

Scoping Reports for Emerging Supplementary Planning Documents (April 2015)

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Affordable, Special Needs and Older People's Housing

Supplementary Planning Document

Introduction and Context

Affordable Housing is defined as either social rented, affordable rented or intermediate housing [e.g. shared ownership] provided to eligible households whose needs are not met by the market. It does not include low cost market housing. A recent study¹ has identified that Sefton has a large total affordable housing need, equivalent to about 400 homes per year. The areas with the greatest need for affordable homes are Southport and Maghull/Aintree.

Special needs housing is intended for people with a physical disability, frail elderly people, young vulnerable people, people with learning disability, a mental health problem or severe sensory disability.

An older person for this policy is defined as aged 55 years or over. Whilst people aged 55 might not be considered 'old', many housing developments specifically cater for this age group. Specialist older persons' housing can be broadly split into three categories - sheltered accommodation; extra care/assisted living; or residential care accommodation. Whilst many older people will not require specialist accommodation at any point in their lives, inevitably as the number and proportion of older residents' increases, there will be an increase in the need for this type of accommodation. Meeting the needs for this group can also often free up larger homes for families.

Lifetime Homes is a design standard that allows homes to be adapted to support the future needs of residents as they get older or need assistance. It allows people to remain in their own homes for longer without having to move into specialist accommodation. The use of the Lifetime Homes standard helps reduce the demand for other specialist accommodation.

The Supplementary Planning Document will support draft Local Plan policies HC1 'Affordable and Special Needs Housing' and HC2 'Housing Type, Mix and Choice'.

¹ [Strategic Housing Market Assessment 2014, JG Consulting](#)

Purpose and aims

The aim of the Supplementary Planning Document is to give clear guidance to developers on the requirements for providing affordable homes as part of wider housing schemes [for 15 homes or more]. The Supplementary Planning Document will set out how affordable homes will be provided as part of the overall layout of the development, the financial arrangements for providing them, how any exemptions will be applied and guidance on making sure they remain as affordable homes in the long term.

The Supplementary Planning Document will also set out the different types of special needs and older persons' housing and how these will be provided. It will also set out the requirements for Lifetime Homes should be met.

Intended Timescale

It is expected that work will be undertaken on the Supplementary Planning Document during this summer. We expect a stakeholder workshop to be held during the summer, provisionally scheduled for July, to discuss any emerging issues.

Approval for a draft Supplementary Planning Document for public consultation will sought in October 2015. Consultation will not be undertaken until after receipt of the Inspector's Report on the Local Plan, most likely early in 2016.

Groups to be involved

Whilst we welcome comments from any groups or individuals, we will especially look to involve groups that provide, manage, or represent users of affordable, special needs or older persons housing. These can be local or national groups or forums.

Control of Retail Uses with the Potential to Harm Health

Supplementary Planning Document

Introduction and Context

The link between the environment in which people live and their health is widely recognised. One element of this is the availability and concentration of certain uses in close proximity to where people live, work or go to school. Whilst it is expected and normal that people should take responsibility for their own lifestyle choices, an over supply or concentration of these uses may restrict the ability of many people to exercise this choice. Over concentration of certain uses may also harm the health, character, vitality and viability of a centre or shopping parade.

The “Control of Retail uses with the potential to Harm SPD” could potentially cover the following uses:

- Takeaways
- Betting Shops
- Payday Loan Shops
- Tanning Salons
- E-cigarette/E-liquid Shops
- Legal High Shops.

The Supplementary Planning Document will support draft Local Plan policies:

- EQ1- Planning for a Healthy Sefton
- EQ10 –Food and Drink

Purpose and aims

The aim of the Supplementary Planning Document is to give provide clear guidance on how the Council will deal with planning applications for potentially harmful retail uses. The Supplementary Planning Document will set out the circumstances and locations where the Council will seek to restrict specified uses and the reasons why.

The document will set out principles and standards with the aim of preventing concentrations of potentially harmful uses that could have a negative impact

upon the health of the residents of Sefton whilst at the same time respecting individual choice.

Intended Timescale

- Work undertaken -summer 2015.
- Workshop-Summer 2015
- Consultation on draft document- Winter 2015/2016

Groups to be involved

Whilst we welcome comments from any groups or individuals, we will especially look to involve groups or individuals that are involved in the field of public health, small business owners who may be affected by emerging guidance and residents' groups who are interested in the impact of certain types of retail development on the health of local communities and retail areas.

