

**Site Sustainability Appraisal and  
Site Selection Assessment  
Technical Paper**

**Bootle Area Action Plan**

August 2024

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## 1. Introduction

- 1.1 This document sets out how the Council have undertaken a Site Selection Assessment for the Bootle Area Action Plan (AAP). It sets the methodology for doing so and the results of the assessment. It acts as a Sustainability Appraisal of the sites and can be read in conjunction with the Sustainability Report for the Bootle AAP<sup>1</sup>.
- 1.2 As well as sites identified by the Council, the suitability of other sites has also been assessed as part of the site selection process for the Area Action Plan. Three sites were put forward in 2023/24 as potential housing sites during the consultation 'call for sites' which forms part of the Council's annual assessment of housing sites. This is called the Strategic Housing Land Availability Assessment [SHLAA]<sup>2</sup>. This assessment, updated annually, considers the capacity for additional homes in the urban area.
- 1.3 It should be recognised the Area Action Plan does not set out a housing or employment land requirement; this is the role of the Sefton Local Plan. Its policy MN1 sets out Sefton's housing and employment requirements for its plan period; that is, until 2030. However, whilst Bootle Area Action Plan does not set out a housing requirement, there is still a need to identify land for housing. Bootle is Sefton's second largest town, and the Area Action Plan will cover the period to 2040.

### Sustainability Appraisal

- 1.4 Sustainability Appraisal is a systematic process that must be carried out during the preparation of a development plan. Its role is to promote sustainable development by assessing the extent to which the development plan – in this case Bootle Area Action Plan - and its allocations and sites, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives. Bootle Area Action Plan has been subject to sustainability appraisal<sup>3</sup>.
- 1.5 For the purposes of selecting Bootle Area Action Plan allocations, sustainability appraisal criteria include the accessibility of potential sites to services and facilities, and an assessment of key environmental constraints.
- 1.6 In addition to these sustainability appraisal criteria, other planning criteria are also relevant to the selection of development sites. These include constraints (such as highways network constraints), and wider benefits that could be delivered by developing in a certain location. The Sustainability Appraisal Framework for Bootle Area Action Plan has also informed the assessment of some of these wider benefits, for example in relation to provision of new jobs and housing. The sustainability appraisal criteria and other planning criteria for site selection are set out in Section 2.

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<sup>1</sup> See [Bootle Area Action Plan \(sefton.gov.uk\)](https://www.sefton.gov.uk)

<sup>2</sup> See, for example, 2023 SHLAA at <https://www.sefton.gov.uk/media/7805/shlaa-2023-report-and-5-year-supply-position.pdf>

<sup>3</sup> See <https://www.sefton.gov.uk/bootleAAP>

## Structure of the Report

1.7 The remainder of the report is structured as follows:

- Section 2: Site Selection Criteria – the factors that were used to assess potential housing, employment, and area-based policies allocations
- Section 3: Site Selection Assessment and Analysis
- Section 4: Conclusions
- Appendices, including the individual site *pro formas* for each site. There is a separate appendix for each of the housing, employment and area-based and/or regeneration sites. The three housing sites put forward in the Strategic Housing Land Availability Assessment within the Plan area are included within the housing appendix.

## 2. Site Selection Criteria

- 2.1 In order to identify potential sites and areas to take forward in Bootle Area Action Plan a 4-part site selection methodology has been followed, as set out below:
- a) **Access to Services** – an assessment of the proximity to nearby services
  - b) **Site specific / Wider Benefits** - site specific benefits that could be provided, and wider benefits / needs that could be met
  - c) **Constraints to development** – an assessment of the constraints affecting the site, including such things as ecology, contaminated land, air quality and flood risk.:
  - d) **Delivery Considerations** – an assessment of the deliverability of the site, including owner intentions, viability, factors that could reduce net developable area, etc.
- 2.2 Each of the 4 parts of the assessment, including the specific assessment criteria, is discussed in more detail below. The more detailed criteria of against which the assessment is made are listed. In some cases, the criteria apply to all sites broadly equally; these criteria are therefore not deciding factors in site selection. Where this is the case, this is set out below. As the Plan area is at the centre of the urban area there are no impacts on the Green Belt or Best and Most Versatile agricultural land and no need to assess this further.
- 2.3 The sustainable regeneration context of the Plan is also relevant to site selection. Bootle’s industrial past has left a legacy of contaminated, under-used and derelict sites and/or buildings across the Plan area, in a part of Sefton with relatively low land values. In practice, the site selection assessment is less about choices between sites and more about the choice between promoting regeneration opportunities for each site or leaving it in its current (poor) condition.
- a) Access to Services**
- 2.4 Potential site allocations and sites identified for housing, employment and area-based regeneration were assessed against their proximity to key services and facilities. This included proximity to:
- Train stations (employment, housing and area-based opportunities)
  - Bus stops, at a frequency of at least 2 services per hour (employment, housing and area-based opportunities)
  - Bootle Town Centre, district and Local centres and local shopping parades (housing sites and relevant area-based opportunities)
  - Main parks (housing sites and relevant area-based opportunities)
  - Neighbourhood parks (housing sites and relevant area-based opportunities)
  - Community parks (housing sites and relevant area-based opportunities)
  - GP surgeries /health centres (housing sites and relevant area-based opportunities)
  - Primary schools ((housing sites and relevant area-based opportunities)
- 2.5 As the Bootle Area Action Plan area is at the heart of the urban area, site accessibility is assessed against the ‘high accessibility’ distances set out in the site selection methodology for the Local Plan. The following ‘straight line’ accessibility distances were applied:
- Train stations < 800 m

- Bus stops (minimum of 2 services per hour) < 400 m
- Bootle Town Centre, Local Centres, Local shopping parades < 800 m
- Main park or Countryside Recreation Area < 1200 m
- Neighbourhood park < 600 m
- Community park < 240 m
- GP surgeries/ health centres < 800 m
- Primary School < 800 m

2.6 The distances to main parks or Countryside Recreation Areas, neighbourhood parks and community parks reflect the accessibility targets set out in 2015 Open Space and Recreation Study<sup>4</sup>. These distances are the ‘straight line’ (on the ground) distances associated with the accessibility targets.

2.7 Sites were not selected or ruled out solely on accessibility grounds. Many accessibility deficits can be addressed, including through developer contributions and off-site improvements.

2.8 There are a large number of services and facilities that could be used to score the accessibility of a given site. However, for the purposes of site selection the assessment has been restricted to those services and facilities that are considered to be the most important and/or frequently used. Other possible accessibility criteria were considered and rejected, for the following reasons:

- **Secondary schools:** it is common for pupils to travel much further to secondary schools than to primary schools. Many families also send their children to a more distant secondary school out of choice, for example secondary schools in Crosby, rather than Bootle or Netherton.
- **Dentist surgeries:** dentist surgeries are generally used less frequently than GP surgeries and people are often prepared to travel further to use these services.
- **Post Offices:** these are generally located in existing town and local centres.
- **Other services** (e.g. leisure centres, libraries, etc): these are typically less widely or less frequently used, and people are often prepared to travel further to them.

#### b) Site specific / wider benefits

2.9 This part) of the assessment focuses on the ability of sites to deliver specific or wider benefits to the local or wider area. The benefits are set out in table 2.1 below. These benefits reflect the Sustainability Appraisal Framework for the Bootle Area Action Plan.

