for Change
Policy MN2	Amend the following site capacities and areas (where relevant): <ul style="list-style-type: none"> • MN2.2 Bankfield Lane – increase the indicative capacity of the site from 220 to 300 • MN2.10 Sandbrook Road, Ainsdale – increase the site area increased from 2.0 ha to 2.6 ha and the indicative capacity from 49 to 83 • MN2.34 – Aintree Curve – increase the indicative capacity of the site from 100 to 109 • MN2.42 – Klondyke phases 2 and 3 - increase the indicative capacity of the site from 140 to 142 • MN2.44 – St Joan of Arc – increase the indicative capacity of the site from 48 to 51 • MN2.46 – Land east of Maghull – decrease the site area from 86.0ha to 85.8ha 	To update the capacity of these sites based on recently granted planning permissions, representations from developers, and revised site areas.
Policy MN2 policy link	Add a policy links to policy NH2 ‘‘Protection and enhancement of nature sites, priority habitats and species’.	For clarity
6.8	Delete the third sentence.	To update the plan.
6.8A	Add a new paragraph ‘National planning policy indicates that when Green Belt boundaries are reviewed, they should be capable of enduring beyond the Plan period. However, because of the need for an immediate review of the Local Plan this may not be possible. This review needs to take account of the updated objectively assessed housing need for Sefton, the need to make provision for the conclusions of the Port Access Study, and to take account of any requirements for distribution and other Port-related development following the opening of Liverpool2 at the end of 2015 (see paragraphs 4.42 – 44),. Any changes to the boundaries of the Green Belt will be included in a future review of the Local Plan.’	To update the plan.
6.68	Add to the end of this sentence: ‘However, the Council has indicated (in paragraphs 4.42 - 4.44) that there may be a need for an immediate review of the Local Plan to take account of the updated objectively assessed need for housing based using the 2012-based household projections’.	To take account of the latest household projections published in February 2015 updated information
6.78	Replace paragraph with: ‘The two areas of Safeguarded Land have a combined potential capacity of around 1,000 dwellings. In addition, it is assumed that 318 dwellings at site MN2.5 (Crowland Street, Southport), 90 dwellings at site MN2.2 Land at Moss Lane, Southport, 80 dwellings at site MN2.46 Land East of Maghull, and 263 dwellings at Town Lane, Southport (permission ref S/2012/0400) will be delivered after 2030 due to likely market take up rates. This land, with a total estimated capacity of some 1,750 dwellings, will ensure that the proposed Green Belt boundary can endure in the	Amended to account for site phasing

Proposed Pre-submission changes to the Submission Local Plan, October 2015

Written Statement		
Reference	Change	Comment/ Reason for Change
	longer term, beyond the current Local Plan period, though no specific time horizon is identified as to when that will be.'	
7.2	Replace 'Greater Merseyside' with 'in the Liverpool City Region' after 'any authority' (line 4).	For consistency and clarity.
7.3	Replace 'to' with 'in' (last line).	To correct a typographical error.
7.11	Replace 'react' with 'respond' (last line).	For clarity.
Policy ED1	Reword part 1f) of the policy to read: 'Provide suitable compensatory habitat which demonstrates the same functionality as that of Seaforth Nature Reserve.'	To respond to the Lancashire Wildlife Trust's representation [P329]
Policy ED1	Delete part 2 b) of the policy.	To respond to the Lancashire Wildlife Trust's representation [P329]
Policy ED1	Insert 'Mersey Narrows' into part 2c) of the policy before 'Liverpool Bay SPA'.	To respond to the Lancashire Wildlife Trust's representation [P329]
Policy ED1	Add to the end of the existing part 4 of the policy 'both within and beyond Sefton'.	To clarify that this part of the policy applies to Sefton and neighbouring areas outside Sefton, in response to the representation from Wirral Council.
7.13 and 7.15	Liverpool2 should replace River Terminal in paragraphs 7.13 and 7.15 (2 references in the latter paragraph)	To use the same name for this development, as used in the Mersey Ports Master Plan (Examination library ref EM.8).
7.14A	Add a new paragraph after paragraph 7.14: 'Options are being explored to reconnect the Port of Liverpool (Southern Zone) between Alexandra Dock and Sandon Dock to the rail network.'	To respond to Merseytravel's comments [553].
7.15	Delete 'what mitigation' from the last sentence.	To correct a factual inaccuracy.
7.16	Replace the 6 th sentence (commencing 'Any compensatory habitat...') with 'Compensatory habitat must be of sufficient functionality and be provided in a suitable location or locations to ensure that the requirements of the species displaced by any development are met in full.	To provide clarity and respond to the Lancashire Wildlife Trust's representation [P329]

Proposed Pre-submission changes to the Submission Local Plan, October 2015

Written Statement		
Reference	Change	Comment/ Reason for Change
7.17	Add after the 2nd sentence 'This does not negate the need for Habitats Regulations Assessment where required.'	To add clarity.
Policy ED3	Replace part 2 of the Policy with the following: '2. Other uses will only be permitted where: <ul style="list-style-type: none"> • They are small scale or ancillary to the above uses, and would not prejudice the operation of Class B1, B2, or B8 uses within the Primarily Industrial Area, or • The land/premises have been continuously and actively marketed for Class B1, B2 and B8 uses for at least 2 years, and • The proposed use provides comparable job outputs to at least Class B8 uses (as defined by the most recent HCA Employment Densities Guide), and would not prejudice the operation of Class B1, B2, or B8 uses within the Primarily Industrial Area.' 	To provide clarity.
Policy ED5	Add a '1' before the existing wording, and add a new section 2 to say '2. Tourism development outside of these locations will be permitted where consistent with other Local Plan policies'.	To respond to a representation by the National Trust [P663], and to clarify the areas covered by the policy.
Policy ED5	Add after 'sites of international nature conservation importance' 'and other natural assets'.	To acknowledge that some of the sites have other nature conservation designations.
Policy links	Add the following policy links after policy ED5 <ul style="list-style-type: none"> • MN7 'The Green Belt', • Heritage and Nature Conservation policies in chapter 11 	
7.39	Amend the second sentence of paragraph 7.39 as follows: 'Southport Seafront, Southport Central Area, Crosby Coastal Park and Aintree Racecourse are shown on the Policy Map.' The format of the rest of existing paragraph 7.39 has been amended by adding bullet points to separate the four areas, to reflect the more detailed policy approach to each area.	To provide clarity.
Policy ED6	Amend part (b) ii (Bootle Gas Works) as follows: 'The redevelopment of this site for appropriate uses will be permitted where: <ol style="list-style-type: none"> i. The proposed use provides a significant regeneration benefit to the area ii. The proposed use is compatible with the adjacent residential area iii. Any partial development would not prejudice the development of the remainder of the site.' 	For clarity

Written Statement		
Reference	Change	Comment/ Reason for Change
Policy ED6, part 2 (d) Seaforth Centre	Remove 'defined' from in front of 'Seaforth centre'	To remove an ambiguity and provide clarity - The policy refers to the 'defined Seaforth centre', but this is not a defined local centre listed in policy ED2 'Development in town centres, district centres, local centres, local shopping centres and outside the defined centres'.
7.55A	Add the list of properties in a new paragraph before paragraph 7.56: 'Seaforth centre contains the following properties: <ul style="list-style-type: none"> • 1 – 15 (odd) Sandy Lane • 12 – 26 (even) and 11 – 83 (odd) Seaforth Road • 35a and 35b Seaforth Vale • 1-25 (inclusive) Stella Precinct • The factory building on Norfolk Place, and • 1a Hawarden Grove.' 	To remove an ambiguity and provide clarity - The policy refers to the 'defined Seaforth centre', but this is not a defined local centre listed in policy ED2 'Development in town centres, district centres, local centres, local shopping centres and outside the defined centres'.
Policy ED7	Add the following text to the end of part 1 of the policy: "...and maintain the significance of heritage assets and their settings." Add a new part 5 c) to the policy, as follows: "Take opportunities to enhance heritage assets and their settings including securing their re-use, repair and restoration where appropriate. Where heritage is degraded through poor quality previous changes, enhancements should form part of proposals." Delete "between 91 and 581 Lord Street" from part 6 of the policy:	To respond to the English Heritage (now Historic England) representation page 2 [P648]
Para 7.63	Delete "between 91 and 581 Lord Street"	To respond to the English Heritage (now Historic England) representation [P648]

Proposed Pre-submission changes to the Submission Local Plan, October 2015

Written Statement		
Reference	Change	Comment/ Reason for Change
7.63A	Add a new paragraph after paragraph 7.63: 'The architectural and historic interest of Southport is one of its key attractions which support the tourist economy. Throughout Southport town centre a number of the historic buildings show signs of poor maintenance or have suffered from inappropriate additions or changes to architectural features. When development affecting historic buildings is proposed, appropriate repairs and restoration of any key missing features should form part of proposals in order to enhance the conservation area, and capture wider economic and environmental benefits to support the regeneration of the town centre as a whole.'	To respond to the English Heritage (now Historic England) representation [P648]
Policy ED9	Insert a new part of the policy after part 7 (under the 'Design and Townscape' header), which states: '7A. Development proposals in proximity to the listed St Michael's Cross should enhance its setting.'	To respond to the English Heritage (now Historic England) representation pages 2 and 4 [P648]
8.5	Delete 'what' from line 1.	Minor editorial change.
Policy HC1	Delete the 2 nd sentence from part 5 of the policy.	For clarity.
Policy HC1	Replace part 6 of the policy with 'Where extra care or sheltered housing is proposed to be substituted for affordable housing, this must meet the tenure requirements set out in parts 2 and 4 of this policy.'	For clarity.
Policy HC1	Add a new point 9 to address commuted sum payments: <ul style="list-style-type: none"> Off-site provision of affordable housing, or a financial contribution of broadly equivalent value, will be considered where it can be robustly justified, and where the agreed approach contributes to the objective of creating mixed and balanced communities. 	To accord with NPPF paragraph 50
8.13	Add to the start of the paragraph 'The affordable housing contribution is rounded up to the nearest whole number equating to a minimum of 30% of bedspaces. Within this 30%, the social housing element is rounded up to a minimum of 80% in respect of the total affordable housing requirement.'	To provide clarity.
Policy HC2 part 1	Replace part 1 of the policy with: 'In developments of 50 or more dwellings, at least 50% of new market properties must have 3 bedrooms or less.'	To provide flexibility and accord with the 2014 SHMA (Examination library reference HO.5)
Policy HC2 part 2	Replace the requirement for Lifetime Homes with the following:	To update this requirement.

Proposed Pre-submission changes to the Submission Local Plan, October 2015

Written Statement		
Reference	Change	Comment/ Reason for Change
	'In developments of 50 or more dwellings, at least 20% of new market properties must be designed to meet Building Regulation Requirement M4(2) 'accessible and adaptable dwellings'.	
Policy HC2	Add new part 5: 'The Council will support proposals for custom or self-build homes on appropriate sites.'	To reflect new legislation [Self-Build and Custom Housebuilding Act 2015] and the findings of the North Star Assessment.
8.24	In the penultimate sentence delete 'of' before '15% of new housing' and add commas after 'the plan period' and 'about 1,674 dwellings'.	For clarity.
8.31	Delete this paragraph and replace it with: In this context, the construction of 20% of new housing in developments of 50 homes or more to Building Regulation M4(2) will help to provide more flexible accommodation. Optional Technical Standards for Housing allow planning authorities to set additional technical requirements exceeding the minimum standards required by Building Regulations in respect to access. Optional standard M4(2) ensures new housing incorporates features that make it adaptable to a wide range of occupants, including older people. The emerging Affordable, Special Needs and Older People's Housing SPD will provide further guidance on policy HC2 part 2.	The paragraph explains the requirements for Lifetime Homes, which are no longer extant.
8.34A	Insert a new paragraph: 'Custom and Self Build homes are a means of allowing local people or groups to commission, design, construct or complete their own home. Sefton has recently completed an Assessment of the Potential for Self Build and Custom Build Homes in the borough. Whilst this assessment hasn't been able to determine a level of demand in Sefton for these types of schemes, it has proposed a number of recommendations to allow the Council to further understand likely demand. One recommendation is for the setting up of a register to allow people and groups to indicate that they want to custom or self-build their homes. Another recommendation is that the Council identifies a small number of pilot sites to be made available for custom and self-build homes. The Council intends to implement both of these recommendations in the short term. These will provide a much better view of the demand for this type of accommodation in Sefton and may lead to a Supplementary Planning Document and/or a review of how the Council disposes of its excess land.'	To reflect new legislation [Self-Build and Custom Housebuilding Act 2015] and the findings of the North Star Assessment.
HC3 part 3	Amend bullet point b) by adding 'or designated' after 'allocated' and add a new bullet point d) 'where this is consistent with other policies in the Plan' after the third bullet.	For clarity.

Proposed Pre-submission changes to the Submission Local Plan, October 2015

Written Statement		
Reference	Change	Comment/ Reason for Change
HC3 part 4	Add 'of the net developable area' after '30 dwellings per hectare'	To make it clear that density figures in part 4 of the policy relate to net developable area, to respond to HBF comments [P.707]
8.38	Add to the end of the paragraph: There may be other policy reasons (eg flood risk, heritage or nature conservation reasons) why the development may be inappropriate. This does not apply in the Green Belt unless the criteria set out in paragraphs 89 and 90 of the National Planning Policy Framework are met.	For clarity.
HC5 part 2	Add an additional bullet point 'The development of site HC5.4 for a transit site should include appropriate boundary treatment.'	
8.55	Add '(HC5.3)' after 'Plex Moss Lane, Ainsdale' in line 5. Add an extra sentence to the end of the paragraph. 'As site HC5.3 is located in open countryside in a prominent location, it is essential that appropriate boundary treatment is provided.'	For clarity. To respond to FRAGOFF comments [P.740]
HC7 part 2	Add 'of the site' after 'Development', and replace 'the heritage characteristics of the site' with 'to minimise harm to the historic environment and its setting'.	To respond to English Heritage (now Historic England)'s comments [P.648]
Policy HC7 part 3	Amend part 3 of the policy to refer to the need to demonstrate that the institution and its ancillary facilities are surplus to recreational requirements: 3. 'Development for an alternative use which is compatible with the surrounding area is acceptable in principle, where appropriate evidence is provided that the institution and its ancillary facilities are surplus to recreational requirements'.	To respond to Sport England's representation [P.725]
8.69	Amend the start of the first sentence to read: 'Land which is used as, or has last been used as, playing fields, outdoor sporting facilities or ancillary facilities development, must also...' Amend the end of the second sentence to refer to national 'policy and' guidance not just national guidance, so that it reads' in line with national policy and guidance'.	To respond to Sport England's comments [P.725]
Policy IN1 part 2	Add 'community,' to part 2 of the policy.	To meet in part the Theatres Trust's representation [P.599]
Policy IN1	Add to end of part 8 of the policy: 'Where scheme viability will be affected, developers will be expected to provide Viability Assessments which will be taken into account as a material	To respond to the representation by TWUK App

Proposed Pre-submission changes to the Submission Local Plan, October 2015

Written Statement		
Reference	Change	Comment/ Reason for Change
	consideration in the determination of planning applications.'	10 [P685]
9.7	Add two additional bullet points to the list in this paragraph. <ul style="list-style-type: none"> Habitat compensation or mitigation [see policy NH2 Protection and Enhancement of Nature Sites, Priority Habitats and Species] Cross boundary infrastructure 	For clarity.
9.8	Add to the end of the second sentence: 'and potentially on cross boundary infrastructure.'	To respond to Wirral MBC's comments [P.594]
9.12A – 9.12C	Add three new paragraphs after paragraph 9.12: '9.12A United Utilities will seek to coordinate the delivery of development with timing for the delivery of infrastructure improvements once more details are known about allocated sites, in respect of the approach to surface water management and proposed connection points to the foul sewer network. 9.12B On the larger sites, it may be necessary to ensure that the delivery of development is guided by strategies for infrastructure which ensure coordination between phases of development over lengthy periods of time and by numerous developers. 9.12C Sefton Council will support the principle of investment in infrastructure to respond to development and environmental needs. Infrastructure is key to the delivery of sustainable development and economic growth, and meeting the development needs of the Borough.'	To respond to United Utilities comments [P.722]
9.14	In the last sentence, replace 'types of transport' with 'a wide range of transport types'.	Minor editorial change
Policy IN2	Policy IN2 section 1, last bullet point, replace 'Aintree Curve' with the 'North Mersey Branch line'.	To respond to the representation from Merseytravel [553]
Policy IN2	Add a 7 th part to the policy: '7. The Council will support initiatives that explore options to reconnect the Port of Liverpool (Southern Zone) between Alexandra Dock and Sandon Dock to the rail network. The alignment of the Canada Dock rail line from the Bootle Branch will be safeguarded until further decisions are made on the way forward. Proposals by Peel to extend the existing rail lines within the Port of Liverpool at Seaforth to directly serve the new Liverpool Container Terminal (L2) will be supported.'	To respond to the representation from Merseytravel [553]
Policy IN2 policy links	Under National/Regional Context, add '[LTP3]' after the Merseyside Local Transport Plan for Growth'.	To respond to Merseytravel comments [P.553]

Proposed Pre-submission changes to the Submission Local Plan, October 2015

Written Statement		
Reference	Change	Comment/ Reason for Change
9.17	Add as a new penultimate sentence: 'Options are being explored to reconnect the Port of Liverpool (Southern Zone) between Alexandra Dock and Sandon Dock to the rail network.'	To respond to Merseytravel comments [P.553]
9.28	Delete 'and Appropriate Assessment'.	This is not necessary as it 'appropriate assessment' is part of the HRA.
Policy EQ1	Amend the sixth bullet point by adding ', betting offices, tanning salons' after 'non-food and drink uses'.	For clarity.
10.48	Replace the reference to the 'Code for Sustainable Homes' with a reference to M4(2) of the Building Regulations.	To update the plan
Policy EQ3-Accessibility	Replace the 4 th and 5 th bullet points with the following: <ul style="list-style-type: none"> • Ensure the needs of all residents and users of services and buildings, including those with limited mobility are met. • Ensure existing pedestrian and cycle paths are protected and where possible enhanced. • Ensure the safety of pedestrians, cyclists and all road users is not adversely affected, and 	To ensure greater clarity and to include protection of existing cycle and footpaths.
Policy EQ3-Accessibility	Replace 'Comply' with 'Reflect'.	To respond to the representation by the Royal London Mutual Insurance Society Ltd [726] and to take account of the Ministerial Statement March 2015.
Policy EQ8	Add 'in accordance with national policy' to the end of the first sentence of part 1 of the policy.	To respond to the representation by Countryside Properties (UK) Ltd and Persimmon Homes Lancashire [715] and ensure consistency with NPPF.
Policy EQ8	Amend section 4 b) by adding 'the attenuated' before 'discharge of surface water' and add '(infiltration)' to the end of the first bullet point.	To respond to the United Utilities [772] comments.
10.53	Revise the last sentence to read: It also links to national requirements for sustainable drainage set out in the National Planning Policy Framework and other national policy guidance.	To update the plan

Proposed Pre-submission changes to the Submission Local Plan, October 2015

Written Statement		
Reference	Change	Comment/ Reason for Change
10.55	Amend references to 'Planning Practice Guidance (PPG)' to 'National Planning Practice Guidance (NPG)' (line 1) and references from 'PPG' to 'NPG' in the penultimate line.	To provide clarity.
10.57A	Insert a new paragraph after paragraph 10.57 'Paragraph 103 of the Framework says that development proposals should not increase flood risk elsewhere, and paragraph 100 says that local plans should use opportunities offered by new development to reduce the causes and impacts of flooding. Part 2 of the policy reflects this. Where development proposals include raising ground levels in areas where surface water or flood water flows or collects (including Flood Zones 2 and 3), compensatory reductions in ground levels within the site must also be included. That is, where infilling of the flood plain or sustainable drainage systems is proposed, flood storage must be provided to compensate this. This is to make sure that areas next to the site or further away do not suffer from increased surface water or flood levels.'	To provide clarity about the requirements about compensation for the loss of flood storage.
10.60	Replace paragraph 10.60 with the following: 'Regarding section 4, applicants should refer to national and local guidance on sustainable drainage systems (SuDS), and should set out the arrangements for on-going maintenance. It may be that the most sustainable form of surface water drainage varies between different parts of a development site, including where a site includes areas covered by buildings or impermeable hard surfaces as well as undeveloped 'greenfield' areas, or due to the site's topography. In these cases the applicant must incorporate the most sustainable drainage option for each different part of the site within the overall drainage scheme. It is recognised that Sections 4 and 5 may be difficult to achieve for some changes of use or extensions.' Add a new paragraph 10.60A: 'The guidance includes the National Planning Practice Guidance, National Planning Practice Guidance, Ministerial Statement (December 2014) and Defra's Non-Statutory Technical Standards for Sustainable Drainage Systems (2015), and CIRIA's SuDS Manual.'	To update the text to reflect the Government's agreed approach national policy regarding sustainable drainage systems.
10.62	Amend paragraph 10.62 as follows: 'Section 6 recognises the need to retain the flood risk management functions of existing SuDS or flood risk management schemes, for example those shown as flood or surface water storage areas within planning permissions, or operating as such. Such areas are part of Sefton's strategic green infrastructure network.'	To update the text to reflect the Government's agreed approach national policy regarding sustainable drainage systems.
Policy EQ10	Amend section 2 of the policy by replacing 'food and drink uses' with 'hot food takeaways' and replacing 'will not be permitted' to 'will be subject to restriction'.	For clarity.
10.78	Move the 1 st and 2 nd sentences to the start of paragraph 10.79.	For clarity so that the

Proposed Pre-submission changes to the Submission Local Plan, October 2015

Written Statement		
Reference	Change	Comment/ Reason for Change
	Amend the 3 rd sentence as follows 'Part 1 of this policy relates to food and drink uses covered by classes A3 – A5 of the Use Classes Order i.e. restaurants and cafes, drinking establishments and hot hoot takeaways.'	explanation relates better to parts 1 and 2 of the policy.
10.79	Add the 1 st two sentences of paragraph 10.78 to the start of paragraph 10.79. Replace 'food and drink uses' with 'hot food takeaways'.	To provide clarity and reflect the proposed change to part 2 of the policy
10.81	Replace the first sentence with 'The Council is producing a Supplementary Planning Document (SPD) to provide guidance on this matter.'	To update this paragraph and provide clarity.
10.84	A new first sentence should be added to this paragraph and the 2 nd sentence revised as follows: 'The policy does not override the need to apply for listed building consent where required. The verandas in Lord St, Southport, many of which are listed buildings, and the Birkdale Village Conservation Area, which are designated heritage assets area distinctive feature and present problems with inappropriately designed advertisements '.	To provide clarity and respond to English Heritage (now Historic England)'s representation page 5 [P648]
11.1	Add 'and the update of the Sefton Coast Management Plan' to the end of the paragraph.	To update the plan
11.2	Amend the first bullet point of paragraph 11.2 to read 'Natural habitats, designated nature sites and the ecological network, notably the Sefton Coast'	For consistency with the change to policy NH1.
11.4	Replace 'policy' with 'policies'	To provide clarity.
NH1 Part 3	Replace the 1 st paragraph of part 3 of the policy with 'Development should seek to protect and manage Sefton's natural assets (including natural habitats, sites and ecological network and green infrastructure). Where possible, development should: <ul style="list-style-type: none"> • Maintain, restore, enhance or extend these natural assets • Create new habitats, open spaces of public value and green infrastructure, and • Secure their long-term management.' Add a new 2 nd paragraph: 'Where it has been demonstrated that appropriate protection or retention of natural assets cannot be achieved, and there are no alternatives, mitigation and/or, as a last resort, compensatory provision will be required.'	To reflect the model policies agreed by the Merseyside LPAs.
NH1 Part 4	This paragraph should be renumbered as part 5. Amend the first sentence to read 'Proposals affecting Sefton's heritage assets and their settings should ensure that features which contribute to their significance are protected from losses and harmful changes.'	To respond to English Heritage (now Historic England)'s comments [P.648]

Proposed Pre-submission changes to the Submission Local Plan, October 2015

Written Statement		
Reference	Change	Comment/ Reason for Change
	In the last bullet point, replace 'recording, analysis and reporting must be undertaken' with 'a thorough analysis and recording of the asset must be undertaken.'	
NH1 Part 4	<p>Add a new paragraph after the revised wording: 'The main priorities in Sefton are to:</p> <ul style="list-style-type: none"> • Tackle heritage at risk • Protect and enhance Southport's Central Area and Seafront • Refurbish the historic parks and gardens, and • Maximise the potential of the Leeds and Liverpool Canal.' 	To respond to English Heritage (now Historic England)'s representation page 5 [P648]
11.5A - D	<p>Add 4 new paragraphs after paragraph 11.5:</p> <p>'11.5A Sefton's natural assets include the designated nature and geological sites and Priority Habitats which comprise the Core Biodiversity Area that underpin the Liverpool City Region (LCR) Ecological Network. Paragraph 9 of the Framework recognises that pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature, in line with wider Government policy set out in 'Biodiversity 2020: A strategy for England's wildlife and ecosystem services' (2011). Other national policy for nature conservation is set out in paragraphs 109 to 119 of the Framework. This complements legal duties and requirements for nature conservation set out in a range of legislation including the Natural Environment and Rural Communities Act 2006 and the Habitats Regulations 2010 (as amended).</p> <p>11.5B The internationally important nature sites are the most important features of the City Region's outstanding natural environment and network of green infrastructure as set out in the LCR Ecological Network. In line with the hierarchical approach, these sites have rigorous policy and legal protection and should only be developed where there are no alternative solutions, there are imperative reasons of overriding public interest and where there has been appropriate mitigation and / or compensatory provision.</p> <p>11.5C The key priorities for nature and geology in the City Region are:</p> <ul style="list-style-type: none"> • To manage our natural assets better – to protect the integrity of nature sites of international importance in the City Region, and to protect the City Region's nature and geodiversity assets; and • To make sure there is no net loss of these natural assets and to extend and enhance the City Region's Ecological Network and natural assets. <p>11.5D The LCR Ecological Network draws together the evidence (for example, nature site designations and Priority Habitats) and indicates strategic priorities and opportunities in Sefton and across the City Region. Many natural assets occur at a landscape-scale and cross local</p>	To reflect the model policies agreed by the Merseyside LPAs.

Proposed Pre-submission changes to the Submission Local Plan, October 2015

Written Statement		
Reference	Change	Comment/ Reason for Change
	authority boundaries. Neighbouring areas of Lancashire, Greater Manchester and Cheshire are currently preparing Ecological Networks, which will allow a more integrated approach between Sefton and adjacent local authorities.'	
11.6	Delete the first sentence.	To reflect the model policies agreed by the Merseyside LPAs.
11.7 and 11.7A	Replace the existing paragraph with: 11.7 'The local authorities in the City Region have worked together to prepare the LCR Ecological Network as joint evidence and to help plan for biodiversity at a landscape-scale. Discussions with neighbouring areas through Nature Connected, the Government-recognised Local Nature Partnership, have enabled wider connections beyond the City Region to be made. 11.7A The LCR Ecological Network includes a Core Biodiversity Area of designated nature and geological sites and Priority Habitats. It also includes linking networks and opportunities for further habitat creation and enhancement. The linking networks and opportunities for further habitat creation and enhancement are set out in sixteen Nature Improvement Focus Areas which together make up the LCR Nature Improvement Area.'	To reflect the model policies agreed by the Merseyside LPAs.
11.8	Replace paragraph 11.8 with 'The local authorities in the City Region continue to work together, and are committed to helping manage visitor pressure on the internationally important designated sites. This is a response to the ongoing Habitats Regulations Assessment process for their respective development plans. The opportunities identified in the LCR Nature Improvement Area provide a mechanism that helps focus and manage visitor pressure on the Sefton coast and at other internationally important nature sites within the City Region appropriately. More information about the hierarchical approach to the protection and enhancement of Sefton's designated sites, Priority Habitats, Priority Species and protected species, according to their designation and significance, is set out in Policy NH2.'	To respond to the representation from Wirral MBC's comments [P.594] and to reflect the model policies agreed by the Merseyside LPAs.
11.9	List 'Countryside Recreation Areas' as a separate bullet point and add ', including some parts of the Sefton Coast' to the end of this bullet point.	To reflect the model policies agreed by the Merseyside LPAs.
11.10	Amend to say that green infrastructure 'may help reduce' rather than 'reduces' air pollution	For clarity.
11.14A	Relocate paragraph 11.81 as a new paragraph 11.14A , which has been updated as follows: 'Sefton's heritage priorities are set out in part 4 of the policy. The Council is producing a Heritage	To respond to English Heritage (now Historic England)'s

Proposed Pre-submission changes to the Submission Local Plan, October 2015

Written Statement		
Reference	Change	Comment/ Reason for Change
	<p>Strategy which will contain a positive and proactive strategy for Sefton in line with national guidance. It will include:</p> <ul style="list-style-type: none"> • An overview of the benefits that Sefton’s heritage brings • The features which contribute to Sefton towns and villages • An action plans for heritage which is at risk, or vulnerable of becoming so, including identifying opportunities for enhancement • Management proposals for these and for its many Conservation Areas which will provide more detailed guidance, and • Identifying opportunities for funding to help enhance heritage assets and their settings.’ 	representation [648]
11.14B	Add a new paragraph ‘In addition, the Council intends to develop a ‘local list’ of heritage assets in accordance with best practice guidelines, enabling local heritage to be more readily identified and conserved when development proposals are being considered.’	
NH2 Part 2	<p>Add a 4th bullet point:</p> <ul style="list-style-type: none"> • ‘Protected and Priority Species: where it is demonstrated that no significant harm will result.’ 	To reflect the model policies agreed by the Merseyside LPAs.
NH2 Parts 4 and 5	<p>Delete parts 4 and 5 of the policy and replace them with:</p> <p>‘4. Where it has been demonstrated that significant harm cannot be avoided, appropriate mitigation, replacement or other compensatory provision may be required, to accord with the hierarchy of sites. The location of appropriate mitigation, replacement or other compensatory measures will be targeted, using a sequential approach as follows:</p> <ul style="list-style-type: none"> • On site; • Immediate locality and / or within the Core Biodiversity Area; • LCR Nature Improvement Area within the Borough; and lastly • LCR Nature Improvement Area outside the Borough. <p>5. Where significant harm resulting from development cannot be avoided, adequately mitigated or, as a last resort, compensated, then planning permission will be refused.</p> <p>6. Development proposals which affect sites of nature conservation importance, Priority Habitats, legally protected species or Priority Species must be supported by an Ecological Appraisal and include details of avoidance, mitigation and / or compensation, and management, where appropriate.</p>	To reflect the model policies agreed by the Merseyside LPAs.

