

<b>Report to:</b>	Cabinet Pre Agenda	<b>Date of Meeting:</b>	Thursday 8 June 2023
<b>Subject:</b>	Draft Bootle Area Action Plan (Preferred Options)		
<b>Report of:</b>	Assistant Director of Place (Economic Growth and Housing)	<b>Wards Affected:</b>	Derby; Linacre; Litherland; Netherton and Orrell;
<b>Portfolio:</b>	Cabinet Member - Planning and Building Control		
<b>Is this a Key Decision:</b>	Y	<b>Included in Forward Plan:</b>	Yes
<b>Exempt / Confidential Report:</b>	N		

### Summary:

Sefton Council is developing a Bootle Area Action Plan (AAP) to guide development and investment for the wider Bootle area. Once adopted it will form part of the Development Plan for Sefton alongside the Local Plan. It will cover a range of issues that have a land use component but will also look to address wider factors that influence the quality of those places in which people live, work, shop, socialise, undertake leisure activities, visit and invest.

An Area Action Plan must be prepared in accordance with national Planning Regulations. The first stage of preparation was identifying the issues that the Council considers the Area Action Plan will need to address and potential options for addressing those issues. Engagement on this stage, which took the form of an Issues and Options paper, was undertaken during November 2021 to January 2022.

Following this first stage, a draft Bootle Area Action Plan has been written. This is referred to as the Preferred Option stage. This report seeks to secure approval for the draft Bootle AAP (Preferred Options) paper so that the Council can engage with residents, community groups, businesses, landowners and other stakeholders.

### Recommendations:

That Cabinet:

- (1) approve the draft Bootle Area Action Plan (Preferred Options) paper for publication and public engagement; and
- (2) delegate authority to the Cabinet Member for Planning and Building Control, in consultation with the Assistant Director Place (Economic Growth and Housing) or the Chief Planning Officer, to make non-strategic changes to the draft Bootle Area Action Plan (Preferred Options) paper prior to publication; and
- (3) delegate authority to the Chief Planning Officer, in consultation with the Cabinet

Member for Planning and Building Control, to make minor editorial and presentational changes to the draft Bootle Area Action Plan (Preferred Options) paper prior to publication

**Reasons for the Recommendations:**

To allow for the Bootle Area Action Plan to progress to the next formal stage of public engagement leading towards its progression, which includes a draft plan, submission plan, examination and adoption as part of the statutory development plan for the area.

**Alternative Options Considered and Rejected:** (including any Risk Implications)

Doing an Area Action Plan for a specific area is not statutory. However, choosing not to do one would miss an opportunity to set out a statutory framework for investment and regeneration in the Bootle area and to coordinate a land use response to the various programmes underway in the Bootle area.

**What will it cost and how will it be financed?**

**(A) Revenue Costs**

The cost for the production the Bootle AAP, including the various engagement stages, public examination and potential supporting studies had been estimated at £230,000. 40% of the costs (£92,000) will be covered by Sefton’s core budget, with the remainder (£138,000) secured from the Liverpool City Region Combined Authority’s Strategic Investment Fund (SIF).

**(B) Capital Costs**

There are no direct capital costs associated with the recommendations in this report.

**Implications of the Proposals:**

<p><b>Resource Implications (Financial, IT, Staffing and Assets):</b></p> <p>The cost for the production the Bootle AAP, including the various engagement stages, public examination and potential supporting studies had been estimated at £230,000. 40% of the costs (£92,000) will be covered by Sefton’s core budget, with the remainder (£138,000) secured from the Liverpool City Region Combined Authority’s Strategic Investment Fund (SIF).</p>
<p><b>Legal Implications:</b></p> <p>The preparation and engagement of the Bootle AAP will be undertaken in accordance with the Town &amp; Country Planning (Local Planning) (England) Regulations 2012, as amended.</p>
<p><b>Equality Implications:</b></p> <p>The equality Implications have been identified and mitigated. See attached Equalities Impact Assessment.</p>