2.10 In each case, the site/area would need only to deliver one benefit; more than one or all benefits would be a bonus. The scoring for whether the benefit is provided is usually ‘Yes/No’ but sometimes ‘Yes/No/Partially’.

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<sup>4</sup> See <https://www.sefton.gov.uk/media/2462/openspace-recreation-study-sefton-nov2015.pdf>

<b>Table 2.1 Site specific /wider benefits</b>	
<b>Benefit</b>	<b>Description and comment</b>
Will the site involve the redevelopment of brownfield land?	<ul style="list-style-type: none"> <li>• <i>Will development of the site help bring back into use previously developed land and/ vacant buildings? Identified using aerial photographs and local knowledge.</i></li> </ul>
Would the development of the site offer any other specific benefit?	<ul style="list-style-type: none"> <li>• <i>Based on supporting information submitted and local knowledge</i></li> </ul>
Will the development of the site contribute towards the regeneration of a deprived area?	<ul style="list-style-type: none"> <li>• <i>Is the site in an area identified as being in the most 20% deprived of Super Output Areas nationally?</i></li> <li>• <i>Also dependent on the current condition of the site.</i></li> </ul> <p>All sites are wholly or partly within the most 20% deprived of Super Output Areas nationally; about half of the plan area is within the most 10% deprived of Super Output Areas (see Appendix 1).</p>
Will development of the site reduce unemployment and improve skills?	<ul style="list-style-type: none"> <li>• <i>Is the site in an area identified as being in the most 20% deprived of Super Output Areas nationally?</i></li> <li>• <i>Will development of the site reduce levels of unemployment in Bootle, including amongst younger people?</i></li> <li>• <i>Will development of the site increase skills &amp; match these to local jobs, including green energy, the environment sector and green jobs?</i></li> <li>• <i>Will development of the site improve access to employment, education and training for Bootle residents?</i></li> </ul> <p>Policy BAAP15 requires an employment and skills plan for major Hotel, Residential Institution, general industrial, storage or distribution, commercial, business, service or 'sui generis' development, and for development of 30+ homes. This should include priority for jobs and training for local people including young people, long-term unemployed, people with disabilities and those with a limiting long-term illness, care leavers and others deemed vulnerable. Potentially both aspects apply to all sites and areas.</p>
Will development of the site help meet Bootle's diverse housing needs? [Not relevant to employment sites]	<ul style="list-style-type: none"> <li>• <i>Will development of the site provide affordable housing in an area of high need?</i></li> <li>• <i>Will development of the site provide a diverse choice of housing?</i></li> <li>• <i>Will development of the site help to meet Bootle's housing needs, including for a range of market housing and affordable and specialist housing?</i></li> <li>• <i>Will development of the site help to manage the number and distribution of Houses in Multiple Occupation within</i></li> </ul>

Table 2.1 Site specific /wider benefits	
Benefit	Description and comment
	<p><i>the area?</i></p> <p>Sefton's 2019 'Strategic Housing Market Assessment'<sup>5</sup> (SHMA) identifies affordable housing need by settlement. It does not identify a high need for Bootle and Netherton. Plan policies BAAP17 Affordable Housing and Housing Mix applies to developments of at least 10+ homes (parts to 25+ or 50+ homes) and BAAP18 Housing for Older People and Supported Homes apply to all housing development sites.</p>
Would the site meet any other wider need or provide any other wider benefit	<ul style="list-style-type: none"> <li>• <i>Based on supporting information and local knowledge</i></li> </ul>

### c) Constraints to Development

2.12 This section identifies potential constraints to development of the sites. Each of the constraints to development was graded as a 'Tier 1' or 'Tier 2' constraint, as follows. Tier 2 constraints were never scored as either a 'significant constraint' or a 'severe constraint':

- **'Tier 1' constraints:** constraints that could rule a site out regardless of other considerations
- **'Tier 2' constraints:** constraints that would not be of sufficient weight to rule a site out.

2.13 Next, each of the constraints to development was graded by site on a 5-point scale, as follows:

**No constraint (None)** - No constraint on development

**Minor constraint**

- A minor constraint that can be satisfactorily addressed without mitigation, or with limited mitigation.
- A constraint that only affects a small part of the site and can be addressed without significantly reducing the amount of development

**Moderate constraint**

- A constraint that requires more extensive / costly mitigation to satisfactorily address, but that can be overcome.
- A constraint that affects a larger proportion of the site - requiring mitigation that would reduce the amount of development that can be built, albeit it would not prevent development from taking place.

<sup>5</sup> See [https://www.sefton.gov.uk/media/3487/sefton\\_shma\\_final\\_report\\_oct2019.pdf](https://www.sefton.gov.uk/media/3487/sefton_shma_final_report_oct2019.pdf)



- Significant constraint (tier 1 only)**
- A significant constraint that requires very substantial / very costly mitigation to overcome
  - Alternatively, a constraint where it is not clear that it is capable of being satisfactorily addressed
  - A constraint that would very significantly reduce the proportion of the site that can be developed (e.g. less than half can be developed)
- Severe constraint (tier 1 only)**
- Constraint that cannot be overcome. Site cannot be allocated for development.

2.14 Potential sites were assessed against a series of typical development constraints. A description of how the constraint was assessed is set out in the tables below. The constraints were divided into those that are relevant for the purposes of Sustainability Appraisal (set out in table 2.2 below), and other planning constraints (set out in table 2.3 below).

2.15 The bullet points listed under 'Description and comment' in the third column of table 2.2 are taken from the Sustainability Appraisal for Bootle Area Action Plan. Column 2 shows whether this is a Tier 1 or Tier 2 constraint.

<b>Table 2.2 Sustainability Appraisal constraints</b>		
<b>Constraint</b>	<b>Tier</b>	<b>Description and comment</b>
Ecology	1	<ul style="list-style-type: none"> <li>• <i>Impact on protected habitats, species, and trees. Based on the LCR Ecological Network and the findings of the HRA assessment.</i></li> <li>• <i>Will development of the site help protect and enhance, restore and connect new and existing areas of biodiversity value, as set out in the LCR Ecological Framework, any LCR Local Nature Recovery Strategy or Network or through other corporate biodiversity priorities?</i></li> <li>• <i>Will development of the site create new areas of biodiversity value?</i></li> </ul>
Flood Risk	1	<ul style="list-style-type: none"> <li>• <i>Based on evidence from the Strategic Overview Update SFRA for Bootle Area Action Plan and accompanying Sequential and Exception Test Statement<sup>6</sup>.</i></li> <li>• <i>Will development of the site reduce the risk from surface water flooding to existing homes and businesses, for example by providing infiltration areas, soft-surfaced surface water storage areas (including rain gardens), new planting or green roofs?</i></li> <li>• <i>Is the Sequential Test required and passed? If relevant, is the Exception Test required and passed?</i></li> </ul>
Heritage	1	<ul style="list-style-type: none"> <li>• <i>Impact on designated heritage assets and their settings,</i></li> </ul>