Proposed Pre-submission changes to the Submission Local Plan, October 2015

Written Statement		
Reference	Change	Comment/ Reason for Change
	7. Plan policies apply to other sites recognised during the Plan period as being of nature conservation importance, including land provided as compensation.	
11.17	Replace the existing paragraph with ‘In line with paragraph 117 of the National Planning Policy Framework, the LCR Ecological Network includes a Core Biodiversity Area of designated nature and geological sites and Priority Habitats, linking networks and opportunities for further habitat creation or enhancement. Five of the 16 Nature Improvement Area Focus Areas in the LCR are located wholly or partly in Sefton. Within the Core Biodiversity Area in Sefton, there is a hierarchy of designated sites and habitats (see appendix 2):’	To reflect the model policies agreed by the Merseyside LPAs.
11.17 A and B	Add two new paragraphs: 11.17A The Core Biodiversity Area also include Priority Habitats and Species, which are ‘habitats and species of principal importance’ for the conservation of biodiversity in England. They are identified as being the most threatened and in need of conservation action. Further guidance will be made available in the emerging Nature Conservation SPD. 11.17B The Council, together with other public bodies (such as the Environment Agency), has a duty under section 40 of the Natural Environment and Rural Communities Act (NERC) Act 2006 to conserve biodiversity when carrying out its normal functions. This ‘biodiversity duty’ includes Priority Habitats and Species. Priority Habitats sit outside the designated site hierarchy and may be of national (e.g. Ancient woodlands) or, sometimes, local importance. Legally protected species are those which have specific protection under legislation (e.g. badgers, bats). The emerging Nature Conservation SPD provides examples of priority and protected species in Sefton.	To reflect the model policies agreed by the Merseyside LPAs.
11.18	Replace ‘designated or nature conservation sites and /or priority habitats and species’ with ‘sites of nature importance and / or Priority Habitats and Species. The details required are set out in the Nature Conservation SPD which the Council is currently preparing.’	To reflect the model policies agreed by the Merseyside LPAs.
11.18A - 11.18D	Introduce 4 new paragraphs after paragraph 11.18: ‘11.18A Policy NH2 sets out the hierarchical approach to the protection and enhancement of Sefton’s designated nature and geodiversity sites, Priority Habitats and Species and legally protected species. It also sets out how to achieve the strategic priorities of managing the natural assets better and making sure there is no net loss of these assets. 11.18B For each level of the hierarchy, where there may be potential adverse effects for internationally important nature sites, or significant harm for other sites and Priority Habitats, the policy also sets out the relative weight which will be given to the reasons for and the benefits of	To reflect the model policies agreed by the Merseyside LPAs and the Lancashire Lancashire Wildlife Trust representation page 4 [P329].

Written Statement		
Reference	Change	Comment/ Reason for Change
	<p>development and the impact on the nature conservation value of the site and its broader contribution to the LCR Ecological Network. In such cases, the policy also sets out the approach to appropriate mitigation, replacement or other compensatory provision. The advice of suitably competent persons, such as ecologists, should be sought by applicants and the decision maker in relation to this policy.</p> <p>11.18C Policy NH2 also sets out the stringent requirements for development which affect internationally important nature sites. It is expected that very few development schemes would meet these requirements.</p> <p>11.18D Some habitats, such as ancient woodland and veteran trees, are irreplaceable because of their age and complexity and cannot be recreated once they are lost.'</p>	
11.21	Add 'bats' to the list of priority species found in Sefton.	For clarity.
11.22A	Add a new paragraph: 'In addition to these provisions planning proposals should take into consideration potential impacts arising from other sources of pollution, increased human disturbance or hydrological changes.'	For clarity.
11.26A – 11.26C	<p>Replace paragraph 11.26 with the following:</p> <p>'11.26A Section 3 of the policy sets out the approach to mitigation, and as a last resort, compensation. Here, compensation means compensatory provision, and may include financial compensation, where appropriate. It is crucial to the priority of no net loss that appropriate mitigation or, as a last resort, compensatory provision is made.</p> <p>11.26B It is important that the location of appropriate mitigation, replacement or other compensatory provision follows the sequential approach set out in the policy. The aim is for it to be as close as possible to the development site. In some instances the immediate locality of the site may include nearby sites in West Lancashire or another district.</p> <p>11.26C Some proposed development sites have been identified as supporting species listed as being important in the designations of the internationally important sites. More information about how compensatory habitat provision and management could be provided is set out in the Nature SPD. In Sefton they include feeding areas for Pink-footed goose, swans and a range of wading birds, taking into account this sequential approach.'</p>	To reflect the model policies agreed by the Merseyside LPAs.
11.27	Add 'Nature Conservation' before SPD (line 7)	For clarity.
11.28	Delete all but the first sentence. Much of the rest of the paragraph is repeated text.	For clarity.
11.28A – 11.28B	Add two new paragraphs after the heading 'Enhancement':	To reflect the model policies

Proposed Pre-submission changes to the Submission Local Plan, October 2015

Written Statement		
Reference	Change	Comment/ Reason for Change
	<p>‘11.28A The sequential approach for the location of appropriate mitigation, replacement or other compensatory provision should also be followed for other enhancements.</p> <p>11.28B Policy NH3 ‘Development in LCR Nature Improvement Areas’ below, provides more information about the LCR Nature Improvement Area (NIA) and NIA Focus Areas.’</p>	agreed by the Merseyside LPAs.
11.30 – 11.31	<p>Delete the existing paragraphs and replace them with 3 new paragraphs:</p> <p>‘11.31A The Council will encourage opportunities for habitat enhancement as part of development proposals within the Nature Improvement Areas. These opportunities may be linked to, but should be additional to or include biodiversity provision, within wider green infrastructure provision or to the provision of water quality measures or sustainable drainage systems. These opportunities range, for example, from larger scale habitat creation within larger sites (such as wetland habitat linked to surface water management (SuDS) or flood risk storage areas) to smaller scale habitat creation on smaller sites (such as ‘bat boxes’ and/ or bulb planting).</p> <p>11.31B Sefton Council owns or manages a number of sites. Other key partners who own or manage nature sites in Sefton include the Environment Agency, Mersey Forest and National Trust. Other landowners and farmers also play a local role in managing land which includes important habitats, principally for a range of farmland birds and overwintering birds, such as Lapwing, Curlew and Pink-footed goose and animals, such as bats, Water vole, Brown Hare and Otter, amphibians and reptiles.</p> <p>11.31C Additionally, there will be opportunities for the Council, together with its partners, to enhance Sefton’s natural assets, and with it, the green infrastructure network. The Council will also encourage other opportunities arising from development to enhance appropriate areas focusing on the LCR Nature Improvement Area (NIA) which is part of LCR Ecological Network. This could be through changes to land management practices as well as habitat creation at a larger scale. It is anticipated that funding would come from a variety of sources.’</p>	To reflect the model policies agreed by the Merseyside LPAs.
Policy NH3	<p>Replace paragraph with: Development within the Nature Improvement Area will be permitted where it:</p> <ul style="list-style-type: none"> • Enables the functioning of the Nature Improvement Area; • Contributes to the opportunities for habitat creation and / or habitat management as set out in the NIA Focus Area profiles; and • Is consistent with other policies in the Plan. 	To reflect newly defined LCR Nature Improvement Areas

Proposed Pre-submission changes to the Submission Local Plan, October 2015

Written Statement		
Reference	Change	Comment/ Reason for Change
11.32	Replace 'proposed' with 'emerging' in line 1.	To update the situation and provide clarity.
11.33	Delete this paragraph and insert 4 new paragraphs: '11.34A The LCR Nature Improvement Area (NIA), in line with paragraph 117 of the National Planning Policy Framework, is an integrated and prioritised framework for targeting opportunities for habitat creation and enhancement in the area where the greatest gains are likely to be achieved. This may include biodiversity offsetting, mitigation, compensation or changes in land management. Thus the LCR NIA offers solutions which enables sustainable growth and housing needs to be met without compromising Sefton's or the City Region's natural assets. 11.34B Nature Improvement Areas have been proposed by Government as the principal mechanism for restoring and managing wildlife. They are intended to achieve significant enhancements to ecological networks by providing opportunities to improve existing wildlife sites, build ecological connections and restoring ecological processes. Given that they operate at a landscape-scale, these areas should connect with their local economies and communities. 11.34C There are 17 NIA Focus Areas across the City Region, 5 of which are in Sefton [see appendix 2 and the emerging Nature SPD]. When taken together they combine to form the LCR NIA. 11.35D Each NIA Focus Area has been mapped and is also supported by a detailed profile which can be used to guide use of the development management policies as well as the activities of other landowners, managers and other interests. Both the NIA Focus Area maps and profiles will be included within the Ecological Network evidence base.'	To update to the plan
11.45	Amend the first sentence from 'part of the National Trust site at Formby' to 'a substantial part of the National Trust site at Formby'.	To respond to the National Trust representation page 2 [P663]
11.46	Amend third sentence to 'Sefton's Countryside Recreation Areas offer important opportunities for informal recreation in a countryside, coastal or woodland setting'.	To provide clarity
11.47	Add to the end of the last sentence ', and are also key components of Sefton's green infrastructure.'	To provide clarity, and consistency with changes to paragraph 11.9
11.49	Delete the last sentence and amend the penultimate sentence to read: 'Such sites of 0.2 hectares or more in the urban area are shown on the Policy Map.'	To provide clarity and consistency with policy EQ9

Proposed Pre-submission changes to the Submission Local Plan, October 2015

Written Statement		
Reference	Change	Comment/ Reason for Change
11.50	Amend the first bullet point to read: 'Main parks, neighbourhood parks, and community parks (including formal play areas, public nature sites in the urban area and larger, public amenity green spaces)' Delete the third, fifth and sixth bullet points. Amend the last bullet point to add 'Bootle and Netherton'. Delete the last sentence.	To provide clarity.
11.50A	Add a new paragraph: '11.50A Public open space in the Green Belt includes the canal and its towpaths, parks or outdoor sports sites, notably Fleetwood Road playground, Birkdale Common, Birkdale Cemetery and Liverpool Road Recreation Ground, Ainsdale, in Southport; Balls Wood Park, Leatherbarrow Lane, in Maghull; St Catherine's Abbey, Lydiate; and The Delph, Melling.	To provide clarity
11.51	Amend the last sentence to read 'The areas of the Green Belt which are particularly important for informal recreation are identified as Countryside Recreation Areas on the Policy Map (including parts of the Sefton Coast). They are also accessible nature spaces'.	To provide clarity.
11.52	Add a reference to 'Blundellsands Key Park and allotments' to the first sentence. Add 'or other' before 'club sites' at the end of the 2 nd paragraph. Add the following to the end of the paragraph: 'Other outdoor sports and recreation sites available to the public which are in the Green Belt and so not shown on the Policy Map include: <ul style="list-style-type: none"> • Blundell Lane and Birkdale allotments, Southport; Hoggs Hill Lane allotments in Formby; Queensway allotments, Crosby; and Beach Road allotments in Bootle, • Three outdoor sports sites on Sandy Lane, Hightown; the Northern Club, Chaffers Fields and Brook Vale playing fields in Crosby; and the Buckley Hill playing fields in Bootle, and • The Sefton Arms bowling green, Sefton Village. The Moss Lane allotments, located close to Southport's eastern boundary, are also part of Sefton's leisure provision, but as they are in West Lancashire this Local Plan does not apply to them.'	To provide clarity.
11.53	Amend the first part of the first sentence to read: 'While churchyards, to which the public has access for walking,'	To provide clarity.
11.54	After 'this policy' add ', until they are superseded by updated studies or strategies'. Delete 'while' so that 'Policy EQ9' begins a new sentence. Delete last sentence.	To provide clarity.

Proposed Pre-submission changes to the Submission Local Plan, October 2015

Written Statement		
Reference	Change	Comment/ Reason for Change
11.56	Add a new penultimate sentence to say 'Hesketh Golf Course is a Site of Special Scientific Interest and Local Wildlife Site and Local Geological Site.'	To provide clarity.
11.61	Delete the reference to the Rimrose Valley (line 5).	To provide clarity.
Policy NH8 [part 1]	Replace the 2nd sentence with: 'Mineral Safeguarding Areas have been defined for deposits of sub-alluvial sand and windblown silica sand. Within Mineral Safeguarding Areas mineral resources present on development sites will be expected to be extracted for beneficial use prior to development proceeding, unless special circumstances can be demonstrated that justify proceeding without prior extraction.'	To respond to comments by the Minerals Product Association [719]
Policy NH8 [part 2]	Replace part two of the policy with: 'Existing, planned and potential infrastructure supporting the aggregates industry will be safeguarded from inappropriate development. This includes the Port of Liverpool, strategic rail freight links, and sites for concrete batching, the manufacture of coated materials, other concrete products and the handling, processing and distribution of substitute, recycled and secondary aggregate material. Proposals for non-mineral related development that may threaten the functioning of safeguarded infrastructure or locations will not be permitted unless it can be demonstrated that: <ul style="list-style-type: none"> • The site or infrastructure is of no commercial interest, and is unlikely to be so in the future; or • There is an overriding case for development taking place and equivalent alternative infrastructure capacity exists which is able to meet continuing commercial needs.' 	To respond to comments by the Minerals Product Association [719]
Paragraph 11.63	Replace paragraph 11.63 with: 'Sefton Council participates actively in the NW Aggregates Working Party and subscribes to the national Managed Aggregate Supply System through market monitoring and production of an annual Local Aggregates Assessment. Whilst Sefton has defined Mineral Safeguarding Areas [MSAs], identified on the Policy Map, relating to identified sand resources, these are understood to be of limited scale and scope and not currently commercially viable or likely to become so in the future. However, the policy seeks to avoid sterilisation of aggregate resources through non-mineral development and to encourage mineral resources present on development sites to be extracted where it is sensible to do so. Safeguarding principles will also be applied to port, transport and other infrastructure important to the aggregate minerals market. The Port of Liverpool and Sefton's transport infrastructure facilitates the landing and transshipment of minerals, including aggregates from marine and onshore sources. Policy NH8 provides for these facilities to be safeguarded in the interests of facilitating the continuing supply	To respond to comments by the Minerals Product Association [719]

Proposed Pre-submission changes to the Submission Local Plan, October 2015

Written Statement Reference	Change	Comment/ Reason for Change
	of minerals.'	
Paragraph 11.65	Add the following to the end of the paragraph: 'Proposals for major development within MSAs will be expected to provide for the extraction of mineral reserves present unless special circumstances can be demonstrated why it is not feasible to do so. The designation of MSAs does not indicate a presumption that resources defined in the MSAs will be worked.'	To respond to comments by the Minerals Product Association [719]
11.77	Add a new 3rd sentence: 'The starting point is the conservation and enhancement of the asset and its setting.' Add to the end of the current 3rd sentence: 'taking into account the requirements of the NPPF and the 1990 Act have been taken into account.'	To respond to English Heritage (now Historic England)'s representation page 6 [P648]
11.78	The paragraph should be replaced with the following: 'Development offers the opportunity to conserve and enhance the public appreciation and enjoyment of Sefton's environment. Where proposals affect a heritage asset and its setting which has been harmed by inappropriate development, opportunities should be taken to better reveal the significance of the asset, for example to make repairs, reinstate missing architectural features, undo previous inappropriate changes and secure the long term maintenance of the site's features.'	To respond to English Heritage (now Historic England)'s representation pages 6-7 [P648] N.B. The comments are addressed to paragraph 11.77.
11.79	Amend the paragraph to read: 'Development proposals affecting a heritage asset will ideally be in support of its 'optimum viable use.' This is the use which is viable, and where the changes entail the least harm to the significance of the heritage asset and its setting. The 'optimum viable use' is not necessarily the most profitable one. The most profitable use may be less than optimum in terms of its impact on the significance of the heritage asset.'	English Heritage (now Historic England) representation page 7 [P648]
11.80	The paragraph should be amended to focus more on the significance of an asset and its setting	English Heritage (now Historic England) representation page 8 [P648]

Proposed Pre-submission changes to the Submission Local Plan, October 2015

Written Statement		
Reference	Change	Comment/ Reason for Change
11.81	Delete the paragraph – it has been updated and now appears as paragraph 11.14A.	To respond to English Heritage (now Historic England)'s representation [P648]
11.82	Delete 'generally' and 'and non-designated assets' from the first sentence as policy only relates to designated assets	English Heritage (now Historic England) representation page 8 [P648]
Policy NH10	Amend the policy to ensure that it safeguards and enhances the setting of heritage assets in line with the requirements of the National Planning Policy Framework as follows: The existing policy becomes part 1, and in (c) replace 'in' with 'affecting'. Introduce a new part 2 to the policy '2. Opportunities should be taken to enhance the significance of a listed building or its setting.'	To respond to the English Heritage (now Historic England) representation page 9 [P648]
11.87	Pluralise 'it is' and 'varies' in final sentence	To correct a grammatical error
Policy NH12 part 1	Amend part 1 of the policy to state: 'Development within a Registered Historic Park or Garden or affecting its setting will only be permitted where the development relates well to the elements which contribute to the historic park or garden, and is of high quality design, which conserves and enhances the special interest and function of the site.'	To respond to English Heritage (now Historic England)'s representation page 10 [P648]
11.103	Replace the second sentence with: 'There are also three moated sites, a domestic chapel and associated burial ground.'	For clarity
11.107	Remove and reword it the last sentence and insert it as new paragraph 11.14b.	To give more prominence to this action and to respond to English Heritage (now Historic England)'s representation [P648].
12.1	Add to the end of paragraph 12.1 'The Council will use planning conditions and Section 106 and other legal agreements to ensure that the requirements of the polices in the Local Plan are implemented.'	To respond to the Lancashire Wildlife Trust's representation page 5 [P329]
Policy PIM1 policy links	Correct the reference to policy NH1 Environmental Assets	For consistence and to provide clarity.
Glossary	Define 'Decentralised energy' as 'Energy from a local network or source other than the National Grid. This is usually local renewable energy or local low-carbon energy, often on a relatively small scale.'	

Proposed Pre-submission changes to the Submission Local Plan, October 2015

Written Statement		
Reference	Change	Comment/ Reason for Change
Glossary	Define 'Net developable area' as 'The area available for residential or employment generating uses excluding major distributor roads, primary schools, key areas of open space serving a wide area and significant buffer strips.'	To provide clarity as this phrase is used in policies MN2 and HC3
Glossary	Define 'The Statement of Community Involvement' as 'A document which the Council produces which sets out how the Council will engage with partners, stakeholders and the local community during the preparation of Development Plan Documents and other policy guidance.'	
Glossary	Delete the reference to Lifetime Homes Standard	This standard is no longer extant.
Glossary	Add a definition of 'main town centre uses' as 'Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, 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).'	For clarity and to correspond with the definition in the Glossary to the NPPF
Glossary	Add a definition of 'Social infrastructure' as 'Infrastructure that provides for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.'	To respond to the Theatres Trust representation [P599]
Appendix 1	Change the reference to site MN2.12 'Land south of Moor Lane, Ainsdale' to MN2.11. In the 2 nd bullet point relating to site MN2.26, refer to site MN2.25, not MN2.26. Add a bullet point to the sites listed below 'Ensure a holistic approach to the preparation and implementation of a foul water drainage strategy and a sustainable surface water drainage strategy.' <ul style="list-style-type: none"> • MN2.4 land at Moss Lane • MN2.5 Land at Crowland Street, Southport • MN2.16 Land at Liverpool Road, Formby • MN2.29 Former Prison Site, Park Lane, Maghull MN2.46 Land east of Maghull	To correct factual errors. For clarity and to respond to advice received from United Utilities.
Appendix 2	Add a new second sentence to say that 'The Liverpool City Region Ecological Network provides more information about this'. Delete 'proposed' from 'Mersey Narrows and North Wirral Foreshore Ramsar site' in the list of internationally important designated nature sites.	To provide clarity. To correct errors and in response to the Lancashire

Written Statement Reference	Change	Comment/ Reason for Change
	<p>In the list of Nationally important designated nature sites, replace ‘Mersey Estuary’ with ‘Mersey Narrows’ SSSI.</p> <p>In the information about Local Wildlife Sites (LWSs), add text to make clear that there are many Local Wildlife Sites (LWSs) ‘where parts also have international and/or national designations’, and provide a single list of all LWSs, including additional sites .</p> <p>To include information about Priority habitats and species and protected species to say: ‘Priority habitats and species Priority habitats and species are defined nationally. There are over 1000 priority species and over 60 priority habitats. More info can be found at http://jncc.defra.gov.uk/page-5717. The Ecological Network provides more info about Priority Habitats present in the Liverpool City Region.</p> <p>Protected species The government provides advice about protected species at https://www.gov.uk/guidance/protected-species-and-sites-how-to-review-planning-proposals.’</p>	<p>Lancashire Wildlife Trust representation page 8 [P329]</p> <p>To provide clarity and to correct errors.</p> <p>To provide clarity.</p>
Appendix 2	<p>Under the List of Internationally Important Designated Nature Sites, delete ‘proposed’ in front of the Mersey Narrows and North Wirral Foreshore, and add ‘Liverpool Bay (SPA)’ as a new bullet point.</p>	<p>To correct a factual inaccuracy and to respond to Lancashire Wildlife Trust’s representation page 8 [P329] as this is a confirmed Ramsar site, and not a proposed one.</p>
Appendix 2	<p>In the list of Nationally Important Designated Nature Sites, replace Mersey Estuary SSSI with ‘Mersey Narrows SSSI’, and revise the name of the 4th SSSI to ‘Ribble and Alt Estuaries SSSI and National Nature Reserve (NNR)’.</p>	<p>Lancashire Wildlife Trust representation page 8 [P329]</p>
Appendix 2	<p>Under the heading ‘Local Wildlife Sites’: 1. Replace the first sentence with’</p>	<p>Lancashire Wildlife Trust representation page 8 [P329]</p>

Proposed Pre-submission changes to the Submission Local Plan, October 2015

Written Statement		
Reference	Change	Comment/ Reason for Change
	<p>2. Delete the sub-heading ' Where Parts (including large parts) of the LWS also have International and/or National Designations'</p> <p>3. Add the following sites to the list of LWSs:</p> <ul style="list-style-type: none"> • Railway Ainsdale Station to Hillside Station • Foreshore, Weld Road to Southport Pier • Queen's Jubilee Nature Trail, Southport • Ribble Estuary (including Marshside 1, Marshside 2 and Crossens) to Southport Pier • Land at Park Haven Trust, Maghull • Railway Coastal Road to Ainsdale Station • Hightown Dunes, Meadow and Saltmarsh • Seaforth Nature Reserve • Westcliffe Road, verges 	
Appendix 3	<p>Add Indicators for Policies NH9-14</p> <ul style="list-style-type: none"> • Number of listed buildings 'at risk' • number of conservation areas 'at risk' • % of Listed Buildings s surveyed per year • Conservation Area Appraisals adopted • Conservation Area Management Plans adopted 	For completion of Appendix 3
Appendix 3	Biodiversity indicators – local sites and areas under future management	Chris Bennett
Appendix 3	Change indicator for Policy EQ10 to Approvals of A5 uses in designated centres; Primarily Residential Areas; Shopping Parades; within 400m of secondary school or college	To reflect change in policy approach
Appendix 4	<p>Update list and names of SPDs being prepared</p> <p>Combine affordable and Special Needs and Older persons housing SPD into one document</p> <p>Delete ref to Public Open Space, Landscaping and Trees SPD</p> <p>Delete ref to Food and Drink SPD and add ref to Control of Retail Uses with the Potential to Harm Health SPD</p>	

Proposed Pre-submission changes to the Submission Local Plan, October 2015

Proposed changes to the Policy Map – these are shown in a separate booklet		
Figure no.	Change	Reason
(a) Changes to the Policy Map keys		
1	Amend the Policy Map key for the Proposed Open Spaces from policy NH5 to MN2 (Southport and Formby)	To correct an error
2	Add policy ED5 Crosby Coast Park to the Policy Map key (Sefton East)	It is proposed to show this on the Policy Map
3	Add policy ED5 Aintree Racecourse to Sefton East key	It is proposed to show this on the Policy Map
4	Amend the Policy Map key in relation to policy ED8 Southport Seafront	To make the different annotations clearer.
5	Delete Broom's Cross Road (policy IN2) from the Policy Map on the Bootle and Sefton East keys	This road has now been completed and no longer needs to be shown as a proposal.
6	Amend the wording of the notation relating to Policy NH2 from 'Nature Sites of Local, National and International Importance' to 'Sites of Local, National and International Importance for Nature and Geology'	For clarity
7	All Nature Improvement Focus Areas (policy NH3) should be removed from all Policy Map keys	These were shown on the Policy Map in error.
(b) Changes to the Policy Map		
8	Amend the site boundary at site MN2.10 Sandbrook Road, Ainsdale	An additional area of land has been included in the site
9	Amend the boundary to site MN2.46 Land East of Maghull to remove the area required for the proposed slip road at junction 1 of the M58 from within site MN2.46.	For clarity.
10	Show the Crosby Coast Park (policy ED5) to the Bootle and Crosby Policy Map	For clarity
11	Show Aintree Racecourse (policy ED5) on the Sefton East Policy Map	For clarity
12	Show Southport Seafront (policy ED8) on the Southport Policy Map	For clarity
13	Delete Broom's Cross Road (policy IN2) from the Bootle and Sefton East Policy Maps	The road has been completed and is no longer proposed infrastructure.
14	Amend the boundary of the Southport Marine Lake (policy NH2)	The boundary of the nature sites is incorrectly shown.
15	Amend the boundary of the Seaforth Nature Reserve (policy NH2)	The boundary of the nature sites is incorrectly shown.
16	Amend the boundary of the Switch Island nature sites	The boundary of the nature sites is incorrectly shown.

Proposed Pre-submission changes to the Submission Local Plan, October 2015

Proposed changes to the Policy Map – these are shown in a separate booklet		
Figure no.	Change	Reason
17	Remove the Nature Improvement Areas from all Policy Maps	These are part of the evidence base and not a Local Plan designation.
18	Amend the boundary of the open space at Kings Park, Seaforth (policy NH5)	The boundary of this area has been corrected
19	Amend the boundary of the open space at Freshfield Bowling Club, Formby (policy NH5)	The boundary of this area has been corrected
20	Amend the boundary of the open space at Sphynx Tennis Club, Southport (policy NH5)	The boundary of this area has been corrected
21	Amend the boundary of the open space at Churchtown Tennis Club, Southport (policy NH5)	The boundary of this area has been corrected
22	Amend the boundary of the open space at Broad Hey open space, Netherton (policy NH5)	The boundary of this area has been corrected
23	Amend the boundary of the open space at Marsh Lane Play Area, Bootle (policy NH5)	The boundary of this area has been corrected
24	The area of open space at Peel Road Park, Bootle (policy NH5) has been added to Policy Map	To clarify that the policy applies to this area of open space.
25	The area of open space at Parkdale Play Area, Bootle (policy NH5) has been added to Policy Map	To clarify that the policy applies to this area of open space.
26	The area of open space at Lathom Gardens, Maghull (policy NH5) has been added to Policy Map	To clarify that the policy applies to this area of open space.
27	The area of open space at Church Green Pond Site, Formby (policy NH5) has been added to Policy Map	To clarify that the policy applies to this area of open space.
28	The area of open space at Brooklands Bowling Club, Crosby (policy NH5) has been added to Policy Map	To clarify that the policy applies to this area of open space.
29	The Crosby Coastal Park is proposed to be shown as a Countryside Recreation Area (policy NH5)	For clarity.
30	Add the Mineral Safeguarding Area (policy NH8) to the Policy Map	To comply with this statutory requirement.

This page is intentionally left blank

A Local Plan for Sefton

Post-submission changes
to the Policy Map

Agenda Item 7

Introduction

The purpose of this document is to highlight proposed changes to be made to the Policy Map of Sefton's Local Plan since it was submitted in August 2015. These changes have been made for a number of reasons which are set out below.

