

Proposed Modifications to the Local Plan (Post Culmination of Hearings Sessions)

The following table details main and additional modifications proposed by the Council as a result of discussion during the later stages of the Local Plan Hearings Sessions. Changes to policy ED2 Development in town, district and local centres, local shopping parades and outside defined centres, arising from other retail and related work, to policy EQ8 Managing Flood Risk and Surface Water, to paragraph 11.54 and Appendix 1 remain outstanding.

Mod Type	Main Mod Reference	Local Plan Reference	Proposed Change	Reason
General, Index and Structure				
Chapter 1 Introduction and Duty to Cooperate				
Chapter 2 Profile of Sefton				
Chapter 3 Key Issues and Challenges, Visions and Objectives				
Chapter 4 Priorities, Policy Principles and Spatial Strategy				
MM		4.44	Replace paragraph 4.4 with the following: The Council is committed to an immediate review of the Plan if either the Inspector's report or the publication of the sub-regional Strategic Housing and Employment Land Market Assessment (SHELMA) identifies a need for more housing or employment including land for logistics associated with the Port of Liverpool (see part 5 of policy MN1 'Housing and Employment Land Requirements'). To this end, and as part of the Duty to Co-operate, it is collaborating with the other Liverpool City Region authorities to carry this study out.	To clarify the circumstances under which the immediate review of the Sefton Local Plan will proceed and the timetable within which it will be undertaken.
Chapter 5 Sustainable Development				
Chapter 6 Meeting Sefton's Needs				
AM		6.8A	Replace paragraph 6.8A with the following: National planning policy indicates that when Green Belt boundaries are reviewed, they should be capable of enduring beyond the Plan period.	To clarify the circumstances under which the immediate review of the Sefton Local Plan will proceed and the timetable within

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			However, because of the potential need for an immediate review of the Local Plan this may not be possible. The review needs to take account of the regional Strategic Housing and Employment Land Market Assessment (SHELMA) and the conclusions of the Port Access Study. Any consequential changes to the boundary of the Green Belt will be included in a future review of the Local Plan.	which it will be undertaken.
MM		Policy MN1	Replace part 5 of policy MN1 with the following: Sefton is working jointly with the other Liverpool City Region local planning authorities and the Liverpool City Region Local Enterprise Partnership to undertake the Strategic Housing and Employment Land Market Assessment (SHELMA) to establish, objectively, the level of long-term growth in housing and employment needs appropriate in Sefton. In the event that it is demonstrated that further housing or employment provision is required in Sefton, an immediate review or partial review of the Sefton Local Plan will be brought forward to address these matters. The review will commence following the adoption of the Sefton Local Plan. It will take into account the findings of the SHELMA, and will be submitted within two years from the date of the Local Plan adoption.	To clarify the circumstances under which the immediate review of the Sefton Local Plan will proceed and the timetable within which it will be undertaken.
MM		6.14B	Amend paragraph 6.14B as follows: The review of the Local Plan will be completed within two years of the adoption of this Plan. Sefton has already begun working with the other Liverpool City Region local planning authorities through the commissioning of the SHELMA to establish the scale and distribution of any emerging housing shortfall and the emerging employment needs, including those associated with the expansion of the Port of Liverpool, including a new or improved port access.	For consistency with part 5 of Policy MN1.
MM		Policy MN2	Site area of MN2.4 Moss Lane decreased to 18.3ha to exclude area of site identified as 'Proposed Open Space'	Policy Map changes approved on 17 December 2015, however changes to Policy MN2 itself were not
MM		Policy MN2	Change site area of MN2.8 Former Ainsdale Hope School, Ainsdale to 4.6ha	To exclude ecological enhancement area as discussed during hearings sessions

