

## List of Proposed Modifications to Bootle Area Action Plan (July 2025)

Main Modifications			
Number	Section/ Policy/Paragraph	Proposed Change	Reason
1	Policy BAAP1 Design, part 9	Amendments to the wording of part 9 of policy BAAP1 so that its reads: 9. Development proposals should help mitigate and adapt to the impact of climate change including taking appropriate opportunities to introduce, protect and enhance green and blue infrastructure, soft landscaping and biodiversity, <u>prioritise use of above ground, natural sustainable drainage system features</u> and reduce surface water run-off rates and volumes and other sources of flood risk. <u>Development proposals will need careful consideration of drainage, surface water, sewer and other flood risks and their management and mitigation at the detailed design, masterplanning and drainage details stages as these may affect the developable area of the site and the detail of design and layout.</u>	In response to representations made by United Utilities at Publication stage.
2	Paragraph 5.10 & new paragraph 5.10A, part of the explanation to policy BAAP1	Amendments to the wording of paragraph 5.10, and splitting the paragraph into two, so that they read: "5.10 Surface water <u>flood risk</u> <del>run-off, and surface water</del> , sewer <u>flood risk</u> and to a lesser extent groundwater and canal flood risk <u>(indicated in the Strategic Flood Risk Assessment)</u> are issues in certain parts of Bootle, including on <u>many</u> <del>some</del> housing and employment sites and Regeneration Opportunity and	In response to representations made by United Utilities at Publication stage and for clarity.



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		<p>other areas. Development proposals for these sites will need careful consideration of these <u>drainage</u>, surface water and other flood risk issues at <u>each</u> stages <del>for the site. It should be noted that as</del> management and mitigation of these risks may affect the developable area of the sites and the detail of design and layout. This includes <u>surface water management, rates and volumes, exceedance flow paths from existing and proposed drainage systems, finished floor and ground levels; and for sewers also matters such as the point of connection, whether the proposal will be gravity or pumped, whether changes to public sewers are likely to be acceptable and mitigating measures for any sewer surcharge risks. Developers should engage with United Utilities, the Lead Local Flood Authority and where appropriate the Canal and River Trust from an early stage.</u></p> <p><u>5.10A</u> This should be reflected in submitted SuDS/ Drainage Pro Forms and Site-specific Flood Risk Assessments <u>and the overall design and layout of development, including green and blue infrastructure.</u> <del>Development</del> <u>Proposals</u> on these sites must be able to show that the provisions of Local Plan policy EQ8 'Flood Risk and Surface Water' <u>and the National Planning Policy Framework</u> have been met, including, where reasonably practicable, securing a 20% reduction in surface water run-off rates and volumes.</p>	



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		<u>Above ground, natural drainage features for SuDS, landscaping, green and blue infrastructure and public realm measures could include new or retrofit permeable surfacing, bio retention tree pits / landscaping, rain gardens, soakaways and filter drainage, swales, green roofs and grey water recycling.</u>	
3	Policy BAAP2 Best use of resources, part 2	Amendments to the wording of part 2 of policy BAAP2 so that its reads: 2. All new build housing developments <del>should aim to be water efficient by seeking to encourage water consumption to fewer than</del> <u>must achieve, as a minimum, the requirement of 110 litres per person per day set through the optional Building Regulations Requirement G2: Water Efficiency."</u>	In response to representations made by United Utilities at Publication stage.
4	BAAP3 Part 4	Amend the first part of the clause: 'A Masterplan <u>or Masterplans</u> for <u>sites in</u> the Central Area will be progressed....'	To clarify that separate Masterplans will be focussed on certain areas rather than the whole Central Area.
5	BAAP9 Part 2	Amend the wording so that it relates more generally to national BNG exemptions: to say: 2. For development proposals that <u>are exempt from national BNG requirements</u> <del>do not have to provide Biodiversity Net Gain due to its scale or if a development site has a zero or negligible baseline biodiversity</del> , the Council will encourage developers to take opportunities for securing measurable net gains	To 'future proof' the policy in the light of potential changes to national exemptions to mandatory BNG, as set out in Defra's current consultation (see <a href="https://consult.defra.gov.uk/defra-biodiversity-net-gain/improving-">https://consult.defra.gov.uk/defra-biodiversity-net-gain/improving-</a>



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		for biodiversity within the development having regard to the Local Nature Recovery Strategy. Opportunities to create and improve wildlife corridors and 'stepping stones' that connect existing and new areas of biodiversity value in the area should be taken.	<u>the-implementation-of-biodiversity-net-g/</u> ).
6	BAAP11 Part 3	Amend final part of the last sentence: 'Instead, a financial contribution in lieu of public green space will be secured by planning obligation towards environmental enhancements <u>in the local area of existing public green spaces.</u> '	To clarify that contributions secured for environmental improvements in accordance with Policy BAAP24 may not necessarily be for public green spaces.
7	BAAP17 New Section 6A	Add new section after section 6 <u>'If the above requirements cannot be achieved because it is not economically viable, this will have to be clearly demonstrated to the satisfaction of the Council.'</u>	To make it clear the Council will consider a different mix if this assists with the viability of the site.
8	A new paragraph 5.183A, after paragraph 5.183, part of the explanation to policy BAAP17	Insert a new paragraph to say: <u>5.183A Where an applicant seeks to depart from the policy position and provision of a commuted sum due to viability considerations, the Council will require a full financial assessment to be submitted by the applicants. This will be appraised by independent economic viability consultants. The applicant will be required to meet the full cost of this work.</u>	In relation to part 3 of policy BAAP17, to clarify that it is the applicant's responsibility to meet the cost of the viability assessment and its appraisal.
9	A new paragraph 5.247A, after paragraph 5.247 ,part of the explanation to policy BAAP24	Insert a new paragraph to say: <u>5.247A Where an applicant seeks to depart from the policy position and provision of a commuted sum due to viability considerations, the Council will require a</u>	To clarify that the provision of a commuted sum under policy BAAP24 Environmental