Crosby Centre

Supplementary Planning Document

Introduction and Context

The regeneration of Crosby Centre is a Council priority. A Crosby Investment Strategy is currently being finalised to set out the best approach to regenerating the Centre.

The SPD will build on the findings of the Investment Strategy and will support draft Local Plan policy ED9 – Crosby Centre. It will set out how planning decisions should be guided in this area.



Purpose and aims

In recent years Crosby Centre has suffered from under-investment and development projects which have not been implemented. There are a number

of potential development sites in the centre that are currently vacant or under-used.

The SPD will support the Crosby Investment Strategy in promoting the regeneration of the centre. This will include supporting high quality new development on key sites within the Centre, and enhancing the Centre's accessibility and appearance.

The Supplementary Planning Document (and Local Plan policy) will be used by the Council to guide planning applications for development in the Centre.

Intended Timescale

- Crosby Investment Strategy consulted upon: May-June 2015
- Crosby Investment Strategy finalised: July 2015
- Draft SPD prepared: July-August 2015
- SPD Consultation: prior to the adoption of the draft Local Plan
- Adopted: alongside the Local Plan

Groups to be involved

Whilst we welcome comments from any groups or individuals, we will especially look to involve local residents and residents groups, retailers, and key land owners within the Centre.

House Extensions

Supplementary Planning Document

Introduction and Context

House extensions and related household development, such as garages and walls/fences, whilst generally small scale in nature, can have a negative impact on the residential amenity of neighbouring properties if poorly designed or sited. This Supplementary Planning Document is intended to provide householders with clear guidance on what improvements are likely to be acceptable to their home, whilst ensuring this doesn't negatively harm their neighbours.

The Supplementary Planning Document will support draft Local Plan policies: HC4 - House extensions, alterations and conversions to houses in Multiple Occupation. MN7 -Seftons Green Belt.

The Supplementary Planning Document will replace the 2003 House Extensions SPG (available on the webpage below)

<http://www.sefton.gov.uk/planning-building-control/planning-policy/supplementary-guidance.aspx>

Purpose and aims

The aim of the Supplementary Planning Document is to provide clear guidance to local residents and others on how the Council will deal with planning applications for House Extensions.

The document will set out principles and standards that extensions are required to meet to prevent harm to neighbours and the character of the local area.

Intended Timescale

- Work undertaken -summer 2015.
- Workshop-Summer 2015
- Approval sought for consultation.- Early Autumn 2015
- Consultation on draft document- Autumn 2015
- Adoption- Early 2016

Groups to be involved

Whilst we welcome comments from any groups or individuals, we will especially look to involve groups or individuals who submit planning applications for house extensions.

Land East of Maghull

Supplementary Planning Document

Introduction and context

This site is allocated for a mixed development in the emerging Sefton Local Plan (shown in the Plan as site MN2.46). Policy MN3 provides detail about how the site will be developed ('Strategic Mixed use Allocation – land East of Maghull').

The development of this site will provide a high-quality sustainable urban extension to Maghull. The site will provide a significant proportion of the Local Plan housing and employment requirements, and is suitably located to take advantage of both existing and proposed public transport and road infrastructure. The site is contained by the existing urban area, Ashworth Hospital complex, and M58 motorway to the east.

This site is capable of delivering a minimum of 1400 homes, a business park (minimum size of 20 hectares), a local centre, Neighbourhood Park and other local facilities during the plan period.

The Supplementary Planning Document (SPD) is being prepared jointly by Sefton Council and the consortia of developers who are proposing to develop the site.

The preparation of the SPD does not mean that this site will not be fully considered at the examination - it is simply meant to provide more detail about how this site would be developed if it is approved following the

examination into the Local Plan, and will assist in the detailed discussion of the site at examination.

Purpose and aims

The SPD will set out how the site can be developed in a comprehensive way, and provide a detailed approach to how development will be phased to ensure that all the required development is supported by necessary infrastructure.

The SPD will cover the following matters:

1. What the outline planning application would need to address, e.g. phasing, viability calculations in relation to affordable housing provision, and the mechanisms for securing contributions to the slip roads, station, school expansion, etc.
2. The locations of development and open space.
3. How flood risk on the site will be managed on site and downstream.
4. A timetable for the development of each part of the site, including the phasing of construction within the site. This will include the number of homes and other development that will, on average, be built each year in each sub-area, the number of units that will be built in each part of the site / phase by each developer, so that this can be linked to the provision of key infrastructure.
5. The location of the north-south spine road. This will separate the business park from the residential area, and will be a key bus route.