<sup>6</sup> See <https://www.sefton.gov.uk/bootleAAP>

<b>Table 2.2 Sustainability Appraisal constraints</b>		
<b>Constraint</b>	<b>Tier</b>	<b>Description and comment</b>
		<p><i>including listed buildings, Conservation Areas, Scheduled Ancient Monuments, Historic Parks and Gardens, etc. Assessed by Sefton Council, taking account of submitted Heritage Assessments where available.</i></p> <ul style="list-style-type: none"> <li>• <i>Will development of the site preserve or enhance Bootle’s cultural and heritage assets, including non-designated assets?</i></li> <li>• <i>Will development of the site provide sufficient opportunity and encouragement for regeneration activity and improvements to cultural heritage?</i></li> </ul>
Air, noise and light pollution	1	<ul style="list-style-type: none"> <li>• <i>Air quality, noise, vibrations, and light pollution. Includes proximity to Air Quality Management Areas (AQMAs), motorways / railways, landfill sites and proximity to other polluting and ‘bad neighbour’ uses.</i></li> <li>• <i>Will development of the site help reduce air, water, soil and noise pollution, for example through type, location, design and layout of development, planted/naturalistic or engineered buffers and specific mitigation measures?</i></li> <li>• <i>Will development of the site encourage the remediation of contaminated or potentially contaminated land?</i></li> </ul>
Landscape and green and blue infrastructure (GBI)	2	<ul style="list-style-type: none"> <li>• <i>Will development of the site help to protect, enhance or create green and blue infrastructure, including open space, nature, trees, the canal, soft-surfaced sustainable drainage systems, green roofs and green walls?</i></li> <li>• <i>Will development of the site protect and provide areas than can be used for formal and informal recreation?</i></li> </ul>

2.16 The bullet points listed under ‘Description and comment’ in the third column of table 2.3 are the key criteria used to assess each site. Column 2 shows whether this is a Tier 1 or Tier 2 constraint.

<b>Table 2.3 Other Planning Constraints</b>		
<b>Constraint</b>	<b>Tier</b>	<b>Description</b>
<b>Ground conditions, including potential contamination</b>	2	<ul style="list-style-type: none"> <li>• <i>Presence of any known problematic ground conditions, including peat, land requiring deep piling, and contaminated land.</i></li> <li>• <i>Will development of the site encourage the remediation of contaminated or potentially contaminated land?</i></li> </ul>
<b>Site access</b>	1	<ul style="list-style-type: none"> <li>• <i>Whether safe and suitable access can be achieved to the site. Assessed by Sefton Council, taking account of submitted Transport Assessments where available.</i></li> <li>• <i>Will development of the site provide better access to services and facilities, particularly by walking, cycling and public transport?</i></li> </ul>

Table 2.3 Other Planning Constraints		
Constraint	Tier	Description
Highways network capacity	1	<ul style="list-style-type: none"> <li>•The impact of the development on the wider highway network, including roads / junctions with known capacity issues. Assessed by Sefton Council, taking account of submitted Transport Assessments where available.</li> </ul>
Utility infrastructure	2	<ul style="list-style-type: none"> <li>•Whether the site can be serviced by gas, electricity, and water. Based on discussions with the major utility providers.</li> </ul>
Constraints Other		<ul style="list-style-type: none"> <li>•Any other constraint that may apply, e.g. airport flight path, proximity to a level crossing, right of way, hazards, etc.</li> </ul>

#### d) Delivery Considerations

2.18 This section of the assessment is expressed as a commentary. It is a record and assessment of:

- Owner intentions – does the owner wish to promote the site for development, and to what timescale? Where a site for a new use has been promoted by someone other than the owner, it is considered that the site should not be brought forward in the Area Action Plan.
- Any known viability issues and any other known issues (including covenants) that would constrain or delay development.

#### e) Site assessment conclusion

2.19 The final part of the assessment provides an overview of the site's performance against each section of the assessment. It is expressed as a commentary. This section indicates how these factors had been balanced and whether the potential site allocated or identified for housing, employment and area-based regeneration site is proposed to be taken forward in Bootle Area Action Plan.

### 3. Site Selection Assessment and Analysis

- 3.1 Tables 3.1, 3.2 and 3.3 below show an overview of the site assessments for housing sites, employment sites and regeneration opportunity sites, respectively. More detail is set out in a summary for each site at Appendices 2 to 4. These includes an explanation and commentary for each criterion. Assessing and balancing these considerations to determine which sites should be allocated comes down in part to professional judgement.
- 3.2 The assessment showed a broad degree of conformity between many of the sites. For some criteria, this was to be expected (for example, in relation to regeneration benefits). For other criteria, this became apparent during the detailed assessment of each site. For example, almost all sites were highly accessible against all criteria except the short accessibility distance of 240 m to community parks. Although in fact this is perhaps unsurprising, as it reflects Bootle's central urban context and generally good accessibility.
- 3.3 Generally the main criteria where there were more differences between sites related to flood risk, ecology, air, noise, light pollution, ground conditions and contamination. In three cases, exceptionally, potential housing sites had one or more severe constraints or delivery issues affecting development.

#### Housing sites

- 3.4 Table 3.1 below provides a summary of the housing site selection assessment, covering nine potential housing sites. It has been concluded that six of these should be taken forward as housing sites in policy BAAP12 in Bootle Area Action Plan:
- BH1 Peoples' site, Linacre Lane
  - BH2 Coffee House Bridge, which is also a Regeneration Opportunity Site (policy BAAP23)
  - BH3 Site of the former Bootle Gas Works, which is also in the Hawthorne Road / Canal Corridor Regeneration Opportunity Area (policy BAAP20)
  - BH4 Site of Litherland House, Litherland Road, which is also in the Hawthorne Road / Canal Corridor Regeneration Opportunity Area (policy BAAP20)
  - BH5 Site of former Johnsons Cleaners
  - BH6 503-509 Hawthorne Road, which is also in the Hawthorne Road / Canal Corridor Regeneration Opportunity Area (policy BAAP20).
- 3.5 Table 3.1 indicates that all six of these sites have generally good accessibility in terms of public transport, primary schools, shopping facilities, parks and GP surgeries, although BH1 Peoples site and BH6 503-509 Hawthorne Road are more than 800 m from a train station. (most of these two sites is within 1 km of a rail station). Almost all of site BH5 is within 1 km of a train station, some is within 800 m. All six of the sites are within 1200 m of a main park and 600 m of a neighbourhood park; two are also within 240 m of a community park. All six sites offer similar benefits, including for regeneration of previously developed land, meeting housing need and reducing unemployment.

