

15 February 2016

Proposed Modifications

- Main Modifications to Policy ED2, the explanatory text and Policy Maps
- Main Modification to Policy ED4, the explanatory text and Policy Maps
- Additional Modifications to explanatory text of Policy ED6 [para 7.48]
- Additional Modifications Monitoring Framework at Appendix 3
- Main Modification to Orrell Lane designation
- Main Modifications to detailed Green Belt boundary

TOWN CENTRES, DISTRICT CENTRES, LOCAL CENTRES AND LOCAL SHOPPING PARADES

[[Main Modifications](#) to reflect comments made to the retail policy and extent of town and district centre designations at the Local Plan examination – see supporting note]

7.18 Nationally, there has been limited growth in retail expenditure in recent years although forecasts from the Office for National Statistics indicate consumer spending will recover reasonably strongly from 2015. High street spending is currently predicted to grow but more modestly compared with overall spending. These trends are closely linked to the continued growth of the UK on-line retail sector, and other forms of special forms of trading [e.g. mail order, telephone sales etc], and levels of disposable income. To address these challenges, a flexible approach to town centre policies and strategies will be required. The historical function of the town centre has been primarily for retailing and this will continue. However, it will be increasingly necessary for centres such as Bootle and Southport to be supported by complementary non retail uses, including offices, food and drink, and other uses. That noted, changes of use from retail (Class A1) to other uses within the designated Primary [Retail Shopping Areas](#) will need to be carefully considered in terms of the impact on retail function, character, and vitality and viability of the centre as a whole.

ED2 DEVELOPMENT IN TOWN CENTRES, DISTRICT CENTRES, LOCAL CENTRES AND LOCAL SHOPPING PARADES AND OUTSIDE DEFINED CENTRES

1. Retail, leisure and other main town centre uses¹ will be directed towards the Borough's existing centres in accordance with the following hierarchy:

- Town Centres: Bootle and Southport
District Centres: Crosby, Formby, Maghull and Waterloo
Local Centres: Ainsdale, Birkdale, Churchtown, Netherton and Old Roan

Planning permission will only be granted for development which is appropriate to the role and function of each centre.

Sequential Test

2. ~~Where proposed outside of the defined town, district and local centres, all~~ All retail, leisure and other town centre uses ~~that are not in accordance with part 1 of this policy anthis up to date Local Plan (Part 1)~~ will be subject to a sequential approach to development. This will require applications for town centre uses to be located firstly in:

- Primary Shopping Areas (retail uses only), then
- Town, district and local -centres [in accordance with the hierarchy in part 1], then
- edge of centre locations, and
- only if suitable sites are not available should out of centre sites be considered.

When considering planning applications in edge-of-centre and in out of centre locations, preference should be given to accessible sites and existing retail parks² [as shown on the Policy Map] that are well connected

¹ As defined in NPPF Annex 2

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~~to a defined centre in accordance with part 1 of the policy. In addition, all proposed retail, leisure and other town centre uses should demonstrate:~~

- ~~• that they would not prejudice the delivery of planned investment within any existing defined centre, and~~
- ~~• that no significant adverse impact on the vitality and viability of any existing centre will arise from the proposed development.~~

Impact Test

3. For retail, leisure and ~~other town centre office~~ uses proposed outside of ~~existing defined centres the identified areas below (part 1) and which are not in accordance with the up to date this Local Plan~~, impact assessments will be required to accompany planning applications based on the following floorspace thresholds at the following locations:

- outside of the Primary Shopping Areas [for retail] or the Town Centres [leisure and office uses] of Bootle and Southport, an impact assessment will be required for development which proposes more than 500m² gross floorspace or more
- within 800 metres of the boundaries of the district centres, an impact assessment will be required for development which proposes more than 300m² gross floorspace, and
- within 800 metres of the boundaries of the local centres, an impact assessment will be required for development which proposes more than 200m² gross floorspace.

Where more than one impact threshold applies, the lower impact threshold will take precedence. ~~Where appropriate, impacts on the vitality and viability of designated retail centres in neighbouring local authorities will also be required to be assessed. All proposed retail, leisure and other town centres office uses located outside of existing defined centres (part 1) and which are not in accordance with the Local Plan exceed the above local impact threshold test (part 32) should demonstrate:~~

- ~~• that they would not prejudice the have a significant adverse impact on the delivery of existing, committed, and planned public and private investment within any existing defined centres, and~~
- ~~• that no significant adverse impact on the vitality and viability of any existing centres will arise from the proposed development, including to local consumer choice and trade in defined centres and the wider area, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from when the application is made.~~

Subject to the above, impact assessments may also be required in other circumstances, including where a change of use ~~or variation of conditions etc~~ from one form of retail development to another is proposed ~~and could materially affect local shopping patterns.~~

4. Within Primary Shopping Areas ~~(as shown on the Policy Map see figure 7.2)~~ proposals for non-retail uses, compatible with a town centre location, will be permitted providing that:

- the overall retail function of the Centre would not be undermined
- the use would make a positive contribution to the overall vitality and viability of the Centre, and
- it would not result in an unacceptable cluster of non-retail uses.

Within the primary retail frontages identified in the Policies Map and Figure XXX for the town centres of Southport and Bootle, it is expected that 70% of units should fall with the A1 (retail) Use Class.

Where planning applications for non-retail use are proposed within primary retail frontages which would compromise the identified town centre frontage (Figure XXX) to achieve the expected provision of retail uses, resulting in more than 30% of units being in non retail uses, applicants will be required to demonstrate that the unit is a long term vacancy (normally for a minimum of 1 continuous year) and that reasonable

²Aintree Racecourse Retail Park and Grand National Retail Park in Aintree, Switch Island Leisure Park, Netherton and Central Twelve, Meols Cop, Ocean Plaza and Kew Retail Parks in Southport

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attempts have been made to sell or let the premises for A1 use.

Applications within primary and secondary frontages at the town and district centres which would result in the loss of an active ground floor use will not be supported.

~~Outside of Primary Shopping Areas, but within defined centres, all main town centre uses will be considered acceptable in principle.~~

5. Residential ~~development and other non-town centre uses development~~ will be permitted in:

- defined town and district centres [outside Primary Shopping Areas] and local centres, or
- upper floors of buildings in the Primary Shopping Area, or
- local shopping parades

~~if~~ If it does not compromise the vitality and viability of the centre or parade. Careful design is required to ensure residential development and other uses are compatible and complement each other.

Bootle and Southport Town Centres

6. Bootle Town Centre is the main focus for local convenience and comparison retail development and other town centre uses in the south of Sefton. Southport Town Centre is the main focus for comparison and convenience retail development, cultural, education, office and leisure development in the north of Sefton.

Development in District and Local Centres

7. The District and Local Centres are the main focus for retail development to serve local convenience shopping needs.

In Crosby and Maghull District Centres, a more significant scale of retail redevelopment will be supported where it contributes positively to the regeneration of these centres, consistent with policy ED6 Regeneration Areas.

Local Shopping Parades

8. Non-retail development within local shopping parades which are not retail centres in their own right, will be permitted provided that:

- (i) a vacant property is brought back into beneficial use, and
- (ii) the overall provision of facilities in the local area or the appearance of the local shopping parade is not harmed, and
- (iii) the development would have no unacceptable impact on the amenity of surrounding/neighbouring uses.

For the purposes of this policy, a shopping parade is defined as groupings of four or more consecutive retail units or four retail units in any six units.

Policy links:

- ED6 Regeneration Areas
- ED7 Southport Central Area
- ED9 Crosby Centre

Explanation

7.19 This policy sets out the requirements for development in town centres, and for proposals for main town centre uses. Main town centre uses are defined in national planning policy, as follows:

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- Retail
- Leisure
- Offices
- Entertainment facilities
- More intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls)
- Arts, culture, and tourism development (including theatres, museums, galleries, concert halls, hotels, and conference facilities)

7.20 The 2015 Retail Strategy Review (RSR) identifies no immediate capacity for additional convenience shopping floorspace for North Sefton, with a limited capacity arising in the longer term up to 2030. For South Sefton, the RSR forecasts a more significant capacity for additional convenience shopping floorspace in both the short and medium term, providing potential investment opportunities to support future development in Bootle, Crosby and Maghull.

~~In north Sefton, the 2012 Retail Strategy Review (RSR) identified additional capacity for convenience shopping in the period to 2016 for a large sized food store of approximately 4,000 sq m net. Given the majority of this need is in Southport, it is necessary to identify additional sites in or around Southport Town Centre, or failing this within the wider Southport area. Though the RSR indicates no significant need for comparison floorspace up to 2021, additional floorspace for comparison shopping would still be supported in Southport Town Centre, particularly where it would improve Southport's market share or reuse existing floorspace.~~

7.21 The RSR identifies no significant overall need for new comparison floorspace within the Borough in the period up to 2020, with additional capacity for comparison goods floorspace predicted to arise in the latter half of the plan period. The reuse of existing vacant floorspace is expected to absorb some of this identified capacity. The RSR forecasts the majority of the arising comparison floorspace need will be in North Sefton. To reflect this, additional floorspace for comparison shopping would be supported in principle in Southport Town Centre, particularly where it would improve Southport's market share or reuse existing floorspace.~~In both South Sefton and Bootle, the RSR forecasts indicate that the need for additional convenience floorspace will be of a limited scale and should be able to be met by expanding and improving capacity in existing retail centres, including Bootle Town Centre.~~

7.22 The RSR's forecasts will be reviewed regularly to help provide an up to date assessment of the retail needs and capacity within the Borough, and help the address any uncertainties in predicting how the retail sector will perform over time given its fluidity in recent years.