List of changes to the Policy Map Legend

Policy/ Site	Figure	Policy Maps	Summary of change since Submission Draft
MN2	1	Formby and Southport	Proposed Open Spaces originally mislabelled as NH5 in legend
ED5	2	Bootle	Added Crosby Coastal Park for greater clarity
ED5	3	Sefton East	Added Aintree Racecourse for greater clarity
ED8	4	Southport	Map and legend amended to clearly show Southport Seafront
IN2	5	Bootle and Sefton East	Solid line as road was completed in August 2015
NH2	6	All	Altered to read ' Sites of Local, National and International Importance for Nature and Geology'
NH3	7	All	Nature Improvement Focus Areas removed. Now intend to show this in the forthcoming Nature Conservation SPD

List of changes to the Policy Map

Policy/ Site	Figure	Location	Summary of change since Submission Draft
MN2.10	8	Sandbrook Road, Ainsdale	Boundary amended to incorporate buildings within site
MN2.46	9	Land East of Maghull	Boundary amended to remove land required for M58 slip road
ED5	10	Crosby Coastal Park	New boundary to indicate area covered by policy ED5 for greater clarity
ED5	11	Aintree Racecourse	New boundary to indicate area covered by policy ED5 for greater clarity
ED8	12	Southport Seafront	Map amended to become clearer against other overlapping policies
IN2	13	Broom's Cross Road	Solid line as road was completed in August 2015
NH2	14	Southport Marine Lake	Boundary of nature sites of local,

Agenda Item 7

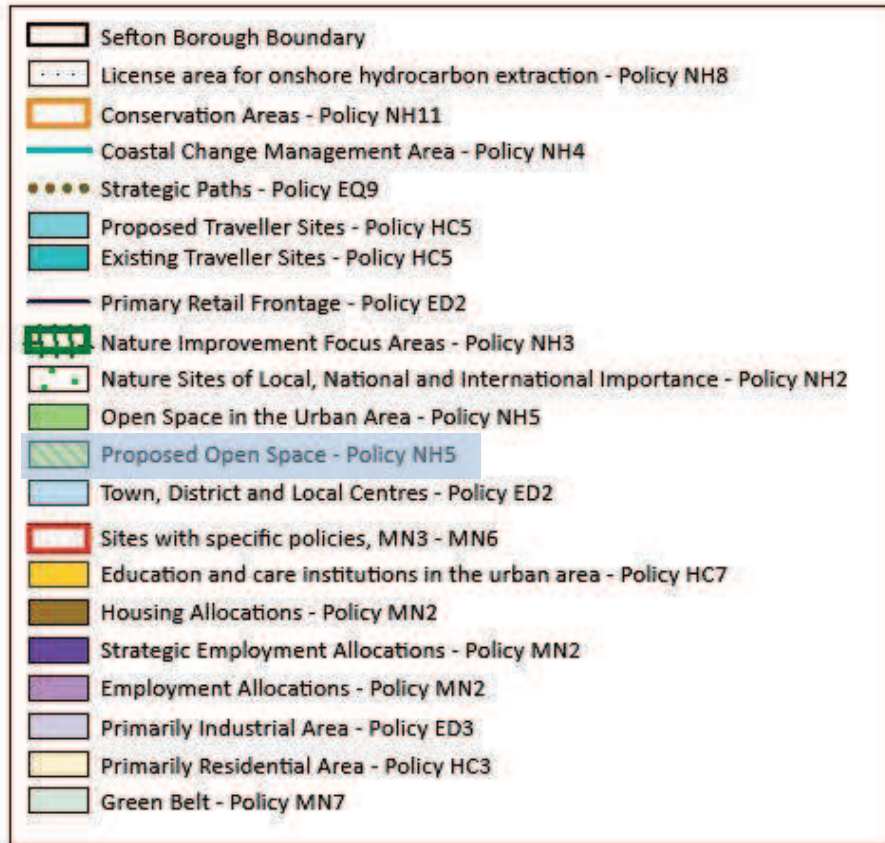
Policy/ Site	Figure	Location	Summary of change since Submission Draft
			national and international designations corrected
NH2	15	Seaforth Nature Reserve	Boundary of nature sites of local, national and international designations corrected
NH2	16	Switch Island	Boundary of nature sites of local, national and international designations corrected
NH3	17	Whole Borough	Nature Improvement Focus Areas removed. Now intend to show this in the forthcoming Nature Conservation SPD
NH5	18	Kings Park, Seaforth	Open Space in the urban area boundary corrected.
NH5	19	Freshfield Bowling Club, Formby	Open Space in the urban area boundary corrected.
NH5	20	Sphynx Tennis Club, Southport	Open Space in the urban area boundary corrected.
NH5	21	Churchtown Tennis Club, Southport	Open Space in the urban area boundary corrected.
NH5	22	Broad Hey open space, Netherton	Open Space in the urban area boundary corrected.
NH5	23	Marsh Lane Play Area, Bootle	Open Space in the urban area boundary corrected.
NH5	24	Peel Road Park, Bootle	Designated as Open Space
NH5	25	Parkdale Play Area, Bootle	Designated as Open Space
NH5	26	Lathom Gardens, Maghull	Designated as Open Space
NH5	27	Church Green Pond Site, Formby	Designated as Open Space
NH5	28	Brooklands Bowling Club, Crosby	Designated as Open Space
NH5	29	Whole Borough	Part of coastal area now shown as Countryside Recreation Area
NH8	30	Whole Borough	Mineral Safeguarding Area

Agenda Item 7

Figure 1

Change of Policy number from NH5 to MN2 (Formby Legend as example)

Submission Draft Local Plan (August 2015)



Proposed changes since Submission Draft

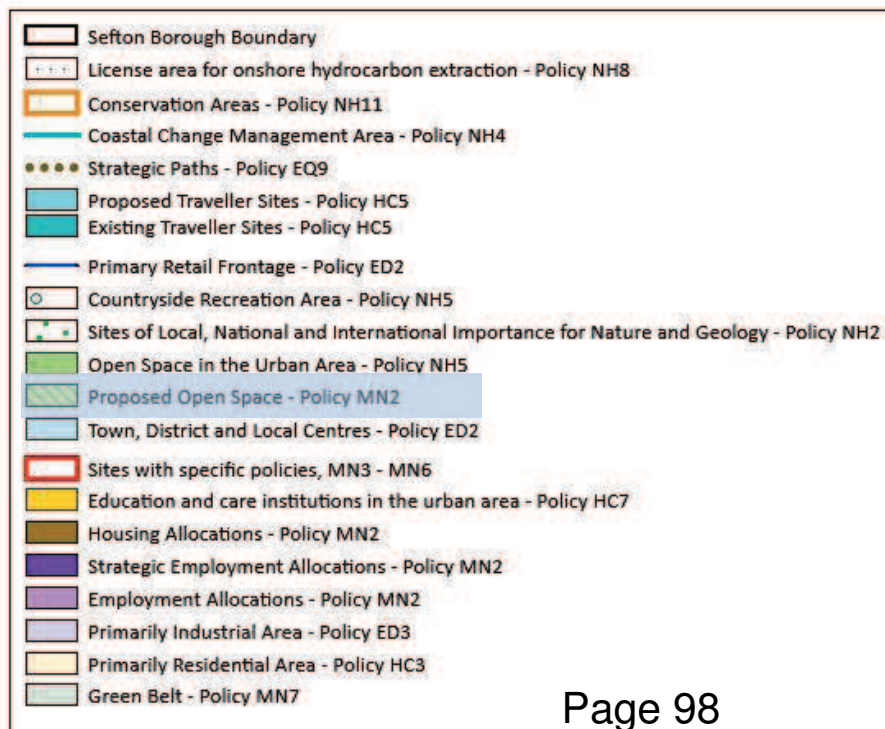


Figure 2

Amended to include ED5 Crosby Coastal Park on Bootle Policy Map and Legend

Submission Draft Local Plan (August 2015)



Proposed changes since Submission Draft



Agenda Item 7

Figure 3

Amended to include ED5 Aintree Racecourse on Sefton East Policy Map and Legend

Submission Draft Local Plan (August 2015)



Proposed changes since Submission Draft

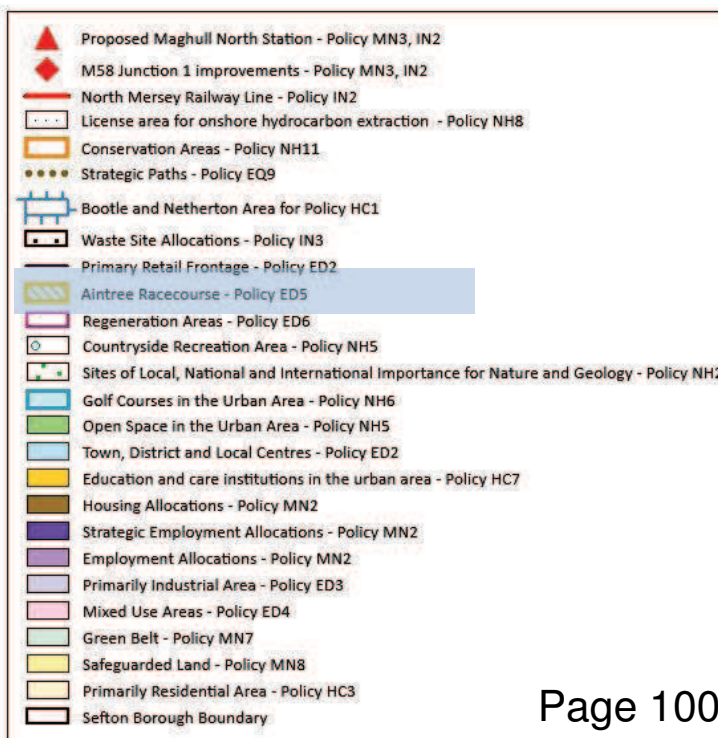
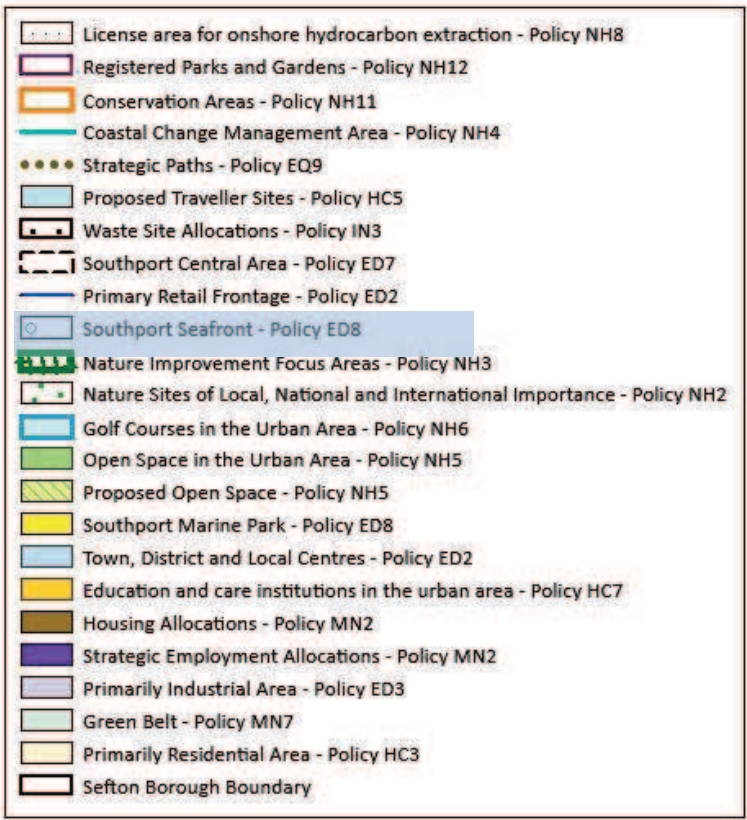


Figure 4

Southport Seafront amended to be clearer on Southport Policy Map and Legend

Submission Draft Local Plan (August 2015)



Proposed changes since Submission Draft

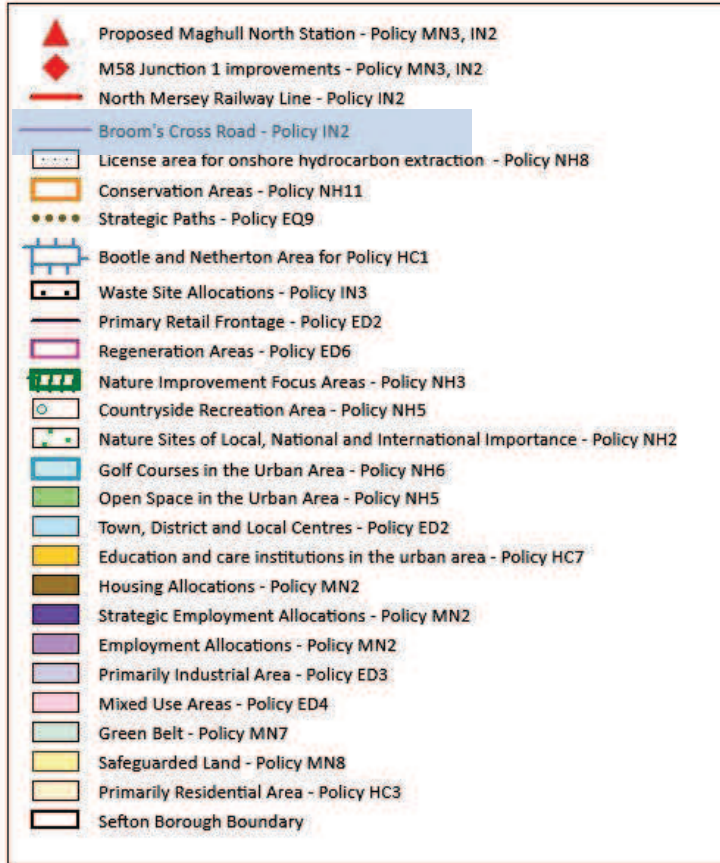


Agenda Item 7

Figure 5

Removed to reflect completion of Broom's Cross Road A5758 on Sefton East Policy Map and Legend

Submission Draft Local Plan (August 2015)



Proposed changes since Submission Draft

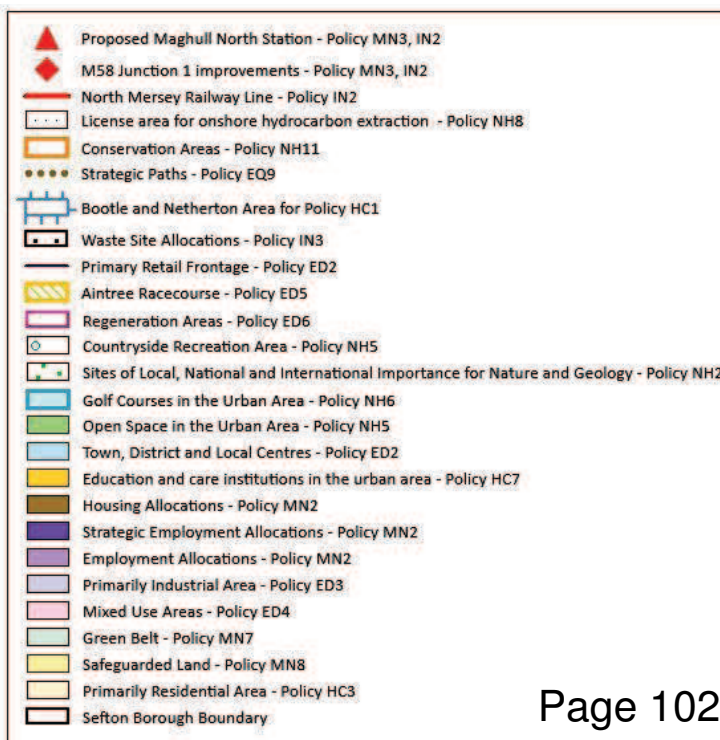
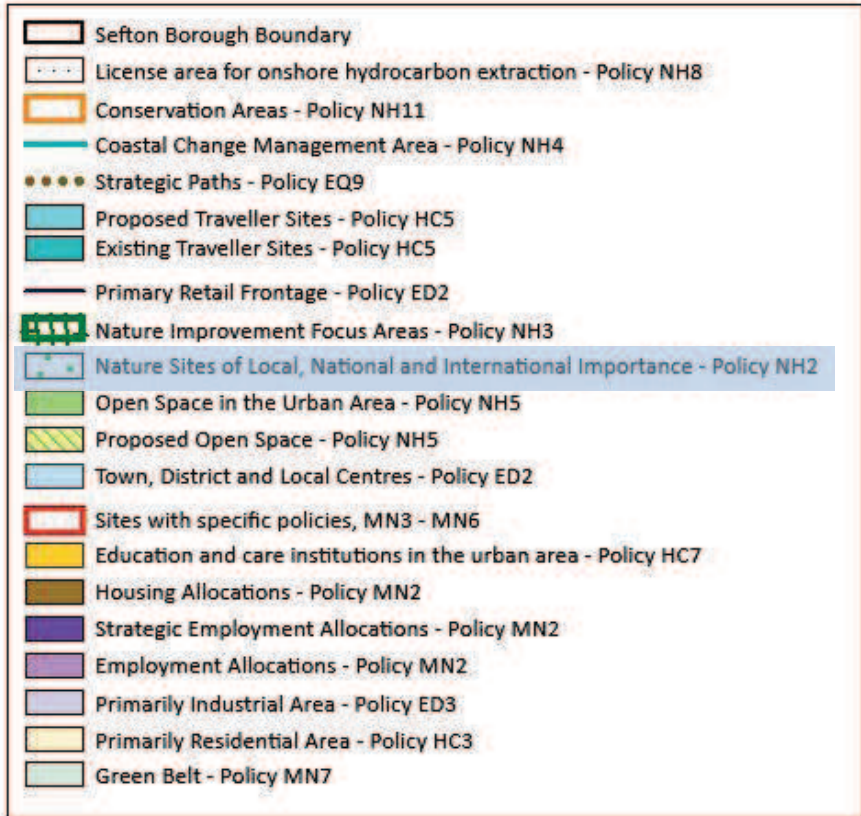


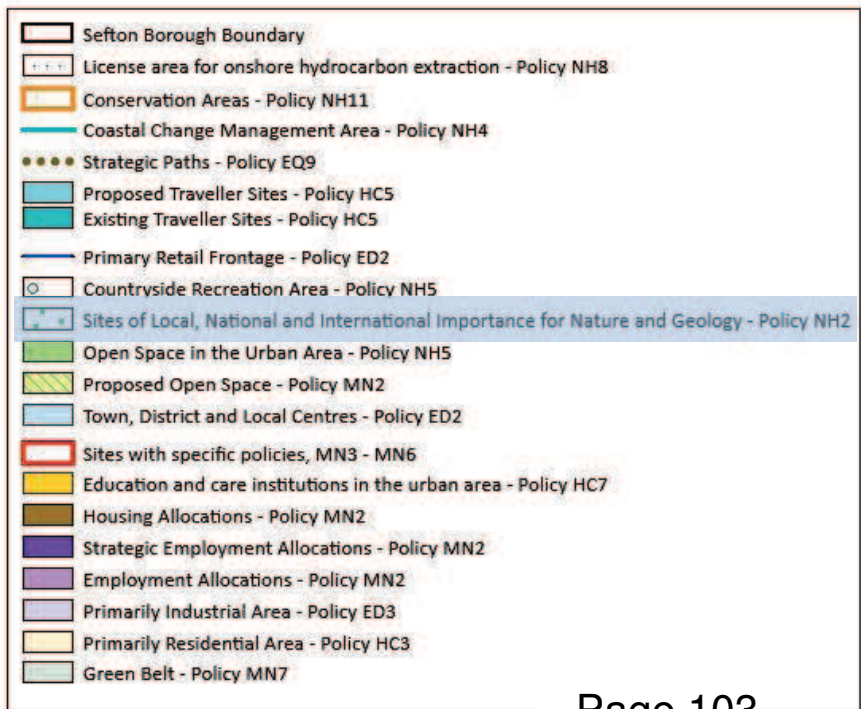
Figure 6

Change of wording from Nature Sites of Local, National and International Importance to Sites of Local, National and International Importance for Nature and Geology (Formby Legend as example)

Submission Draft Local Plan (August 2015)



Proposed changes since Submission Draft

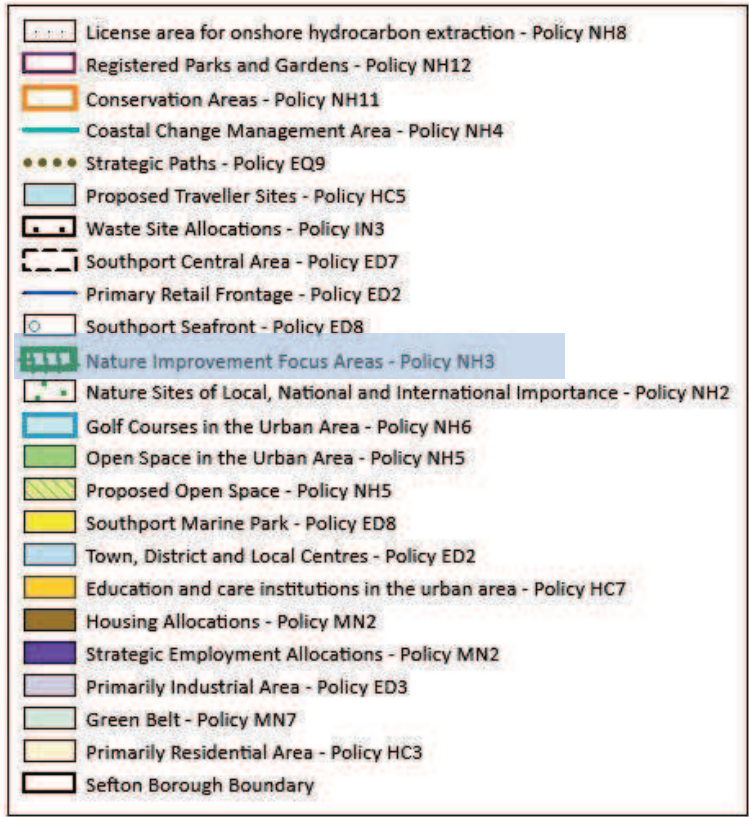


Agenda Item 7

Figure 7

Removal of Nature Improvement Area from Policy Map and Legend (Southport Legend as example)

Submission Draft Local Plan (August 2015)



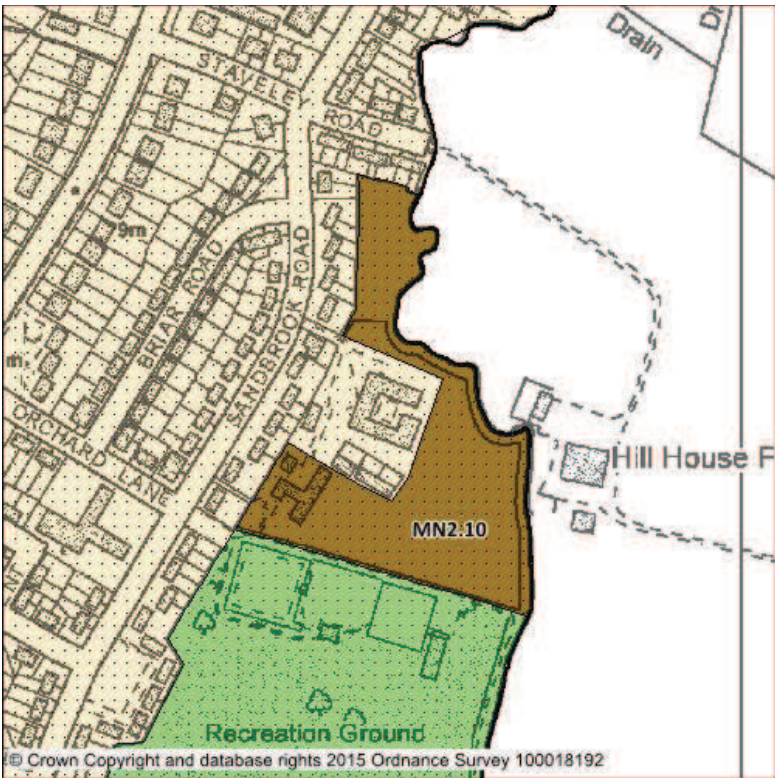
Proposed changes since Submission Draft



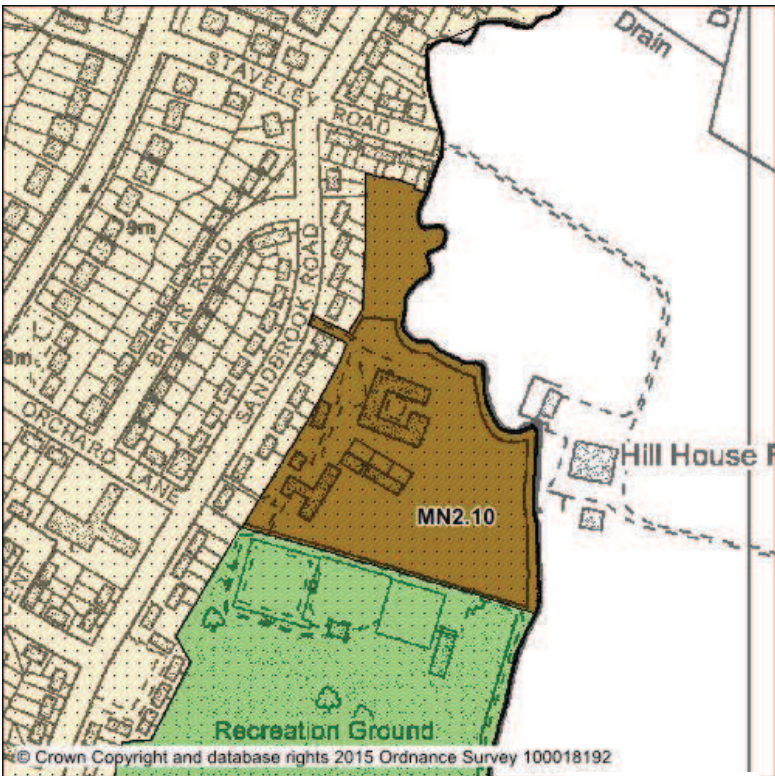
Figure 8

MN2.10 Sandbrook Road, Ainsdale. Amended to reflect increase in site area

Submission Draft Local Plan (August 2015)



Proposed changes since Submission Draft

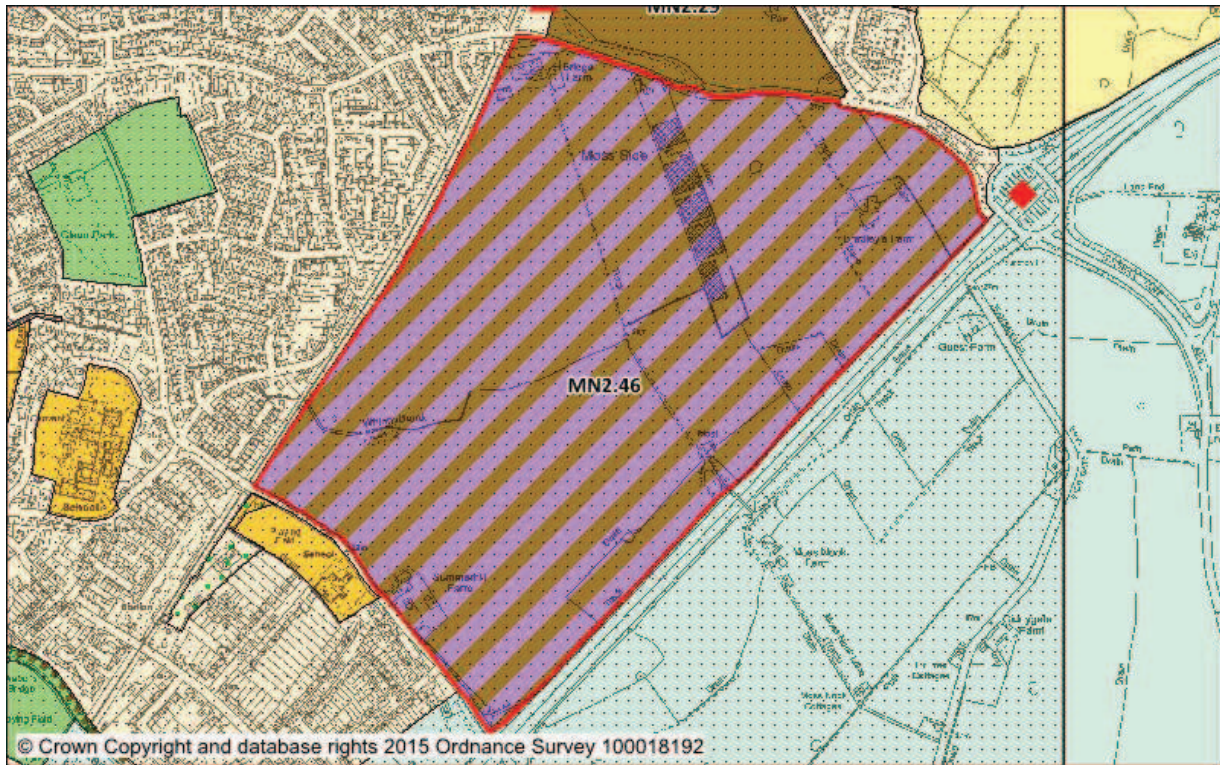


Agenda Item 7

Figure 9

MN2.46 Land East of Maghull. Amended to reflect decrease in site area to accommodate slip road

Submission Draft Local Plan (August 2015)