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MM		Policy MN2	Site area of MN2.10 Land at Sandbrook Road, Ainsdale increased to 2.6ha to incorporate buildings on site	Policy Map changes approved on 1 October 2015, however changes to Policy MN2 itself were not
MM		Policy MN2	Insert new site MN2.14A Land at Shorrock's Hill, Lifeboat Road, Formby with a site area of 3.3ha and capacity of 60. Amend totals accordingly	To address discussion during hearings sessions and the decision to allocate this site for housing
MM		Policy MN2	Add an asterisk (*) to site MN2.14. Insert the following text beneath the table of site allocations under part 1 of the policy: * site allocated specifically for older persons housing / accommodation (reserved for residents aged 55 and over)	For clarity and to reflect discussion during hearings sessions in relation to provision of housing for the elderly in Formby
MM		Policy MN2	Insert a new part 4A into the policy to read as follows 'Site MN2.8 Former Ainsdale Hope School, Ainsdale is adjacent to an 'Ecological Improvement Area'. This area will be developed for a nature reserve alongside the housing allocation.'	For clarity and to reflect discussion during hearings sessions in relation to ecology
MM		Policy MN2	Include sites MN2.4 and MN2.6 in part 4 of the policy.	To update the Plan to include the new areas of Proposed Open Space at sites MN2.4 and MN2.6
AM		Policy MN2	Insert the following reference in the 'policy links' section underneath the policy wording: 'NH5 Protection of open space and Countryside Recreation Areas'	To reflect the discussion in hearings sessions regarding playing pitches
MM		Policy MN3	Reinstate 'comprehensive' and 'integrated' into part 1 of the policy. Insert new parts 1A and 1B to the policy: 1A. Proposals for development within Land East of Maghull will only be granted planning permission where they are consistent with a single detailed master plan for the whole site which is approved by the Council. The master plan should accord with this policy and any associated Supplementary Planning Document and may be submitted prior to or with the first application. Planning permissions will be linked to any necessary legal agreements for the improvement, provision, management and	To reflect the discussion in hearings and taking into account the 'Whiston' policy in the Knowsley Local Plan.

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			<p>maintenance of infrastructure, services and facilities, open spaces and other matters necessary to make the development acceptable and which facilitate comprehensive delivery of all phases of development within the site in accordance with the master plan.</p> <p>1B. Proposals for development within this site must demonstrate a comprehensive approach to infrastructure provision (including provision of an appropriate proportion of financial and/or 'in kind' contributions towards strategic and/or local infrastructure required to enable the comprehensive development of the site). All residential applications within the site must contribute proportionally (on a per dwelling basis) to the following improvements:</p> <ul style="list-style-type: none"> a) the expansion of Summerhill Primary School to become a two form entry school b) the provision of a main park within the site c) new slip roads at junction 1 of the M58 motorway d) subsidy of a bus route through the site for a period of 5 years <p>Add 'or employment' to part 2 of the policy after "residential".</p> <p>Reinstate 'to meet identified housing needs' to the end of the first sentence of part 2(a) of the policy and replace 'residents of 55 and over' with 'residents aged 55 or over' at the end of this clause.</p> <p>Revise part 2(c) of the policy as follows: Small-scale retail and commercial development to ensure the convenience</p>	

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			<p>shopping and other needs of new residents are met.</p> <p>Add a 3rd bullet point to part 2(f) of the policy, as follows:</p> <ul style="list-style-type: none"> • appropriate separation of commercial and residential traffic <p>Reinstate the following clauses within part 4 of the policy:</p> <p>(a) Maghull North station must be operational before completion of the 500th dwelling</p> <p>(b) The southbound on slip and northbound off slip at Junction 1 of the M58 motorway must be constructed before completion of the 500th dwelling</p> <p>(c) The proposed Business Park must not be occupied until the new slip roads are completed at Junction 1 of the M58</p> <p>Delete “and” from the end of part 4 c) of the policy</p> <p>Revise part 4(b) of the policy as follows:</p> <p>(a) No more than 250 dwellings will be served from Poverty Lane and no more than 250 dwellings will be served from School Lane / Maghull Lane, prior to the completion of the internal bus route / distributor road</p> <p>Delete section 5 of the policy (which will be replaced by the new part 1B, above).</p>	