~~RSR forecasts will be reviewed regularly given the uncertainties in predicting how the economy will perform over time.~~

7.22A The sequential test and impact assessment should be undertaken in a proportionate and locally appropriate way, and ideally agreed at pre-application stages, drawing on and sharing existing information where possible. The applicants and the Council should seek to agree the scope, key impacts for assessment, potentially alternative sites and the level of detail required in advance of applications being submitted.

7.23 A flexible approach is necessary for district and local centres if they are to maintain their vitality and viability. Other uses will be considered positively where they contribute to the overall vitality and viability of a centre.

7.24 Shopping parades will continue to perform a local convenience function. Whilst the majority of the parades perform well, a proportion are vulnerable and performing poorly. The policy seeks to ensure that those parades that are performing less well will be supported in improving or, if this is not possible, in achieving acceptable complementary uses.

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7.25 It is recognised that the role and function of some shopping parades, whilst not retail centres in their own right, will need to change over time and this may mean that complementary uses will need to be encouraged either for individual retail units or, exceptionally, for whole shopping parades.

Figure 7.2 Primary Shopping Areas in Town and District Centres

<p>Southport Town Centre</p> <ul style="list-style-type: none"> • 25 and 91 - 581 (odds) Lord St; • Ribble Buildings (full ground floor frontage); • 1 - 9 (consecutive) Garrick Parade; • 118 - 124 Lord St; • 1 - 61 (odds) Chapel St & 1 - 7 Hoghton St; • 2 - 70 (evens) Chapel St; • 1 - 31 (odds) Eastbank St; • 2 - 20 Eastbank St (to Queen Anne St); • 1 - 35 (odds) London St; • 2 - 24 (evens) London St; • 27 - 41 (odds) Tulketh St; • 2 - 64 (evens) Tulketh St; and • Wayfarers Arcade; Cambridge Arcade; • Cambridge Walks & Marble Place (all frontages). <p>Bootle Town Centre</p> <ul style="list-style-type: none"> • Units within The Strand Shopping Centre; and • 244 Stanley Rd to 322 Stanley Road. <p>Waterloo District Centre</p> <ul style="list-style-type: none"> • 91 - 137 (odd) South Rd; • 62 - 140 (even) South Rd; • 1 - 5 (consecutive) Cremona Corner, Crosby Rd North; • 49 - 61 (odd) Crosby Rd North; • 127b - 159 St John's Rd; • 78 - 112 St John's Rd; and • 20 Brighton Rd 	<p>Crosby District Centre</p> <ul style="list-style-type: none"> • 1 - 27 (odd) Moor Lane; • 1 - 8 (consecutive) Telegraph House, Moor Lane; • 2 - 14 (even) Moor Lane; • 1 - 11 (consecutive) Glenn Buildings, Moor Lane; • 1 - 19 & 33 - 47 (odd) Liverpool Rd; • 4 - 42 (even) Liverpool Rd; and • 1 - 7 Crown Buildings, Liverpool Rd <p>Maghull District Centre</p> <ul style="list-style-type: none"> • 2 - 46 (even) Westway; • 21 - 27 (odd) Westway; • 1 - 26 (consecutive) Central Square; and • 1 - 13 (odd) Stafford Moreton Way <p>Formby District Centre</p> <ul style="list-style-type: none"> • 1 - 41 (odd) Chapel Lane; • Land adjacent to 1 Chapel Lane; • 2 - 38 Chapel Lane; • 23 - 35 (odd) Brows Lane; • 44 - 68 Brows Lane; • 1 - 17 (consecutive) The Cloisters, Halsall Lane; • 53 - 57 Three Tuns Lane; • 2, 2a, 2b, 2c, 2d & 2e Halsall Lane; • 1 - 6 (consecutive) School Lane; and • Morrisons, School Lane
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ED4 Mixed Use Areas

[[Main Modification](#) to reflect the subsequent change to two of the Mixed Use areas as a result of the changes to the town and district centre boundaries – below]

1. The Mixed Use Areas listed below are suitable for the following types of development: office and light industry, health and educational uses, civic and community facilities, and other uses that are compatible with the character of the area.

1. Bootle ~~Central-Commercial~~ Area
2. ~~Land at Crosby Road North, Waterloo~~
3. ~~2.~~ Land at Copy Lane, Netherton
4. ~~3.~~ Land to the West of Ormskirk Road, Aintree
5. ~~4.~~ Switch Island, Aintree
6. ~~5.~~ Land at Hawthorne Road / Church Road, Bootle

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2. Residential development will be permitted where an acceptable residential environment can be achieved, consistent with other Plan policies. This should have regard to any adjacent non-residential uses.

Explanation

- 7.30 The Bootle ~~Central Commercial~~ Area is dominated by high rise 1960's and 1970's office buildings. Demand for office uses in this area is likely to reduce over the Plan period and a new role will need to be established for this area, consistent with Policy ED6 'Regeneration Areas'.
- 7.31 ~~The Waterloo Mixed Use Area is an area which has developed along Crosby Road North, close to the District Centre. Whereas offices dominate in the north and south, the central area has a much more varied character, containing civic, cultural and health uses, as well as a number of residential institutions.~~
- 7.32 The Copy Lane Mixed Use Area contains a police station, hotel and a sports and rehabilitation centre. It is not envisaged that the makeup of this area will change significantly during the Plan period.
- 7.33 The area of land located between Ormskirk Rd and the Liverpool / Ormskirk railway at Aintree contains a variety of uses. It is not anticipated that the current mixture of land uses will significantly change during the Plan period.
- 7.34 Both of the Switch Island and Hawthorne Road / Church Road Mixed Use Areas are dominated by large superstores. The potential for further development is therefore limited.

Explanatory Text to ED6 Regeneration Areas

[Additional Modification to provide clarity what areas make up the Bootle Central Area Regeneration area reflecting the amendment to the Bootle Town Centre area below]

- 7.48 The Bootle Central Area includes Bootle Town Centre, the Bootle ~~Office Commercial~~ Quarter, Hugh Baird College, and other adjacent land and buildings. It is envisaged that Bootle Town Centre (including the Strand) will remain the focus for retail development, consistent with Policy ED2 'Development in town, district and local centres, local shopping parades and outside defined centres'. The traditional Office Quarter was constructed mostly in the 1960s and has largely functioned as a public sector office complex ever since. Some of the office blocks are now dated, and the demand from public sector occupiers has contracted. In this context, some office blocks may need to be converted to or redeveloped for other uses, as outlined in policy ED4 'Mixed Use Areas'. In addition, there are several vacant sites that could be developed for modern premises. The potential expansion of Hugh Baird College into this area would be supported in principle.

Appendix Three – Monitoring Report

[Additional Modifications required to be clear that some information is not available for the past year and to clarify some targets]

Indicators 8, 10, 13, 14, 15, 16, 17, 18, 19, 27, 31, 32, 33, 37, 42, 44, 45, 47, 48, 49, 50, 51, 68 and 70

Under 'baseline' change wording to 'no data/not available'

Indicator 11

Under 'Target or direction of travel' change wording to:

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‘Consulted on by 2016. Dates for approval and implementation will be determined by the Highways Agency at later stage. The Monitoring Framework will be updated to reflect this at the appropriate time’.

Indicator 38

Under ‘Target or direction of travel’ change wording to:

‘No Inappropriate approvals’

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Policy Map Proposed Modifications

