
Report to:	Cabinet	Date of Meeting:	23 June 2016
Subject:	Revocation of Existing Supplementary Planning Guidance Notes	Wards Affected:	(All Wards);
Report of:	Head of Regeneration and Housing		
Is this a Key Decision?	Yes	Is it included in the Forward Plan?	Yes
Exempt/Confidential	No		

Purpose/Summary

To revoke a number of obsolete Supplementary Planning Guidance notes (SPGS) currently in force in Sefton that are no longer required. This is a technical exercise, for which the Scheme of Delegation requires a Cabinet decision.

Revocation is being sought for a number of reasons including; because the development the SPG related to has been completed (for example Housing Market Renewal) or superseded by more recent strategies, or they no longer comply with the National Planning Policy Framework and the emerging Sefton Local Plan which is due to be adopted in late 2016 / early 2017.

A number of other SPGs will be retained but will need to be updated in due course.

Recommendation

That Cabinet agrees to revoke the following SPGs:

- Bedford Road / Queens Road (2004)
- Bootle Town Centre (2004)
- Coffee House Bridge (2007)
- Development in the Green Belt (2003)
- Klondyke (2004)
- Peel/Knowsley and Linacre (2008)

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	✓		

Reasons for the Recommendation:

Many of the SPGs were adopted in 2003 and relate to the soon to be superseded Sefton UDP. Whilst some have resulted in successful development being carried out, such as in the Bedford / Queens and Klondyke HMRI neighbourhoods, there is no funding to carry out the proposals for the Knowsley / Peel /Linacre Area. Others are inconsistent with the National Planning Policy Framework or the emerging Sefton Local Plan. As a result they are no longer required and should be revoked.

Alternative Options Considered and Rejected:

One alternative would be not to revoke the SPGs. However as they are mostly out of date, they will be given little weight in the decision making process. This could lead to confusion when people are seeking policy advice in relation to planning applications.

What will it cost and how will it be financed?

(A) Revenue Costs

N/A

(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 N/A
Legal As the guidance is guidance adopted by the Council over years, it is for the Council to revoke this. No consultation is required but a formal notice will be placed on the Council's website.
Human Resources N/A

Equality

- | | | |
|----|--|-------------------------------------|
| 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:

Revoking these out-dated SPGs will help to make it easier for people to access relevant information when seeking planning policy advice and submitting planning applications.

What consultations have taken place on the proposals and when?

The Head of Corporate Resources (FD4181/16) has been consulted and notes the report indicates no direct financial implications for the Authority. The Head of Regulation and Compliance (LD.3464/16) has been consulted and any comments have been incorporated into the report.

Implementation Date for the Decision

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

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Background Papers:

The following papers are available for inspection on the Council website via this link:

<http://www.sefton.gov.uk/spd>

1. Introduction

- 1.1 The advanced stage of the Sefton Local Plan offers an opportunity to review the existing Supplementary Planning Guidance still in force. It is intended that relevant existing guidance will be brought up to date whilst guidance no longer required will be revoked.
- 1.2 The Council's existing Supplementary Planning Guidance (SPG) and Supplementary Planning Documents (SPD) can be viewed online at the following address: <https://www.sefton.gov.uk/planning-building-control/planning-policy-including-local-plan/adopted-supplementary-planning-documentsguidance.aspx>.
- 1.3 The SPGs for New Housing and House Extensions have already been replaced as part of this review process, whilst many of the others are due to be updated and consulted on later this year.

2. Reason for revocation

- 2.2 The SPGs which are proposed for revocation were all adopted between 2003 and 2008. Their content is based on the policies in the Unitary Development Plan rather than the emerging Local Plan. In addition, some of the guidance is out of date due to the introduction of the National Planning Policy Framework (NPPF) in 2012, their proposals have been fully implemented, or there is no longer any funding to carry out their proposals.
- 2.3 The table below explains why each SPG is no longer required and should be revoked.

SPG	Reason for revoking
Bedford Road/Queens Road	Adopted in 2003, the guidance relates to defunct Housing Market Renewal initiative and area is not the subject of a Local Plan policy. The guidance should therefore be revoked.
Bootle Town Centre	Adopted in 2004, the guidance is based on several UDP policies which have been replaced by a number of emerging Local Plan policies including ED2, ED4 and ED6. Although the regeneration principles remain in Bootle, defined areas have been altered significantly. The Bootle Investment Strategy is more relevant.
Coffee House Bridge	Adopted in 2004, the guidance is based on several UDP Policies aimed at regenerating parts of Bootle. The area was designated part white land and part urban green space at this stage, while the emerging Local Plan has allocated a significant portion of the site for residential development (MN2.45). The site is however not subject to site specific requirements or a policy. The guidance should therefore be revoked.
Development in Green Belt	Adopted in 2003, the guidance is based on UDP Policies and national policies that predate the NPPF. House extensions are now covered in the new House Extensions SPD and new houses in the New Housing SPD. The

	guidance should therefore be revoked.
Klondyke	Adopted in 2004, the guidance relates to defunct Housing Market Renewal initiative which wasn't completed in this area. Although the remaining vacant land has been allocated in the emerging Local Plan as MN2.42, the site is not subject to site specific requirements or a policy. The guidance should therefore be revoked.
Peel/Knowsley and Linacre	Adopted in 2008, this guidance covers a large geographical area and several UDP Policies that have been replaced by various inconsistent emerging Local Plan policies and site allocations. This presents some difficulties in saving the guidance. The guidance should therefore be revoked.

3. Next Steps

- 3.1 If the recommendation is approved it is intended to revoke these SPGs in July 2016. A revocation statement will be produced and put on our website in order to inform the public of the withdrawal of the documents.