<b>Table 3.1 Site selection summary for potential housing sites</b>									
Site ref	BH1	BAAP23, BH2	BH3	BH4	BH5	BH6	RawsonRd	PoetsPark	Triad
Policy	BAAP16, BAAP20	BAAP23, BAAP16	BAAP16, BAAP20	BAAP16, BAAP20	BAAP16	BAAP16, BAAP20			
<800m Train Station	No but most <1 km	Yes	Yes	Yes	Some yes some no	No but mostly < 1 km	Yes	No but < 1 km	Yes
<400m Frequent Bus Stop	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<800m Primary School	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<800m District Local centre	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<1200m main park	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<600m Neighbourhood Park	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<240m Community Park	No	Yes - almost all	No	No	Yes	No	Yes	Yes	Yes
<800m GP/Health Centre	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Redevelopment of previously developed land	Yes	Yes, part	Yes	Yes	Yes	Yes	Partially	No	Yes
Other specific benefits	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No
Regeneration of area	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Not known
Reduce unemployment, including of the young	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Not known
Diversity of housing to meet Bootle's needs	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No
Other needs / wider benefits	No	No	No	No	No	No	No	No	No
Ecology constraint severity	No constraint	minor constraint	minor constraint	minor constraint	No constraint	minor constraint	minor constraint	No constraint	minor constraint
HRA constraint severity	Screened in	Screened in	Screened in	Screened in	Screened in	Screened in	Screened in	Screened in	Screened in
Flood risk constraint severity	minor constraint	minor constraint	moderate constraint	moderate constraint	moderate constraint	moderate constraint	minor constraint	minor constraint	minor constraint
Flood risk sequential test passed	Yes	Yes	Yes	Yes	Yes	Yes	Further review needed.	No	n/a / further review needed

<b>Table 3.1 Site selection summary for potential housing sites</b>									
Site ref	BH1	BAAP23, BH2	BH3	BH4	BH5	BH6	RawsonRd	PoetsPark	Triad
Policy	BAAP16, BAAP20	BAAP23, BAAP16	BAAP16, BAAP20	BAAP16, BAAP20	BAAP16	BAAP16, BAAP20			
Flood risk exception test	Pass	Pass	Pass	Pass	Pass	Pass	Further review needed.	n/a	Further review needed
Heritage constraint severity	No constraint	No constraint	No constraint	No constraint	No constraint	No constraint	No constraint	No constraint	minor constraint
Air, noise, light pollution constraint severity	minor constraint	minor constraint	minor constraint	minor constraint	minor constraint	minor constraint	severe constraint	No constraint	minor constraint
Ground conditions & contamination constraint severity	moderate constraint	moderate constraint	moderate constraint	minor constraint	moderate constraint	moderate constraint	minor constraint	minor constraint	minor constraint
Site access constraint severity	minor constraint	minor constraint	minor constraint	minor constraint	No constraint	No constraint	minor constraint	No constraint	minor constraint
Network capacity constraint severity	minor constraint	minor constraint	minor constraint	minor constraint	minor constraint	minor constraint	minor constraint	minor constraint	moderate constraint
Landscape & GBI constraint severity	No constraint	No constraint	No constraint	No constraint	No constraint	No constraint	No constraint	severe constraint	No constraint
Utility infrastructure constraint severity	minor constraint	No constraint	No constraint	No constraint	No constraint	minor constraint	No constraint	No constraint	minor constraint
Other constraints severity	No constraint	No constraint	No constraint	No constraint	No constraint	No constraint	moderate constraint	No constraint	No constraint
Does owner wish to promote the site for development?	Yes	Yes	Yes	Yes	Yes	Yes	No	No	unknown
Any known viability issues?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
One word-conclusion - is site allocated in BAAP?	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No

- 3.6 Again, as shown in Table 3.1, these six housing sites have broadly similar constraints/ lack of constraints, for example in relation to ecology and site access where all sites have no or minor constraints. The key exceptions are flood risk and ground conditions and contamination. Two of the six sites were assessed as having minor flood risk constraints, and four having moderate constraints (sites BH3, BH4, BH5 and BH6). Surface water flood risk is the key issue. Generally, this type of flood risk can be managed and mitigated within development sites, perhaps with some impact on the layout or amount of development. However, all sites would pass the sequential and exception tests<sup>7</sup>. Five of the six sites were assessed as having moderate ground condition and contamination constraints, due to potential contamination from previous/historic land uses. Only one (BH5 Litherland house) was assessed as having only minor constraints.
- 3.7 There are viability concerns about all of these six sites, largely related to the potential for contamination. In practice this may mean that some planning obligations may need to be relaxed to support site delivery; weighed up in the planning balance against the overall benefits of development. Despite these viability concerns, two of the sites (BH5 and BH6) have current planning permissions and an application for most of site BH2 was submitted in 2020. Sites BH3, BH4 and part of BH2 were put forward by their owners in a recent Strategic Housing Land Availability Assessment<sup>8</sup> ‘call for sites. On this basis, viability should not be seen as a barrier to the principle of identification as a housing site in the Area Action Plan.
- 3.8 The former Rawson Road Primary School site was allocated in the Local Plan, but as a result of this new site selection assessment, this should be superseded by a change from housing allocation to Primarily Residential Area designation. The assessment against most criteria does not differ markedly from the six sites listed above. However, Table 3.1 shows that a severe air quality constraint has been identified, and a moderate ‘other’ constraint, in this case related to potential highway works. This means that the flood risk sequential and exceptions tests would need further review. In summary, the Council as landowner has concerns about site issues, notably air quality and health considerations, and does not wish to take forward as a housing allocation at this time.
- 3.9 Poets Park is designated as green space in Bootle Area Action Plan (policy BAAP11). The site was put forward in the 2022 Strategic Housing Land Availability Assessment ‘call for sites’ by a third party, as a potential housing site. Poets Park is a neighbourhood scale park which has seen recent investment in recreation and nature improvements, and which the Council has no intention of developing for housing. Table 3.1 shows that it is assessed as having a severe landscape and green and blue infrastructure constraint. This means that the flood risk sequential test would not be unlikely to be passed. The Council as landowner is not seeking the park’s development. Therefore, the site selection assessment rules out Poets Park from being identified as a housing site in the Bootle Area Action Plan.

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<sup>7</sup> See the Strategic Flood Risk Assessment Overview Update for Bootle Area Action Plan - <https://www.sefton.gov.uk/bootleAAP>

<sup>8</sup> See for example, 2023 SHLAA at <https://www.sefton.gov.uk/media/7805/shlaa-2023-report-and-5-year-supply-position.pdf>

3.10 The Triad is a multi-storey building, within Bootle Town Centre (BAAP policies BAAP3 Bootle Central Area and BAAP Bootle Town Centre), historically predominantly in office use but with other including a public house at ground floor level and penthouse residential use. The Triad was also put forward in the 2022 Strategic Housing Land Availability Assessment 'call for sites' by a third party, as a potential housing site. This is a site in Bootle Town Centre within the existing urban area that is highly accessible to public transport and services. Redevelopment of site could contribute to the wider regeneration objectives in Bootle. It may be difficult to achieve policy objectives such as provision of affordable housing, and flood risk issues (including whether the sequential test would be passed) would need further review. The landowner has not formally expressed an interest in (re)development of the site. Therefore, it is not considered appropriate to allocate it for housing (or housing and complementary) development in Bootle Area Action Plan. However, this site could still come forward as a windfall site and could be converted to residential under permitted development rights.

### **Employment sites**

3.11 An overview of the site selection assessment process for nine employment sites is shown in Table 3.2 below (and see Appendix 3 for detailed site pro formas). It has been concluded that all of these sites should be taken forward as employment sites in policy BAAP12 in Bootle Area Action Plan:

- BE1 Canal Street/ Berry Street
- BE2 Maritime Enterprise Park
- BE3 Hawthorne Road/ Aintree Road which is also in the Hawthorne Road / Canal Corridor Regeneration Opportunity Area (policy BAAP20)
- BE4 Kingfisher / Orrell Mount
- BE5 Land between Regent Road and A565
- BE6 Bridle Road
- BE7 Bootle Office Quarter (discussed in the next section as an area-based Regeneration Opportunity under policy BAAP5)
- BE8 Atlantic Park
- BE9 Senate Business Park.