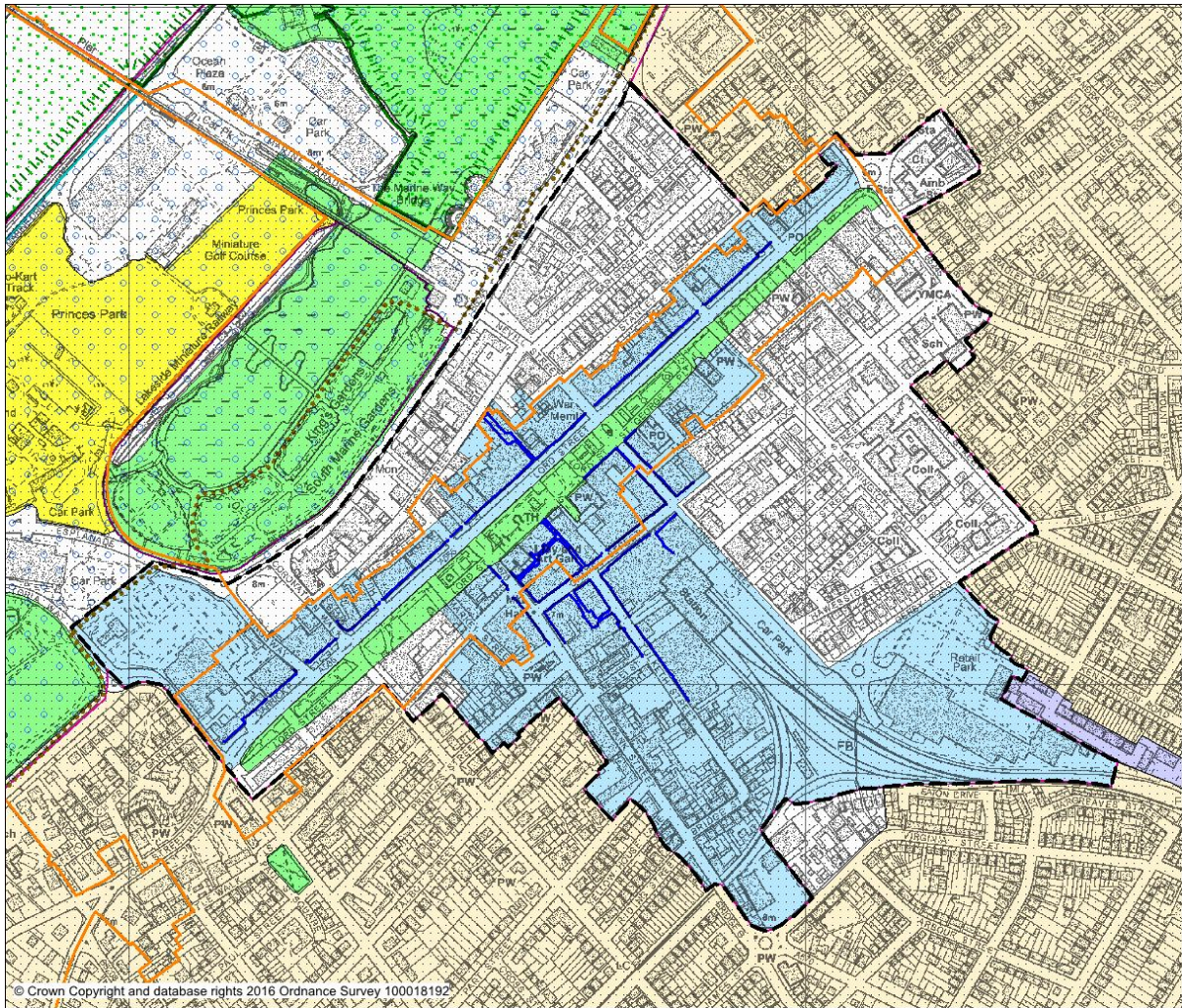
See WYG Advice Note February 2016 to Inspector's Comments and Retail Representations for detailed justification of policy map modifications.

Town Centre Legend

	Policy ED2 - Primary Shopping Areas
	Policy ED2 - Primary Retail Frontage
	Policy ED2 - Secondary Retail Frontage
	Policy ED2 - Town District and Local Centres
	Policy ED3 - Employment Allocations
	Policy ED6 - Regeneration Sites
	Policy ED7 - Southport Central Area
	Policy ED8 - Southport Seafront
	Policy ED8A - Southport Marine Park
	Policy EQ9 - Strategic Paths
	Policy HC3 - Primarily Residential Areas
	Policy NH2 - Nature Sites
	Policy NH4 - Coastal Change Management Area
	Policy NH5 - Open Space
	Policy NH5 - Countryside Recreation Area
	Policy NH8 - Mineral License Areas
	Policy NH11 - Conservation Areas
	Policy NH12 - Registered Parks and Gardens

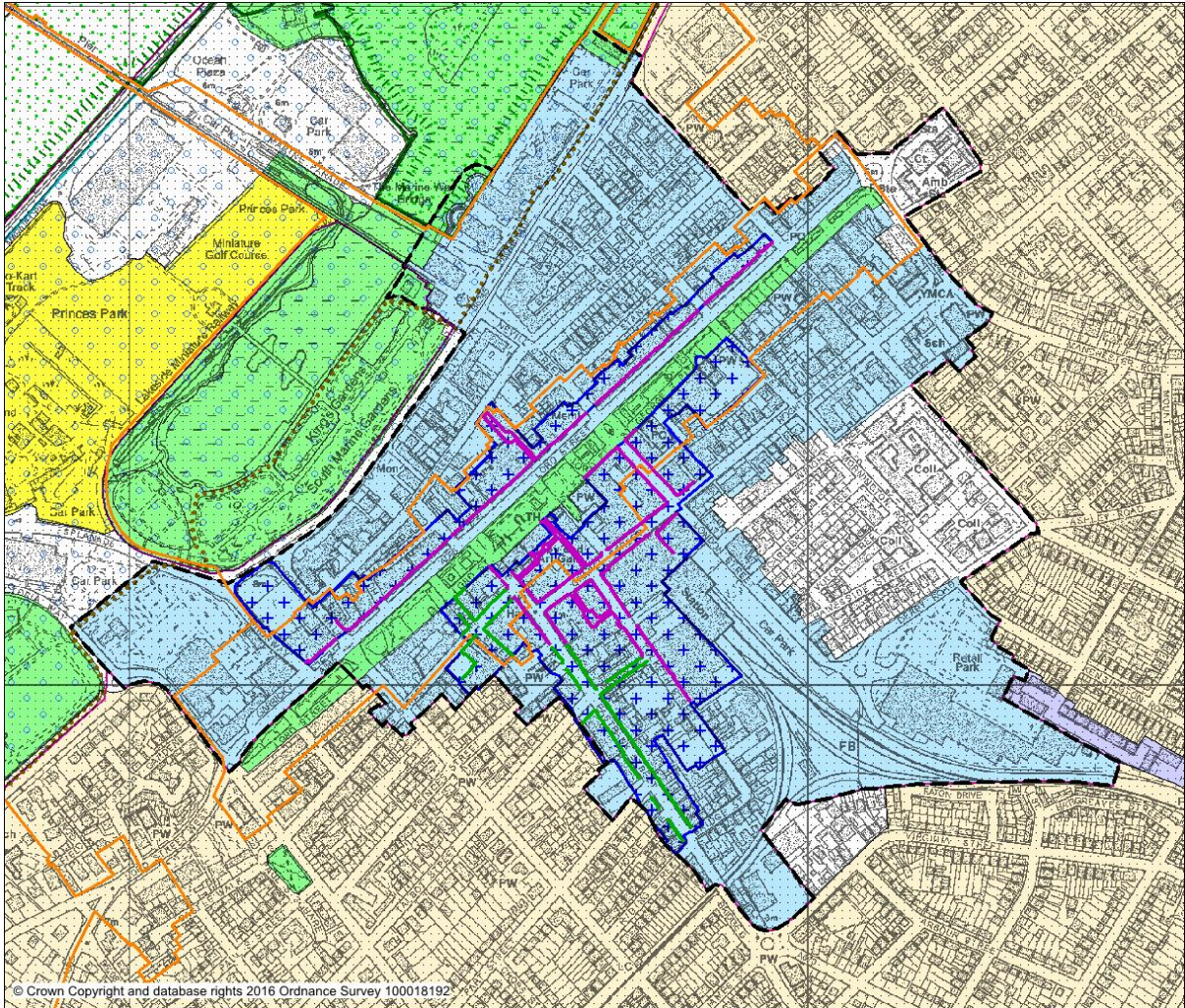
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Southport Town Centre
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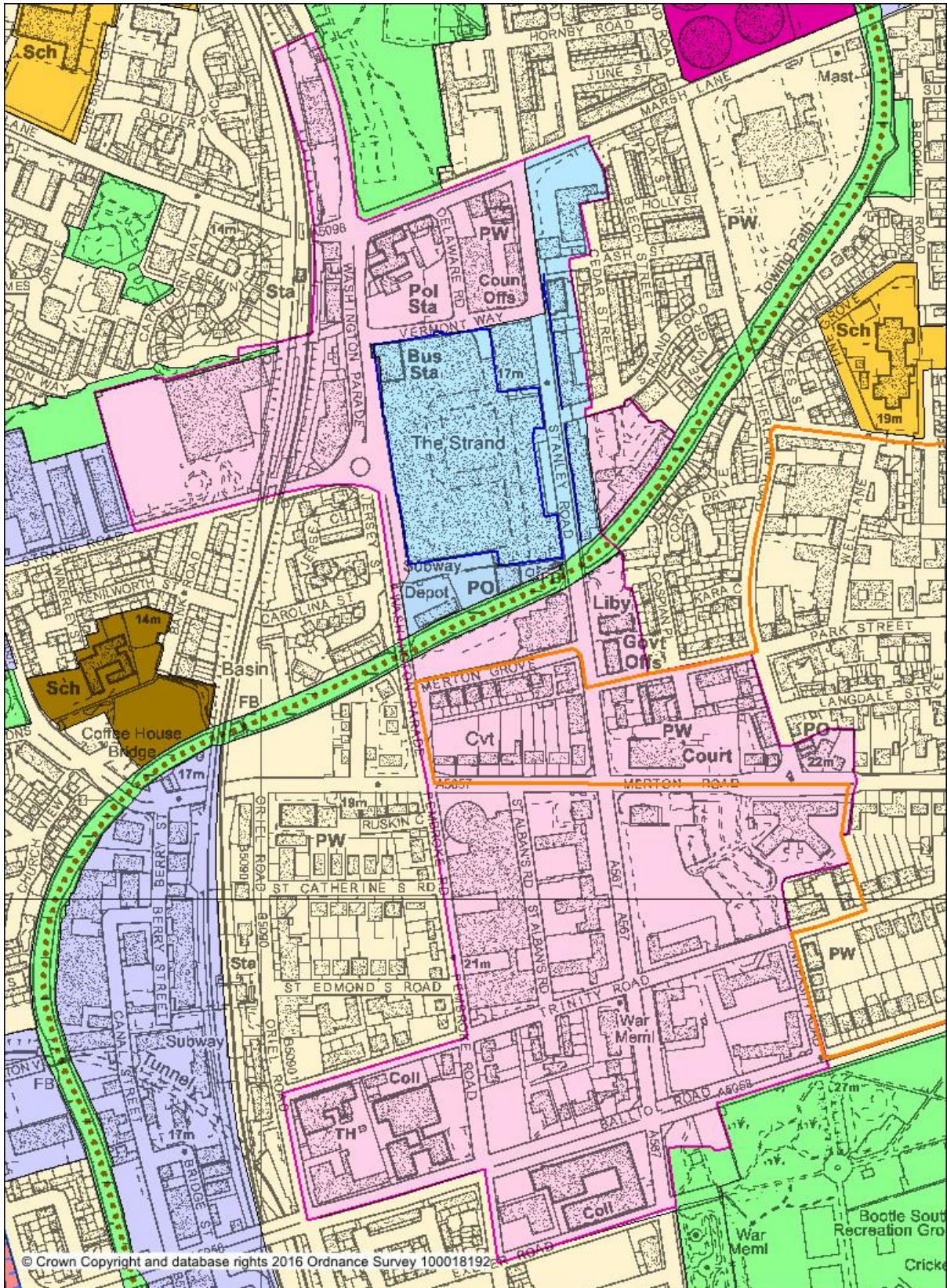
Southport Town Centre
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Bootle Town Centre