Proposed changes since Submission Draft

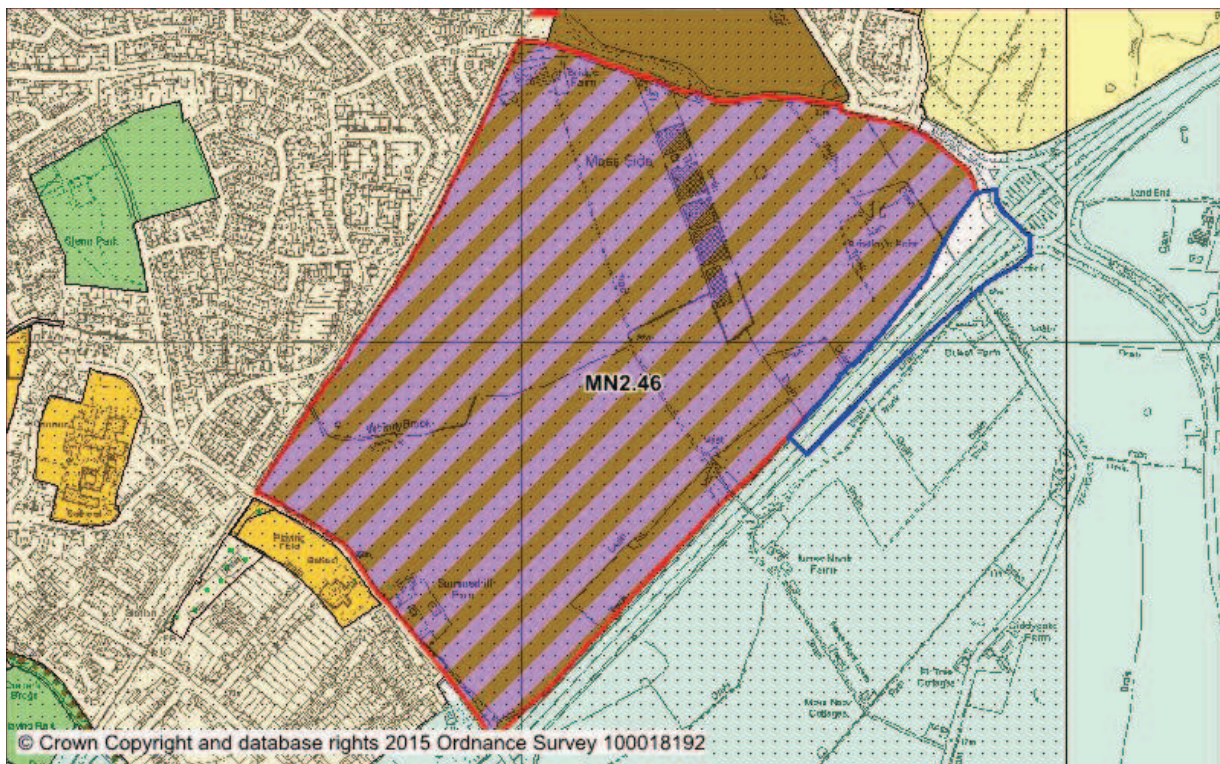
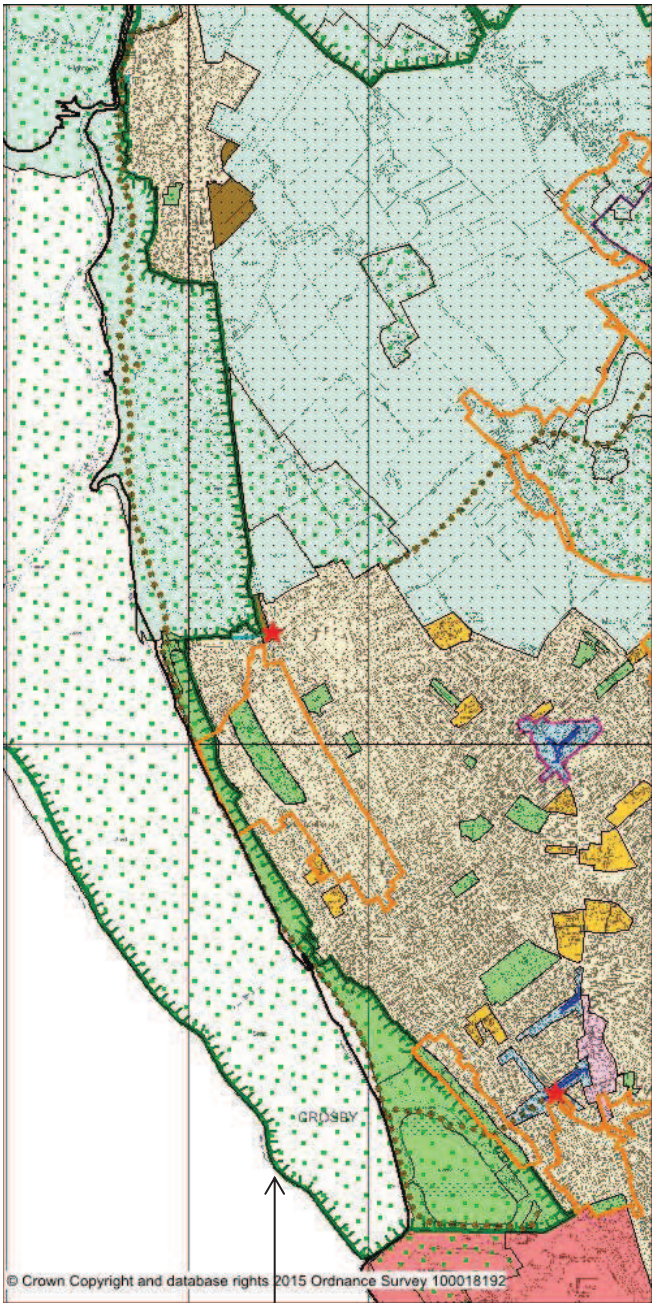


Figure 10

Amended to include ED5 Crosby Coastal Park on Bootle Policy Map and Legend (yellow hatched area along the coast)

Submission Draft Local Plan (August 2015)

Proposed changes since Submission Draft



Policy NH3 - Nature Improvement Focus Area designation removed from Policy Maps



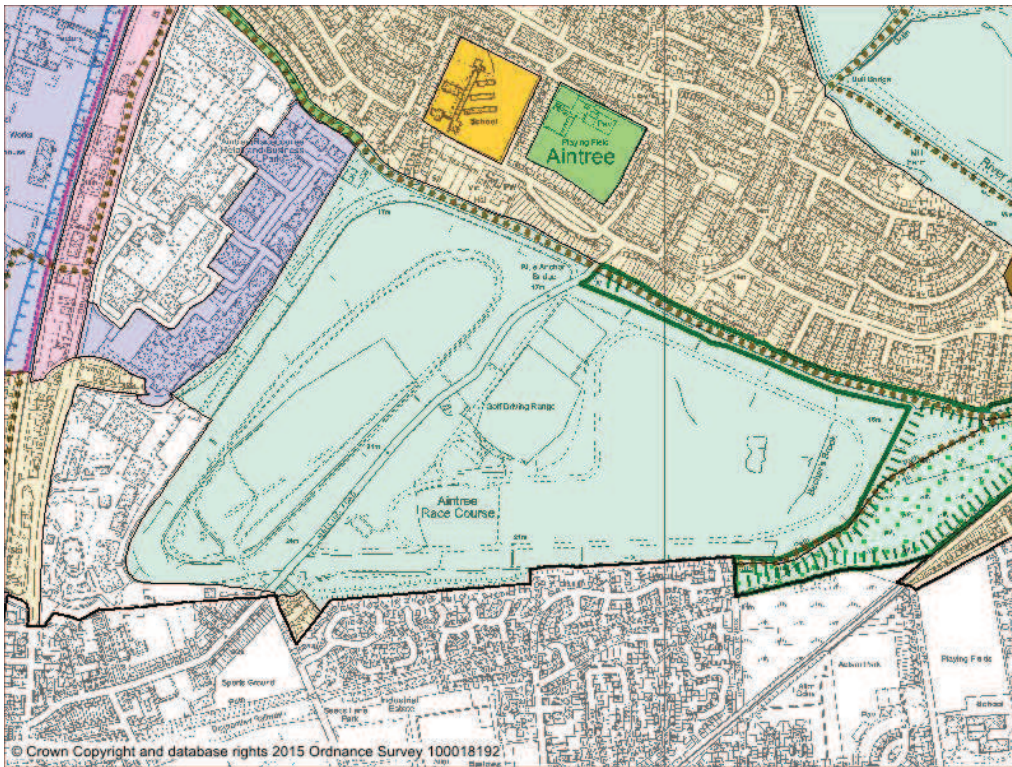
Policy ED3 - Crosby Coastal Park area added to Policy Maps

Agenda Item 7

Figure 11

Amended to include ED5 Aintree Racecourse on Sefton East Policy Map and Legend (yellow hatched area across the complex)

Submission Draft Local Plan (August 2015)



Proposed changes since Submission Draft

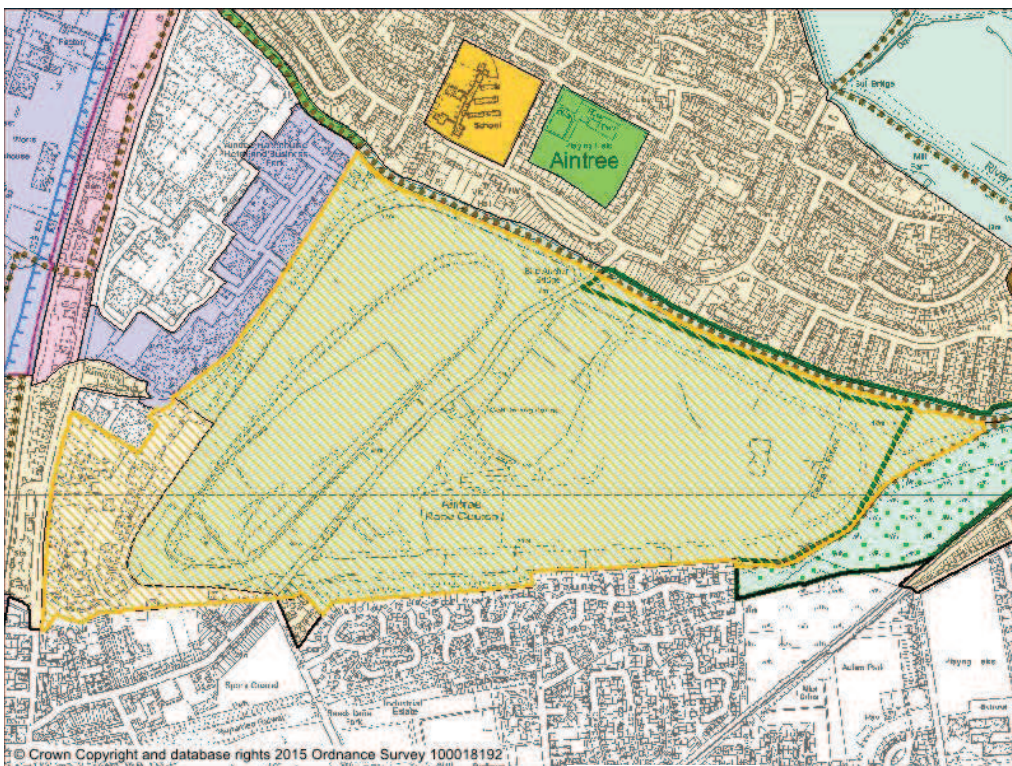
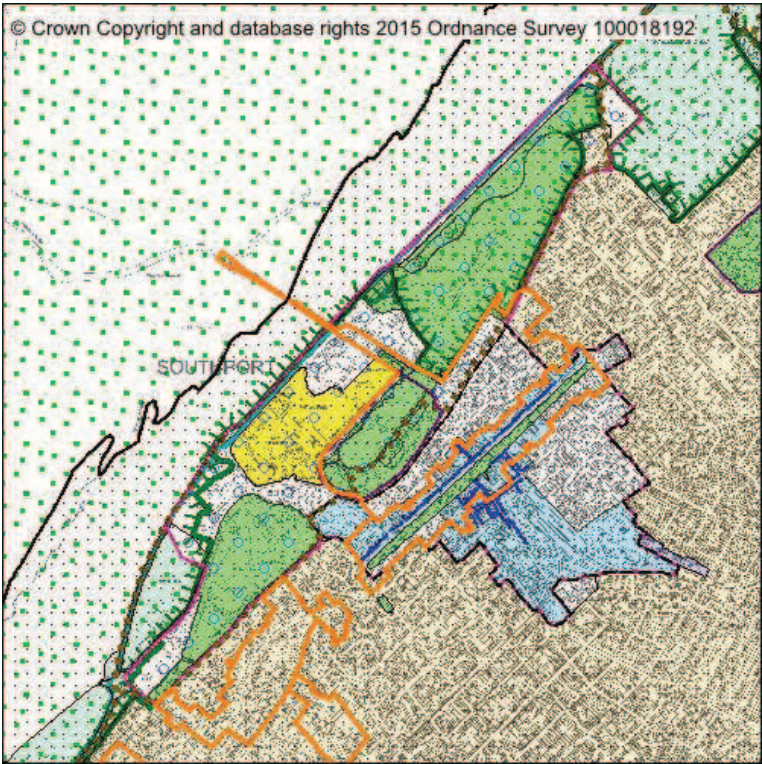


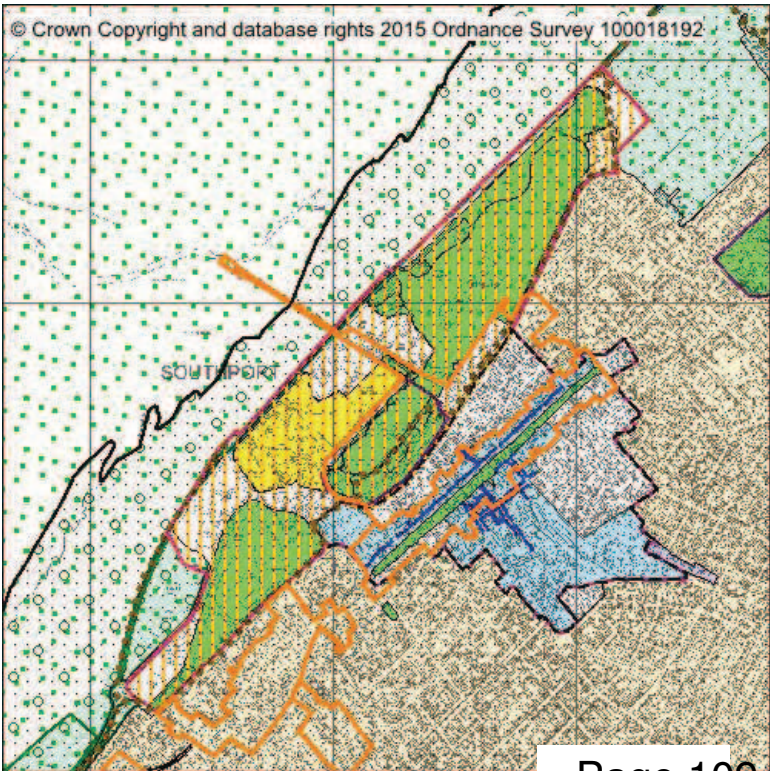
Figure 12

Amended Southport Policy Map to show clearer ED8 Southport Seafront (altered from black circles to orange vertical hatch effect)

Submission Draft Local Plan (August 2015)



Proposed changes since Submission Draft

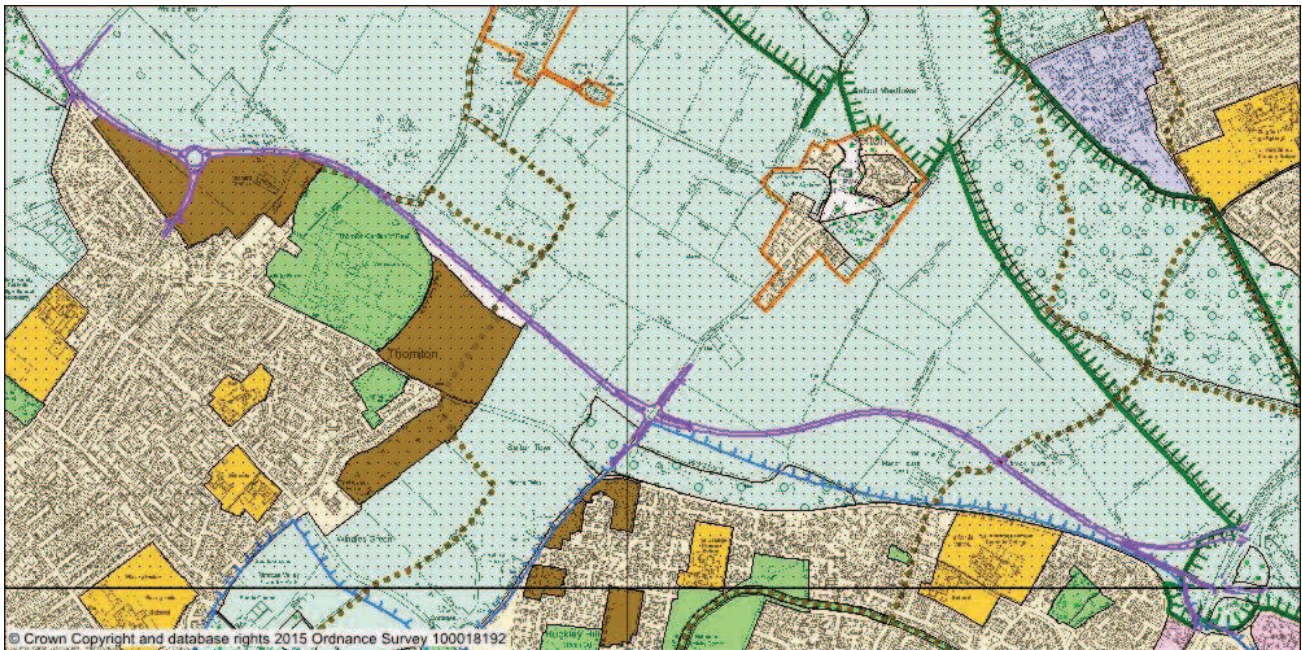


Agenda Item 7

Figure 13

Amended Sefton East and Bootle Policy Maps amended to reflect completion of Broom's Cross Road A5758 (changed from purple line representing Policy IN2 to black line as with other existing roads)

Submission Draft Local Plan (August 2015)



Proposed changes since Submission Draft

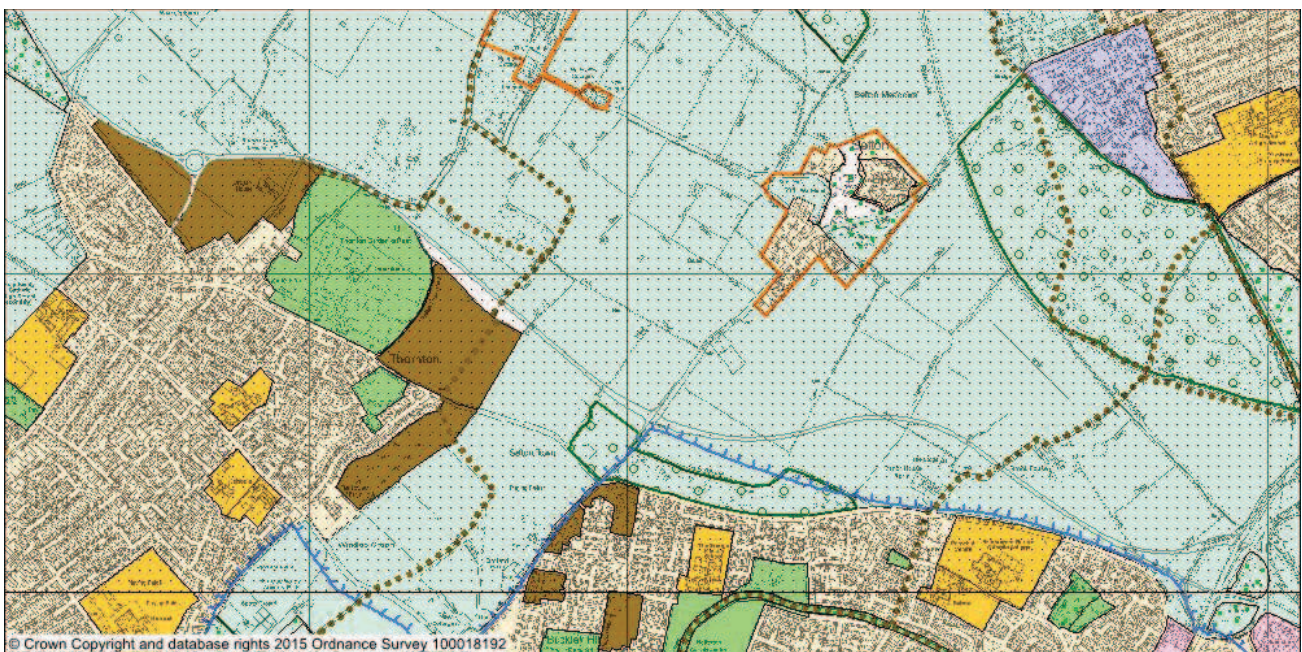
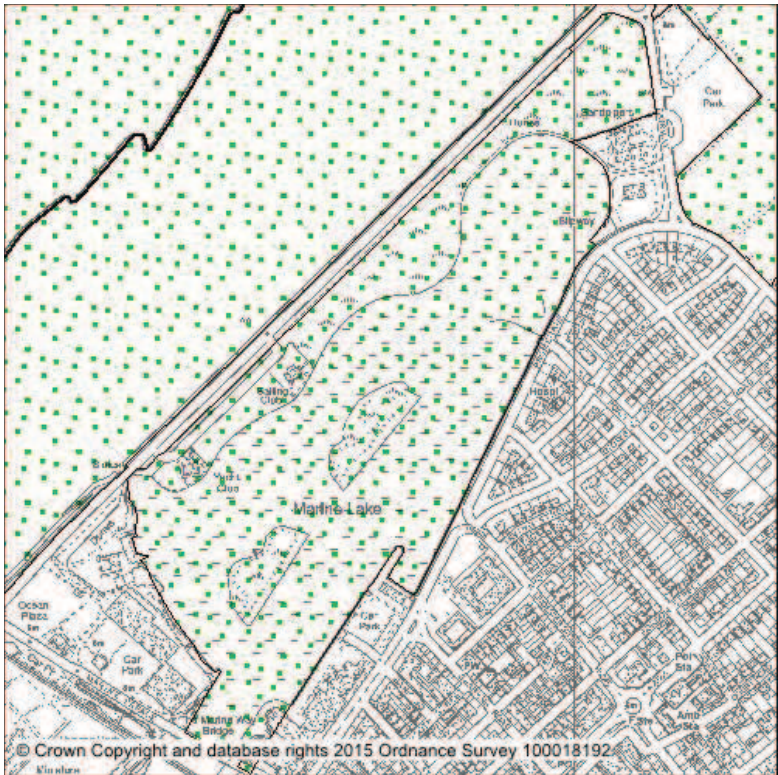


Figure 14

NH2 Southport Marine Lake. Boundary amended as indicated below

Submission Draft Local Plan (August 2015)



Proposed changes since Submission Draft



Agenda Item 7

Figure 15

NH2 Seaforth Nature Reserve. Boundary amended as indicated below

Submission Draft Local Plan (August 2015



Proposed changes since Submission Draft



Figure 16

NH2 Switch Island. Boundary amended as indicated below

Submission Draft Local Plan (August 2015



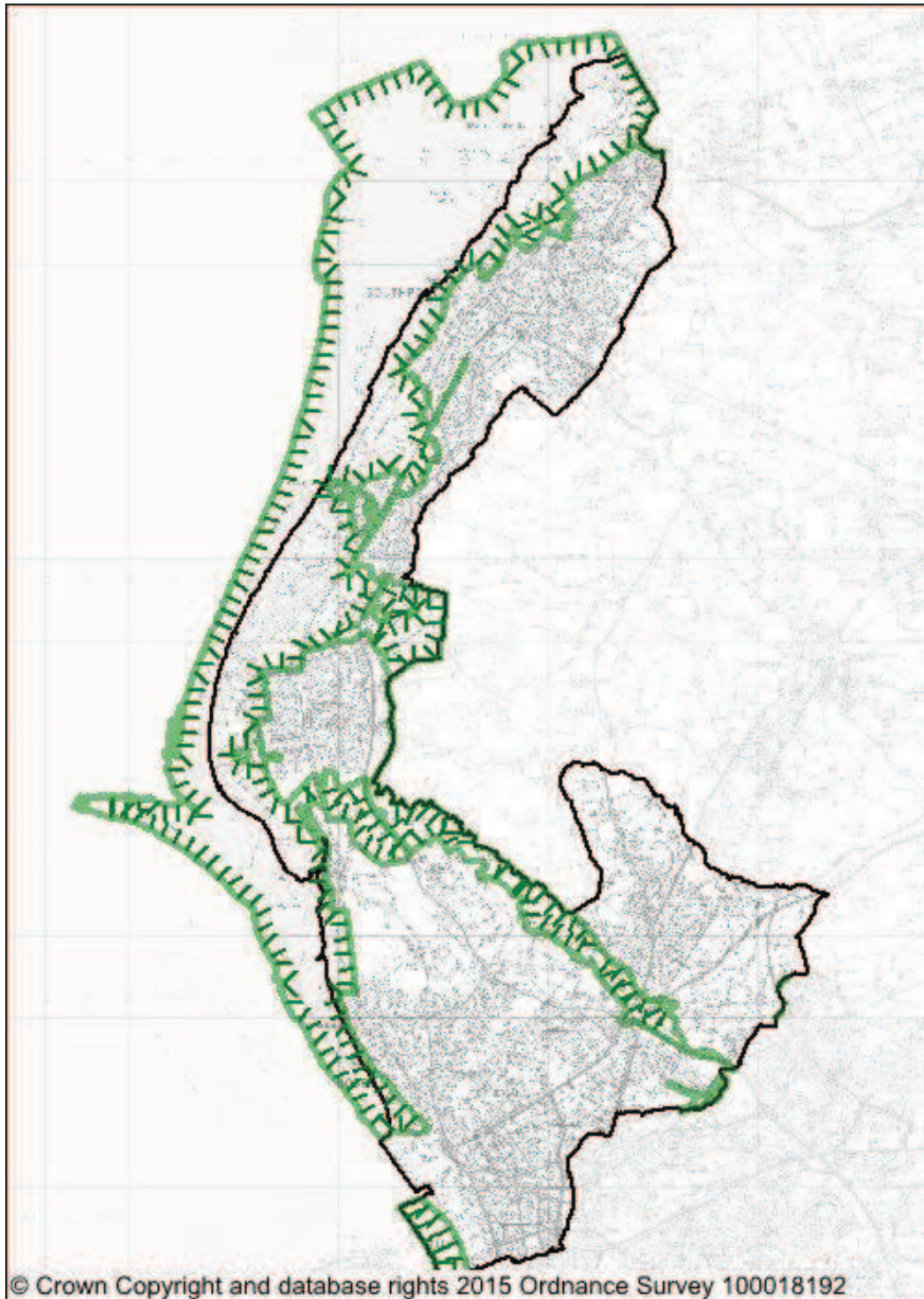
Proposed changes since Submission Draft



Agenda Item 7

Figure 17

NH3 Nature Improvement Focus Areas. Designation removed from all Policy Maps and Legends
Submission Draft Local Plan (August 2015)



Proposed changes since Submission Draft



Agenda Item 7

Figure 18

NH5 King's Park, Seaforth. Site area reduced as indicated below

Submission Draft Local Plan (August 2015)

Proposed changes since Submission Draft

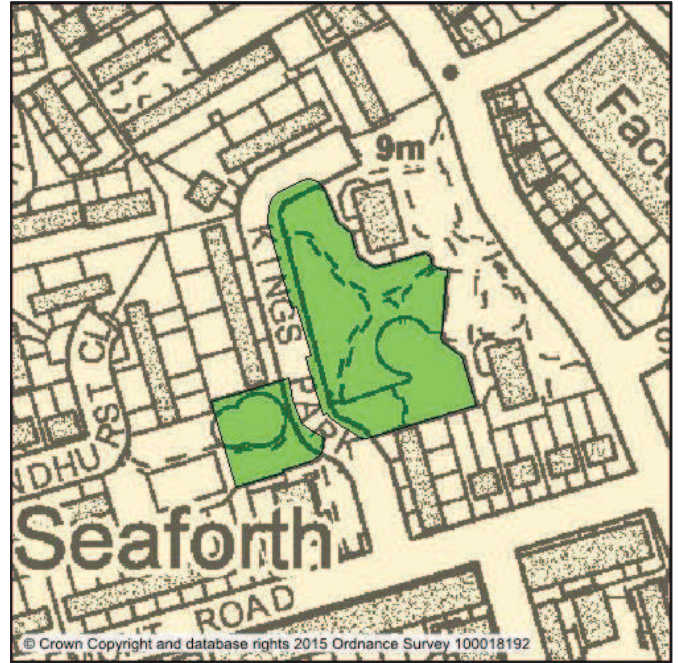
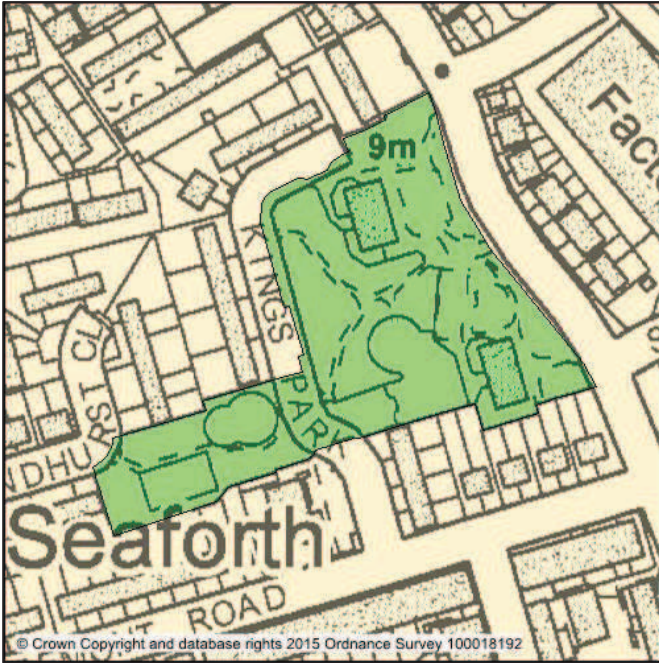


Figure 19

Freshfield Bowling Club, Formby, Seaforth. Site area reduced as indicated below

Submission Draft Local Plan (August 2015)