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MM		Policy MN4	Amend part e of the Policy to read 'Flood risk will be managed effectively and appropriately within the site, including through the use of flood storage areas and sustainable drainage systems; and'	To reflect the discussion during hearings sessions in relation to Land north of Formby Industrial Estate
MM		Policy MN5	<p>Part 1(a) of the policy: delete "available for community use" and then add the following sentence at the end of the section: "All sports and recreation facilities must be made available for community use."</p> <p>Replace new part 1(d) of the policy with: Other uses will be considered appropriate if it can be demonstrated through a viability appraisal they are the minimum necessary to deliver the employment and sport and recreation uses proposed. Any proposed main town centre uses (as defined in the NPPF) including retail and leisure developments must satisfy the sequential and impact tests set out in the NPPF and other relevant policies of this Local Plan particularly Policy ED2.</p> <p>Add 'vehicular' to part 1(e) of the policy.</p> <p>Amend part 3 of the policy to read: The phasing of the developments supported under this allocation must be agreed in writing with the Council through a phasing plan/strategy. Any uses required to enable/cross subsidise the delivery of the sports and recreation uses and employment uses must be phased so that they are delivered after or in tandem with the sports and recreation uses and employment uses.</p> <p>Add a new paragraph 6.56A, and re-number the existing paragraph 6.56A 6.56B: 6.56A In the event it can be demonstrated that the employment and sport and recreation related uses are not viable, including whether promoted on their own or in tandem, the Council will consider supporting other uses on residual land that have the potential to cross subsidise the main uses planned under the policy. Any developments that are promoted as cross</p>	To reflect the discussion during hearings sessions in relation to Land south of Formby Industrial Estate

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			subsiding uses will only be supported if justified by a robust viability appraisal and restricted to the minimum amount required to make the employment and sport and recreation uses viable, including the cost of necessary infrastructure. Town centre uses as defined in the NPPF/Local Plan Policy ED2, particularly retail and leisure uses, will only be supported if they are of a type, scale and format that means they will not have a significant impact on any of the Borough's defined shopping centres. It will also be necessary for such uses to satisfy the sequential test as set out in NPPF and Policy ED2.	
MM		Policy MN6	Amend Part c) of the policy as follows 'Include a signal controlled junction onto the Formby Bypass and a through route to a secondary means of access via Paradise Lane'	For clarity and to reflect discussion during hearings sessions
Chapter 7 Economic Development and Regeneration				
AM		7.16	Amend 'Habitat Regulations Assessment' to 'Habitats Regulations Assessment'	Typographical correction
AM		7.18	Replace 'Primary Retail Areas' with 'Primary Shopping Areas'.	To reflect current Government guidance.
AM		7.67E	Insert new paragraph before proposed Aintree Racecourse Policy 'Aintree Racecourse is an asset of national importance, and is the home of the Grand National Festival, which hosts the world class National Steeplechase. It is therefore a major and valuable recreation, tourism and conferencing facility which attracts significant numbers of visitors throughout the year thereby contributing positively to the Borough and the wider Region's economy.'	To address accidental omission within modifications table approved 17 December 2015
Chapter 8 Housing and Communities				
MM		Policy HC2	Amend the threshold in part 1 from 15 to 25 dwellings	To reflect discussion during hearings sessions
MM		Policy HC7	Amend heading above part 3 to read 'Sites formerly in use as schools, colleges or care institutions'.	For clarity and to reflect parts 1 and 2 of Policy
Chapter 9 Infrastructure				
Chapter 10 Design and Environmental Quality				
AM		10.35	Replace the third sentence and amend the 4 th sentence as follows:	

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			There is a clear link between poor air quality and health.	
MM		Policy EQ5	In part 1, amend the first main bullet point to read: ‘Hinder the achievement of Air Quality Management Area (AQMA) objectives and the measures set out in an Air Quality Management Area Action Plan; or’ Add a new third main bullet point to say ‘Lead to the declaration of an Air Quality Management Area; or’ Amend the last main bullet point to say ‘Lead to a material decline in air quality.’	At the Inspector’s request and for clarity
AM		10.37	Amend this paragraph to read: ‘Development must not compromise Sefton’s ability to meet national air quality targets, reflected in its AQMAs and Action Plans and other local air quality plans. As well as the individual impacts, the cumulative effects of development within an AQMA or elsewhere will also be taken into account, where in combination they result in a material decline in air quality.’	For clarity, to better reflect the linkages to national air quality targets and policy.
AM		10.37A and 10.37B	Add new paragraphs 10.37A and 10.37B as follows: ‘10.37A When assessing the level of the impact of development proposals on air quality, relevant issues in relation to both parts of this policy are likely to include: <ul style="list-style-type: none"> • The ‘baseline’ local air quality and the location of the development in relation to existing AQMAs or known air pollution sources or issues; • Whether the proposed development could significantly change air quality during the construction and operational phases; • Whether there is likely to be a significant increase in the number of people exposed to a problem with air quality, e.g. when new housing is proposed in an area known to experience poor air quality; and/or • Other issues set out in local air quality plans or national Planning Policy Guidance (PPG) 10.37B In relation to part 2 of the policy, the type and scale of both impact assessment and mitigation measures should be proportionate and will	To provide guidance on how part 2 of the policy will be applied, and to better reflect national Planning Practice Guidance.