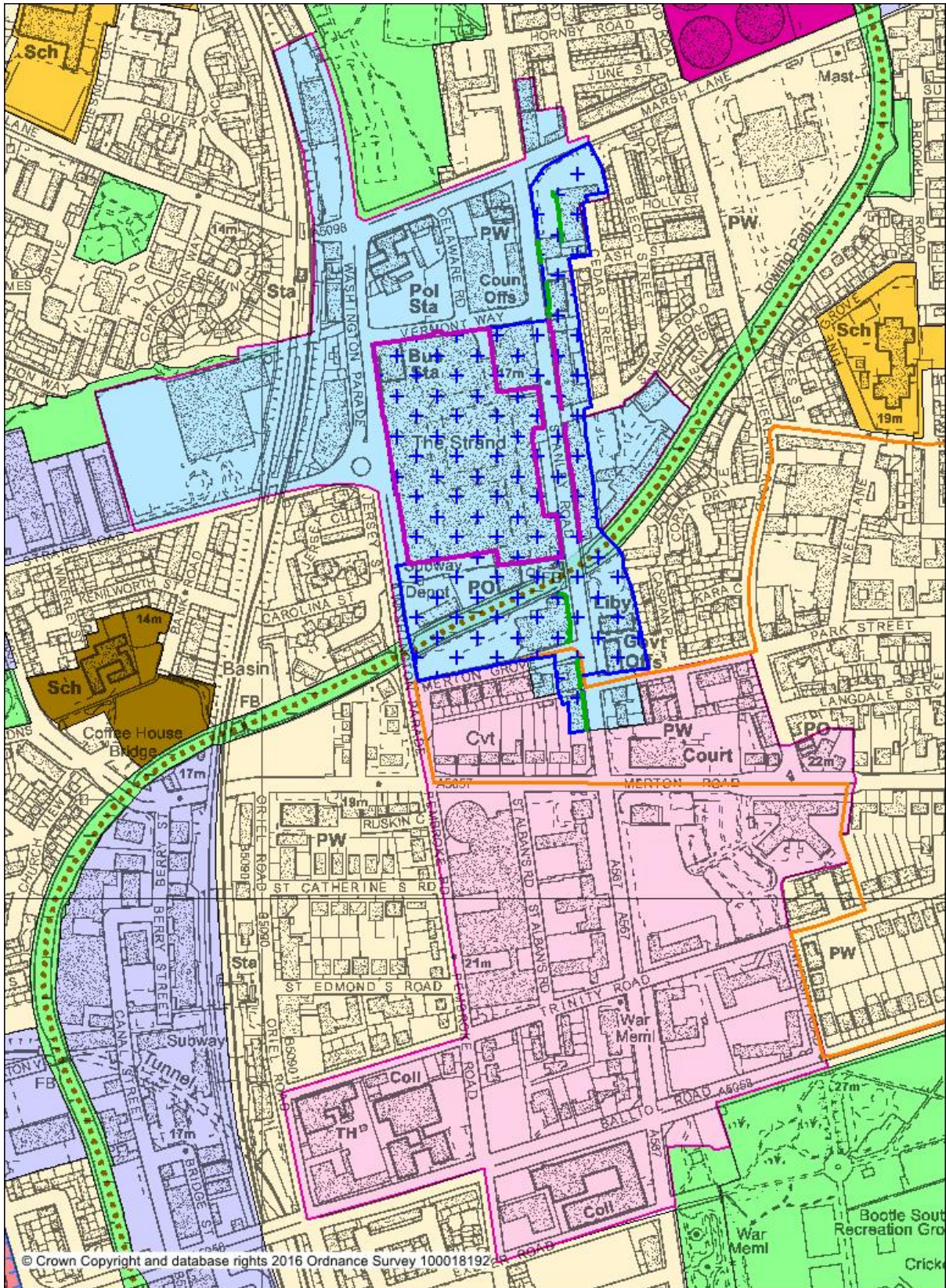
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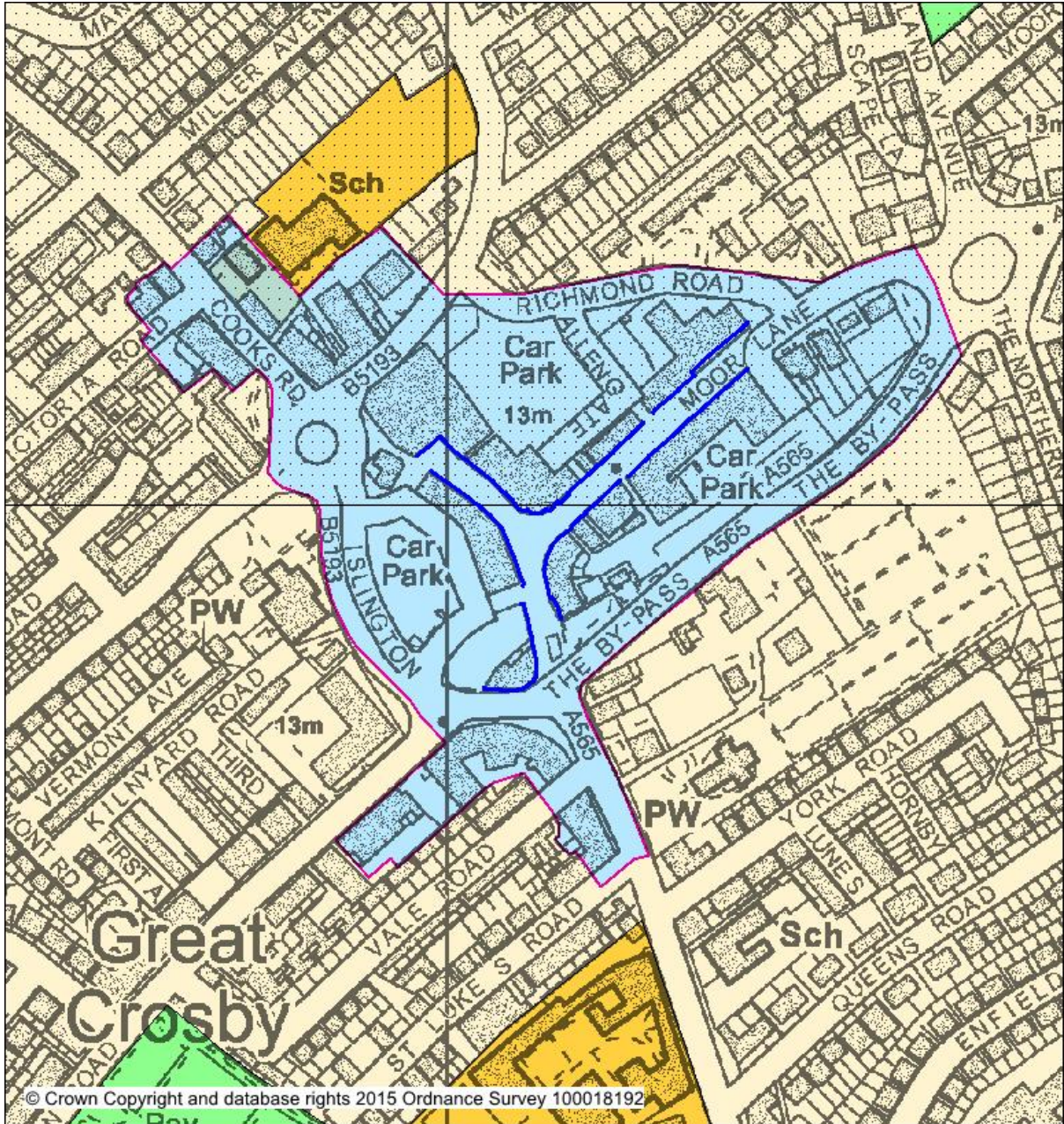
Bootle Town Centre