Proposed changes since Submission Draft

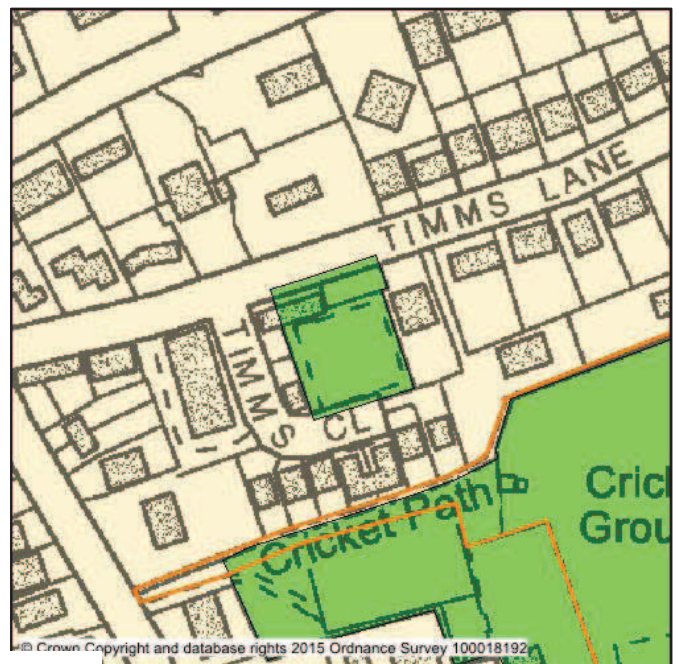
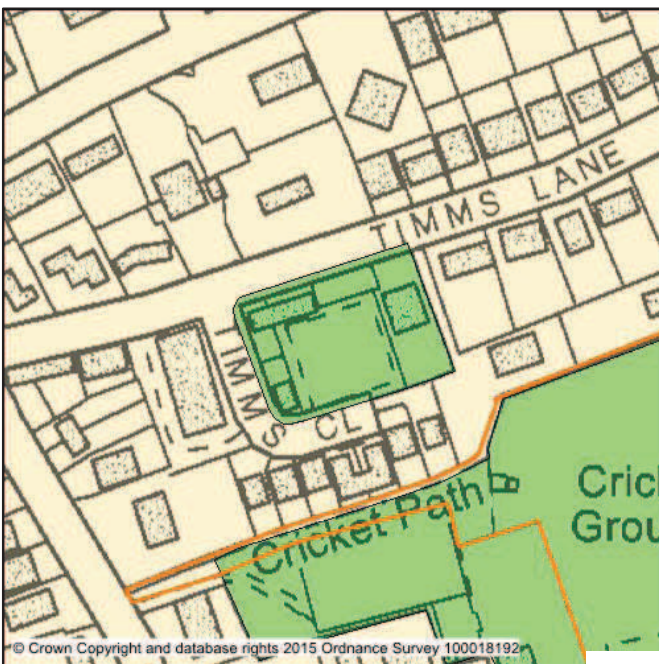


Figure 20

NH5 Sphynx Tennis Club, Southport. Site area reduced as indicated below

Submission Draft Local Plan (August 2015)

Proposed changes since Submission Draft

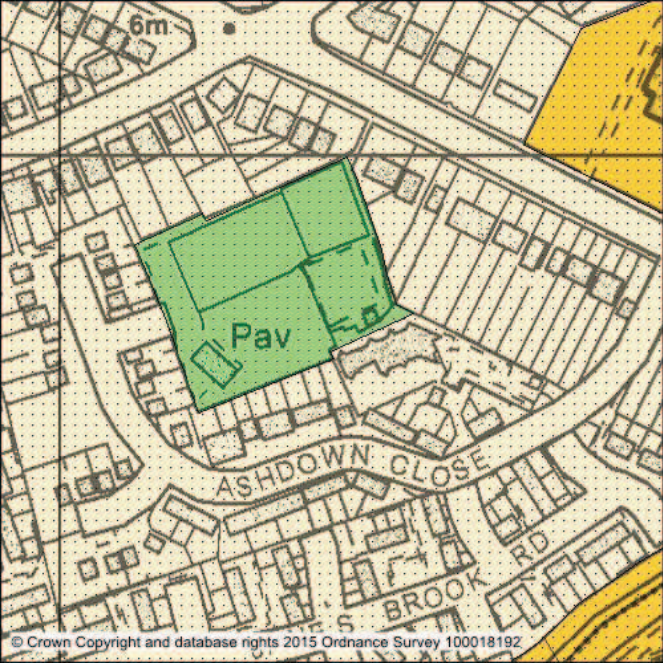
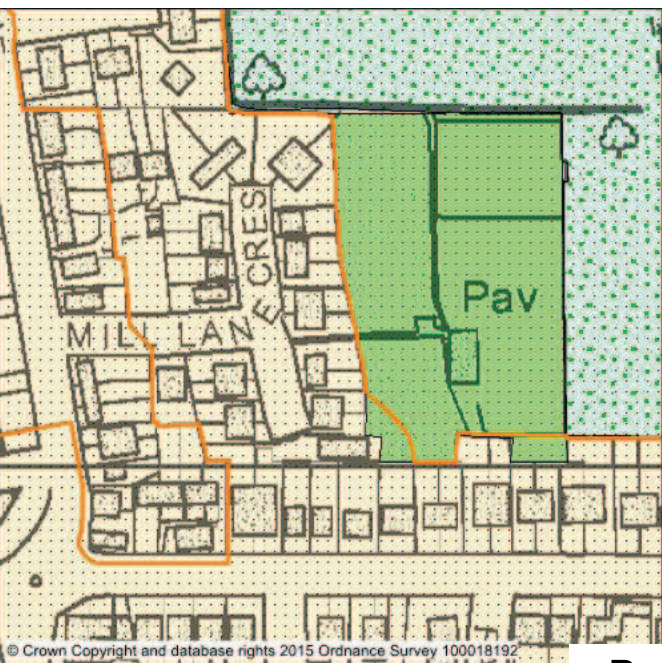


Figure 21

NH5 Churchtown Tennis Club, Southport. Site area amended as indicated below

Submission Draft Local Plan (August 2015)

Proposed changes since Submission Draft



Agenda Item 7

Figure 22

NH5 Broad Hey open space, Netherton. Site area reduced as indicated below

Submission Draft Local Plan (August 2015)

Proposed changes since Submission Draft

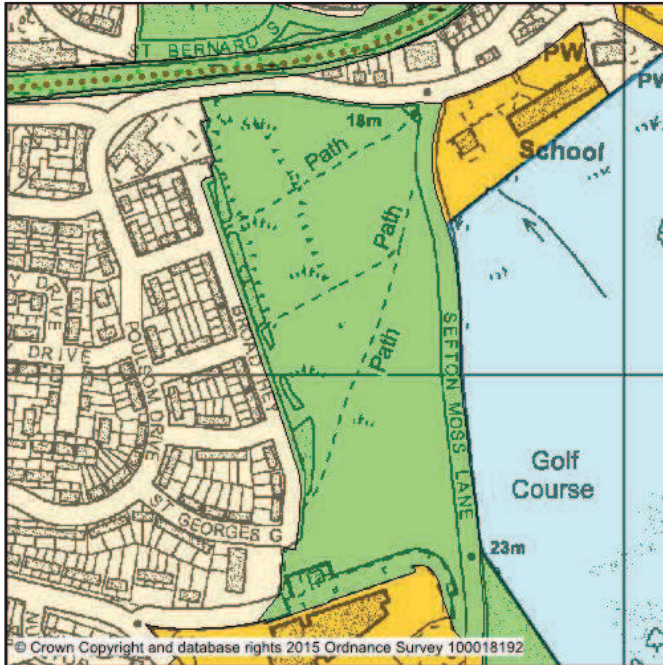


Figure 23

NH5 Marsh Lane Play Area, Bootle. Site area reduced as indicated below

Submission Draft Local Plan (August 2015)

Proposed changes since Submission Draft

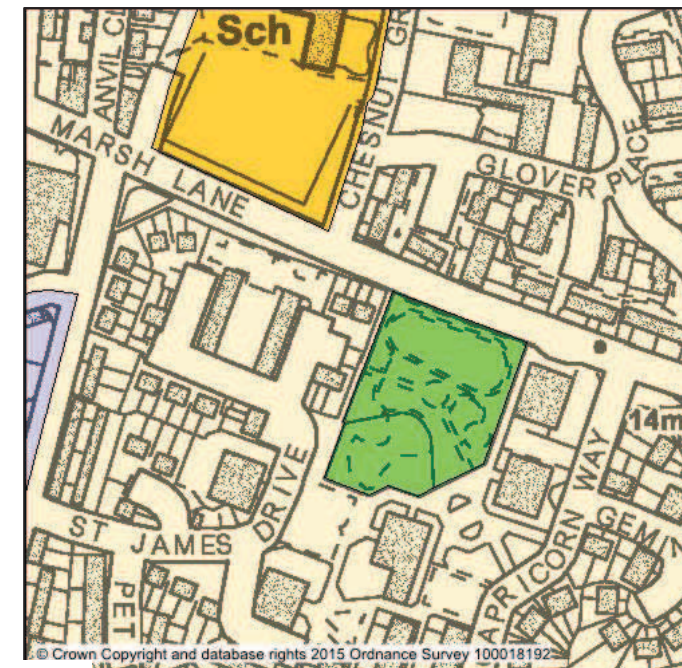
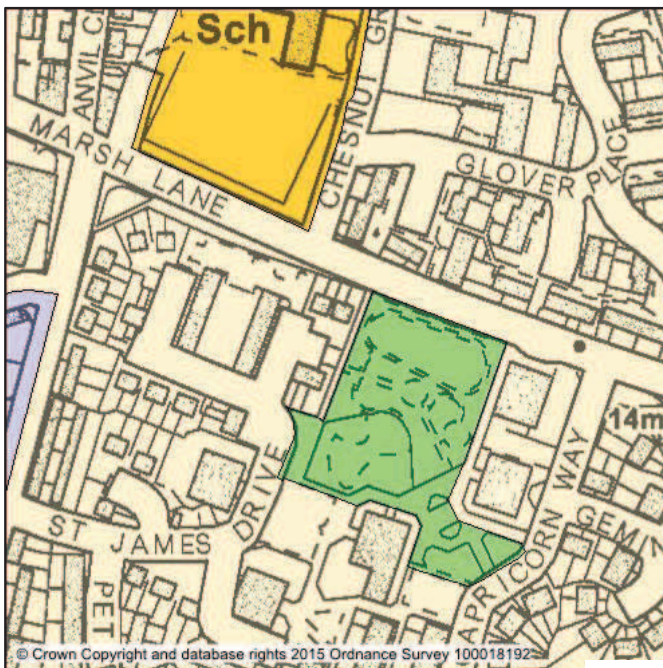
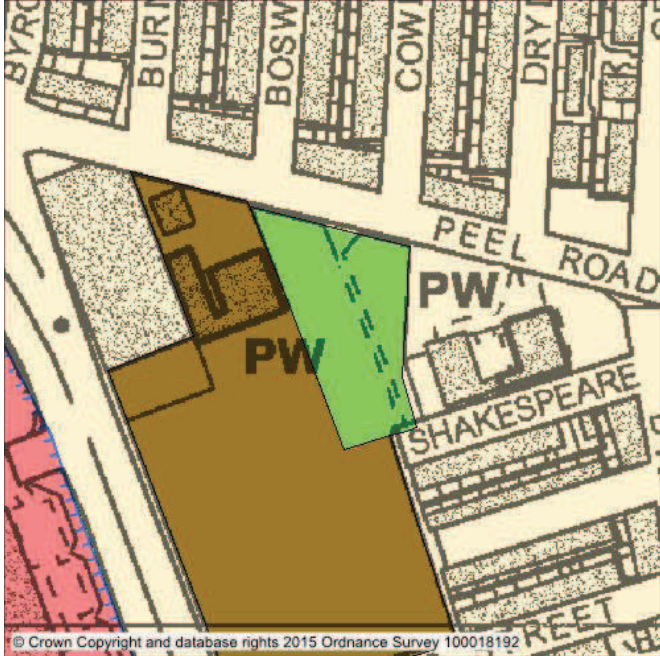
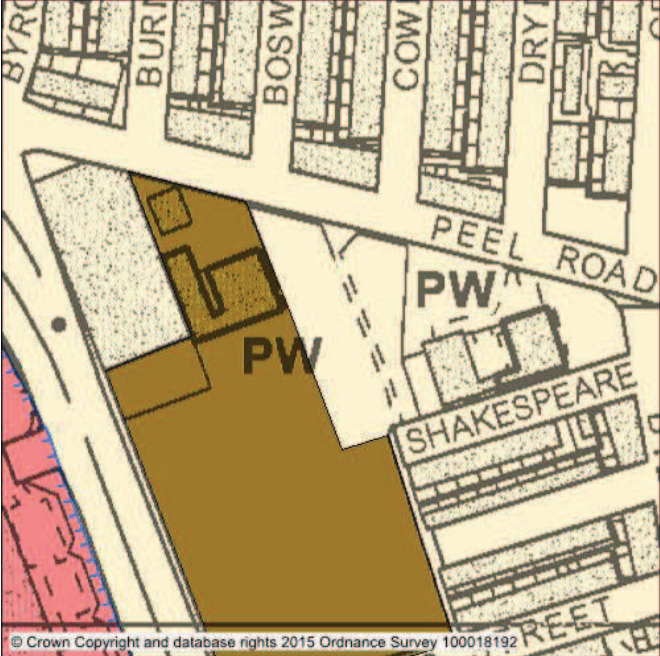


Figure 24

NH5 Peel Road Park. Bootle. Site added as indicated below

Submission Draft Local Plan (August 2015)

Proposed changes since Submission Draft



Peel Road Park. Bootle – Policy NH5

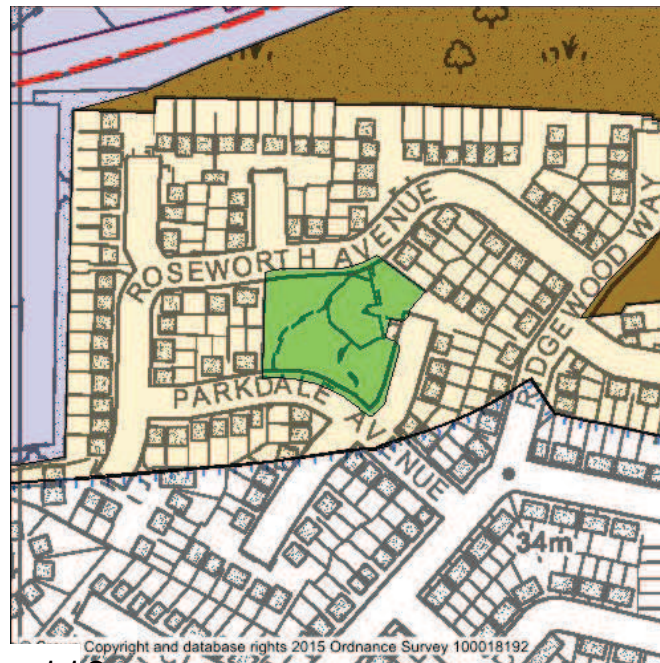
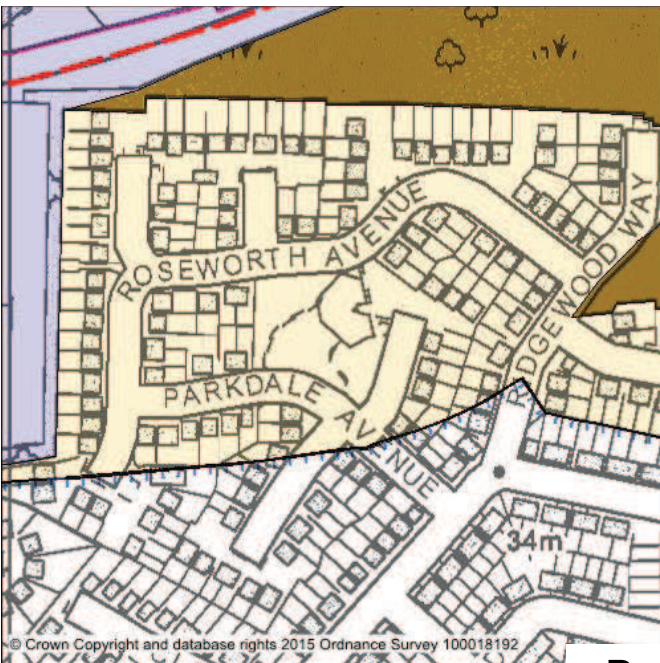
Peel Road Park, Bootle – Policy NH5

Figure 25

NH5 Parkdale Play Area, Bootle. Site added as indicated below

Submission Draft Local Plan (August 2015)

Proposed changes since Submission Draft



Agenda Item 7

Figure 26

NH5 Lathom Gardens, Maghull. Site added as indicated below

Submission Draft Local Plan (August 2015)



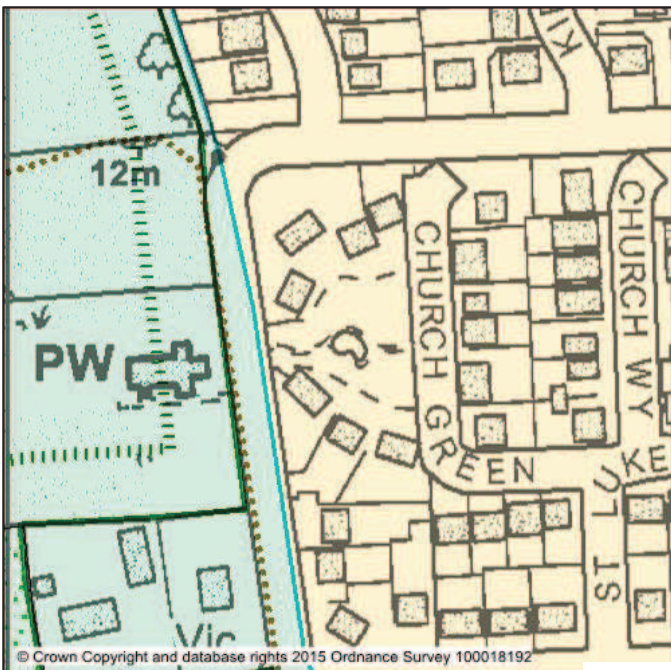
Proposed changes since Submission Draft



Figure 27

NH5 Church Green Pond Site, Formby. Site added as indicated below

Submission Draft Local Plan (August 2015)



Proposed changes since Submission Draft

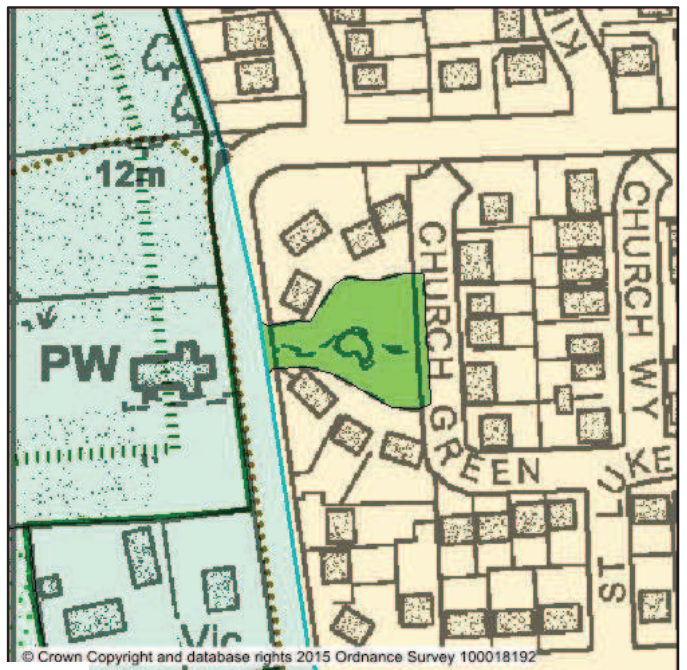
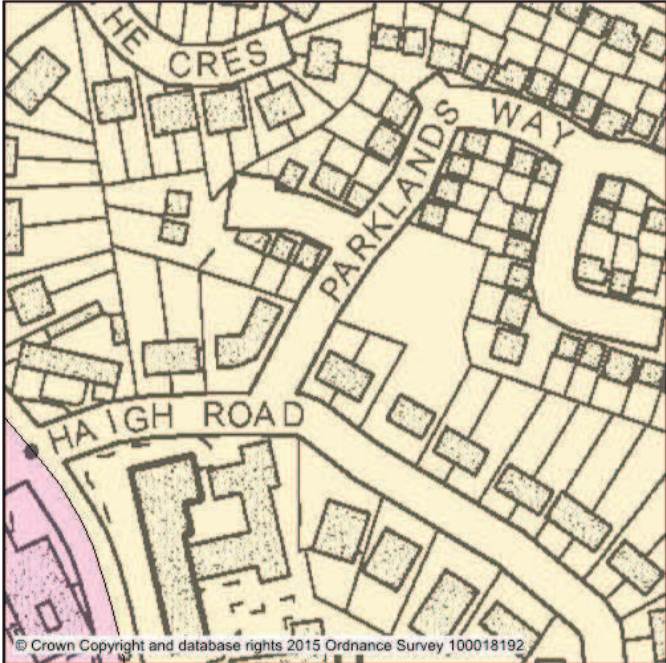


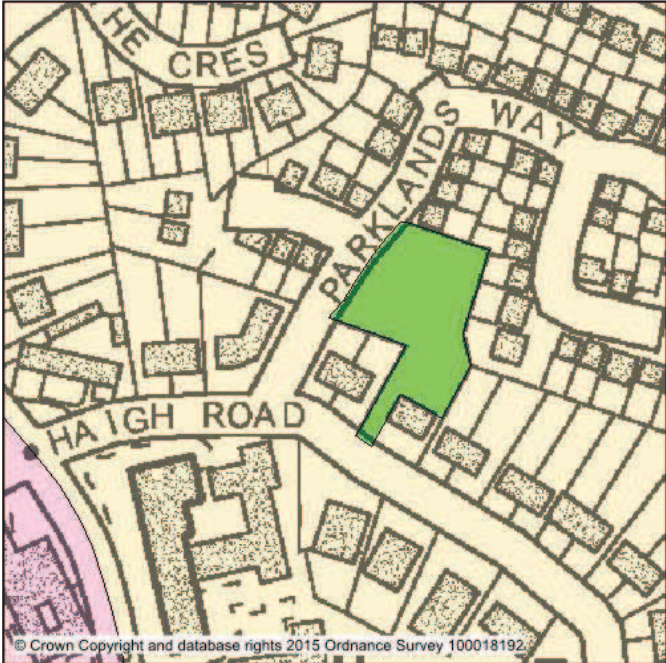
Figure 28

NH5 Brooklands Bowling Club, Crosby. Site added as indicated below

Submission Draft Local Plan (August 2015)



Proposed changes since Submission Draft

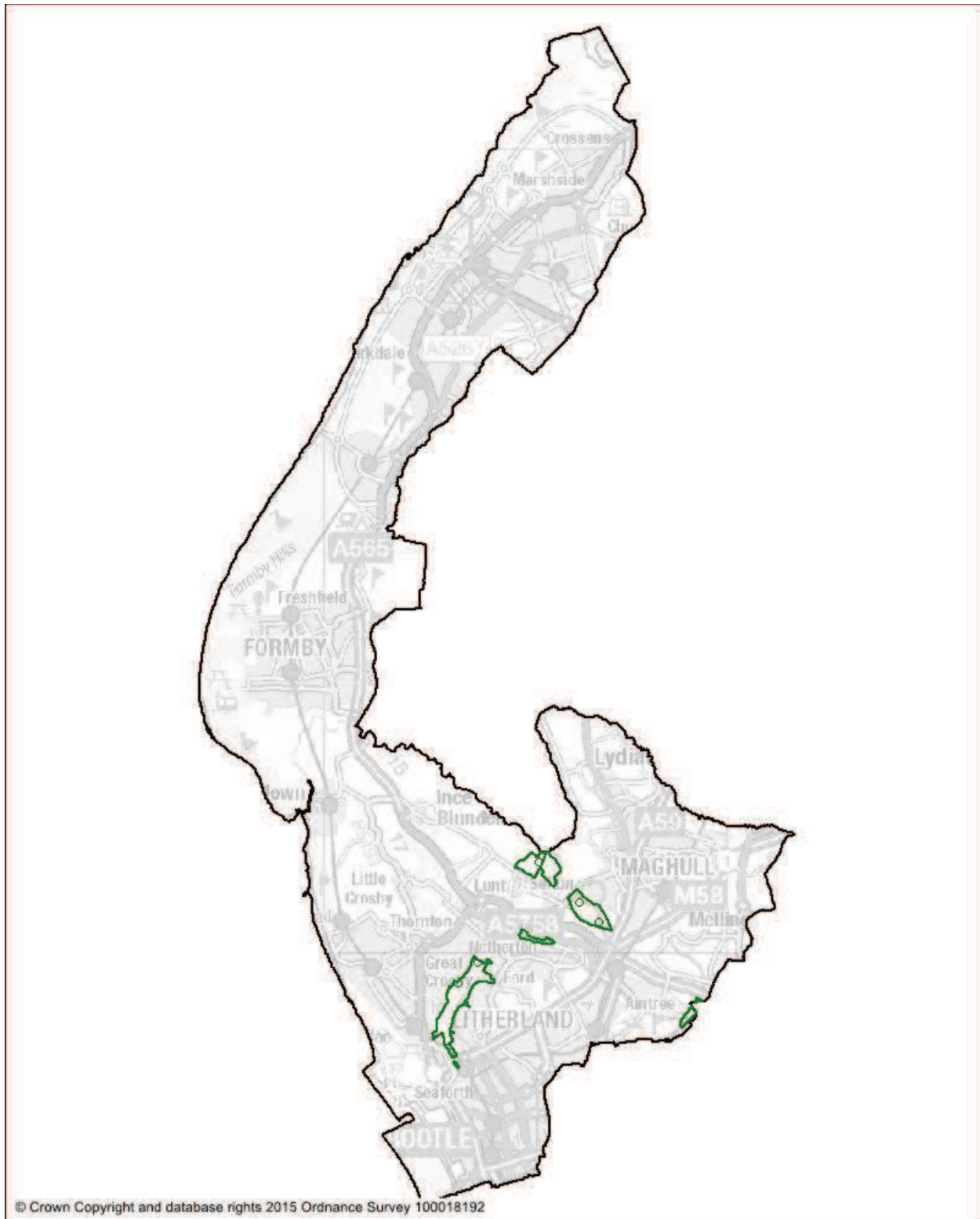


Agenda Item 7

Figure 29

NH5 Countryside Recreation Areas. Amendment to all Policy Maps to recognise CRA's along the Sefton Coast and elsewhere

Submission Draft Local Plan (August 2015)



Proposed changes since Submission Draft

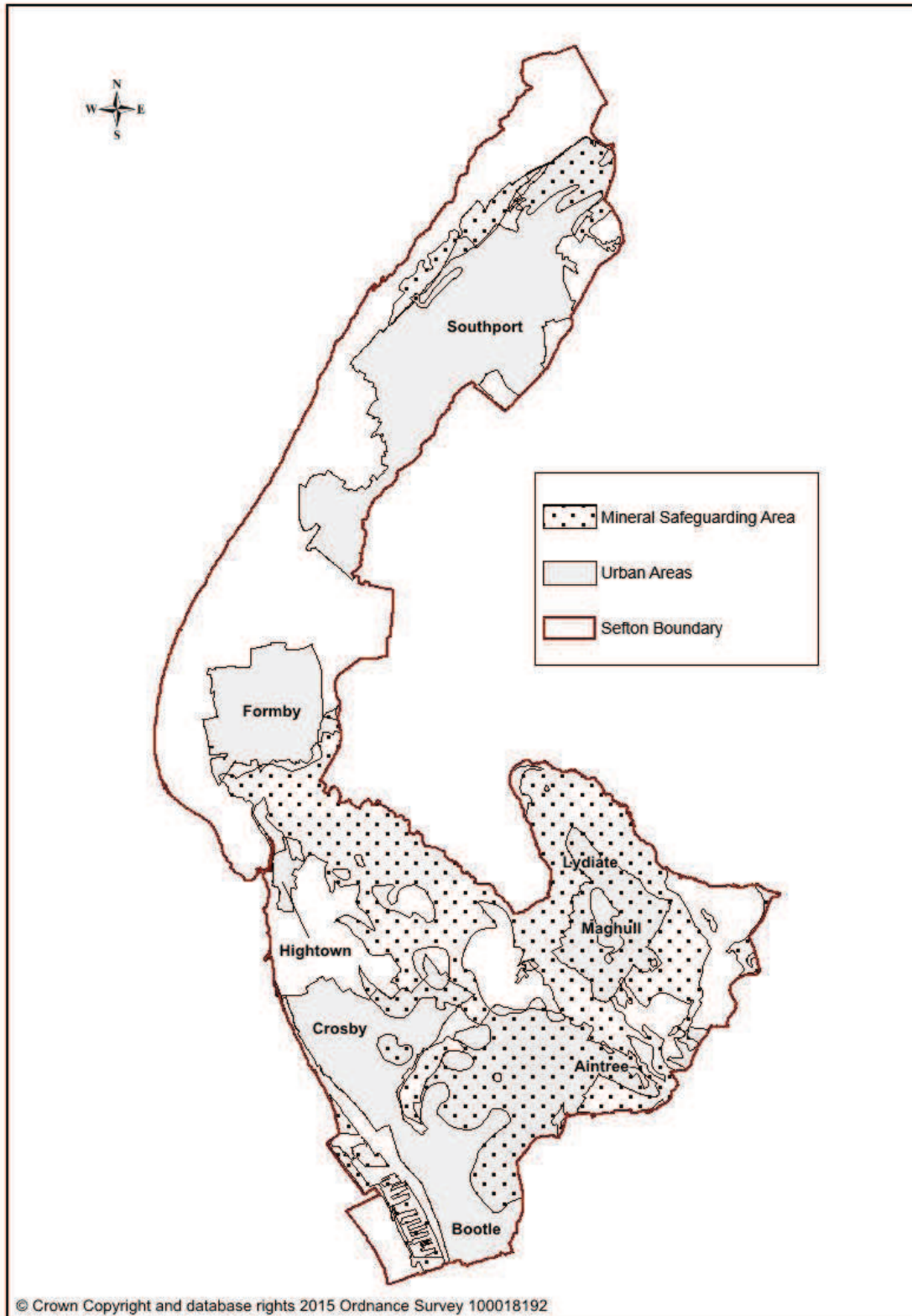


Agenda Item 7

Figure 30

NH8 Mineral Safeguarding Area. New layer showing extent and purpose of Mineral Safeguarding Area, this will be incorporated within all Policy Maps at a later date

Proposed changes since Submission Draft



Agenda Item 8

Report to:	Cabinet	Date of Meeting:	Thursday 1 st October 2015
Subject:	Consultation on Replacement Draft 'New Housing' and 'House extensions' Supplementary Planning Documents	Wards Affected:	(All Wards);
Report of:	Chief Executive		
Is this a Key Decision?	Yes	Is it included in the Forward Plan?	Yes
Exempt/Confidential	No		

Purpose/Summary

To report on the rationale for the Supplementary Planning Documents (SPD's) and the key proposed changes from the existing documents.

Recommendation

That Cabinet approves the Draft House Extensions and New Housing SPD's for public consultation.

How does the decision contribute to the Council's Corporate Objectives?