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			<p>depend on the location of the site, the proposed development and the likely impact on air quality. Planning obligations or other legal agreements or mechanisms may be used to secure these measures. Examples of mitigation include:</p> <ul style="list-style-type: none"> • Design and layout of development to increase separation distances from sources of air pollution; • Provision of trees or other green infrastructure to absorb dust and other pollutants; • Provision or promotion of infrastructure for means of travel which have a low impact on emissions, including low emissions vehicles; • Funding contributions towards measures to offset the impact on air quality arising from new development, including those identified in local or City Region air quality action plans and low emission strategies; and/or • Other examples set out in local air quality plans or national Planning Practice Guidance (PPG)'. 	
AM		10.67	Amend the second sentence of para 10.67 to read 'This will be secured through Section 106 planning obligations where these meet the tests set out in Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 [as amended] and paragraph 2014 of the Framework, other legal agreements, or other appropriate delivery mechanisms.'	To better reflect the range of appropriate delivery mechanisms
Chapter 11 Natural and Heritage Assets				
AM		11.4	Paragraph deleted as per reorganisation of heritage policies	To address accidental omission within modifications table approved 17 December 2015
AM		11.23	Add a new second sentence to read 'These requirements are also set out in Appendix 1 of this Plan.' Also amend 'Habitat Regulations Assessment' to 'Habitats Regulations Assessment'	For clarity regarding site specific requirements
MM		11.54	Amend this paragraph to read 'The most recent Open Space and Recreation Study or Strategy, Playing Pitch Strategy and Non-Pitch Sports Strategy are the basis for assessing whether public open space or outdoor sports facilities are surplus to requirements, as set out in the first bullet point of part 1 b) of	In response to requests by the Inspector to refer generically to the most recent studies and strategies, and to set out how replacement provision should be achieved,

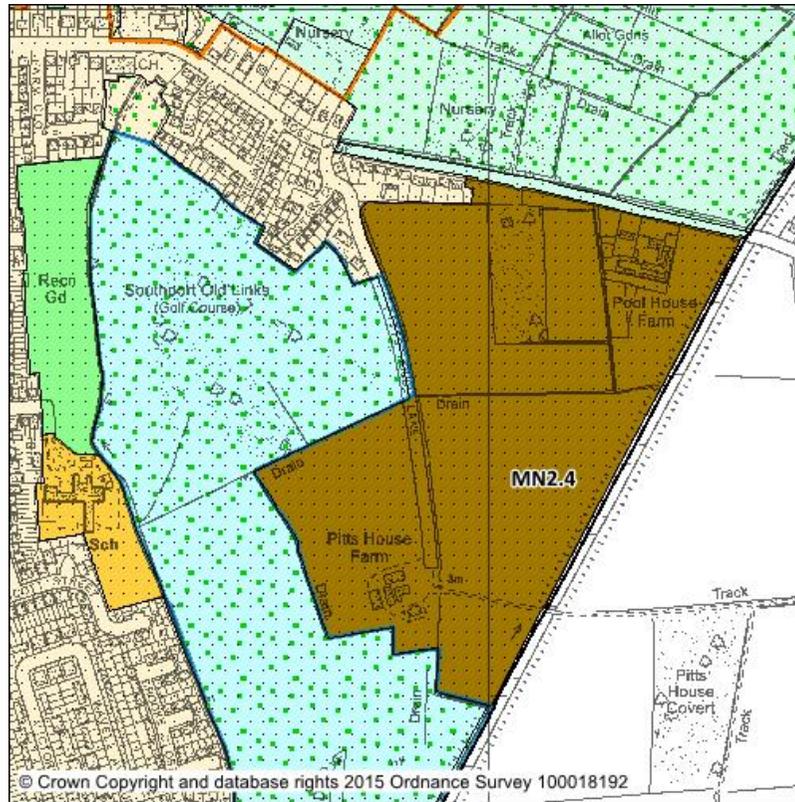
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			the policy. Where the second bullet point of part 1 b), appropriate delivery mechanisms, such as legal agreements, must be in place before planning permission is granted. Policy EQ9 'Provision of public open space, strategic paths and trees in development' sets out the current basis for judging appropriate provision of public open space in new housing development'.	including in relation to allocations under policy MN2 'Housing, employment and mixed use allocations'
AM		11.64	Delete from first sentence 'whilst other licenses are due to be awarded by Government in 2015'	To update the Plan
AM		11.93A	Insert new paragraph before 11.93 as follows 'The Council has a duty to declare as Conservation Areas those areas of Sefton that have special architectural or historic interest, the character of which it is desirable to preserve or enhance. Sefton Council has a duty to periodically review its Conservation Areas. As a result Conservation Area boundaries can change over time, and new Conservation Areas may be designated or de-designated.'	For clarity and to reflect discussion during hearings sessions
Chapter 12 Implementation and Monitoring				
Appendices				
MM		Appendix 1	Insert new requirements as follows: MN2.8 Former Ainsdale Hope School, Ainsdale Development of this site must: <ul style="list-style-type: none"> ensure that the loss of the former playing pitch(es) is addressed consistent with Local Plan policy NH5. This may include through the provision of a commuted sum payment; and provide new habitat and ecological improvements on the adjacent 'Ecological Improvement Area'. 	To reflect discussion during hearings sessions in relation to playing pitch mitigation and ecology
MM		Appendix 1	Insert new requirements as follows: MN2.9 Former St John Stone School, Meadow Lane, Ainsdale Development of this site must: <ul style="list-style-type: none"> ensure that the loss of the former playing pitch(es) is addressed consistent with Local Plan policy NH5. This may include through the provision of a commuted sum payment. 	To reflect discussion during hearings sessions in relation to playing pitch mitigation