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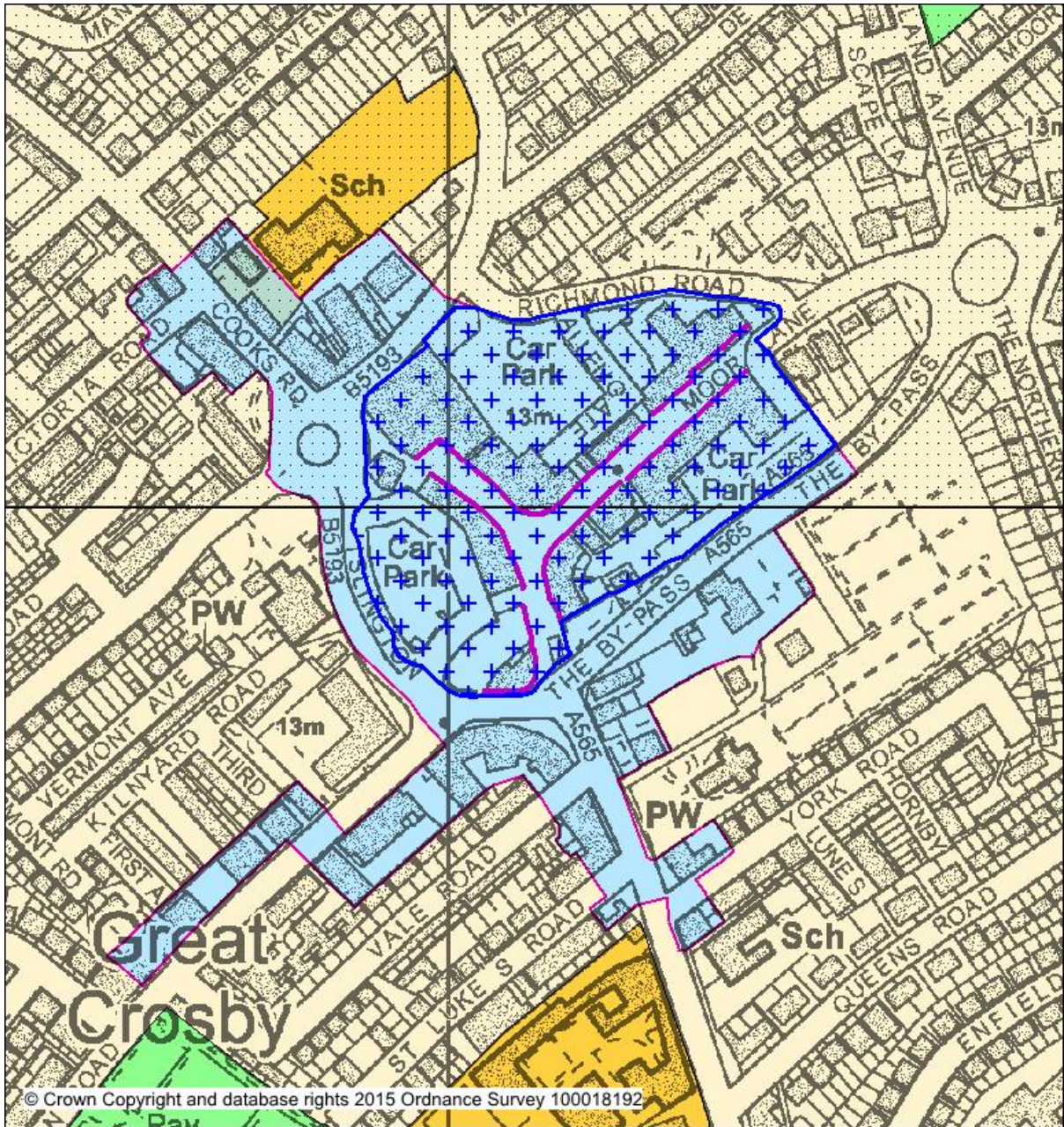
15 February 2016

Crosby District Centre
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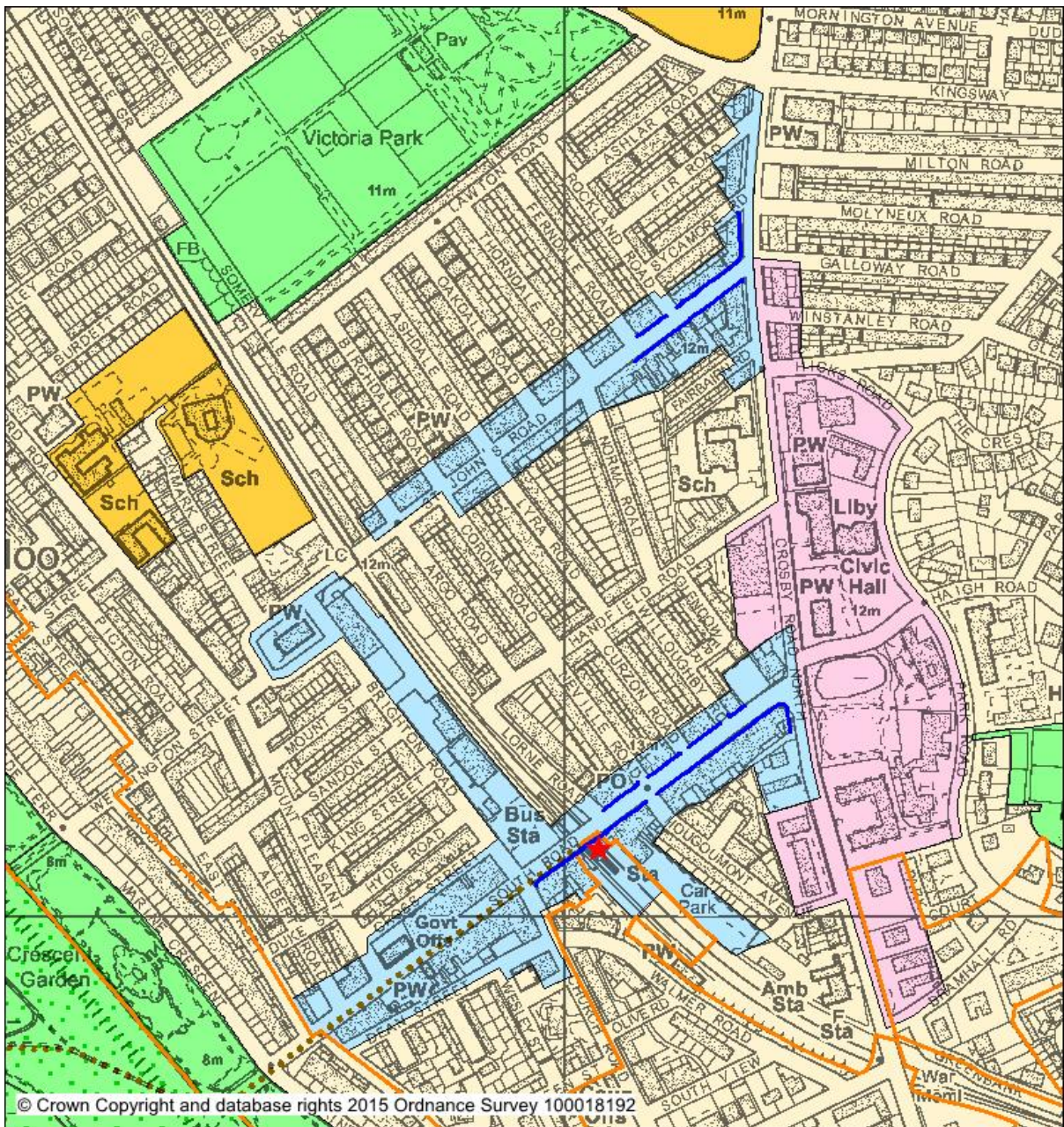
15 February 2016