	<u>Corporate Objective</u>	<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community		✓	
2	Jobs and Prosperity		✓	
3	Environmental Sustainability	✓		
4	Health and Well-Being	✓		
5	Children and Young People		✓	
6	Creating Safe Communities	✓		
7	Creating Inclusive Communities	✓		
8	Improving the Quality of Council Services and Strengthening Local Democracy	✓		

Agenda Item 8

Reasons for the Recommendation:

Draft Supplementary Planning Documents (SPD's) are required to undergo public consultation prior to adoption. Approval for consultation of draft versions of the House Extensions and New Housing SPD's is necessary to progress both documents and give them maximum weight when used to determine planning applications.

Alternative Options Considered and Rejected:

One alternative would be not to update the existing SPD's. However this would result in the existing documents becoming further inconsistent with national planning policy and consequently being of limited weight in making decisions on planning applications.

What will it cost and how will it be financed?

(A) Revenue Costs- up to £1,500, met out of Local Plan budget

(B) Capital Costs- N/A.

Implications:

The following implications of this proposal have been considered and where there are specific implications, these are set out below:

Financial
Legal Supplementary Planning Documents [SPDs] expand or add details to policies in the Development Plan and are a material consideration in the determination of planning applications. SPDs are not subject to independent examination but local authorities must consult the community in their preparation.
Human Resources
Equality 1. No Equality Implication 2. Equality Implications identified and mitigated <input type="checkbox"/> 3. Equality Implication identified and risk remains

Impact of the Proposals on Service Delivery:

The adoption of these Supplementary Planning Documents will lead to more efficient and effective use of staff resources and make it easier for the public to make acceptable planning applications as they will provide up to date information in one place.

Agenda Item 8

What consultations have taken place on the proposals and when?

The Chief Finance Officer has been consulted and notes the report indicates no direct financial implications for the Council. The costs of consultation up to £1,500 will be met from the Local Plan budget. (FD 3793/15)

Head of Regulation & Compliance has been consulted and any comments have been incorporated into the report. (LD 3076/15)

Implementation Date for the Decision

Following the expiry of the “call-in” period for the Minutes of the Cabinet Meeting

Contact Officer: Andrew Hunt- Planning Officer (Planning Services)

Tel: Tel: 0151 934 3827

Email: Andrew.hunt@sefton.gov.uk

Background Papers:

None

Agenda Item 8

1. Introduction/Background- Existing House Extensions and New Housing Development Supplementary Planning Documents

- 1.1 In 2003 Sefton Council adopted House Extensions and New Housing Development Supplementary Planning Documents (SPD's). At the time these documents were adopted they were consistent with national planning policy.
- 1.2 However in recent years with the introduction of the National Planning Policy Framework (NPPF) in 2012 and the extensions of permitted development rights for household applications, there has been a shift towards flexibility in national planning policy which has rendered some parts of the existing SPD's out of date and in conflict with national policy.
- 1.3 This has led to situations where development contrary to the SPD's has been approved on appeal due to the guidance being out of date. This conflict between parts of the out of date SPD's and national policy means that the documents sometimes have limited weight in planning decisions. This creates frustration, delays and uncertainty for residents, elected Members, applicants and council officers about what development is acceptable.

2. Purpose of New Supplementary Planning Documents

- 2.1 It is intended that the new SPDs will provide up to date clear guidance consistent with national policy on what development is acceptable and will therefore have more relevance in making decisions on planning applications. This will provide greater clarity for all stakeholders when deciding planning applications related to house extensions and new housing.
- 2.2 The SPD's will:
 - A. Expand upon the relevant emerging Local Plan policies HC3- New Housing Development and HC4- House Extensions.
 - B. Replace the Existing 2003 SPD's with up to date new versions.

3. Summary of key proposed SPD's changes

- 3.1 The New Housing SPD will:
 - A. Introduce more flexibility in terms of how minimum distances are assessed.
 - B. Condense the text to make it clearer and more concise with fewer words.
 - C. Include a new section on heritage.
 - D. Include a new section on sustainability and drainage.
 - E. Remove some sections no longer needed e.g. section on HMOs.
 - F. Include the 45 degree rule which means that planning applications can be assessed on whether they cross the 45 degree line from neighbours nearest habitable room window.
 - G. Simplify recommended distances between dwellings by removing some standards leaving just a 21 metre distance between habitable windows and 12 metre distance from habitable rooms to blank walls/ non habitable windows.
 - H. Remove the requirement for extra distances between dwellings for 3 storey houses.

- I. Change the garden space requirement from a standard 70sq metres to 50 (for one and 2 bedroom houses and 60sq metres (for 3+ bedroom houses) and placed more emphasis on quality and usability of garden space.
- J. Reduce the minimum distances between properties and access roads.

3.2 The House Extensions SPD will:

- A. Introduce more flexibility in terms of how extension distances are assessed.
- B. Condense the text to make it clearer and more concise with fewer words.
- C. Take into account expanded national permitted development rights.
- D. Increase the recommended maximum rear extension size to 4 metres.
- E. Include the 45 degree rule which means that planning applications can be assessed on whether they cross the 45 degree line from neighbours nearest habitable room window.
- F. Include a renewable energy section in the House Extensions SPD.
- G. Reduce the setback distance on 1st floor side extensions from 2 metres to 1 metre.

3.3 The draft documents are available to view on the following webpage:

www.sefton.gov.uk/2015SPDs

4. SPD's Next Stages

- 4.1 The two SPD's will be subject to subject to 8 weeks consultation which exceeds the minimum period set out in the council's Statement of Community Involvement. Comments made during this consultation will be summarised and the document will be amended to reflect relevant comments made.
- 4.2 Following this a final version will be produced with a consultation statement (showing changes made as a result of the consultation.) When adopted these documents will replace the existing House Extensions SPD (2003) and New Housing Development SPD (2003) and will be used for development management purposes.



This page is intentionally left blank

**DRAFT NEW HOUSING SUPPLEMENTARY
PLANNING DOCUMENT
OCTOBER 2015**

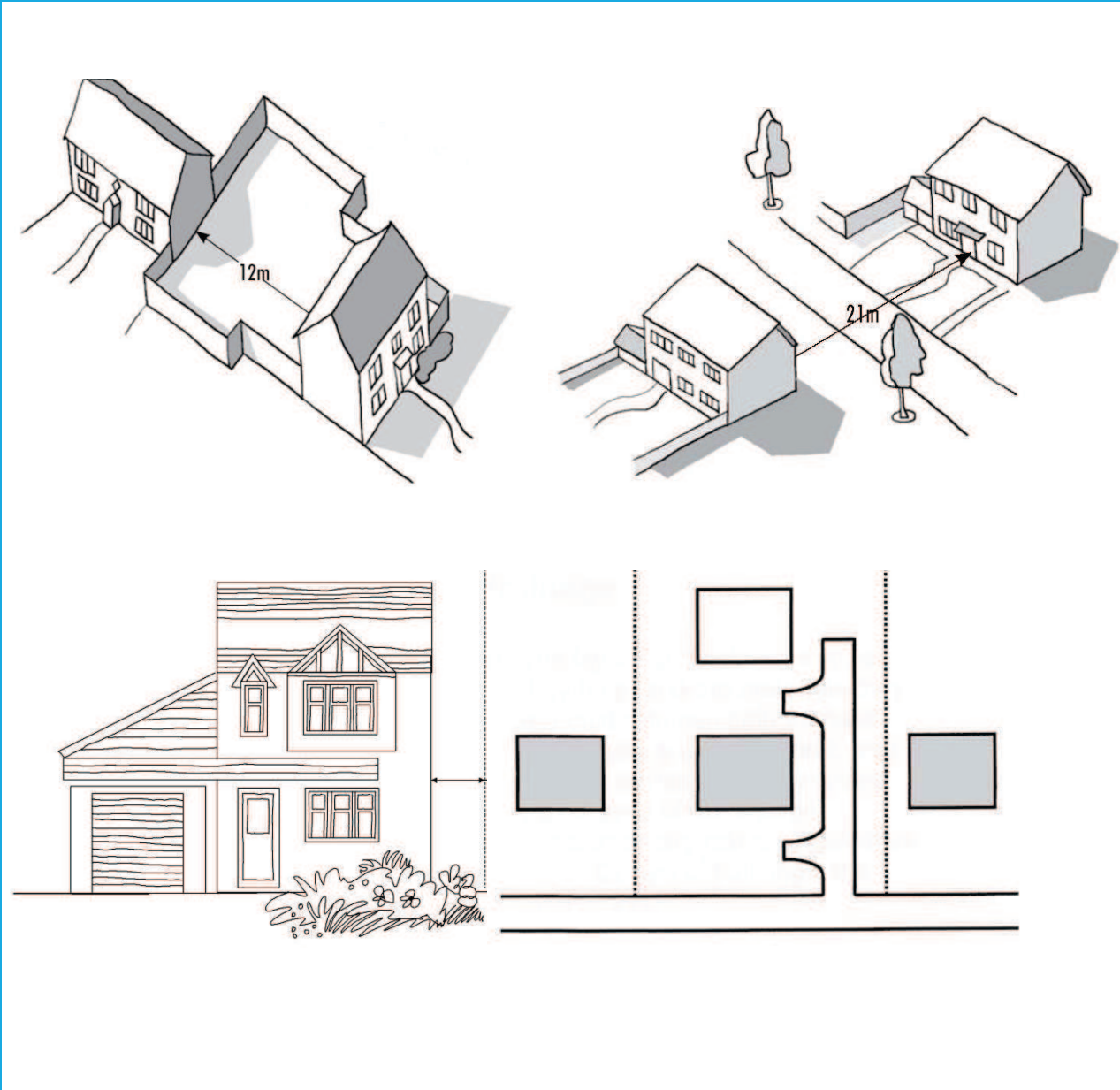


Table of Contents

1. Introduction	3-5
2. Design Principles	6
3. Density	7
4. Minimum distances between dwellings	8-9
5. Heritage	10
6. Gardens, Landscaping and Open space	11
7. Highway considerations	12
8. Sustainability and Drainage	13
9. Backland development	14
10. Properties next to access roads	15-16
11. Replacement homes in the Green Belt	17
Appendix A: Further Sources of Information	18



1. Introduction

New Housing Supplementary Planning Document Stages

1.1 This document is a draft version of the New Housing Supplementary Planning Document (SPD); it is subject to 8 weeks consultation in accordance with Sefton Council's Statement of Community Involvement. Any comments on this draft document should be sent to Local.Plan@sefton.gov.uk by the following date:

1.2 Comments made during this consultation will be summarised and the document may be amended to reflect relevant comments made. Following this a final version will be produced with a consultation statement (showing changes made as a result of consultation) These will be submitted to the council in order to officially adopt the document. When adopted this document will replace the existing New Housing development SPD (2003).

I. Issues and Content Consultation (April /May 2015)

II. Draft Consultation (Current stage) (October- December 2015)

III. Final version produced (taking on board relevant comments) (Winter/Spring 2016)

IV. Adoption of document (Spring /Summer 2016)

What is a Supplementary Planning Document?

1.3 Supplementary planning documents are defined by Annex 2 of the National Planning Policy Framework as:

"Documents which add further detail to the policies in the Local 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 the development plan."

Purpose of document

1.4 This document has been prepared in accordance with Paragraph 153 of the Framework which states that:

"Supplementary planning documents should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development."

1.5 The aim of the Supplementary Planning Document is to provide clear guidance to applicants, developers and other stakeholders on how the Council will deal with planning

applications for New Housing Development.* The document sets out the principles and standards that new Housing developments should meet to ensure that that new developments are high quality and respect and enhance the surrounding area. As well as this SPD planning applications will also be assessed against the Sefton Local Plan (2016), in particular policy HC3- residential development and development in primarily residential areas.

**Please note that guidance relating to Houses in Multiple Occupations (HMO's) and Flats is set out in the Houses in Multiple Occupation (HMO) and Flats SPD.*

<http://www.sefton.gov.uk/planning-building-control/planning-policy/supplementary-guidance.aspx>

Pre Application discussions

1.6 Sefton Council provides a Pre-Application service where you can obtain advice from Planning Officers before you make your application. Pre application discussions are encouraged and can provide an opportunity to address potential problems issues before submitting your application, thereby potentially reducing the chances of your planning application being refused. There is a charge for this service. Details on charges and what information is required are provided on the following webpage:

<http://www.sefton.gov.uk/planning-building-control/apply-for-planning-permission/pre-application-advice-on-development-proposals.aspx>

1.7 In addition to Pre-Application discussions with Sefton Council planning department we recommended you consult with neighbours before submitting a planning application. This could identify potential problems which you may be able to overcome with a slight change to your scheme.

Making a Planning Application

1.8 Information on how to apply for planning permission is available at the following webpages:

- <http://www.sefton.gov.uk/planning-building-control/apply-for-planning-permission/how-to-make-a-planning-application.aspx>
- <http://planningguidance.planningportal.gov.uk/blog/guidance/making-an-application/>

Planning Enforcement

1.9 If you don't apply for planning permission when required we may take enforcement action. The Council will take action where it is practical, reasonable, and necessary to do so in the wider public interest.

Building Regulations

1.10 In addition to Planning Permission, New Housing developments require Building Regulations approval. Further information on this and on how to make a Building Regulations Application is available on the following webpage.

<http://www.sefton.gov.uk/planning-building-control/building-control/making-a-building-regulations-application.aspx>

Conservation Area/ Listed Building Consent

1.11 If your proposed development is within a conservation area or would affect a listed building a greater range of developments will require planning permission. Please see the following webpages for more information:

- <http://www.sefton.gov.uk/planning-building-control/conservation-and-heritage/listed-buildings.aspx>
- <http://www.sefton.gov.uk/planning-building-control/conservation-and-heritage/conservation-areas.aspx>

Trees

1.12 New housing development should consider adequate distances to mature trees and hedges, New housing development likely to affect a tree will require a tree survey as part of a planning application.

1.13 If your proposed development involves the removal of a tree or will affect a tree you may require TPO consent as some trees are protected by a Tree Preservation Order (TPO). It is an offence to cut down, lop, uproot, wilfully damage or wilfully destroy a tree covered by a TPO without the permission of the LPA (except in the case of specified exemptions). For more information on TPO'S please see the following webpage:

<http://www.sefton.gov.uk/planning-building-control/apply-for-planning-permission/tree-preservation.aspx#faq1>

2. Design Principles

New Housing Design Principles

2.1 New Housing development should incorporate the following principles contained within this document:

- A. Utilise space efficiently (Density).
- B. Ensure residential amenity for existing and future occupiers by allowing appropriate distances between dwellings.
- C. Minimise harm to heritage assets.
- D. Provide high quality gardens, landscaping, and open space.
- E. Ensure safe highway access.
- F. Incorporate flood risk management and sustainability.

General Principles of Design

2.2 In addition new Housing development should also respect the general principles of design set out in (Policy EQ2- Design) of the Sefton Local Plan (2016):

To achieve high quality design, development must demonstrate that the following have been considered:

- A. Scale, density, massing, height, landscape, layout, alignment, orientation, materials, access, active frontages, townscape, architecture and amenity.
- B. Retaining or creating good quality landmark and gateway features.
- C. Ease and safety of movement and circulation of walkers, cyclists, vehicles and people with limited mobility, both within and into the site
- D. Safety and security of those within and outside the development.
- E. Preservation and enhancement of views towards, within and out of the development.
- F. Flexibility and adaptability to change in order to be sustainable.
- G. The delivery of high quality, well-connected and well-maintained public space.

2.3 For more detailed guidance on design please the following links:

- <http://www.sefton.gov.uk/planning-building-control/planning-policy/supplementary-guidance.aspx>
- <http://planningguidance.planningportal.gov.uk/blog/guidance/design/>
- <http://www.hbf.co.uk/media-centre/news/view/building-for-life-relaunched/>

3. Density

Standard Density

3.1 In order to utilize land efficiently and to make public transport viable, new residential development should achieve a minimum density of 30* dwellings per hectare unless:

- A. Site specific constraints or the provision of infrastructure within the site make this impractical.
- B. The character of the local area would mean a lower density would be more appropriate.
- C. In both cases the applicant must demonstrate why a development of less than 30 dwellings per hectare is appropriate for the particular site.

Higher Density

3.2 A higher density development (40+ dwellings) is encouraged if the site:

- A. Density would be consistent with the scale, density, massing and character of the surrounding area.
- B. Is well connected by public transport.
- C. Is in close proximity to a town, district or local centre.

**30 dwellings per hectare refers to the developable area of the site.*

4. Minimum distances between dwellings

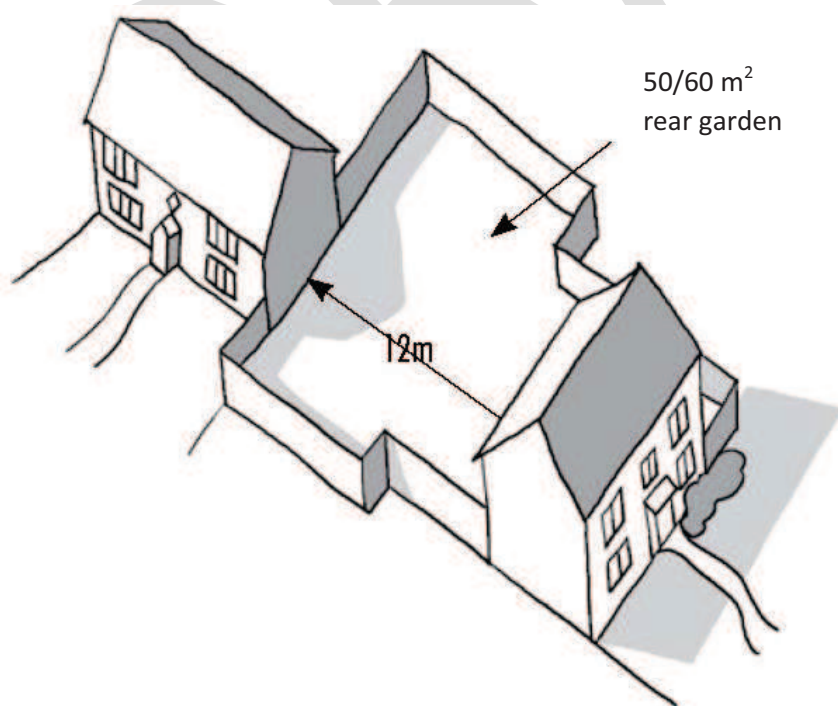
Distances

4.1 The following minimum distances are designed to protect residential amenity and living conditions and to prevent negative impacts such as overlooking, and loss of privacy/outlook.

4.2 If development does not meet these dimensions an application may still be acceptable if:

- A. The particular constraints of the site do not allow the minimum distances to be achieved.
- B. No significant harm to existing or future residential amenity would result.
- C. Where there would be significant harm to residential amenity appropriate mitigation measures have been put in place to reduce the negative impact to an acceptable level. For example bespoke window design.
- D. The local area is characterised by lesser distances between properties.

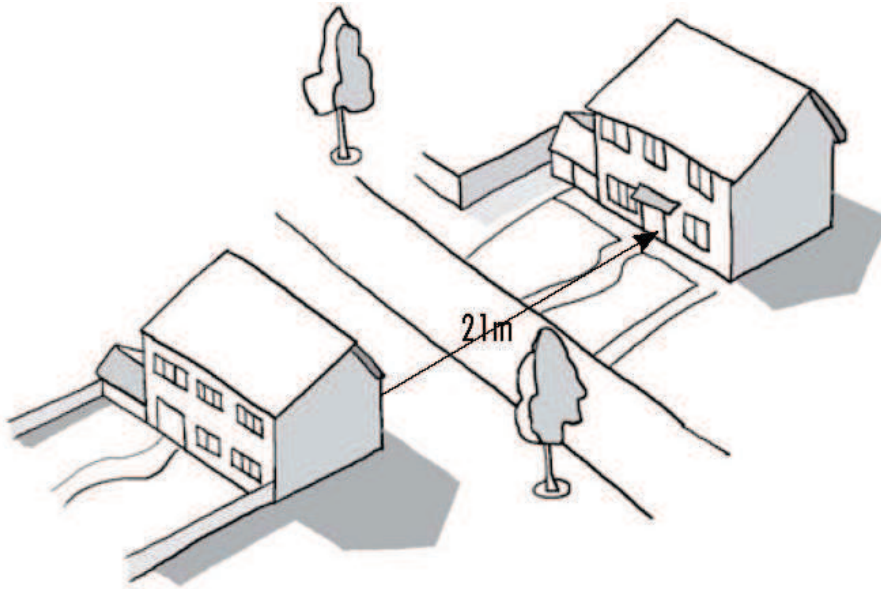
From	To	Minimum Distance
Habitable room window *	A blank wall Or A non-habitable room window+	12 metres
	Another habitable room window	21 metres



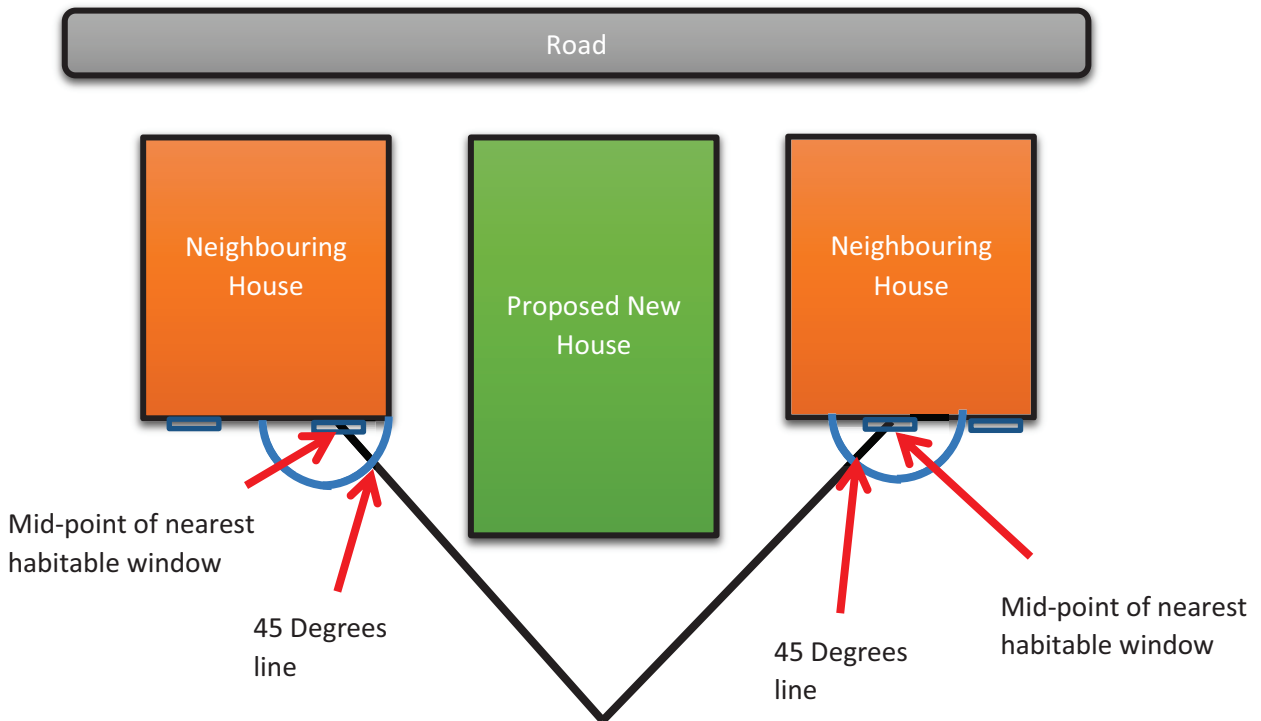
* A habitable room is a main window to a room that people are in for long periods, such as living rooms, dining rooms, kitchens, bedrooms, conservatories, studies and play rooms.

+A non-habitable room window is a window to a landing, hallway, bathroom, or other room that people do not normally occupy for long periods, or a secondary

room which is less used and where obscure glass may be used, or other windows in rooms which have a main habitable room windows.



4.3 45 degree rule-New housing development should not cross the 45 degree line from a neighbours nearest habitable room window.



5. Heritage

Heritage

5.1 New Housing Development should avoid harm to heritage assets. Where opportunities are available development should be sited and designed to enhance the following heritage assets or their settings:

- A. Conservation areas.
- B. Historic parks and gardens.
- C. Listed buildings.
- D. Non-designated or locally listed Heritage Assets.

5.2 Examples of enhancements include:

- A. Removing buildings in insensitive locations.
- B. Revealing lost architectural features.
- C. Revealing a heritage asset's original setting.

5.3 In addition New Housing Development must not harm the following:

- A. Scheduled monuments.
- B. Nationally important archaeological sites.

5.4 Where an application has the potential to have an impact on one or more of the heritage assets listed above it is strongly recommended to use the council's pre application service. A subsequent planning application is likely to require a heritage assessment and may also require specialist archaeological advice.

5.5 More information on conservation and heritage is available online at the following webpages:

- <http://www.sefton.gov.uk/planning-building-control/conservation-and-heritage.aspx>
- <https://www.historicengland.org.uk/images-books/publications/seeing-history-view/>
- <http://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

6. Gardens, Landscaping and Open space

Gardens

6.1 Gardens for houses should be at least the following size unless:

- A. A lesser space would be consistent with the character of the local area.
- B. Particular site constraints mean that it is not possible to achieve the standard.

Development	Sq Metres
New Housing (1-2 bedrooms)	50sq metres
New housing (3+ bedrooms)	60sq metres
Sheltered housing (per unit)	20sq metres
Nursing homes (per resident)	15sq metres
Flats	5sq metres

6.2 Attention should be given to the quality of garden space including accessibility and usability; thin strips of garden land should be avoided and will not be counted as part of the garden area.

Landscaping, trees and open space

6.3 Landscaping and open space provision is an integral part of new development, detailed requirements and guidance is given in the councils Public Open Space, Landscaping and Trees SPD <http://www.sefton.gov.uk/planning-building-control/planning-policy/supplementary-guidance.aspx>

6.4 Trees lost as a result of development should be replaced at a 1:1 ratio.

6.5 Landscaping and open space provision as part of new housing development should meet the standards contained in the above document unless:

- A. A lesser space would be consistent with the character of the local area.
- B. Particular site constraints mean that it is not possible to achieve the standard.
- C. There will be no loss of residential amenity.

Boundary Treatment

6.6 Boundary treatments should be in keeping with the character and design of the local area with appropriate materials used.

- A. Between gardens a fence is acceptable. However a private garden or amenity space next to a public space or road will require more robust boundary treatment.
- B. A wall or fence should be designed to allow appropriate visibility for pedestrians and motorists, particularly on busy roads.

7. Highway considerations

Parking

7.1 New Housing development should ensure there is sufficient parking to avoid dangerous on street parking. In addition large scale new housing development should provide cycle parking to facilitate sustainable methods of travel.

Bin Storage

7.2 All housing developments should have bin storage located either at the side or rear of the property however if a bin store has to be at the front of the property it should be designed to fit in with the street scene and should not obstruct the highway.

Access

7.3 There should be safe and attractive footpaths, cycle paths and roads to and within all housing developments. The materials used should be safe, practical and appropriate to the surrounding area.

7.4 Any shared space schemes should ensure that the safety of pedestrians, in particular those with disabilities or visual impairment are not negatively affected.

Visibility

7.4 New Housing development should ensure that there is appropriate visibility for pedestrians, cyclists and car drivers.

Further Guidance

7.5 Further Guidance on Highways and Transport issues is provided in the Sefton Developers Pack. <https://www.sefton.gov.uk/parking,-roads-travel/highway-development-and-design.aspx> and in the Ensuring Choice of Travel SPD <https://www.sefton.gov.uk/planning-building-control/planning-policy/supplementary-guidance.aspx>

8. Sustainability and Drainage

Surface Water

8.1 New Housing Development should not increase the risk of surface water flooding and where the opportunity arises should seek to reduce surface water flooding where possible. The use of Sustainable urban drainage systems (SUDS) is encouraged, they can offer the opportunity to utilise limited space efficiently by contributing to both reducing flood risk and contributing to open space and landscaping provision. More information on sustainable drainage systems is available at the following webpages:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf

http://www.ciria.org/Resources/Free_publications/the_suds_manual.aspx

Separate Drainage Systems

8.2 In addition to SUDS provision developments must also provide adequate separate drainage systems for sewerage and surface water. It is recommended to consult with United Utilities prior to making an application to ensure that drainage requirements can be factored into new housing development. Links to United Utilities guidance and contact details are provided below: <http://www.unitedutilities.com/builder-developer-planning.aspx>

Flood Risk

8.3 New housing development should take into account flood risk, it is encouraged to locate new housing towards those areas of the site at lower risk of flooding, a map of flood risk zones (from rivers and the sea) is available on the Environment Agency website. <http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?topic=floodmap#x=357683&y=355134&scale=2>

Renewable energy

8.4 Proposals for renewable energy generation within new housing development will be supported in principle provided that:

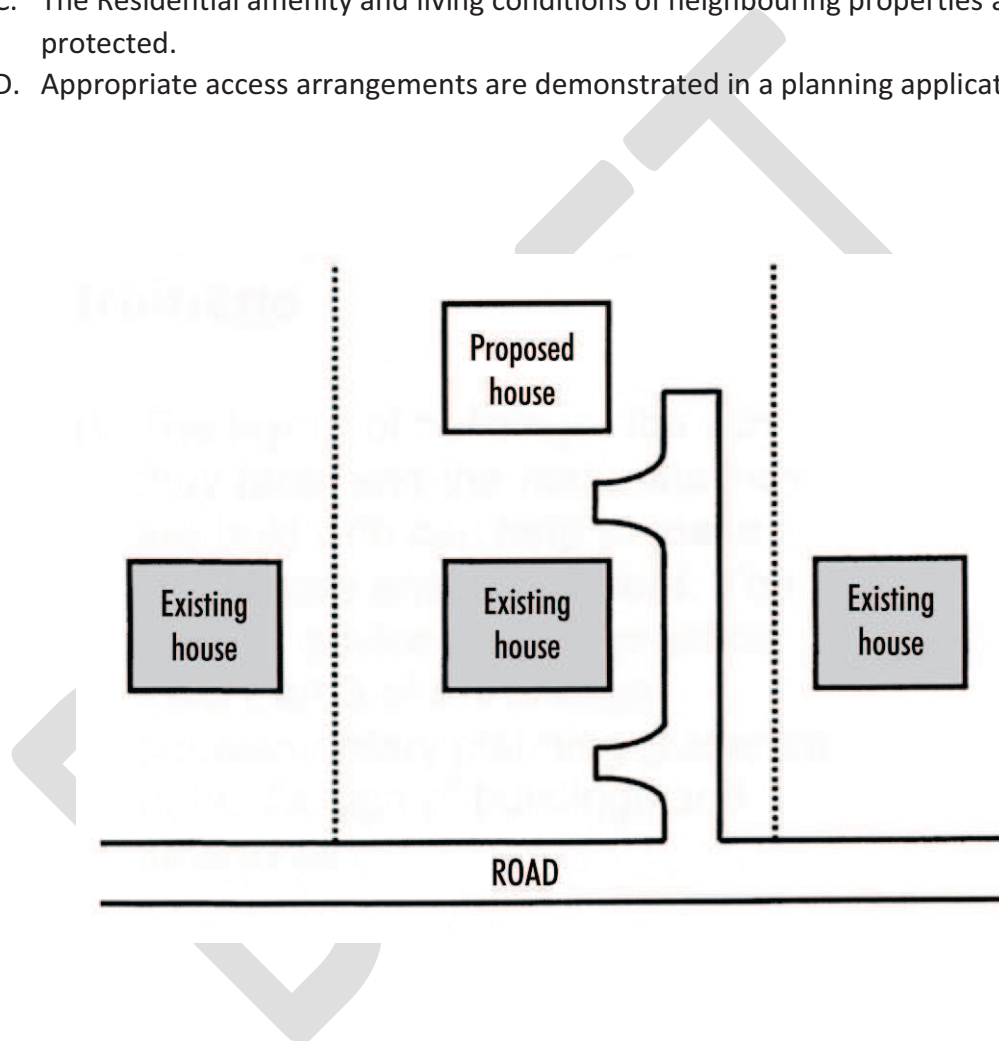
- A. The installations would not significantly exceed the height of the roof of the houses.
- B. The installations would not be over dominant or be significantly disproportionate to the size of the houses.
- C. The installations would not cause significant harm to the character of neighbouring properties or the local area.