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		Appendix 1	<p>Insert new requirements as follows: MN2.14 Former Holy Trinity School, Lonsdale Road, Formby Development of this site must:</p> <ul style="list-style-type: none"> • be developed for older persons housing / accommodation (reserved for residents aged 55 and over) 	To reflect the discussion during the hearings sessions in relation to provision of housing for the elderly in Formby
MM		Appendix 1	<p>Add MN2.15 Formby Professional Development Centre, Park Road, Formby The Raven Meols Community Centre is listed as an Asset of Community Value under the Community Right to Bid provisions of the Localism Act 2011. The obligations under the relevant statutory provisions and regulations will need to be met.</p>	To reflect the discussion during the hearings sessions in relation to this registered Asset of Community Value.
MM		Appendix 1	<p>Insert requirements for new site MN2.14A Land at Shorrock's Hill, Lifeboat Road, Formby 'Development of this site must:</p> <ul style="list-style-type: none"> • Provide for the long term management of the adjacent woodland Local Wildlife Site between the site and Formby Point Caravan Park; • Provide for full public access into the area of woodland between the site and Formby Point Caravan Park; • Extend the existing Formby no. 52 Bridleway through the woodland area from Lifeboat Road to Alexandra Road; • Provide a new 200 space public car park in the northern part of the allocation; and • Provide a new public toilet block adjacent to the car park and secure its long term management. 	To address discussion during hearings sessions and the decision to allocate this site for housing and public infrastructure
MM		Appendix 1	<p>Insert new requirement for MN2.23 Land at Southport Old Road, Thornton:</p> <ul style="list-style-type: none"> • provide a proportional financial contribution towards the implementation of the A565 Route Management Strategy (Thornton to Crosby section); 	To reflect discussion during hearings sessions in relation to transportation and vehicular congestion in the Thornton area
MM		Appendix 1	<p>Insert new requirement for MN2.24 Land at Holgate, Thornton:</p> <ul style="list-style-type: none"> • provide a proportional financial contribution towards the implementation of the A565 Route Management Strategy (Thornton to Crosby section); 	To reflect discussion during hearings sessions in relation to transportation and vehicular congestion in the Thornton area