Crosby District Centre
Proposed Modification February 2016



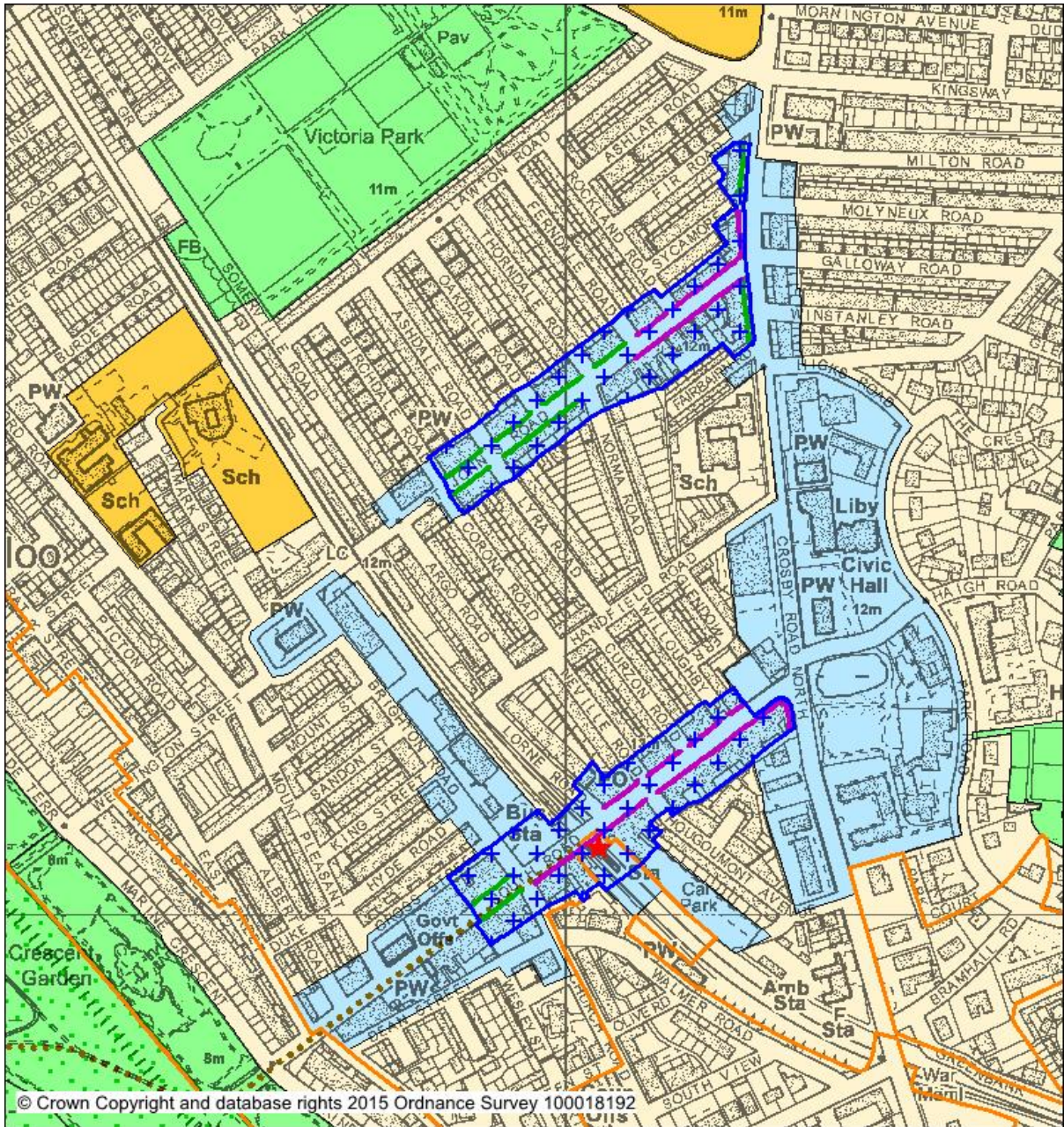
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Waterloo District Centre
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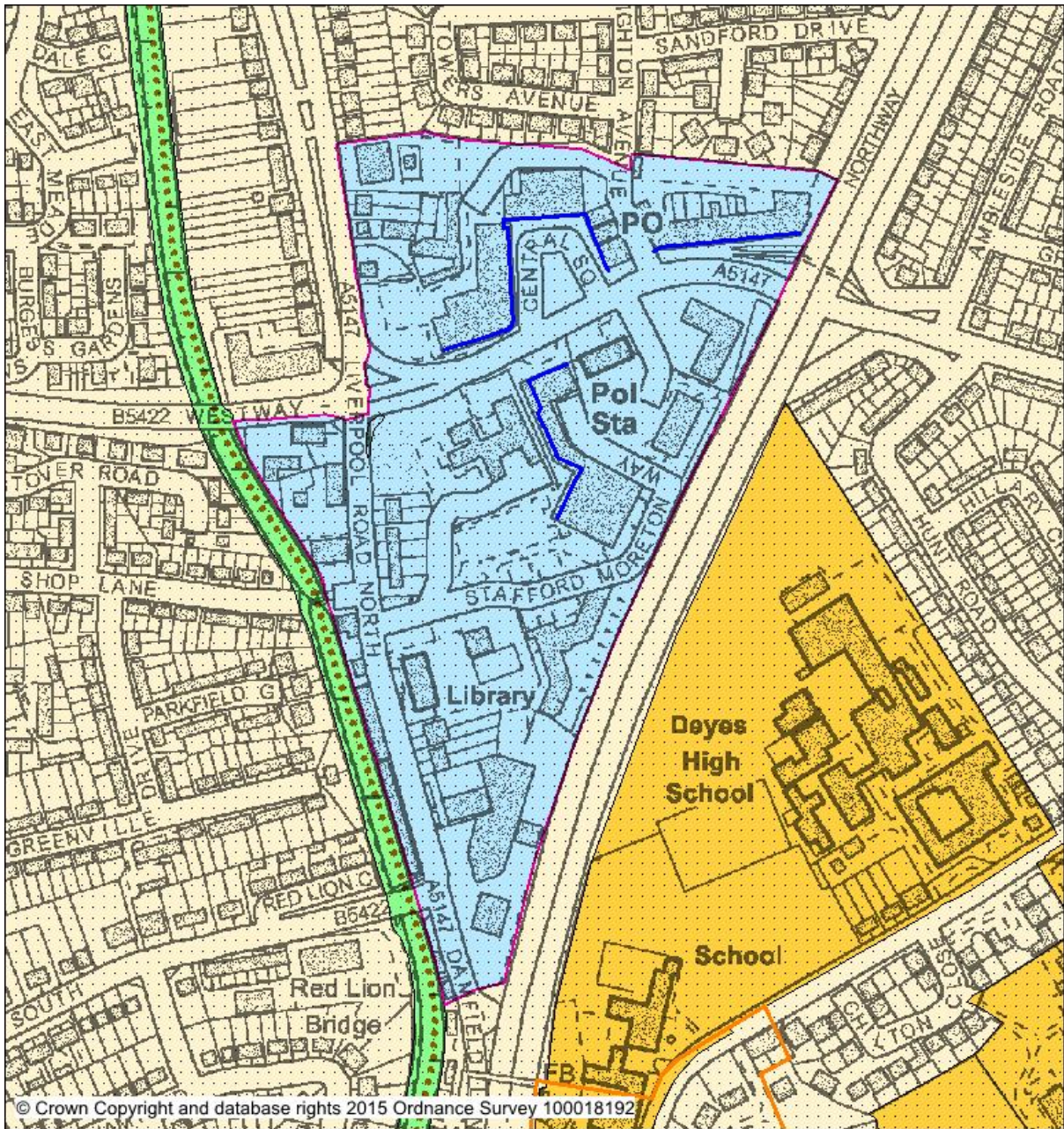
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Waterloo District Centre
Proposed Modification February 2016