9. Backland development

Backland Development and conversions

9.1 Proposals for Backland Development should ensure that:

- A. Proposals do not prevent a larger area from being developed in future.
- B. The form and layout respect the character of local area.
- C. The Residential amenity and living conditions of neighbouring properties are protected.
- D. Appropriate access arrangements are demonstrated in a planning application.



10. Properties next to access roads

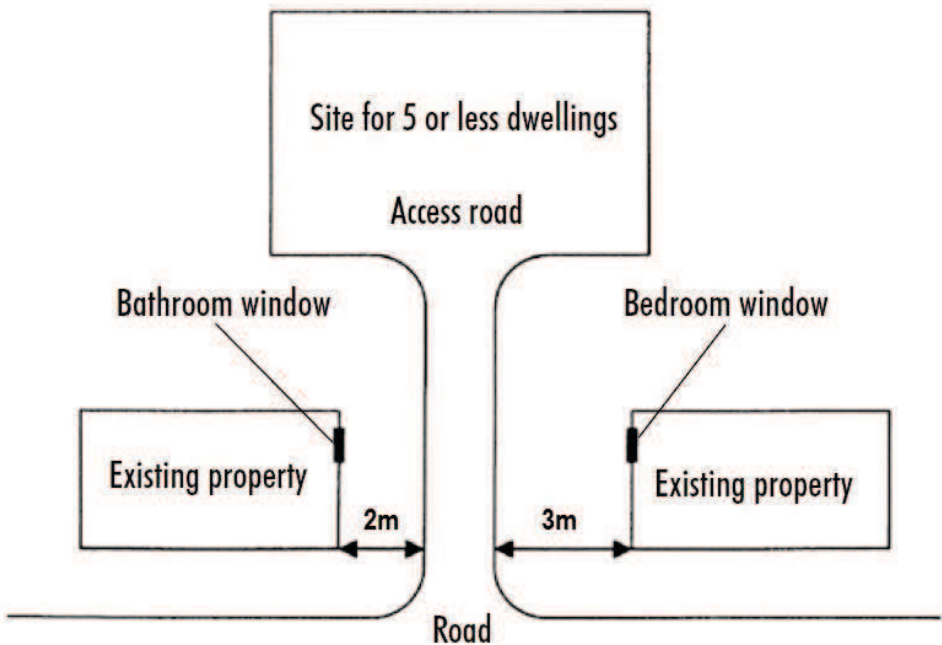
Properties next to access roads

10.1 Properties next to access roads should have their amenity and living conditions protected: In particular:

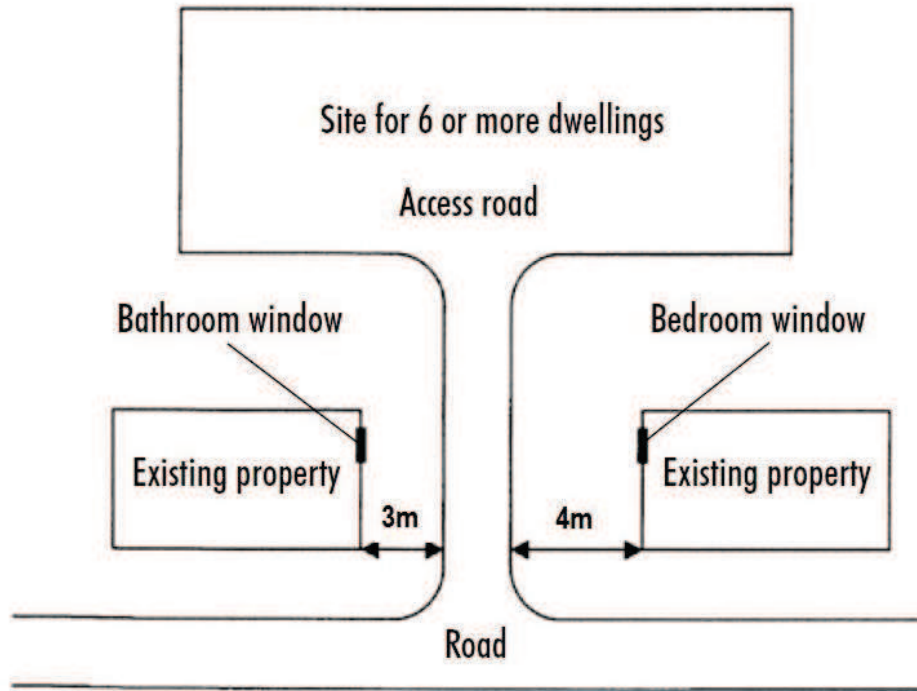
- A. No door to an existing property should open directly onto an access road.
- B. Noise disturbance can be mitigated by building walls/ planting between the access road and neighbouring properties.

To protect neighbouring residential amenity the following distances should be used as a guide to the distances between access road and properties. A reduced distance may be acceptable if there would be no significant harm to residential amenity.

Access road next to	Site with 5 homes or less	Site with 6 or more homes
A habitable room window (eg bedroom)	3 metres	4 metres
A non-habitable room window (eg bathroom)	2 metres (see diagram below)	3 metres (see diagram below)



Agenda Item 8



11. Replacement homes in the Green Belt

Replacement Homes in Green Belt

11.1 Replacement houses in the Green Belt more than 15% larger will generally be considered inappropriate development in the Green Belt. Any proposals departing from this standard need to be clearly justified. Inappropriate development in the Green Belt will only be approved in very special circumstances.

**For information on how to calculate volumes please see the House Extensions Supplementary Planning Document <http://www.sefton.gov.uk/planning-building-control/planning-policy/supplementary-guidance.aspx>*

Appendix A: Further Sources of Information

National Policy/Guidance

National Planning Policy Framework and Planning Practice Guidance.

<http://planningguidance.planningportal.gov.uk/>

Plain English Guide to the Planning System

<https://www.gov.uk/government/publications/plain-english-guide-to-the-planning-system>

Planning Portal <http://www.planningportal.gov.uk>

Building for life 12

<http://www.hbf.co.uk/media-centre/news/view/building-for-life-relaunched/>

Local Policy/Guidance

Sefton Council Developers Pack

<https://www.sefton.gov.uk/parking,-roads-travel/highway-development-and-design.aspx>

Ensuring Choice of Travel SPD <https://www.sefton.gov.uk/planning-building-control/planning-policy/supplementary-guidance.aspx>

Public Open Space, Landscaping and Trees SPD <http://www.sefton.gov.uk/planning-building-control/planning-policy/supplementary-guidance.aspx>

Contact details

Planning Department Email: planning.department@sefton.gov.uk

Pre Application Service <http://www.sefton.gov.uk/planning-building-control/apply-for-planning-permission/pre-application-advice-on-development-proposals.aspx>

Local Plan Team
Sefton Council
Magdalen House
Trinity Road
Bootle L20 3NJ
Website: www.sefton.gov.uk/localplan
Email: Local.Plan@sefton.gov.uk

This page is intentionally left blank

DRAFT HOUSE EXTENSIONS SUPPLEMENTARY PLANNING DOCUMENT OCTOBER 2015



Table of Contents

1. Introduction	3-6
2. General Design Principles	7-10
3. Front extensions, porches and Canopies	11
4. Rear extensions	12-13
5. Side extensions	14
6. Corner plots	15
7. Dormer extensions	16-17
8. Detached garages and detached garden buildings	18
9. Walls, fences and other boundary Features	19
10. Extra accommodation for relatives	20
11. Renewable energy	21
12. Extensions affecting heritage assets	22
13. House extensions in the Green Belt	23-24
Appendix A: Further Sources of Information	25

1. Introduction

House Extensions Supplementary Planning Document Stages

1.1 This document is a draft version of the House Extensions SPD; it is subject to subject to 8 weeks consultation in accordance with Sefton Council's Statement of Community Involvement. Any comments on this draft document should be sent to Local.Plan@sefton.gov.uk by the following date:

1.2 Comments made during this consultation will be summarised and the document will be amended to reflect comments made where appropriate. Following this a final version will be produced with a consultation statement (showing changes made as a result of the consultation.) These will be submitted to the council in order to officially adopt the document. When adopted this document will replace the existing House Extensions SPD (2003) and will be used for development management purposes.

I. Issues and Content Consultation (April /May 2015)

II. Draft Consultation (Current stage) (October- December 2015)

III. Final version produced (taking on board relevant comments) (Winter/Spring 2016)

IV. Adoption of document (Spring /Summer 2016)

What is a Supplementary Planning Document?

1.3 Supplementary planning documents are defined by Annex 2 of the National Planning Policy Framework as:

"Documents which add further detail to the policies in the Local 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 the development plan."

Purpose of document

1.4 This document has been prepared in accordance with Paragraph 153 of the Framework which states that:

"Supplementary planning documents should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development."

1.5 The aim of the Supplementary Planning Document is to provide clear guidance to local residents and others on how the Council will deal with planning applications for House Extensions and related household development.* The document will set out principles and standards that extensions are required to meet to prevent harm to neighbours and the character of the local area. As well as this SPD planning applications will also be assessed against the Sefton Local Plan (2015) in particular policy HC4 house extensions, alterations and conversions to houses in multiple occupation.

**Please note that guidance relating to Houses in Multiple Occupations (HMO's) and Flats are given in the Houses in Multiple Occupation (HMO) and Flats SPD.*

<http://www.sefton.gov.uk/planning-building-control/planning-policy/supplementary-guidance.aspx>

When is Planning Permission Required?

1.6 Some types of development are not subject to planning permission (known as Permitted Development). For a list of what requires a planning application please see the webpages below.

- <http://planningguidance.planningportal.gov.uk/blog/guidance/when-is-permission-required/>
- <http://www.planningportal.gov.uk/permission/>
- http://www.planningportal.gov.uk/uploads/100806_PDforhouseholders_TechnicalGuidance.pdf

1.7 Some types of householder extension allowed under Permitted Development require Prior Approval; this is defined by the National Planning Practise Guidance Paragraph as:

“Prior approval means that a developer has to seek approval from the local planning authority that specified elements of the development are acceptable before work can proceed.”

1.8 In addition some types of Permitted Development can be subject to an Article 2 (3) Direction, this is a special planning regulation adopted by a Local Planning Authority that effectively removes Permitted Development rights and means that development requires planning permission. Some permitted development rights can be removed by a condition attached to a planning application. For more information please see the following webpage: <http://www.sefton.gov.uk/planning-building-control/apply-for-planning-permission/planning-constraints.aspx>

1.9 If you are unsure whether your proposed extension requires planning permission or wish to receive confirmation in writing that your household extension is lawful you can apply for a certificate of lawful development. For more information on lawful development certificates please see the following webpages:

- <http://www.planningportal.gov.uk/permission/next/lawfuldevelopmentcertificate>
- <http://planningguidance.planningportal.gov.uk/blog/guidance/lawful-development-certificates/>

Pre Application discussions

1.10 If your extension requires planning permission Sefton Council provides a Pre-Application service where prospective applicants for planning permission can obtain advice from Planning Officers your proposed application. Pre application discussions are

encouraged and can provide an opportunity to address potential problems issues before submitting your application, thereby potentially reducing the chances of your planning application being refused. There is a charge for this service. Details on charges and what information is required are provided on the following webpage:

<http://www.sefton.gov.uk/planning-building-control/apply-for-planning-permission/pre-application-advice-on-development-proposals.aspx>

1.11 In addition to Pre-Application discussions with Sefton Council planning department we recommended you consult with neighbours before submitting a planning application. This could identify potential problems which you may be able to overcome with a slight change to your scheme.

Making a Planning Application

1.12 Information on how to apply for planning permission is available at the following webpages:

- <http://www.sefton.gov.uk/planning-building-control/apply-for-planning-permission/how-to-make-a-planning-application.aspx>
- <http://planningguidance.planningportal.gov.uk/blog/guidance/making-an-application/>

**It is important to note that the grant of planning permission does not convey any rights or approval to build on, or develop, any land that is not fully owned or controlled by the applicant, including party boundaries. Checks should be made on the ownership of the land, (via the land registry) and whether there are any covenants that may restrict development.*

Planning Enforcement

1.13 If you don't apply for planning permission when required we may take enforcement action. The Council will take action where it is practical, reasonable, and necessary to do so in the wider public interest.

Building Regulations

1.14 In addition to Planning Permission, Household require Building Regulations approval. Further information on this and on how to make a Building Regulations Application is available on the following webpage.

<http://www.sefton.gov.uk/planning-building-control/building-control/making-a-building-regulations-application.aspx>

Party Wall Act 1996

1.15 The Party Wall act 1996 provides a non- planning framework for preventing and resolving disputes in relation to party walls and development close to the boundary of 2 properties. More information is available on the following webpage.

<https://www.gov.uk/party-wall-etc-act-1996-guidance>

Conservation Area/ Listed Building Consent

1.16 If your property is within a conservation area or your property is a listed building a greater range of developments will require planning permission. Please see the following webpages for more information:

- <http://www.sefton.gov.uk/planning-building-control/conservation-and-heritage/listed-buildings.aspx>
- <http://www.sefton.gov.uk/planning-building-control/conservation-and-heritage/conservation-areas.aspx>

Trees

1.17 Your proposed extension should consider adequate distances between an extension and mature trees and hedges. Extensions that are likely to affect a tree will require a tree survey as part of a planning application.

1.18 If your proposed extension involves the removal of a tree or will affect a tree you may require TPO consent as some trees are protected by a Tree Preservation Order (TPO). It is an offence to cut down, lop, uproot, wilfully damage or wilfully destroy a tree covered by a TPO without the permission of the LPA (except in the case of specified exemptions). For more information on TPO'S please see the following webpage:

<http://www.sefton.gov.uk/planning-building-control/apply-for-planning-permission/tree-preservation.aspx#faq1>

Dimensions

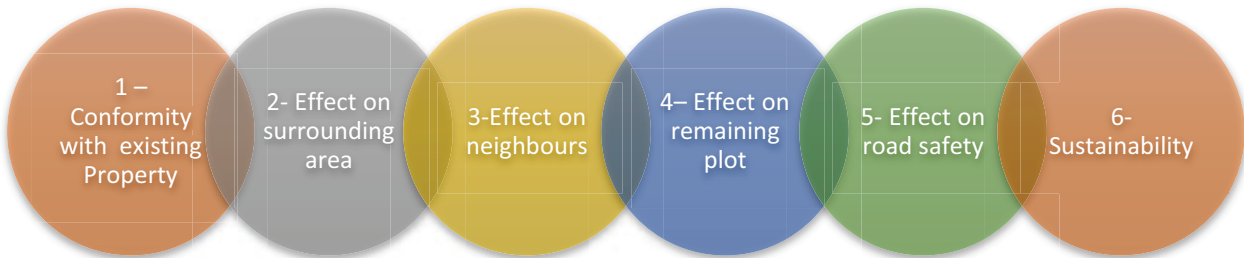
1.19 The dimensions of this document are intended to be used as a guide. If development does not quite meet these standards an application may still be acceptable if:

- A. The particular constraints of the plot/house do not allow the minimum distances to be achieved.
- B. No significant harm to residential amenity or highway safety would result.
- C. Where there would be significant harm to residential amenity or highway safety, appropriate mitigation measures have been put in place to reduce the negative impact to an acceptable level.

2. General Design Principles

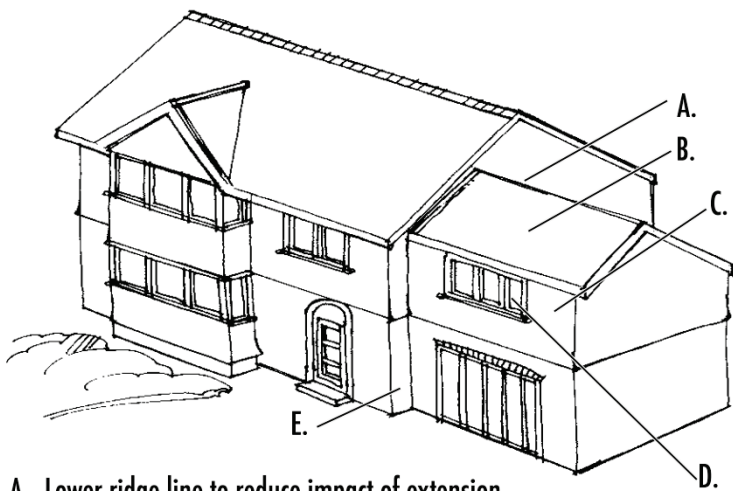
6 Principles of Design

2.1 There are 6 basic principles that successful extensions should adhere to (shown below). In addition to these general principles extensions should also take into account guidance on specific types of developments shown in later chapters.



1st principle – Conformity with existing Property

2.2 The size and design of the extension should fit in with the existing building; the extension should be a small addition to the existing property rather than an excessively large or disproportionate addition. In particular:



- A. Lower ridge line to reduce impact of extension.
- B. Roof materials to match.
- C. Materials to match existing.
- D. Window form to match existing.
- E. Extension set back to avoid bonding of old with new brickwork.



The angle and shape of roof should match the existing property.

A. The ridge of the extension should be lower than that of the main building.

B. Design features including doors and windows should match the existing building.

C. The materials used in the extension should be the same as the existing building or as close a match as possible.

D. On prominent outside walls extensions should be set back from the main wall of the existing building by at least one course of bricks.

2nd principle - Effect on the surrounding area

2.3 Extensions should be in keeping with the surrounding area and should not detract from the overall character of the street. In particular:



- A. Extensions should take into account the spacing's between buildings and the front line of buildings in the local area.
- B. Extensions should not create a 'terraced' effect by giving the impression that one property is linked to the next where this is out of character with the local area.
- C. Extensions should take into account the settlement character of the area contained in the Design SPD. <http://www.sefton.gov.uk/planning-building-control/planning-policy/supplementary-guidance.aspx>



3rd principle - Effect on neighbours

2.4 Extensions should not negatively impact on the privacy, amenity or living conditions of neighbours.

Privacy

2.5 Extensions should ensure that neighbours homes and gardens have a reasonable level of privacy. In particular:

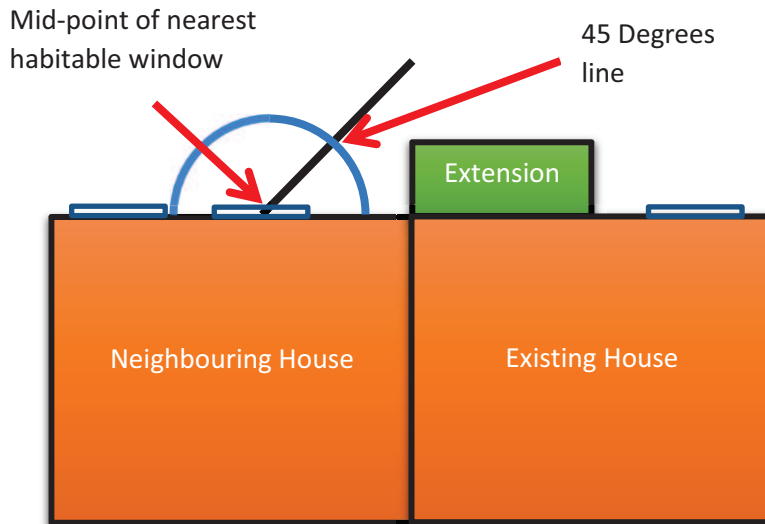
- A. Windows and balconies should be positioned so that they do not directly look into nearby windows of neighbouring homes or their gardens.
- B. On new housing developments there is a standard distance of at least 21 metres between overlooking habitable room windows. (eg living rooms, kitchens and bedrooms). If an extension does not meet this standard then we will assess the character of the area and the present levels of privacy when deciding a planning application.
- C. If the extension does not meet the recommended distances, mitigation measures such as putting the extension on another part of the building, moving the window or using opaque or patterned glass may make the development acceptable.

Overshadowing

2.6 Extensions should not overshadow neighbouring habitable rooms or private gardens to an unreasonable degree. In particular:

- A. We will take account of the position of neighbours' windows and the way they face in relation to the extension.
- B. If an extension is likely to significantly reduce the amount of daylight entering a habitable room or overshadow a major part of a neighbours garden then your planning application may be refused.

- C. There is a standard distance of at least 12 metres from blank walls of two storey-extensions to the habitable rooms of nearby homes. Extensions that do not meet the standard distance will only be permitted in exceptional circumstances.
- D. 45 degree rule-extensions that cross the 45 degree line from the neighbour's nearest habitable room window may be acceptable only if there would be no harm to residential amenity.



Poor outlook

2.7 Extensions should not have an overbearing or oppressive effect on nearby properties. We will assess the situation in a similar way to how we assess overshadowing.

4th principle – Effect on remaining plot

2.8 Extensions should be proportionate to the size of the plot within which the house sits. Too large an extension may lead to overdevelopment of the plot.

Garden Size

2.9 Extensions should ensure that they would not lead to an unacceptable reduction in the size of the garden. In particular:

- A. If the garden you would have left is too small and significantly out of character with the size of gardens in the surrounding area then your planning application may be refused.
- B. Extensions should take into account the settlement character of the area contained in the Design SPD.
- C. On new housing developments there is a standard private garden area of 50 sq metres for 1 and 2 bedroom houses and 60 sq metres for 3+ bedroom houses. In some circumstances a smaller area may be acceptable, for example if a smaller garden is consistent with the character of the local area.

Parking Spaces

2.10 Extensions should ensure that they would not lead to an unacceptable effect on parking spaces. In particular:

- A. Extensions should ensure that they do not reduce the amount of parking spaces to an unacceptable level.

- B. Where a new or extended driveway is required permeable materials should be used where possible to ensure the proper drainage of surface water.

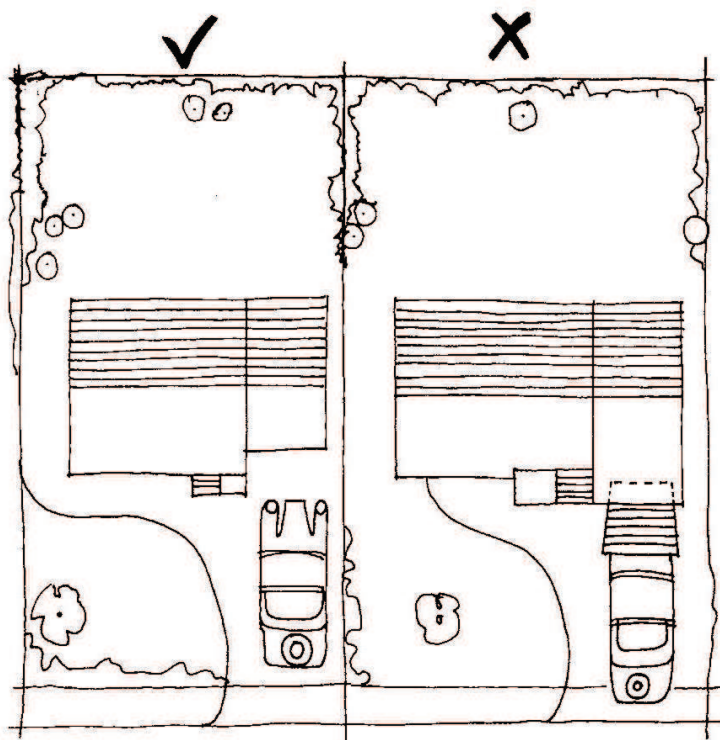
Waste storage

2.11 Extensions should ensure that they would still allow sufficient space to store waste and recycling bins.

5th principle - Effect on road safety

2.12 Extensions should not have a negative effect on road safety. In particular:

- A. Extensions should not be built where they obstruct the views of pedestrians, cyclists or motorists.
- B. Detached or integral garages should be at least 5.5 metres back from the pavement or service strip to allow your car to pull clear of the of the road when the garage door is open.



6th principle – Sustainability

2.13 Extensions are encouraged to take the opportunity to incorporate sustainability. In particular:

- A. Extensions can incorporate larger windows to the south than to the north in order to maximize sunlight entering the house and minimize heat loss.
- B. Habitable rooms can be positioned to the south and non-habitable rooms to the north to maximize warmth in habitable rooms.
- C. Garage and greenhouse extensions attached to houses should not be heated.
- D. Extensions can present an opportunity to install renewable energy such as wind turbines and solar panels.
- E. Extensions can use recycled materials to save resources.
- F. A water butt can be installed to save money spent on watering the garden.

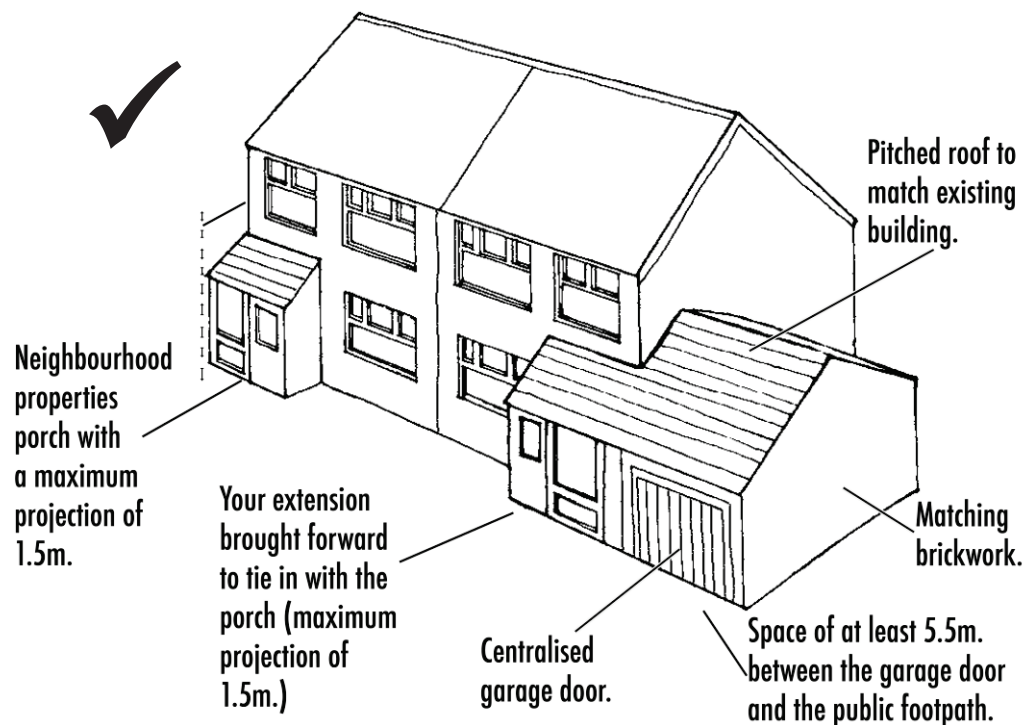


3. Front extensions, porches and canopies

Front extensions, porches and canopies

3.1 Extensions that front onto a public road or footpath must be of a high quality design that respects the existing property and the street. In particular:

- A. Extensions that project forward 1.5 metres from the main wall will be acceptable in principle. Extensions beyond 1.5 metres and will only be permitted provided that they do not cause harm to:
 - I. The existing building,
 - II. Neighbouring properties,
 - III. The character of the area
 - IV. The need to maintain sufficient parking space.
- B. Extensions should consider the consistent line of buildings and the character of the other properties in the area.
- C. Extensions should take into account the design and depth of any front extensions on neighbouring properties to avoid creating an imbalanced appearance.
- D. Extensions should be of a size compatible with the existing building.
- E. Extensions should avoid negative effects on the windows of neighbouring properties.
- F. Extensions in particular should ensure that they retain sufficient car parking space.