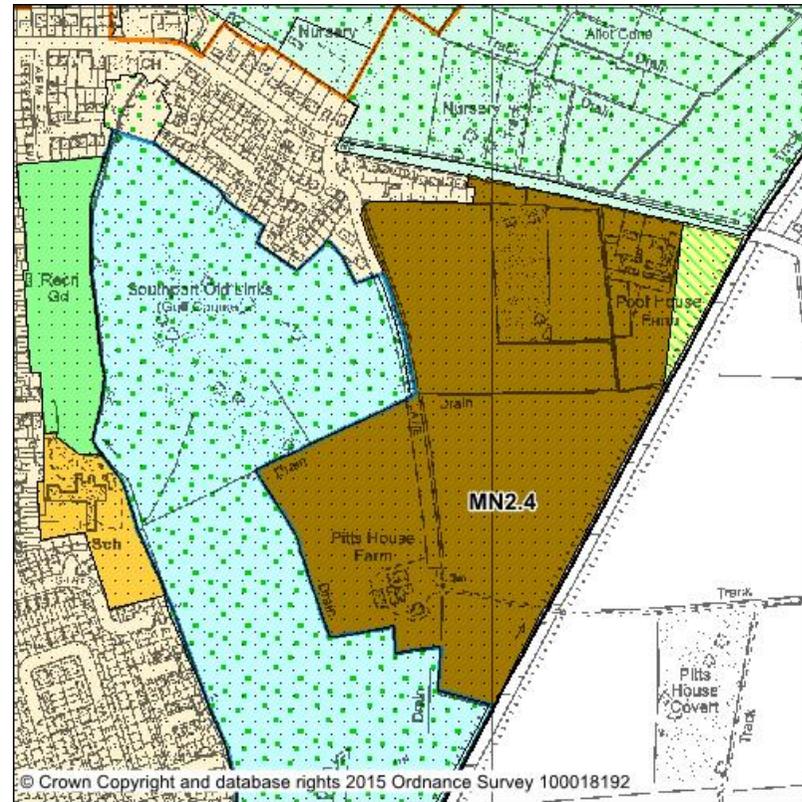
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MM		Appendix 1	Add to the end of the requirement for MN2.31 Wadacre Farm the following sentence 'This should include improvements to the capacity of the existing watercourse that forms the northern and western site boundaries.'	To address accidental omission within modifications table approved 17 December 2015
MM		Appendix 1	Retract previously proposed modification approved on 1 October 2015: '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 avoid repetition and prevent unnecessary confusion
MM		Appendix 1	Amend 'Habitat Regulations Assessment' to 'Habitats Regulations Assessment'	Typographical correction
MM		Appendix 3	Change final column of table to 'Action undertaken if target not met' Amend indicator 1 target to '6 years by 1 st April 2017...' and the footnote to 'Five years plus 20% as per paragraph 47 of NPPF'. Amend indicator 4 target to 'no loss' Amend indicator 24 target to '200 by 2018/9'. Amend the footnote to say 'this is based on the total anticipated Local Plan Affordable Housing Delivery as set out at Appendix 2 of the Housing Technical Paper.' Amend indicator 63 target from 'No target' to 'increase'	For clarity and to reflect discussion during hearings sessions To reflect agreed Council position For clarity and to reflect discussion during hearings sessions To set more realistic target For clarity and to reflect discussion during hearings sessions
Policy Map				
MM		MN2.4	Moss Lane - Revised plan showing the area allocated for housing and the area retained as public open space (inset map show below).	To reflect the discussion at the Local Plan hearings, and new policy MN6A approved on 5 November 2015

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MM		MN2.8	Ainsdale Hope - Revised plan showing the area allocated for housing and the area to be retained for ecological enhancement (inset map show below).	To reflect the discussion at the Local Plan hearings
MM		Policy NH8	Policy Map updated to include 14 th round blocks of licenses, including three new license areas for onshore hydrocarbon extraction (inset map show below).	To update the Plan