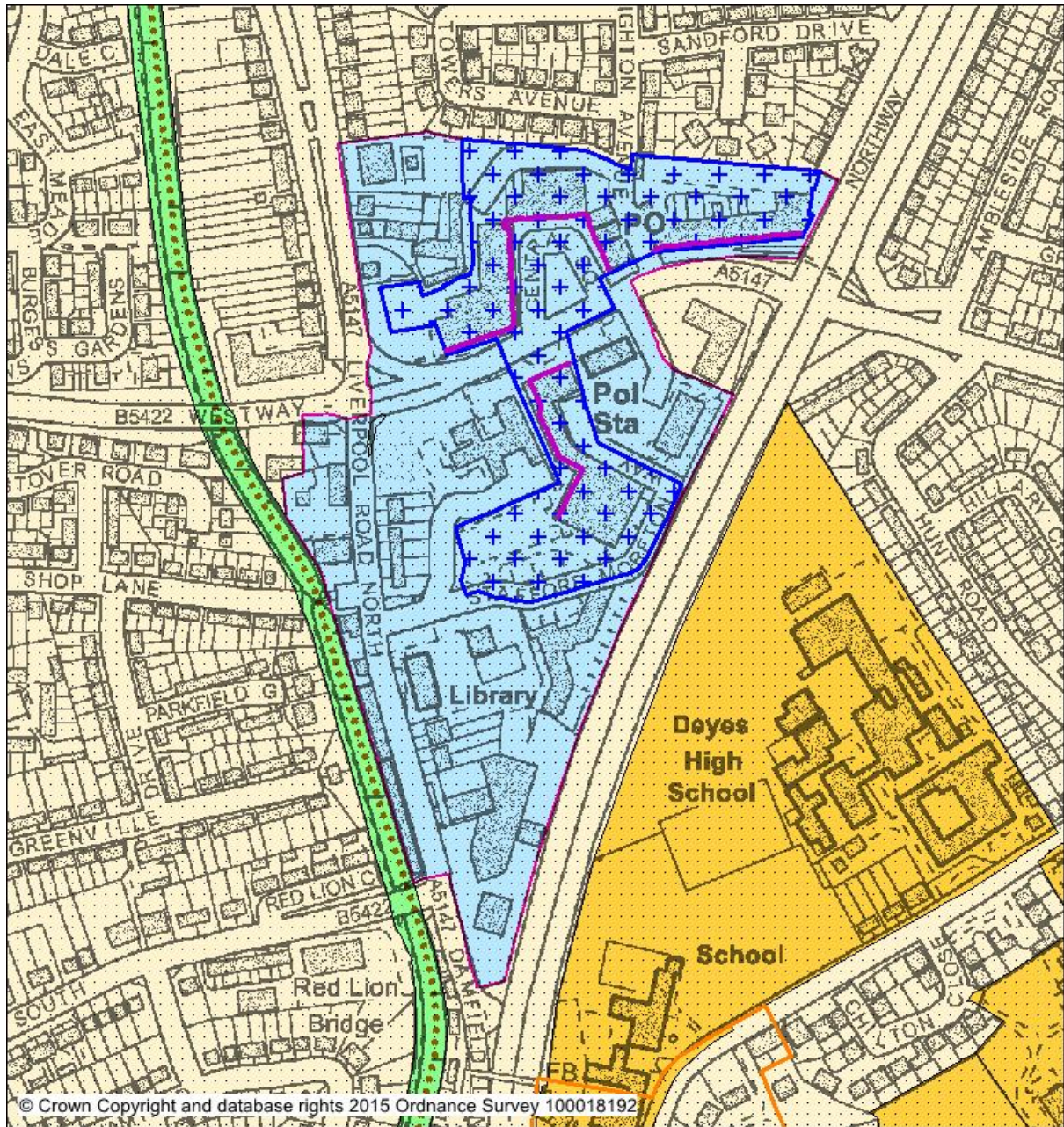
Maghull District Centre

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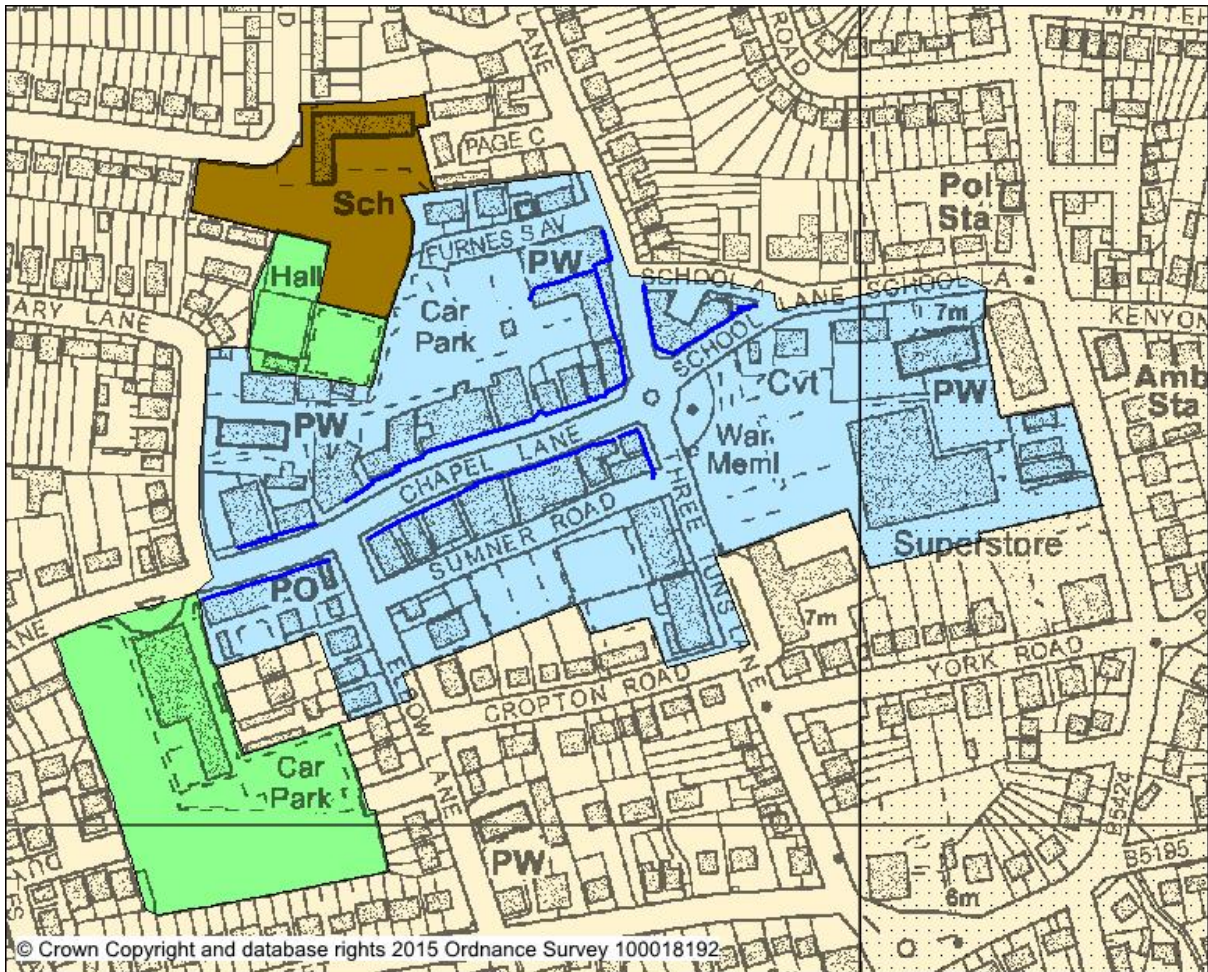
Maghull District Centre

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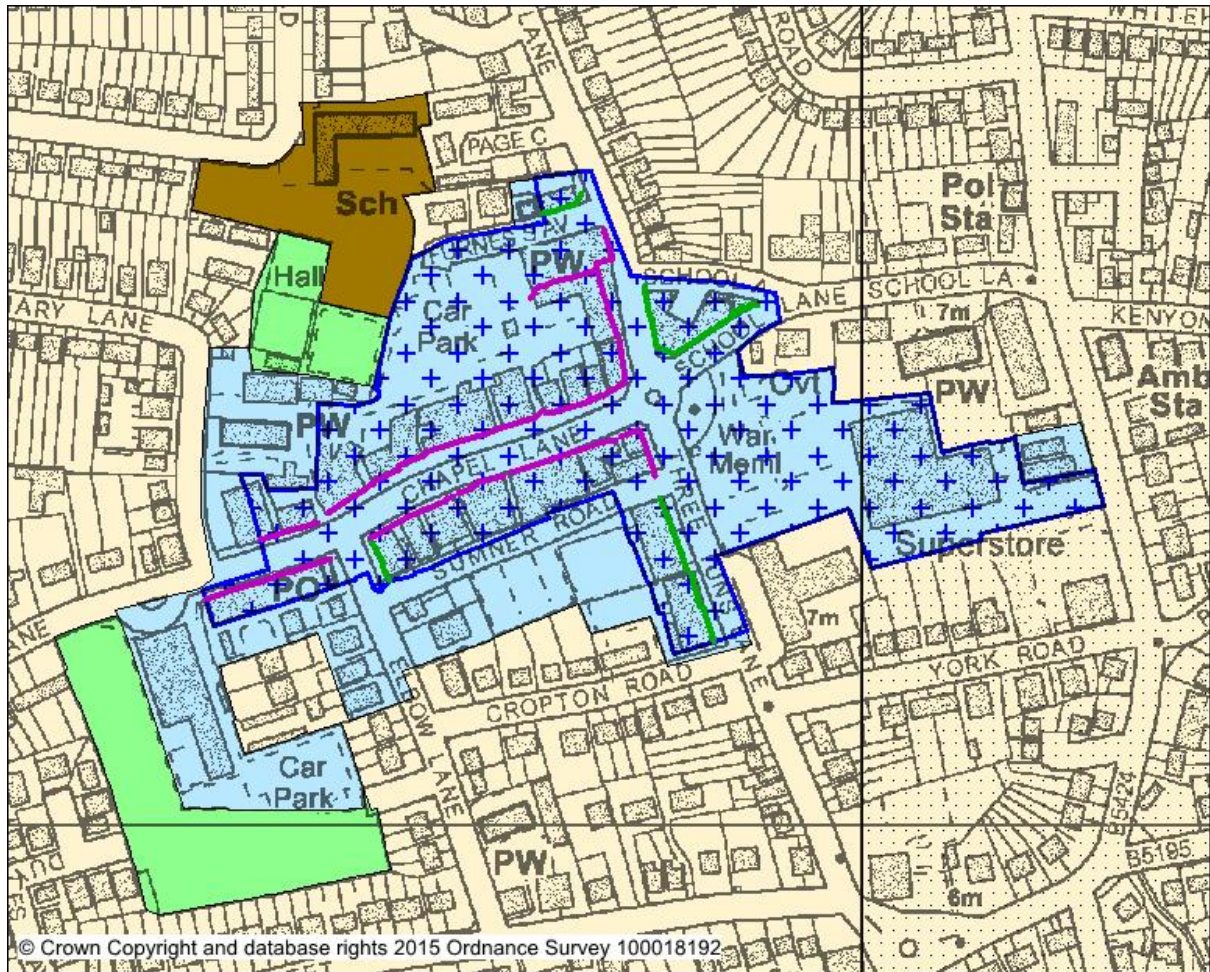
Formby District Centre