3.12 Employment site BE7 Bootle Office Quarter is discussed under the next section, not as an employment site, as it is an area-based Regeneration Opportunity Area under policy BAAP5). Therefore the rest of this text refers to eight not nine employment sites.

3.13 Table 3.2 indicates that the benefits of development, development constraints and deliverability and other criteria are broadly similar in impact and magnitude across all eight sites. All of the sites would help secure benefits including regeneration of previously developed land and reducing unemployment.



Table 3.2 Site selection summary for potential employment sites								
Site ref	BE1	BE2	BE3	BE4	BE5	BE6	BE8	BE9
Policy	BAAP12	BAAP12	BAAP12, BAAP20	BAAP12	BAAP12	BAAP12	BAAP12	BAAP12
<800m Train Station	Yes	Yes	No but most <1 km	No but < 1 km	Yes	No-but most < 800 m	No mostly not	No
<400m Frequent Bus Stop	Yes	Yes	Yes	Yes	No but part < 400 m	Yes	No but most < 400 m	Yes
<800m Primary School	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<800m District Local centre	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<1200m Main park	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<600m Neighbourhood Park	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<240m Community Park	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<800m GP/Health centre	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Redevelopment of previously developed land	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Regeneration of area	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Reduce unemployment, including of the young	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Diversity of housing to meet Bootle's needs	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Other needs / wider benefits	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Ecology constraint severity	moderate constraint	No constraint	minor constraint	minor constraint	minor constraint	minor constraint	minor constraint	No constraint
HRA constraint severity	Screened out	Screened out	Screened out	Screened out	Screened out	Screened out	Screened out	Screened out
Flood risk constraint severity	minor constraint	minor constraint	moderate constraint	minor constraint	minor constraint	minor constraint	minor constraint	minor constraint
FR sequential test passed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
FR exception test	Not required	Not required	Not required	Not required	Not required	Not required	Not required	Not required
Heritage constraint severity	No constraint	minor	No	No	minor	No constraint	No constraint	No

**Table 3.2 Site selection summary for potential employment sites**

Site ref	BE1	BE2	BE3	BE4	BE5	BE6	BE8	BE9
<b>Policy</b>	BAAP12	BAAP12	BAAP12, BAAP20	BAAP12	BAAP12	BAAP12	BAAP12	BAAP12
		constraint	constraint	constraint	constraint			constraint
<b>Air, noise, light pollution constraint severity</b>	minor constraint	minor constraint	minor constraint	minor constraint	minor constraint	minor constraint	minor constraint	minor constraint
<b>Ground conditions &amp; contamination constraint severity</b>	minor constraint	minor constraint	moderate constraint	moderate constraint	minor constraint	minor constraint	moderate constraint	moderate constraint
<b>Site access constraint severity</b>	No constraint	No constraint	No constraint	No constraint	No constraint	No constraint	minor constraint	minor constraint
<b>Network capacity constraint severity</b>	minor constraint	minor constraint	minor constraint	minor constraint	minor constraint	minor constraint	minor constraint	minor constraint
<b>Landscape &amp; GBI constraint severity</b>	No constraint	No constraint	No constraint	No constraint	No constraint	minor constraint	No constraint	No constraint
<b>Utility infrastructure constraint severity</b>	No constraint	No constraint	minor constraint	minor constraint	No constraint	No constraint	No constraint	No constraint
<b>Other constraints severity</b>	No constraint	No constraint	No constraint	No constraint	No constraint	No constraint	No constraint	No constraint
<b>Green Belt impact</b>	None	None	None	None	None	None	None	None
<b>Does owner wish to promote the site for development?</b>	Not known	Not known	Not known	Yes	Not known	Not known	Yes	Yes
<b>Any known viability issues?</b>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<b>One-word Conclusion - is site taken forward in BAAP?</b>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

- 3.14 Accessibility is maybe more varied. Three of the sites (BE1, BE2 and BE5) are within and one (BE6) mostly within 800 m of a train station. Two sites are mostly within 1 km of a train station. Only the extensive Senate Business Park (BE9) is not. Six sites are within 400 m of a frequent bus stop, the other two sites (BE5 and BE8) are partly and mostly within 400 m respectively.
- 3.15 Again, these eight employment sites have broadly similar constraints/ lack of constraints, for example in relation to transport network capacity and flood risk, where seven of the eight sites had minor, and only one (BE3) had moderate constraints. This is shown in Table 3.2 and Appendix 3. Three of the sites were assessed as having minor ground conditions and contamination constraints (BE1, BE2, BE5, BE6), the other five having moderate constraints (BE3, BE4, BE8, BE9). For ecology there was also some variation, with two sites having no constraints (BE2, BE9), five sites having minor constraints and site BH1 having moderate constraints; linked to the presence of Priority Habitats on the sites and/or their canalside location (in relation to water voles).
- 3.16 There are viability concerns about all of these six sites, in part related to the potential for contamination given historic land uses. However, these are established employment sites with many existing businesses. Site BH8 Senate Business Park has a recent planning permission for employment (re)development. In taking forward all eight of these employment sites in Bootle Area Action Plan, in most cases this also reflects allocations or designations in the Sefton Local Plan.

#### **Area-based and Regeneration Opportunity sites**

- 3.17 This part of the assessment, including the results summarised in Table 3.3 below, relates to wider area-based policies for:
- Bootle Central Area (BAAP3), which includes BAAP4, BAAP5/ BE7 and BAAP6
  - Bootle Town Centre (BAAP4)
  - Bootle Office Quarter (policy BAAP5 and the employment site BE7 in policy BAAP12), and
  - The Civic and Education Quarter (BAAP6).
- These policies support a range of uses including retail, leisure, employment, community and education uses, with limited residential development being supported in some circumstances (for example on some upper floors above other ground-floor uses).
- 3.18 This part of the assessment also includes two Regeneration Opportunity Areas focussing on employment-led or non-housing regeneration: Bootle Village Opportunity Area (BAAP21) and Open land between Irlam Rd & Asda Store Regeneration Opportunity Area (BAAP22). The Coffee House Bridge Regeneration Opportunity Area (BAAP23) has the same boundary as housing site BH2. It has been considered under the 'housing site' heading above and will not be considered here.
- 3.19 Likewise, this discussion does not consider Hawthorne Road/ Canal Corridor Regeneration Opportunity Area (BAAP20) as a whole. This Area includes specific housing and employment sites which are discussed under previous headings. This section deals only with the three regeneration sites within the Hawthorne Road/ Canal Corridor Regeneration Opportunity Area:

<b>Table 3.3 Site selection summary for potential area-based and regeneration opportunities</b>									
Site ref	BAAP3	BAAP4	BAAP5, BE7	BAAP6	BR1	BR2	BR3	BAAP21	BAAP22
<b>Policy</b>	BAAP3	BAAP4	BAAP5, BAAP12	BAAP6	BAAP20	BAAP20	BAAP20	BAAP21	BAAP22
<b>Main use types</b>	Retail / centres-led	Mostly retail / centres-led	Office-led	Office & education-led	Housing or other	Housing or other	Housing or other	Not housing-led	Employment-led
<b>&lt;800m Train Station</b>	Yes	Yes	Yes	Yes	No - but <1 km	Yes- most < 800 m	No but <1 km	Yes	Yes
<b>&lt;400m Frequent Bus Stop</b>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<b>&lt;800m Primary School</b>	Yes	Yes	Yes	No but <1 km	Yes	Yes	Yes	n/a	n/a
<b>&lt;800m TownDistrictLocal centre</b>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	n/a	n/a
<b>&lt;1200m main park</b>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	n/a	n/a
<b>&lt;600m Neighbrhd Park</b>	No but most <600 m main park	No but part next to main park	No but most <600 m main park	No but most <600 m main park	Yes	Yes	Yes almost all < 600 m	n/a	n/a
<b>&lt;240m Community Park</b>	No but some < 240 m main park	No but part next to main park	No some < 240 m main park	No but some < 240 m main park	No	No	No	n/a	n/a
<b>&lt;800m GP/Health Centre</b>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	n/a
<b>Redevelopment of previously developed land</b>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes historically
<b>Other specific benefits</b>	No	Yes	No	No	No	No	No	No	No
<b>Regeneration of area</b>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<b>Reduce unemployment, including of the young</b>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<b>Diversity of housing to meet Bootle's needs</b>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	n/a	n/a
<b>Other needs / wider benefits</b>	No	No	No	No	No	No	No	No	No
<b>Ecology constraint severity</b>	minor constraint	minor constraint	No constraint	No constraint	minor constraint	minor constraint	No constraint	No constraint	No constraint
<b>HRA constraint severity</b>	only housing screened in	only housing screened in	only housing screened in	only housing screened in	only housing screened in	only housing screened in	only housing screened in	only housing screened in	Screened out

<b>Table 3.3 Site selection summary for potential area-based and regeneration opportunities</b>									
<b>Site ref</b>	<b>BAAP3</b>	<b>BAAP4</b>	<b>BAAP5, BE7</b>	<b>BAAP6</b>	<b>BR1</b>	<b>BR2</b>	<b>BR3</b>	<b>BAAP21</b>	<b>BAAP22</b>
<b>Policy</b>	BAAP3	BAAP4	BAAP5, BAAP12	BAAP6	BAAP20	BAAP20	BAAP20	BAAP21	BAAP22
<b>Flood risk constraint severity</b>	minor constraint	moderate constraint	minor constraint	minor constraint	moderate constraint	moderate constraint	minor constraint	moderate constraint	moderate constraint
<b>Flood risk sequential test passed</b>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<b>Flood risk exception test</b>	Not required	Not required	Not required	Not required	Pass	Pass	Pass	Pass	Not required
<b>Heritage constraint severity</b>	minor constraint	No constraint	minor constraint	moderate constraint	No constraint	No constraint	No constraint	No constraint	No constraint
<b>Air, noise, light pollution constraint severity</b>	minor constraint	minor constraint	minor constraint	minor constraint	minor constraint	minor constraint	minor constraint	No constraint	No constraint
<b>Ground conditions &amp; contamination constraint severity</b>	minor constraint	minor constraint	minor constraint	minor constraint	moderate constraint	moderate constraint	moderate constraint	minor constraint	minor constraint
<b>Site access constraint severity</b>	No constraint	No constraint	No constraint	No constraint	minor constraint	minor constraint	minor constraint	minor constraint	minor constraint
<b>Network capacity constraint severity</b>	minor constraint	minor constraint	minor constraint	minor constraint	minor constraint	minor constraint	minor constraint	minor constraint	minor constraint
<b>Landscape &amp; GBI constraint severity</b>	No constraint	minor constraint	minor constraint	No constraint	No constraint	No constraint	No constraint	No constraint	No constraint
<b>Utility infrastructure constraint severity</b>	minor constraint	minor constraint	minor constraint	minor constraint	No constraint	No constraint	No constraint	minor constraint	No constraint
<b>Other constraints severity</b>	No constraint	No constraint	No constraint	No constraint	No constraint	No constraint	No constraint	No constraint	No constraint
<b>Green Belt impact</b>	None	None	None	None	None	None	None	None	None
<b>Does owner wish to promote the site for development?</b>	Yes	Yes	Yes	Yes	Not known	Not known	Not known	Not known	Not known
<b>Any known viability issues?</b>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<b>One-word Conclusion - is site taken forward in BAAP?</b>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

- BR1 Land to the North West of Linacre Lane & Hawthorne Road Junction
- BR2 Land South of Linacre Lane between Hawthorne Road & Canal
- BR3 Land between Hawthorne Road and Vaux Crescent/Place

Broadly these are sites where uses acceptable in principle would include residential uses, uses compatible with residential use nearby and on-site in the longer term; and uses consistent with current (mostly employment-related) uses.

- 3.20 An overview of the site selection assessment process for these nine area-based and Regeneration Opportunity Sites is shown in Table 3.3 below (and see Appendix 4 for detailed site pro formas). It has been concluded that all of these sites should be taken forward in Bootle Area Action Plan:
- 3.21 Analysis shows (see Table 3.3 and Appendix 4) that all of the sites where housing would be acceptable in principle to be broadly accessible, although Sites BR1 and BR3 are within 1 km, rather than 800 m, from a train station, and Bootle Office Quarter is 1 km, rather than 800 m from a Primary School. Although none of these sites are within 240 m of a community park, four are all of partly within 240 m of a main park; highly accessible. Regeneration Opportunity Areas BAAP21 and BAAP22 are accessible to public transport.
- 3.22 All of the areas/sites provide a range of regeneration benefits, as could be anticipated. The range and severity of constraints is broadly similar for all areas/sites, with minor variations. For example, six areas have minor ground conditions and contamination constraints, three (BR1, BR2 and BR3 all in Hawthorne Road/ Canal Corridor regeneration Opportunity Area BAAP20) are moderately constrained. While the Civic and Education Quarter (BAAP6) is the only area/site with a moderate, rather than minor or no, heritage constraint, this is accepted in the policy, which seeks to preserve and enhance the Town Hall Complex which are Listed Buildings.
- 3.23 Unusually, within the Bootle Area Action Plan context, Bootle Town Centre (BAAP4) and hence Bootle Central Area (BAAP3) are assessed as having minor (rather than no) landscape and green and blue infrastructure constraints, due to the presence of several trees subject to Tree Preservation Orders, the 'green wall' / 'living wall' on the Washington Parade side of The Strand centre, street trees and the canal, including specific wetland Priority Habitat). All of this is part of Bootle's green and blue infrastructure. Parts of the sites in Bootle Central Area (and area /site BAAP21) have potential sewer issues; and an extensive and potential complicated services network. These areas/sites are assessed as having minor, rather than no, utility constraints. Viability issues are likely to affect all the areas/sites.
- 3.25 The Council and/or large organisations are major landowners in Bootle Central Area. The Council is keen to seek regeneration and redevelopment. As such these sites will be taken forward in Bootle Area Action Plan. While owner intentions for areas/sites BR1, BR2, BR3 and BAAP21 and BAAP22 are not known, it is considered that they should be taken forward in the Area Action Plan in part because of the regeneration opportunities they offer.