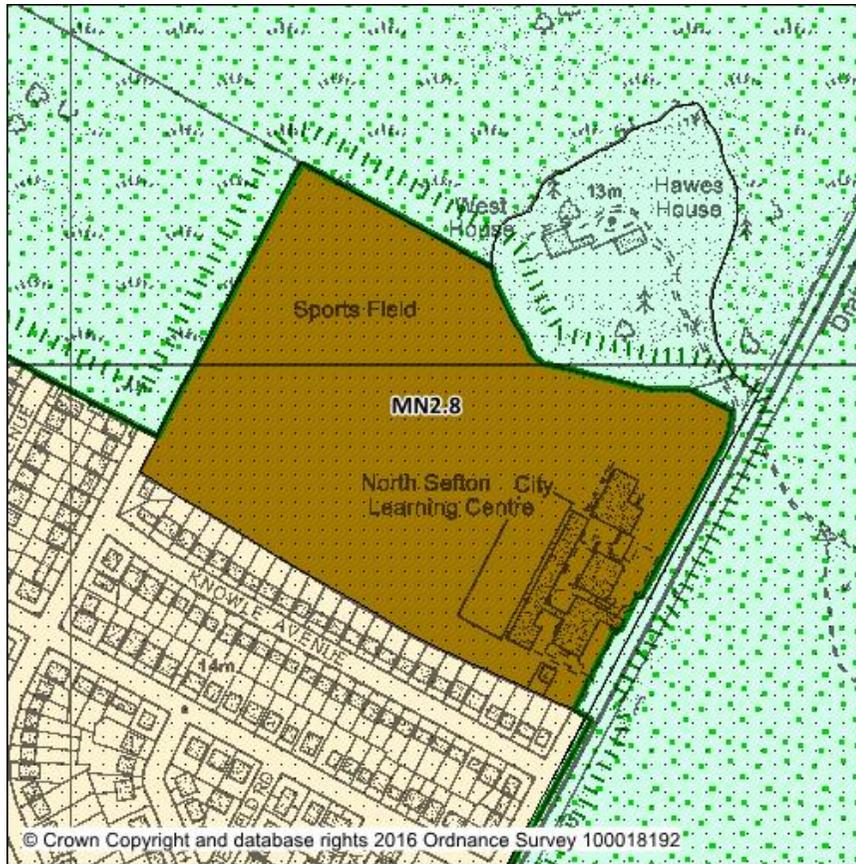
MN2.4 Moss Lane at time of Submission (July 2015)



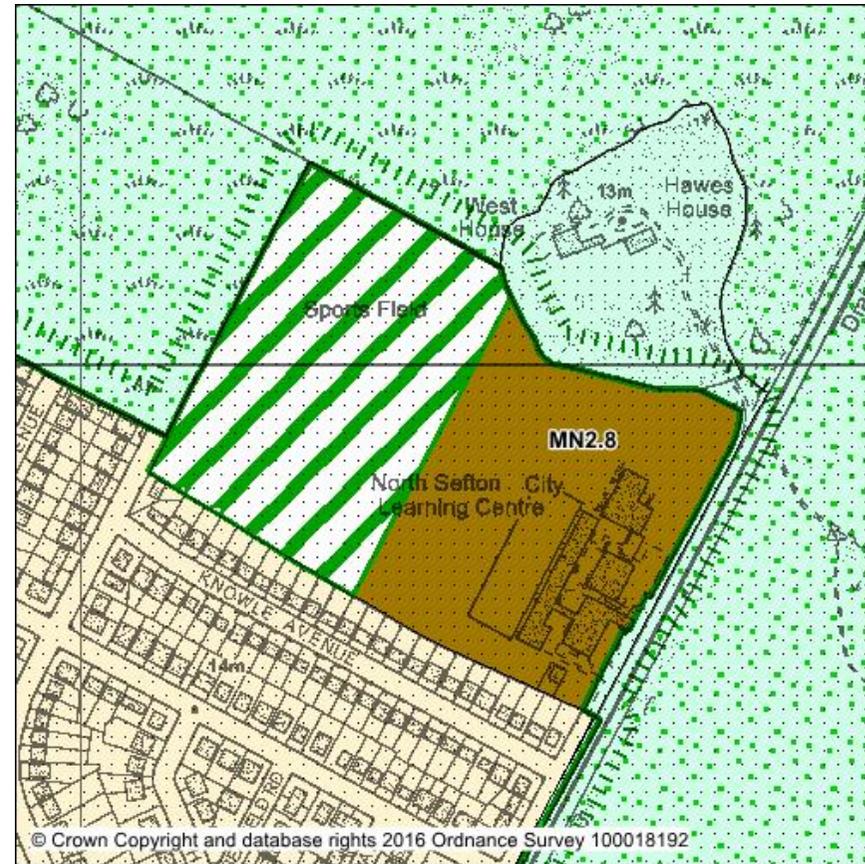
Proposed changes to MN2.4 to incorporate Proposed Open Space to east



MN2.8 Former Ainsdale Hope School, Ainsdale



Proposed changes to MN2.8 to include area of ecological enhancement



Proposed changes to Policy Map in relation to Policy NH8 and hydrocarbon extraction