<b>Impact on Children and Young People:</b>	
The AAP includes various policies on employment and housing provision that are likely to benefit younger people over and above others.	
<b>Climate Emergency Implications:</b>	
The recommendations within this report will	
Have a positive impact	Y
Have a neutral impact	N
Have a negative impact	N
The Author has undertaken the Climate Emergency training for report authors	Y
<p>The Bootle Area Action includes a policy on Best Use of Resources. This is covered in more detail at paragraph 3.16 in the main report. Furthermore, the AAP looks to maximise the use of brownfield land within a well-connected, sustainable urban setting which may, in the long term, reduce the need for development on greenfield sites at the edge of Sefton's settlements which promote the use of the car.</p>	

**Contribution to the Council's Core Purpose:**

<p><b>Protect the most vulnerable:</b> The AAP sets out policies that look to prevent new development having an unacceptable impact on all residents. It looks to secure sufficient sustainable homes, to help lower costs. It also includes policies that look to secure employment and training opportunities for some of our most deprived communities.</p>
<p><b>Facilitate confident and resilient communities:</b> The AAP is seeking to improve Bootle as a place and, if secured, this will help support Bootle's communities.</p>
<p><b>Commission, broker and provide core services:</b> n/a</p>
<p><b>Place – leadership and influencer:</b> n/a</p>
<p><b>Drivers of change and reform:</b> n/a</p>
<p><b>Facilitate sustainable economic prosperity:</b> The AAP sets out policies that provide land for economic development and looks to secure training and employment opportunities for local people.</p>
<p><b>Greater income for social investment:</b> The AAP includes a policy that seeks to secure contributions towards local environmental improvements which may include supporting local groups to manage environmental projects.</p>
<p>Cleaner Greener</p>

The AAP includes a range of policies that look to secure improved places and best use of resources.

## **What consultations have taken place on the proposals and when?**

### **(A) Internal Consultations**

The Executive Director of Corporate Resources and Customer Services (FD.7236/23) and the Chief Legal and Democratic Officer (LD.5436/23) have been consulted and any comments have been incorporated into the report.

A Member Working Group was established to discuss the issues facing Bootle and how these may be addressed with in the Area Action Plan. An officer group was also used to discuss potential policy approaches.

### **(B) External Consultations**

The Area Action Plan was subject to an Issues and Options consultation stage that was open to all residents, businesses, and others in the area. The results of this previous stage of consultation, which is available at [www.sefton.gov.uk/bootleaap](http://www.sefton.gov.uk/bootleaap), informed this draft of the Bootle AAP.

## **Implementation Date for the Decision**

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

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## **Appendices:**

The following appendices are attached to this report:

Draft Bootle Area Action Plan (Preferred Options)  
Draft Equalities Impact Assessment

## **Background Papers:**

There are no background papers available for inspection.

## **1. Introduction/Background**

1.1 An Area Action Plan (AAP) is a type of Development Plan document providing a planning framework for a specific area of opportunity, change or conservation. AAPs give a geographic or spatial dimension and focus for the implementation of policies for that area. AAPs can create new policy over and above the Local Plan, within the designated AAP area.

1.2 The Council is developing an emerging Area Action Plan for the Bootle area, titled the “Bootle Area Action Plan”. This will become part of the Development Plan for Sefton, and as such is required to be subject to statutory consultation and examination. The final AAP document is required to be adopted by full Council.

1.3 The Bootle AAP will provide the land use context for many of the wider programmes and projects that are underway or proposed in the Bootle area, including the plans for Bootle Strand, the canal side ‘Salt and Tar’ redevelopment, and the levelling-up agenda. The key term within the title is ‘action’. This is to be a document that helps to bring about and co-ordinates meaningful change in the area.

## **2. Previous Stages**

2.1 The Council approved an initial consultation document that set out some of the Issues and Options that the AAP could address. The ‘Issues and Options’ engagement took place between November 2021 and January 2022 and details are available at [www.sefton.gov.uk/bootleAAP](http://www.sefton.gov.uk/bootleAAP). All the comments made during this engagement period have been considered and helped inform the draft Area Action Plan.