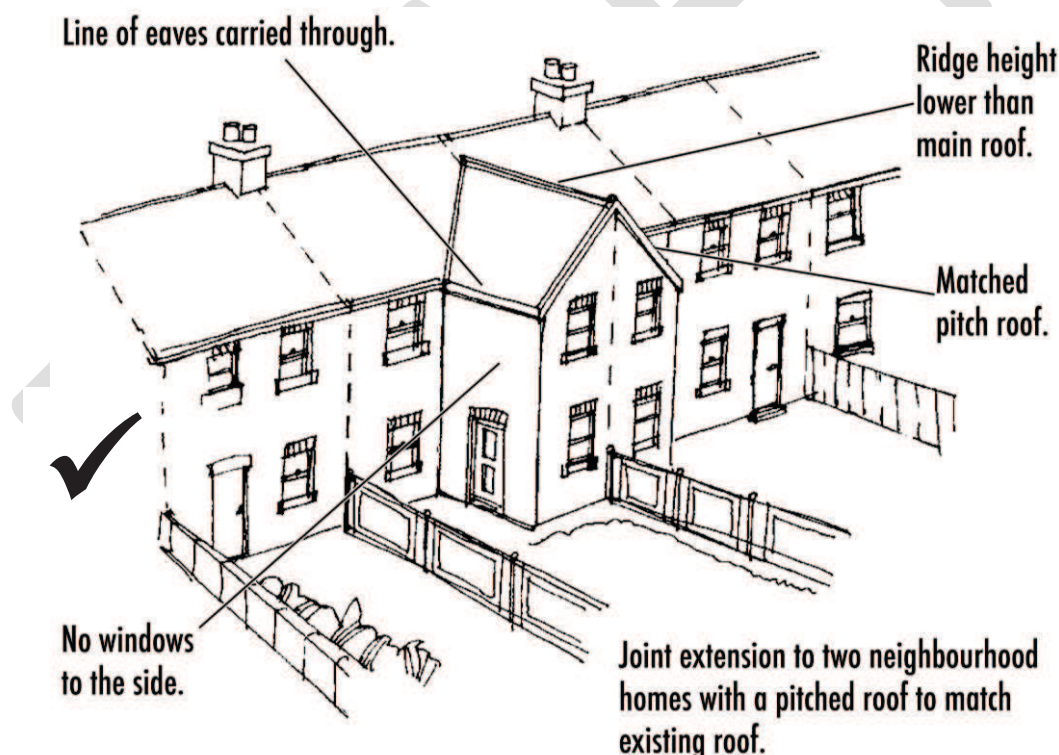


4. Rear extensions

Rear extensions

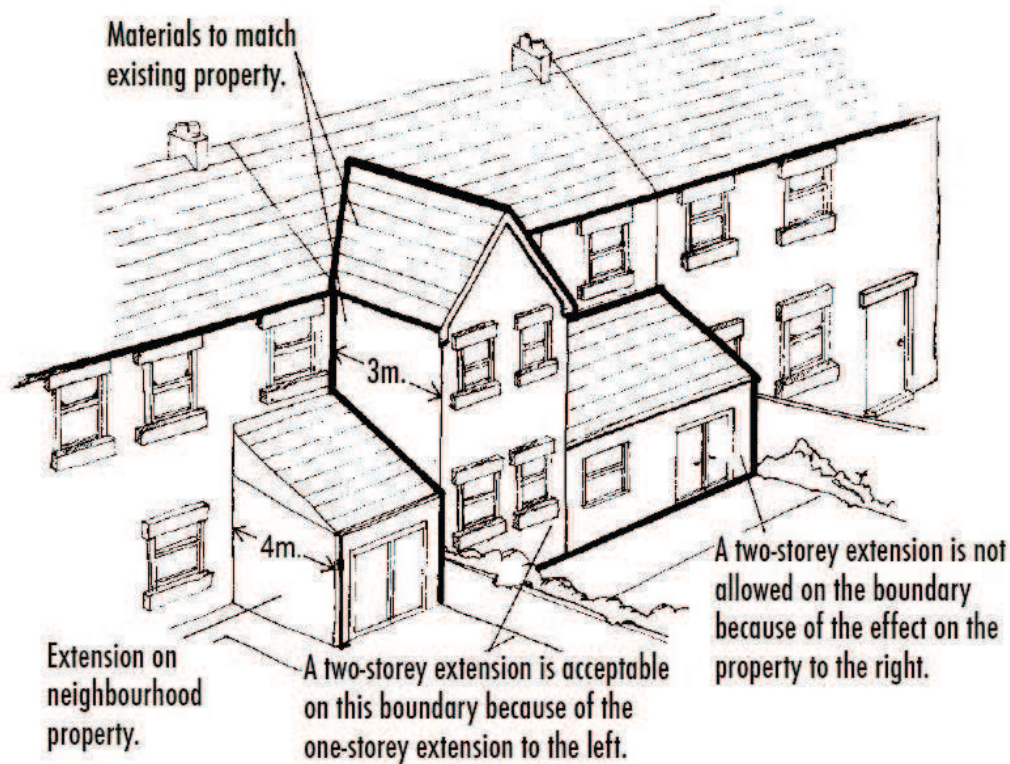
4.1 Rear extensions should not dominate neighbouring properties or significantly affect their sunlight or privacy. In particular

- A. Extensions should respect the sunlight, privacy and outlook of neighbours windows and gardens.
- B. If a neighbouring property has been extended an extension of the same depth may be acceptable. We may restrict larger extensions to the same depth of neighbouring extensions.
- C. We may give special consideration to your application if your extension is needed to provide basic services such as a bathroom or to meet the needs of a disabled person.
- D. Rear extensions must keep an acceptable amount of private garden space.
- E. If your house is terraced or semi-detached and would have an adverse effect on a neighbouring property you may wish to consider speaking to your neighbours about a joint extension, as in such circumstances it would be best to make a joint application with your neighbour.



Single storey rear extensions

4.2 Single storey rear extensions beyond 4 metres will only be permitted where they do not have an adverse effect on neighbouring properties. We will consider the size of the extension and the distance to neighbouring properties.



Two storey rear extensions

4.3 Two storey rear extensions have a greater potential to have a significant adverse effect on neighbouring properties. In particular:

- A. If the property is terraced or semidetached then depending upon the position of the extension and neighbouring windows there may be instances where any size of extensions would not be acceptable.
- B. If there is no extension to the neighbouring property a two storey rear extension should be 2 metres from the boundary with the neighbouring property.
- C. Two storey extensions projecting more than 3 metres will only be permitted where they do not have an adverse effect on neighbouring properties.
- D. If a neighbour has a single story rear extension a two storey rear extensions may be acceptable in principle.
- E. Extensions close to the boundary with neighbouring properties are particularly sensitive, extensions should not have a negative impact on the ground floor living rooms or kitchens of neighbouring properties.
- F. Extensions should avoid creating a poor outlook or overlooking of neighbouring properties.

5. Side extensions

Side extensions

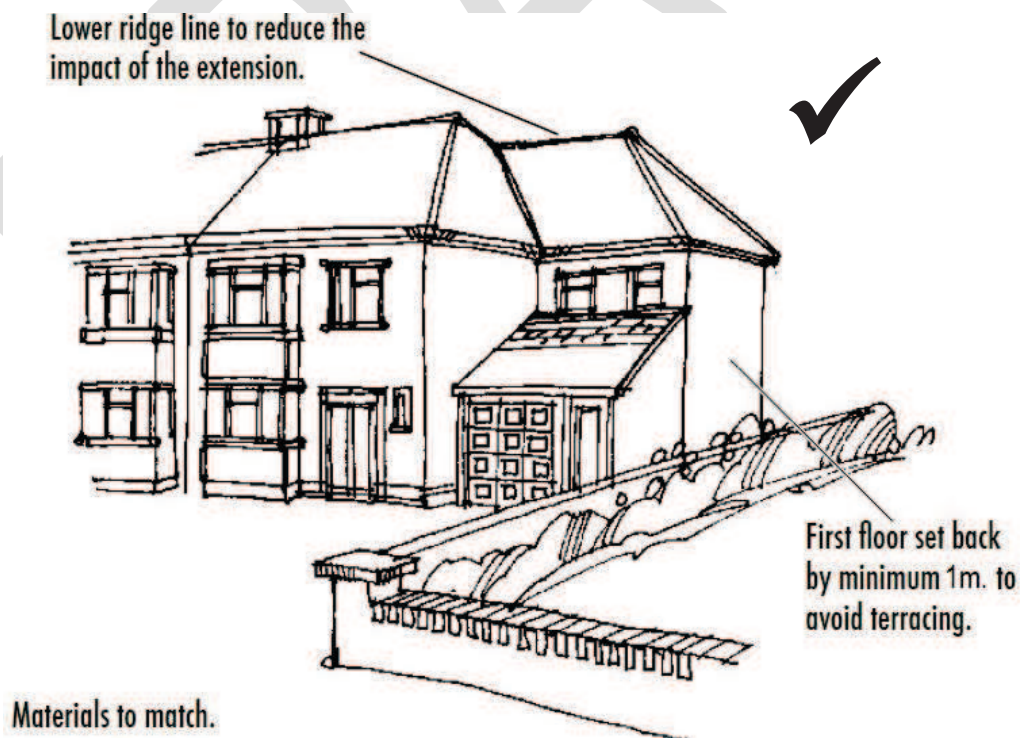
5.1 Side extensions should respect the character of the existing building and the street scene. In particular:

- A. Side extensions should maintain access to the rear.
- B. Side extensions should be set back from the main front wall by at least one course of bricks.

Two storey side extensions

5.2 Two storey side extensions have a greater potential to have a significant adverse effect on neighbouring properties. In particular:

- A. Your extension should conform to the design of the street and surrounding houses.
- B. Your extension should not appear to link properties if this would be unattractive or detrimental to the character of the area.
- C. Extensions should be set back at least 1 metre from the main front wall unless:
 - I. The line of buildings is staggered by at least 2 metres,
 - II. The direction your property faces is significantly different to neighbouring properties,
 - III. There is a narrow gap between your and your neighbour's property.



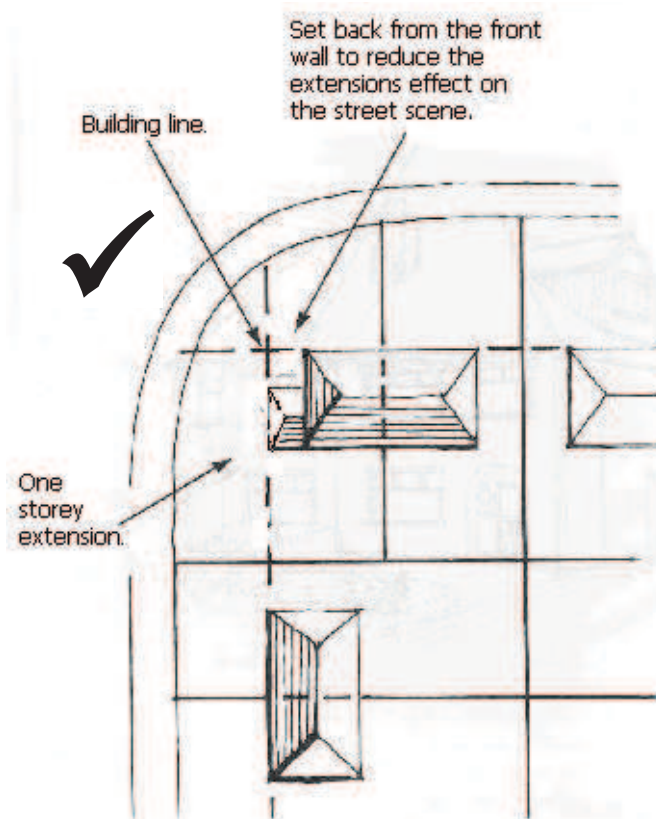


6. Corner plots

Corner plots

6.1 Corner plot extensions can be particularly prominent due to their visibility from two streets. In particular:

- A. Your extension should be carefully designed so that it does not appear more dominant in either street scene than the existing property.
- B. Where the corner plot is open in character this openness should be retained to protect visibility for motorists and pedestrians.
- C. Your extension should respect the building lines of both streets and the character of the area.
- D. Extensions should be set back at least 1 metre from the main front wall.
- E. In areas with spacious corner plots extensions should leave a side garden at least 3 metres wide from the extension to the public footpath unless:
 - I. Open corner plots are not a feature of the area.
 - II. The site is not in a prominent position in the street scene eg if it is at the end of a cul-de-sac.
 - III. The site is well screened and would not have a significant effect on the street scene.
 - IV. The reduction would not have a negative impact on the visibility of pedestrians, and motorists.



7. Dormer extensions

Dormer extensions

7.1 Dormer extensions should be positioned to minimise the effect on the existing property, neighbouring properties and the character of the local area. In particular:

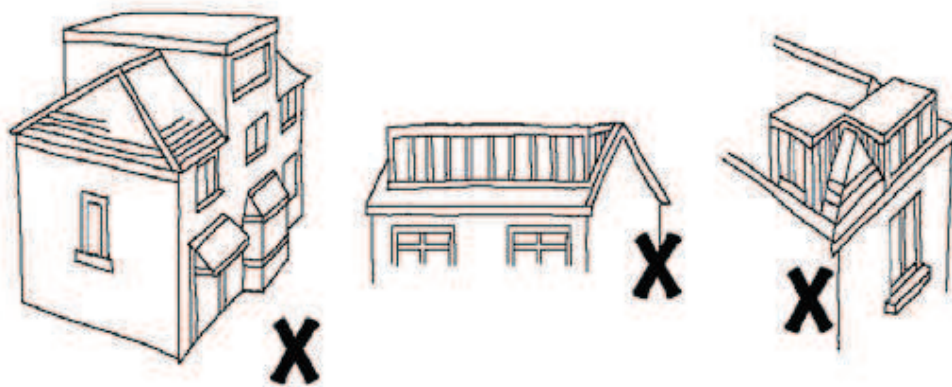
- A. It is encouraged where possible to locate new dormers on the back of properties to minimize impact on the character of the street. (unless dormers are characteristic of the area)
- B. If dormers are not common in the area it must be demonstrated that any dormer would not have a negative effect on the property or the street scene.
- C. Dormer extensions should not go above the existing ridge and should be pitched unless flat roofs are characteristic of the area.
- D. Two smaller dormers may be more appropriate than one large dormer.

Front dormer extensions

7.2 Front dormer extensions must be carefully designed due to their visibility from the street. In particular:

- A. The face of the front dormer should be at least 1 metre back from the main front wall of the existing property. (excluding bay windows)
- B. The sides of the front dormer should be at least 0.5 meters from the side of joint (party) walls unless there are already a number of large dormers in the area:
- C. Dormers should not appear top heavy or over dominant.
- D. Dormers should not negatively impact on the street scene.
- E. Dormers that wrap around the side ridge of a hipped roof should be avoided.
- F. Dormers should generally not take up more than one third of the roof area on the front of the building.





Side dormer extensions

7.3 Dormer extensions should be positioned to avoid overlooking and loss of privacy for neighbours.

Side dormers are acceptable if there is no adverse affect on the street scene or neighbouring properties.



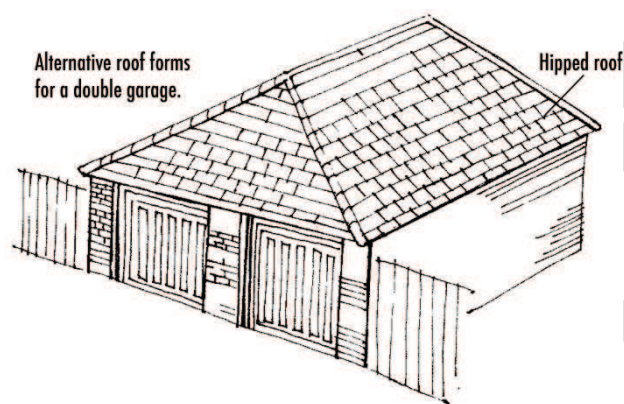
8. Detached garages and detached garden buildings

Detached garages and detached garden buildings

8.1 Detached garage and other detached garden buildings should be designed to minimise their effects on the street scene, neighbouring properties and road safety.

Detached garages

8.2 Detached garages should respect the character of the existing building and the street scene. In particular:



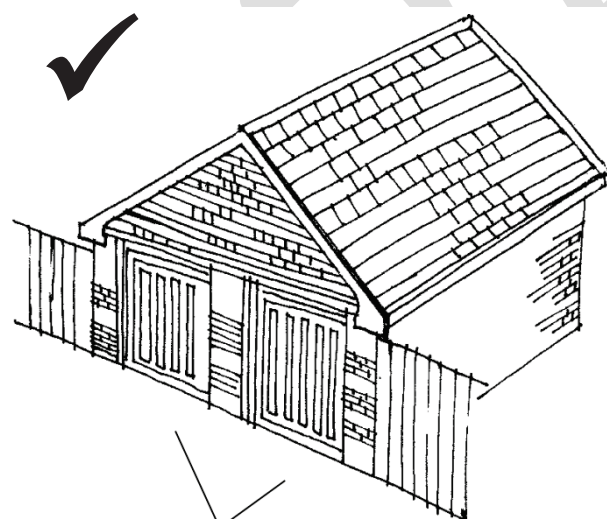
A. Design and materials should reflect the style and character of the original dwelling.

B. The garage should be positioned so that it does not detract from the attractiveness of the street scene.

C. The garage should normally be behind the front wall of the building unless the site is well screened by trees or a front wall.

D. The garage should not appear too high, bulky or disproportionate in relation to your and neighbouring properties.

E. The garage should allow sufficient room for parking both within and between the garage and the pavement.



Other detached garden buildings

8.3 Other detached garden buildings should consider the following:

A. Garden buildings should not be built in front of an established building line on corner properties.

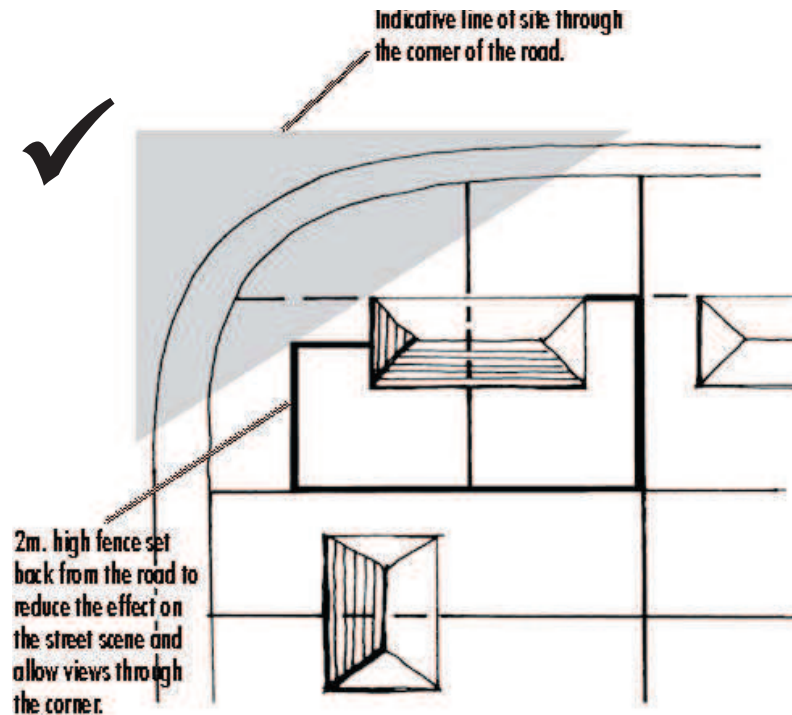
B. Decking should not result in loss of privacy for neighbours.

C. Detached garden buildings should not appear too large or out of proportion.

9. Walls, fences and other boundary features

Walls, fences and other boundary features

9.1 New walls and fences in prominent places should respect the character and design of the surrounding area and neighbouring properties. In particular:



A. A wall or fence should not detract from the appearance of an area.

B. A wall or fence should not conflict with a consistent design of boundaries in the area.

C. A wall or boundary may not be acceptable on open plan estates or cul-de-sacs if it is out of character with the area.

D. A wall or fence should be designed to allow appropriate visibility for pedestrians and motorists, particularly on busy roads.

E. You may wish to incorporate design features into walls or fences to improve security particularly if it adjoins the road or public

areas. Such examples include designs with a flat outer surface or planting thorny shrubs.

F. Walls or fences on corner plots are particularly sensitive. Walls or fences up to 2 metres may be allowed provided that they do not detract from the area or lead to an unacceptable reduction in pedestrian or motorist visibility.

Materials

9.2 When designing Walls, fences and other boundary features, you should consider the following:

- A. Both the initial cost and future maintenance cost. For example a brick wall will cost more initially than a wooden fence but will have lower maintenance costs.
- B. Timber panel fences are appropriate in back gardens however they are less suited to prominent boundaries as they require regular maintenance and are prone to damage. Vertical timber-board fences on top of a brick wall (or all brick walls in prominent locations) are preferable.
- C. Concrete post and panel fences are discouraged due to their negative effect on the appearance of the local area.

10. Extra accommodation for relatives

Extra accommodation for relatives

10.1 Proposals for extra accommodation for residents should consider the following:

- A. The extra accommodation should be linked to the existing property rather than forming a separate building.
- B. Where the extra accommodation cannot be linked to the existing property and you propose a separate building, steps must be taken to prevent the building becoming a self-contained property and to ensure it can be used over the long term as part of the main property (e.g. as a garage, play room etc.)
- C. The extra accommodation should not have a harmful effect on any neighbours privacy, and living conditions.
- D. If a decision is made to grant planning permission a condition may be attached requiring that the extension should not be used as a separate accommodation.

DRAFT



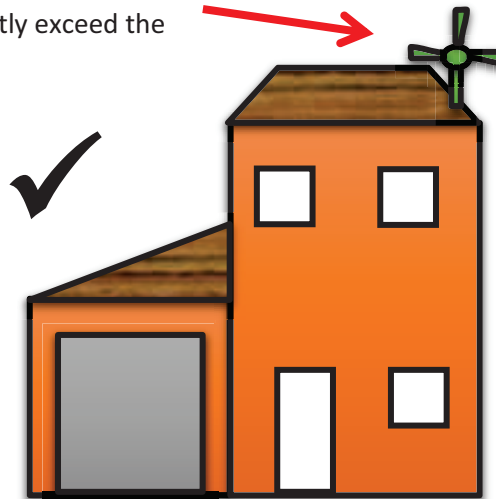
11. Renewable energy

Renewable energy

11.1 Proposals for renewable energy generation will be supported in principle provided that:

- A. The installation would not significantly exceed the height of the roof of the house.
- B. The installation would not be over dominant or be significantly disproportionate to the size of the house.
- C. The installation would not cause significant harm to the character of the existing property, neighbouring properties or the local area.

Installation is proportional to size of house and does not significantly exceed the roof height



12. Extensions affecting heritage assets

Extensions in conservation areas

12.1 Conservation areas are more sensitive to changes than a typical residential area. Some extensions which may be acceptable in a normal residential area may not be acceptable in a conservation area or may require design changes in order to make them acceptable.

12.2 Extensions in conservation areas should preserve or enhance the character or appearance of the area. In particular:

- A. The content of Conservation Area Appraisals (where available) will be taken into account.
- B. Where a building or its setting is degraded, opportunities to make improvements to it should be taken.
- C. We will carefully assess the architectural appearance, character and history of the building affected, and buildings in the area including their features, layout, spaces between them and neighbouring buildings and their setting.
- D. Extensions or new features must use appropriate architectural detailing, landscaping and materials that suit the age and style of the building (e.g. timber windows instead of PVC.)
- E. Additions or changes to existing boundary treatments should take into account historic boundaries and the street scene.

Extensions affecting listed buildings

12.3 Extensions or alterations to a listed building will usually require listed building consent In particular:

- A. It is likely that a qualified professional will be needed to make your application.
- B. It is recommended that pre application advice is sought prior to making an application. Please contact planning.department@sefton.gov.uk
- C. We will carefully examine your planning application to ensure the special architectural or historic interest of your property is preserved.

Further Information

12.4 More information on conservation and heritage is available online at the following address: <http://www.sefton.gov.uk/planning-building-control/conservation-and-heritage.aspx>

13. House extensions in the Green Belt

House extensions in the green belt

13.1 As the aim of Green Belt policy is “to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence” NPPF Para 79. Extensions will only be permitted where they are relatively small scale and proportionate to the original building.

In particular:

- A. We will take into account the degree to which your property has already been extended, and the effect of any further extension, for example if the volume of your original house has been extended by 1/3 or more then extensions beyond this will generally be inappropriate. Any proposals departing from this standard need to be clearly justified. Inappropriate development in the Green Belt will only be approved in very special circumstances.
- B. Even if the extension is within 1/3 of the volume of the original dwelling the size, form and materials will need to be in keeping with the original building and its setting.
- C. Extensions should be proportionate to the size of the original house and be compatible with its character.
- D. The dwellings location in the green belt means that extensions may be more sensitive than in a typical residential area, extensions which may be acceptable in a normal residential area may not be acceptable in the green belt.
- E. The purpose of the extension will be considered, for example if your proposal is to bring an unimproved small home up to modern standards, this may justify an extension.

Other considerations

13.2 Proposals for extensions in the green belt should also consider the following:

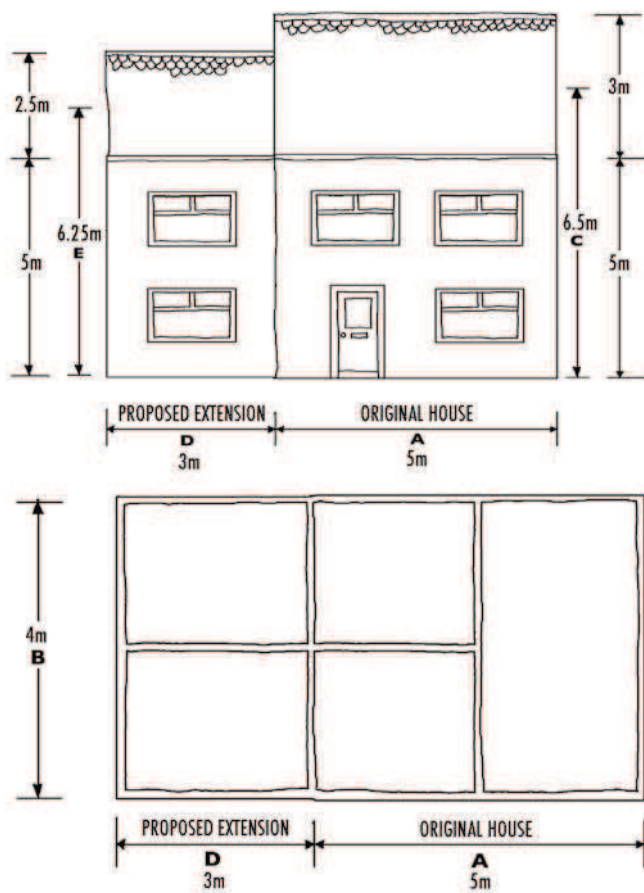
- A. Extensions creating a separate unit of accommodation will be treated the same way as applications for new dwelling in the Green Belt and will only be permitted in exceptional circumstances.
- B. Extensions beyond property boundaries will not be permitted except in very limited exceptional circumstances.
- C. Extensions of a garden onto agricultural land will only be permitted in exceptional circumstances.
- D. Wood is considered a more appropriate material for outbuildings in the Green Belt.

Residential Use rights

13.3 If a house has not been lived in recently residential use rights may not exist. If these rights do not exist any application to restore the property will be treated as inappropriate development and is likely to be refused, it will therefore be treated in the same way as applications for new dwelling in the Green Belt and will only be permitted in very special circumstances. (See NPPF paras 87-90)

Calculating volume of extensions in the green belt

13.4 Extensions more than one third of the original house in the Green Belt will not be



usually be permitted. You must send us plans and your calculations of the increase in volume as part of your application. For the purpose of this calculation, the original home is considered to be the building as it existed when it was first lived in or on 1 July 1948, whichever is later.

When working out the volume of an original house measurements **should include:**

A. The roof space of the home; and outbuildings (for example, garages) or structures which have a roof and so enclose space (for example, carports) which are within 5m of the home.

B. Which outbuildings are considered part of the original home as first occupied or at 1 July 1948, whichever is later.

Your measurements should **not include:**

A. Extensions or outbuildings within 5 metres of the main home and built after the home was first occupied or after 1 July 1948, whichever is the later;

B. Outbuildings or structures that are more than 5m away from the home;

C. Basements and any other parts of the home which are below ground level;

D. The volume of an area enclosed by walls in the grounds of the home, but which does not have a roof, no matter how near to the home the area is.

Original home

A x **B** x **C** = volume (m³) of home
width in metres x length in metres x height in metres midway between eaves and ridge

5m x **4m** x **6.5m** = **130m³**

Extension

D x **B** x **E** = volume (m³) of home
width in metres x length in metres x height in metres midway between eaves and ridge

3m x **4m** x **6.25m** = **75m³**

Percentage increase in volume of your home

Volume of extension divided by $\frac{75\text{m}^3}{130\text{m}^3} \times 100 = 57.7\%$

Appendix A: Further Sources of Information

Legislation

The Town and Country Planning (General Permitted Development) (England) Order 2015
<http://www.legislation.gov.uk/uksi/2015/596/contents/made>

National Policy/Guidance

National Planning Policy Framework and Planning Practice Guidance.
<http://planningguidance.planningportal.gov.uk/>

Plain English Guide to the Planning System
<https://www.gov.uk/government/publications/plain-english-guide-to-the-planning-system>

Planning Portal
<http://www.planningportal.gov.uk>

Department for Communities and Local Government: Permitted development for householders
Technical Guidance
http://www.planningportal.gov.uk/uploads/100806_PDforhouseholders_TechnicalGuidance.pdf

Contact details

Planning Department Email planning.department@sefton.gov.uk

Pre Application Service <http://www.sefton.gov.uk/planning-building-control/apply-for-planning-permission/pre-application-advice-on-development-proposals.aspx>

Agenda Item 8

Local Plan Team
Sefton Council
Magdalen House
Trinity Road
Bootle L20 3NJ
Website: www.sefton.gov.uk/localplan
Email: Local.Plan@sefton.gov.uk