## 4. Conclusions

- 4.1 The site selection assessment shows how and why decisions have been taken on taking forward housing, employment and area-based regeneration opportunities in Bootle Area Action Plan.
- 4.2 In general the assessment highlights a fair amount of conformity between different sites and areas, in terms of accessibility, benefits, constraints, deliverability and conclusions. Almost all of the sites and areas are highly accessible to public transport and facilities and services; the others are accessible. All of the sites provide regeneration benefits. There is some variation between the severity of some constraints impacting on the sites and areas, notably in terms of flood risk, ground conditions and contamination and ecological issues, and some site-specific severe or other constraints.
- 4.3 All of the sites have viability issues, but this has not hindered the submission, approval and delivery of planning proposals for housing and employment development on these or similar sites in the area. This indicates that potentially there are ways to overcome viability issues, for example if external funding becomes available.
- 4.3 The broad similarity between many sites / areas in the Bootle Area Action Plan area reflects both the character of the plan area and its sustainable regeneration context. Relevant factors include the legacy of Bootle's industrial past such as contaminated, under-used and derelict sites, land and/or buildings in an area with relatively low land values. The Area Action Plan focus is on regenerating sites and areas which are part of Bootle's industrial legacy. Many of these are derelict, under-used or have no active uses. Simplistically and in practice, this means that the choice is not between different sites but between promoting regeneration of a site or area, or leaving it in its current (poor) condition.
- 4.4 The site selection assessment and analysis show that six housing sites should be taken forward:
- BH1 Peoples' site, Linacre Lane
  - BH2 Coffee House Bridge, which is also a Regeneration Opportunity Site (policy BAAP23)
  - BH3 Site of the former Bootle Gas Works, which is also in the Hawthorne Road / Canal Corridor Regeneration Opportunity Area (policy BAAP20)
  - BH4 Site of Litherland House, Litherland Road, which is also in the Hawthorne Road / Canal Corridor Regeneration Opportunity Area (policy BAAP20)
  - BH5 Site of former Johnsons Cleaners
  - BH6 503-509 Hawthorne Road, which is also in the Hawthorne Road / Canal Corridor Regeneration Opportunity Area (policy BAAP20).
- 4.5 It also explains why three potential housing sites should not be taken forward. For the former Rawson Road Primary School site allocated in the Local Plan, this is largely due to severe air quality constraints and air quality and health considerations. Poets Park is a neighbourhood scale park which has seen recent investment in recreation and nature

improvements, and which the Council has no intention of developing for housing. It has a range of green and blue infrastructure and flood risk constraints. The Triad is a multi-storey building, within Bootle Town Centre (BAAP policies BAAP3 Bootle Central Area and BAAP Bootle Town Centre). It may be difficult to achieve policy objectives such as provision of affordable housing, and flood risk issues (including whether the sequential test would be passed) would need further review. The landowner has not expressed an interest in (re)development of the site. Therefore, it is not considered appropriate to allocate it for housing (or housing & complementary) development in Bootle Area Action Plan.

4.6 The site selection assessment and analysis show that all potential employment sites should be taken forward as employment sites in policy BAAP12 in Bootle Area Action Plan:

- BE1 Canal Street/ Berry Street
- BE2 Maritime Enterprise Park
- BE3 Hawthorne Road/ Aintree Road which is also in the Hawthorne Road / Canal Corridor Regeneration Opportunity Area (policy BAAP20)
- BE4 Kingfisher / Orrell Mount
- BE5 Land between Regent Road and A565
- BE6 Bridle Road
- BE7 Bootle Office Quarter (discussed in the next section as an area-based Regeneration Opportunity under policy BAAP5)
- BE8 Atlantic Park
- BE9 Senate Business Park.

4.7 The site selection assessment and analysis show that all potential area-based and regeneration priority sites and areas should be taken forward as employment sites in policy BAAP12 in Bootle Area Action. This includes the wider area-based policies for a range of appropriate uses for:

- Bootle Central Area (BAAP3), which includes BAAP4, BAAP5/ BE7 and BAAP6
- Bootle Town Centre (BAAP4)
- Bootle Office Quarter (policy BAAP5 and the employment site BE7 in policy BAAP12)
- The Civic and Education Quarter (BAAP6).

It also includes two Regeneration Opportunity Areas focussing on employment-led or non-housing regeneration: Bootle Village Opportunity Area (BAAP21) and Open land between Irlam Rd & Asda Store Regeneration Opportunity Area (BAAP22). The Coffee House Bridge Regeneration Opportunity Area (BAAP23) has the same boundary as housing site BH2 and was assessed as a housing site (above).

4.8 The assessment and analysis include three regeneration sites within the Hawthorne Road/ Canal Corridor Regeneration Opportunity Area:

- BR1 Land to the North West of Linacre Lane & Hawthorne Road Junction
- BR2 Land South of Linacre Lane between Hawthorne Road & Canal
- BR3 Land between Hawthorne Road and Vaux Crescent/Place.

Broadly these are sites where uses acceptable in principle would include residential uses, uses compatible with residential use nearby and on-site in longer term which help



support regeneration; and uses consistent with current (mostly employment-related) uses

- 4.9 The Council and/or large organisations are major landowners in the areas/sites in Bootle Central Area. The Council is keen to seek regeneration and redevelopment. As such these sites will be taken forward in Bootle Area Action Plan. While owner intentions for areas/sites BR1, BR2, BR3 and BAAP21 and BAAP22 are not known, it is considered that they should be taken forward in the Area Action Plan in part because of the regeneration opportunities they offer.
- 4.10 Overall, therefore, Bootle Area Action Plan takes forward six of housing sites, nine employment sites and a range of area-based regeneration opportunities. The assessment and analysis also show why three potential housing sites should not be taken forward in Bootle Area Action Plan.

## 4. References

**National Planning Policy Framework** (December 2023) - see

[https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF\\_December\\_2023.pdf](https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf)

**Environment Agency Risk of Surface Water Flooding mapping** - see <https://www.gov.uk/check-long-term-flood-risk>

**2017 Sefton Local Plan** – see <https://www.sefton.gov.uk/localplan>

**2014 Sefton Local Plan Site Selection** – see <https://www.sefton.gov.uk/planning-building-control/planning-policy-including-local-plan-and-neighbourhood-planning/local-plan-site-selection/>, and:

- **2014 Local Plan Site Selection Methodology** – see <https://www.sefton.gov.uk/media/2079/site-selection-methodology-nov2014.pdf>
- **2014 Local Plan Site Selection: Bootle & Netherton sites selected** – see [https://www.sefton.gov.uk/media/2084/bootlenetherton\\_sites\\_included\\_in\\_local\\_plan.pdf](https://www.sefton.gov.uk/media/2084/bootlenetherton_sites_included_in_local_plan.pdf)
- **2014 Local Plan Site Selection: Bootle & Netherton sites not selected** – see [https://www.sefton.gov.uk/media/2089/bootlenetherton\\_sites\\_not\\_in\\_local\\_plan.pdf](https://www.sefton.gov.uk/media/2089/bootlenetherton_sites_not_in_local_plan.pdf)

**2015 Sefton Open Space & Recreation Study** – see

<https://www.sefton.gov.uk/media/2462/openspace-recreation-study-sefton-nov2015.pdf>

**Sefton Strategic Housing Land Availability Assessment (SLHAA)** – see

<https://www.sefton.gov.uk/planning-building-control/planning-policy-including-local-plan-and-neighbourhood-planning/evidence-and-studies/housing/> and

<https://www.sefton.gov.uk/media/7805/shlaa-2023-report-and-5-year-supply-position.pdf>