## **3. Draft Area Action Plan**

3.1 The draft Area Action Plan starts by setting out the context of Bootle as a place (section 2) before moving to set out the vision and objectives that the AAP is looking to achieve. The draft vision in the document is:

*‘By 2040 Bootle will be a place that provides a full range of opportunities to all its residents to live secure, fulfilling, healthy and supported lives. It will be a place that is open to business and provide land, facilities and infrastructure that is attractive to a range of high-quality employers particularly those that would benefit from Bootle’s superb locational advantages.’*

3.2 To help deliver on the vision, the AAP then identifies 14 draft objectives for the plan:

1. To meet the housing needs of Bootle’s residents in a way that is safe and secure including affordable and aspirational housing, homes for families, older people, and people with special needs;
2. To ensure new buildings are resource efficient to help reduce running costs and fuel poverty and to support the retrofitting of existing homes and buildings with energy efficiency measures;
3. To prevent the building and conversion of poor-quality houses, flats and homes in multiple occupation that fail to provide a suitable and secure homes or integrate with the community;

4. To ensure that existing and future residents have access to a wide range of easily accessible and high-quality services and facilities with all key facilities and services within a short, safe and attractive walk or cycle ride;
5. To make land, premises and infrastructure available for sustainable economic growth that enables Bootle to build upon its excellent location in the city region, on the coast and close to the motorway and rail network;
6. To provide good quality, secure jobs, training and business opportunities for Bootle's residents;
7. To put measures in place to prevent, reduce and mitigate the harm that business and commercial activity can have on residential amenity and quality of life;
8. To improve Bootle Town Centre and the Strand shopping centre to consolidate its position as the main focus of shopping, leisure, cultural, community and other uses for Bootle's residents and those in the wider area;
9. To bring back into beneficial use vacant land, homes, and buildings;
10. To protect and enhance green infrastructure and nature, including identifying locations for tree planting, landscaping and ecological improvements;
11. To make Bootle a healthier place to live and to provide an environment that enables residents to live a healthier lifestyle;
12. To set high standards of design for new buildings and spaces that complement and improve the places that make Bootle special and which help design out crime and anti-social behaviour;
13. To set standards in new development that help the Council meet its climate change responsibilities;
14. To identify, protect and, where appropriate, find suitable viable uses for Bootle's valued built heritage.

3.3 The vision and objectives above will be delivered through a range of policies set out in the AAP. These are summarised below.

#### Design and Best Uses of Resources

3.4 Proposed policy BAAP1 on Design looks to add a local dimension to the existing Local Plan policy on design and the National Design Guide. Specifically, this addresses issues such as design of new development needing to reflect Bootle's Victorian and Edwardian heritage. It also looks to avoid areas 'left over from planning' that have no public ownership and therefore can attract littering and fly-tipping. The policy also stresses the importance of public spaces that are well overlooked and provide safe spaces for all.

3.5 The link is also made to the Design Code Pilot that Sefton participated in during 2021 and the need to use the Design Code that was produced for canal side sites. The policy also covers what types of issues will be considered on small infill sites that are occasionally found in Bootle.

3.6 Policy BAAP2 sets out the approach to the best use of resources. It covers energy efficiency measures for major developments and looks to set water efficiency standards in new homes. The policy also looks to encourage re-using and retrofitting of buildings in preference to demolition if this is appropriate.

## Bootle Central Area

3.7 Policy BAAP3 introduces the central area of Bootle and the types of development that are acceptable in this area. This policy sets the context for the 3 key sub areas in the Central Area, namely:

- BAAP4 Bootle Town Centre – confirms that this is the focus for retail, leisure and other town centre uses and sets out the key principles for the redevelopment plans for Bootle Strand.
- BAAP5 Office Quarter – looks to protect the key office accommodation in the area and provides a flexible approach to other buildings and sites.
- BAAP6 Civic and Education Quarter – this policy set out the principles for the re-use of the Town Hall complex of buildings and supports expanded education uses in and around the existing Hugh Baird campus areas.