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Formby District Centre

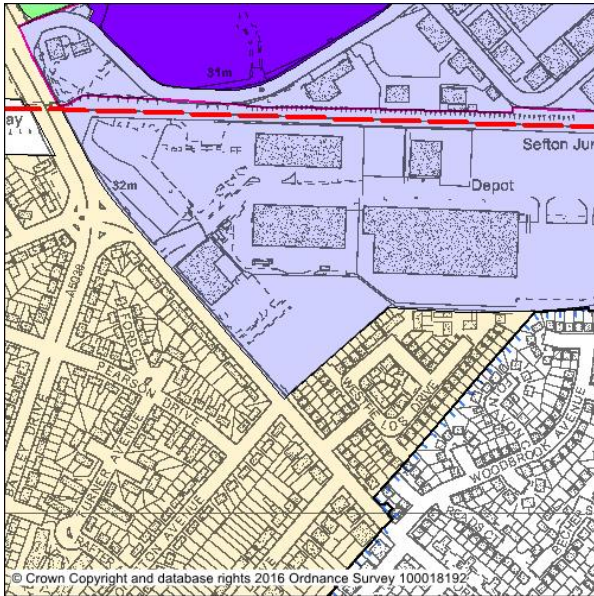
Proposed Modification February 2016



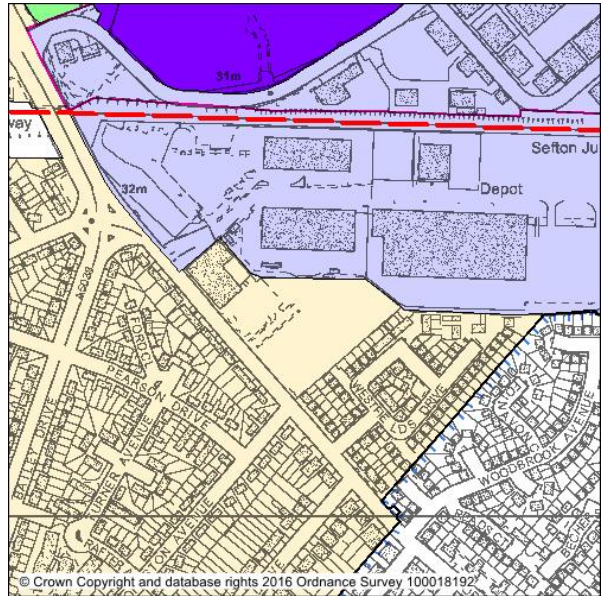
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Orrell Lane, Bootle

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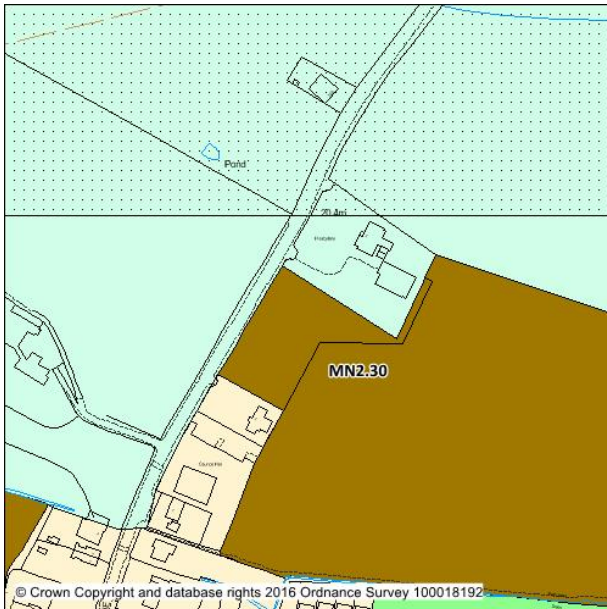
Proposed Modification February 2016



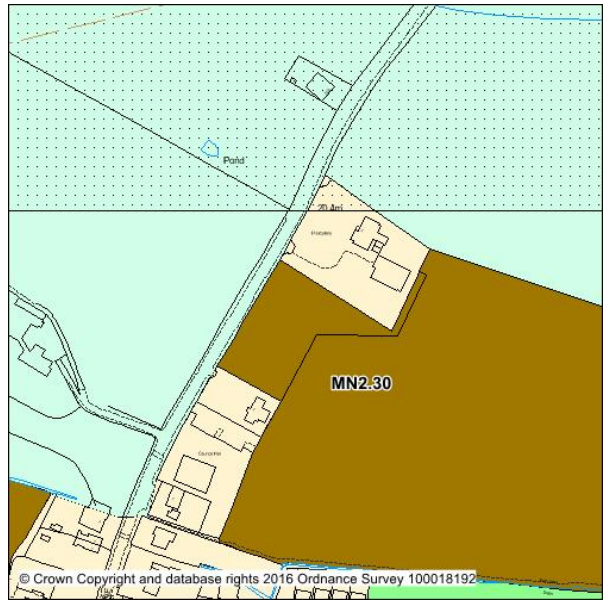
To reflect changes on the ground since the UDP was adopted. Most of this site has now been developed for a new Asda, and the remainder is currently subject to an application for residential development. No part of the site has been used for employment purposes for at least 25 years.

Waddicar Lane, Melling

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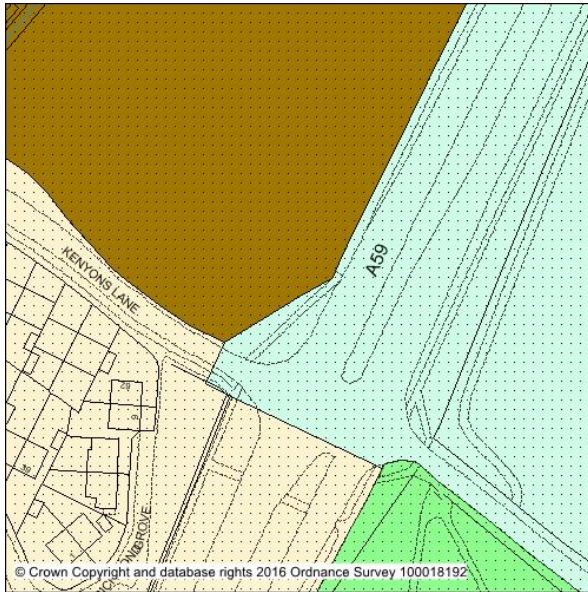


A minor adjustment to provide a neater and more logical Green Belt boundary, and to mirror the approach taken to the existing properties north east of site MN2.8. The land is already occupied by a large property and a substantial outbuilding.

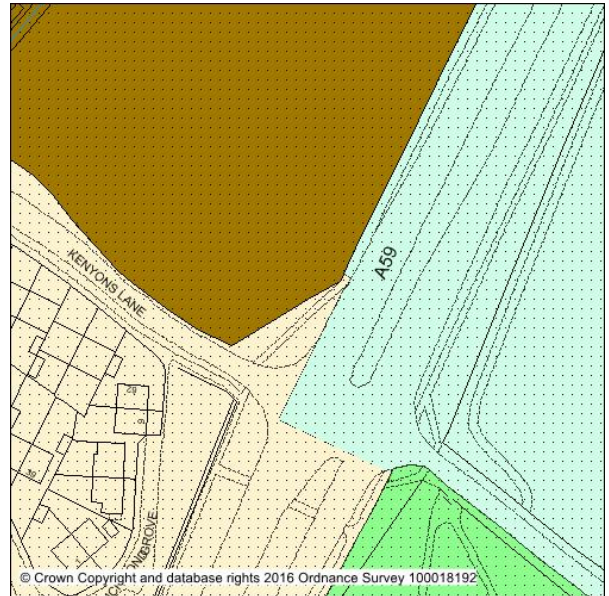
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Kenyons Lane, Lydiate

Submission Version July 2015



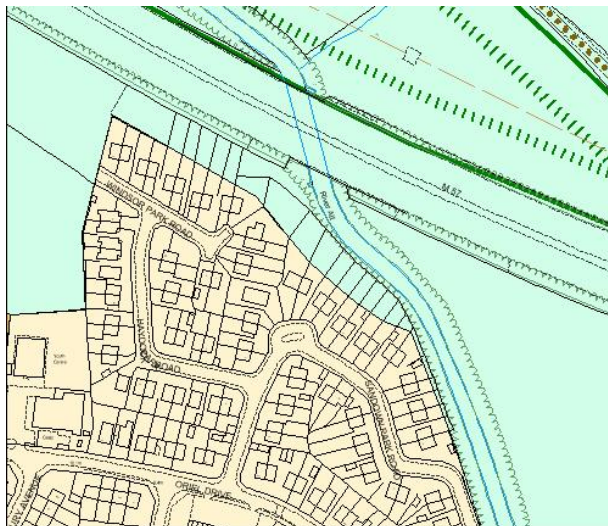
Proposed Modification February 2016



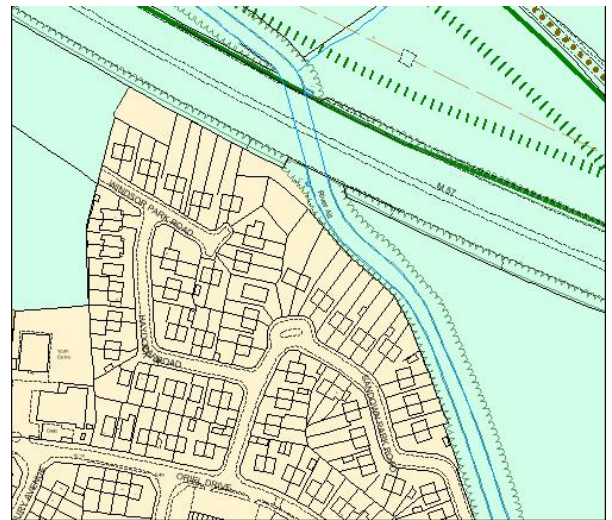
A very minor adjustment to provide a neater and more logical Green Belt boundary, and to facilitate necessary upgrades to the junction in association with the development of the adjacent site.

Properties to the rear of Sandown Park, Aintree

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Proposed Modification February 2016



A minor adjustment to provide a neater and more logical Green Belt boundary. The Green Belt boundary currently runs through the middle of the back gardens of properties fronting Sandown Park. The proposed adjustment would move the Green Belt boundary to the end these gardens, to correspond with the alignment of the River Alt and the M58.

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