**2019 Strategic Housing Market Assessment (SHMA)** – see <https://www.sefton.gov.uk/planning-building-control/planning-policy-including-local-plan-and-neighbourhood-planning/evidence-and-studies/housing/> and [https://www.sefton.gov.uk/media/3487/sefton\\_shma\\_final\\_report\\_oct2019.pdf](https://www.sefton.gov.uk/media/3487/sefton_shma_final_report_oct2019.pdf)

**Emerging Draft Bootle Area Action Plan** - see <https://www.sefton.gov.uk/bootleaap>

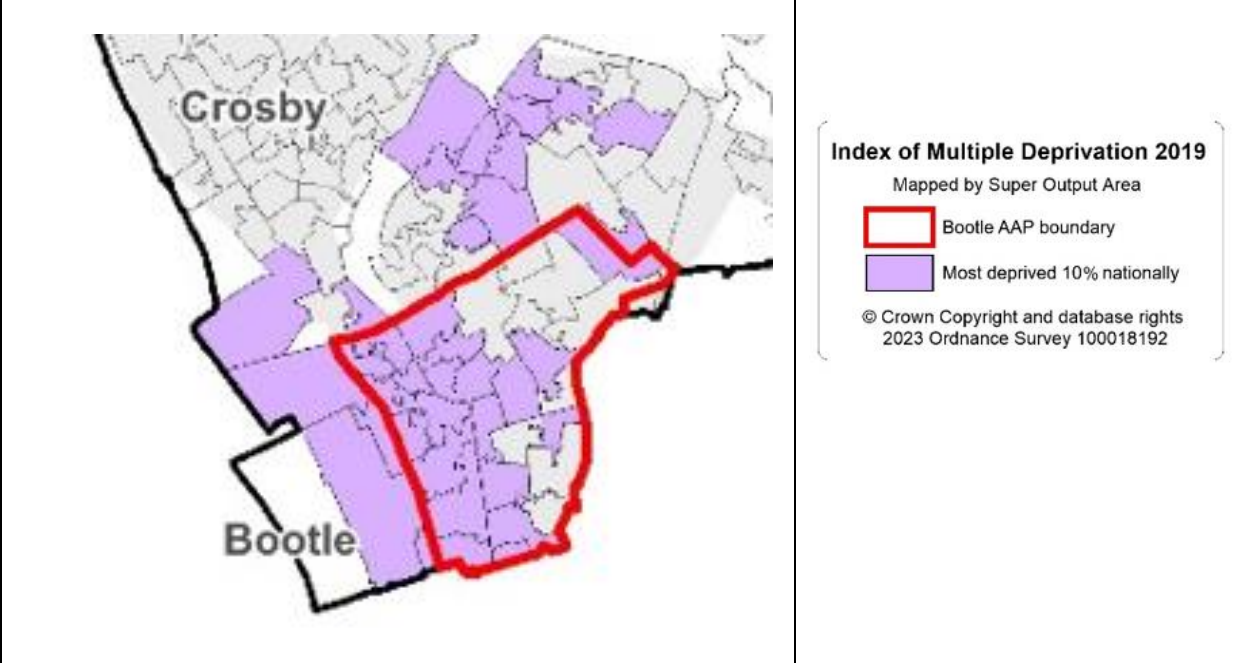
**Sustainability appraisal of Bootle Area Action Plan** - see <https://www.sefton.gov.uk/bootleaap>

**Strategic Flood Risk Assessment Overview Update for Bootle Area Action Plan** - see

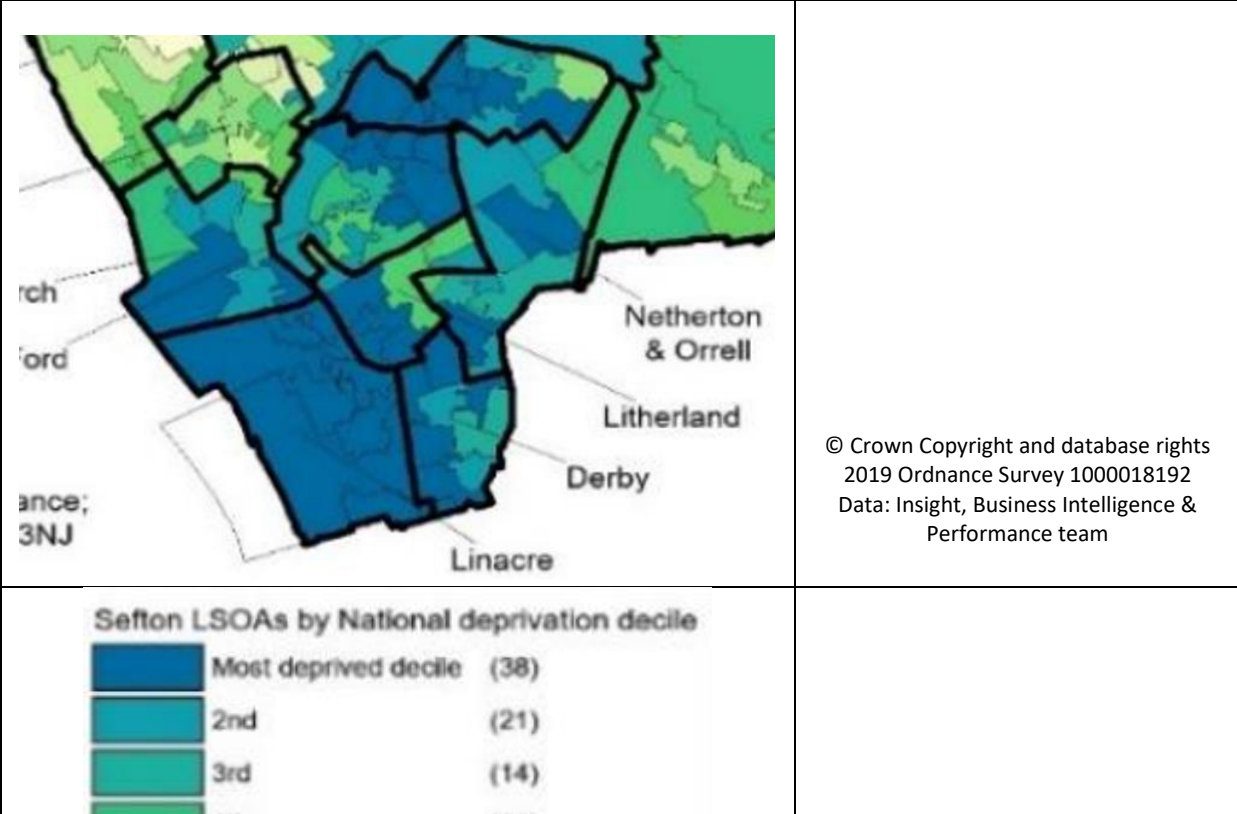
<https://www.sefton.gov.uk/bootleaap>

## Appendix 1: Index of Multiple Deprivation (2019) overview - mapping

### Index of Multiple Deprivation (2019): Overview – 10% most deprived Super Output Areas nationally



### Index of Multiple Deprivation (2019): 10% and 20% most deprived Super Output Areas nationally



**Appendix 2: Site Selection Assessment Pro formas for potential housing sites**

**Appendix 3: Site Selection Assessment Pro formas for employment sites**

**Appendix 4: Site Selection Assessment Pro formas for area-based regeneration sites**