## Regeneration Opportunity Areas

3.8 There are several sites that have been identified as regeneration opportunity areas which the AAP promotes for a flexible range uses to try to boost their chance of being developed. These includes sites within the Hawthorne Road/Canal Corridor (Policy BAAP20) which could, in the longer term, form part of a wider new mixed-use neighbourhood. The complex of buildings in Bootle Village has been identified as a potential area for new uses (Policy BAAP21), as has the site to the west of Asda (BAAP22) and the land around Coffeehouse Bridge, Irlam Road (BAAP23). Bootle Office Quarter (BAAP5) also includes some areas that a flexible approach to new uses is given.

## Employment

3.9 Policy BAAP12 identifies the employment sites in the AAP area and sets out what types of employment are accepted on each. Policy BAAP13 looks to protect these sites for employment uses and identifies the limited circumstances in which we would allow other uses. Policy BAAP14 proposes that development on employment sites should not cause significant harm to residents. Policy BAAP15 looks to secure employment and training opportunities from large developments.

## Housing

3.10 Policy BAAP16 identifies the sites allocated for housing in the AAP area. These will contribute to Sefton's overall housing supply. It is estimated that the AAP could contribute approximately 1,500 new homes during the period up to 2039. Policy BAAP17 sets out a range of measures to try to diversify the housing stock in the Bootle area. The policy reiterates the Local Plan requirement for 15% of new homes on schemes of 15 homes or more to be secured as affordable homes. It sets out the tenure mix of those affordable homes. On large schemes (50+ homes) of 100% affordable housing, which are common in the Bootle area, the policy seeks to prevent all those homes being social/affordable rent and looks to secure at least half as affordable ownership homes. This is to help provide choice for residents and to assist people to get onto the housing ladder without moving away.

3.11 Policy BAAP17 also looks to secure a mix of house types (in relation to number of bedrooms) in both market and affordable housing on large housing developments (25

homes+). The policy also looks to secure all new homes to a minimum standard of accessibility and adaptability (i.e. Building Regs M4(2)) and 5% of new build homes on large schemes of 50+ as the higher standard for wheelchair users (i.e. M4(3)). Policy BAAP18 supports housing for older people but looks to restrict new assisted living care schemes to the social rented sector, which is the identified need in the Bootle area.

3.12 Policy BAAP19 looks to manage proposals for conversions to flats and Homes in Multiple Occupation (HMOs). This includes having regards to impact on future tenants, neighbours and the wider area. This policy links to the existing detailed Supplementary Planning Document on this issue. This policy also looks to prevent the loss of homes that are suitable and in demand locally for continued use as family dwellings. A similar approach is also taken to commercial properties.

#### Other policies

3.13 Bootle has a number of long shopping parades that have high numbers of vacant units and provide too much retail space for modern requirements. Therefore, it is proposed to identify core blocks in these parades to be protected for local shopping and service provision (Policy BAAP7). For the other blocks on these longer parades, the Council will encourage redevelopment. On all parades, the Council will restrict conversion of ground floor units to residential except in very limited circumstances.

3.14 The AAP also contains a policy on nature and looks to secure ecological improvements on all development sites. The AAP also seeks to secure contributions towards environmental improvements, including to open spaces.

3.15 Policy BAAP8 promotes ease of movement through and between new developments for all and identifies the key routes in Bootle which will be the priority for protection and improvement.

3.16 Policy BAAP10 looks to address health inequalities in the Bootle area. The policy links to the range of existing and proposed policies that can have a positive benefit on the health of residents. This includes making it a requirement that on large schemes an application must be supported by a Health Impact Assessment to show how the proposal will help address relevant health issues.

## **4. Engagement and Next Steps**

4.1 If approved, the draft Bootle AAP will be published for consultation. This will be for a period of 12 weeks over the summer and into October 2023. As with the previous stage, every home and business in the AAP area will be sent a leaflet setting out the details of the AAP and how to view and comment. Drop in events will be held to allow people to come and discuss the proposals.

4.2 Once the consultation has concluded a report of comments will be made. These comments will help inform the final draft of the Bootle AAP which will be completed in 2024. It is the final draft that will be submitted to be examined by an independent Government appointed Inspector.