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		<u>full financial assessment to be submitted by the 1applicants. This will be appraised by independent economic viability consultants. The applicant will be required to meet the full cost of this work.</u>	Improvements will be subject to viability.
10	Policy BAAP24, Part 3	This will be secured through a planning obligation. The total financial contribution can be offset through providing environmental improvements off-site, <u>or on-site if these are substantively over and above normal policy requirements and the Council considers that they provide clear benefits to future residents and the wider neighbourhood.</u>	To clarify that in some circumstances it may be preferable to secure local environmental benefits within the site that could benefit the wider neighbourhood.
11	New para 5.245A	<u>5.245A The Council will accept on-site environmental improvements on the site where the applicant can demonstrate to the Council's satisfaction that these are substantively over and above normal policy requirements and there are clear benefits to the future residents of the site and the wider neighbourhood. For example, this may include providing a new equipped play area on housing sites which are not within the Council's accessibility targets for community parks. In such cases, the applicant must incorporate and demonstrate suitable arrangements for long-term management and maintenance of, and public access to, the relevant facility or part of the site.</u>	To provide explanation for the proposed change to Policy BAAP24, Part 3 (see above).



## Additional Mods

Note - as these changes do not affect any soundness issues, they will be not be considered by the planning inspector.

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Number	Section/ Policy/Paragraph	Proposed Change	Reason
1	Paragraph 1.27	<p>Replace text with:</p> <p><u>1.27 Following a review of the updated evidence for Sefton in 2024, the analysis led to the establishment of four key themes that shape Sefton's updated economic strategy. These themes are:</u></p> <ul style="list-style-type: none"> <li>• <u>Employment and opportunities for work</u></li> <li>• <u>Business Growth &amp; Investment</u></li> <li>• <u>Social inclusion and access for all</u></li> <li>• <u>Regenerated places</u></li> </ul>	To reflect the updated Economic Strategy.
2	Paragraph 5.34	<p>To support this policy (and BAAP4-6) a <u>number of</u> Masterplan (visioning) Documents<del>s</del> will be published to show what could be achieved in this area and how the different areas would link together. <del>This</del> <u>These</u> documents could be used to demonstrate the development opportunities that would be available through the AAP, the current investment occurring in Bootle and the vision the Council have for the town. T</p>	To make it clear that the area will be covered by more than one Masterplan and reflects the changes proposed at modification 4 above.
3	Paragraph 5.35	<p>It is intended to formally commence work on the Masterplans<del>s</del> once the Bootle AAP is approved for publication, with that work progressing through<del>the</del> <u>Summer of 2024 2025</u>. <del>It is be intended that the draft Masterplan will be available during the AAP examination.</del></p>	To update the timescales of the Masterplan, which is currently underway.



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Number	Section/ Policy/Paragraph	Proposed Change	Reason
4	Paragraph 5.67	This area will be covered by <del>the a Masterplan for the wider Central Area (see above).</del> A targeted engagement will be undertaken with the owners of the offices/land in this area as part of the masterplanning process. The Masterplan will identify how opportunity areas could be redeveloped and how these could fit into the plans for the wider area.	To clarify that this area will be covered by a masterplan rather than in one for the wider Central area.
5	Paragraph 5.170, part of the explanation to policy BAAP16	5.170 The former Johnson's Cleaners Site (BH5) is a largely cleared site that was formerly occupied by Johnson's Cleaners. Permission was granted in April 2022 for 121 homes. This has subsequently been reduced (DC/2024/00443) to 104 homes to secure more houses and fewer apartments and so better reflect local need. <del>All 104 homes will be affordable rent properties.</del>	To remove a sentence that is now no longer correct. Some of the homes are now to be shared ownership.
6	On Contents page, name of policy BAAP11	Replace policy name with new name: BAAP11 <u>Public Green Spaces</u> <del>Public Greenspace</del>	To reflect change to policy title in main text of the Plan
7	In box on first page of in Chapter 5, name of policy BAAP11	Replace policy name with new name: BAAP11 <u>Public Green Spaces</u> <del>Public Greenspace</del>	To reflect change to policy title in main text of the Plan
8	In chapter 6, name of policy BAAP11	Replace policy name with new name: BAAP11 <u>Public Green Spaces</u> <del>Parks, Public Open Space and Playing Fields</del>	To reflect change to policy title in main text of the Plan
9	Paragraph 5.211	It is intended to formally commence work on the Masterplan once the Bootle AAP is <del>approved for publication, with that work progressing through the Summer of 20254. It is intended that the draft Masterplan will be available during the AAP examination.</del>	To update the timescales of the Masterplan, which is currently underway.
10	In Appendices A and C, name of policy BAAP11	Replace policy name with new name:	To reflect change to policy title in main text of the Plan



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Number	Section/ Policy/Paragraph	Proposed Change	Reason
		BAAP11 <u>Public Green Spaces</u> <del>Parks, Public Open Space and Playing Fields</del>	