6. The locations of access arrangements including access into the site from School Lane and Poverty Lane.

7. The design code for development.

8. The phasing for the delivery of development and infrastructure at the site in line with the expectations of Policy MN3, namely:

- a. The provision of homes, including affordable and special requirement homes
- b. The proposed Maghull North train station
- c. The M58 Junction 1 south-facing slip roads
- d. Bus service provision
- e. Demonstration of how commercial and residential traffic will be separate within the site
- f. Indication of walking and cycling routes through the site linking the new residential areas to the railway stations (including the proposed train station at Maghull north), bus services, the proposed local centre, open space and local schools.
- g. Park and recreation provision
- h. Local shopping provision on the site
- i. Serviced plots for business development

9. Details of the financial contributions required to deliver development and infrastructure at the site, including contributions to each of the following and how these will be apportioned to each phase of the development:

- a. Maghull North station and the associated park and ride facility
- b. The M58 Junction 1 slip roads
- c. The provision of a serviced Business Park
- d. The subsidisation of a bus service for three years

- e. Affordable and special requirement homes
- f. The local centre, health care facilities, and expansion of school facilities outside the site

10. How the areas of public open space, landscaping and sustainable drainage systems will be managed.

Intended Timescale

It is expected that work will begin on the Supplementary Planning Document in the near future. We anticipate hosting a workshop during the summer, to discuss emerging issues. This will include representatives from Maghull Town Council and Melling Parish Council.

Approval of a draft Supplementary Planning Document for public consultation will be sought in October 2015. This will ensure that it can be considered by the Inspector examining the Local Plan during the hearing sessions in the knowledge that it has the backing of both the Council and the developers and has involved the local community. Consultation on the final draft will not be undertaken until after receipt of the Inspector's Report on the Local Plan, most likely early in 2016, so that any modifications recommended by the Inspector to the policy can be incorporated.

Nature Conservation

Supplementary Planning Document

Introduction and context

Sefton has an outstanding natural environment, including the Sefton Coast, internationally important nature sites and their supporting habitat, designated national and local sites, priority habitats and priority and protected species. Sefton Council is proposing to prepare a Supplementary Planning Document (SPD) on Nature Conservation, reflecting the importance of Sefton's natural environment.

The SPD will provide additional guidance to help implement Sefton's Local Plan, especially the natural assets part of policy NH1 'Environmental Assets', policy NH2 'Protection and enhancement of nature sites, priority habitats and species' and policy NH3 'Development in the Nature Improvement Area'. The SPD will provide a framework for Sefton's development needs to be met sustainably, that is, in a way which protects, enhances and manages the natural environment in a sustainable manner.

The SPD draws on a range of evidence, including statutory advice on designated sites, published ecological information and the emerging ecological network² for the Liverpool City Region.

Purpose and aims

The SPD will set out principles to be used in determining planning applications. They will also help shape Sefton, for example by setting principles for enhancing Sefton's natural assets, land management and investment by helping Sefton to meet its statutory duty to conserve biodiversity.

² The local authorities in the Liverpool City Region are jointly preparing an ecological network. This draws together evidence and indicates strategic priorities and opportunities for habitat creation and enhancement in Sefton and across the City Region including in a Nature Improvement Area.

For the network of internationally important sites and their supporting habitats³ within Sefton these include the 'sequential approach' to avoid, mitigate and/or compensate for adverse effects and to enhance the network, habitats and biodiversity.

For national sites, local sites, priority habitats, protected species and priority species within Sefton these also include the 'sequential approach' to avoid, mitigate and/or compensate for significant harm, and to create, manage or enhance habitats and biodiversity.

The SPD aims to provide guidance on how the emerging ecological network for the Liverpool City Region, and more specifically Sefton's draft Nature Improvement Area focus areas, can help achieve these principles.

The SPD will set out survey and other requirements for sites where development is likely to affect natural assets in Sefton. It will provide guidance on how the principles should be achieved.

Intended Timescale

The SPD will be prepared from April 2015 with an advanced draft available before the Examination of the Local Plan. Sefton Council will, in due course, consult on the draft SPD. Merseyside Environmental Advisory Service is advising Sefton on the SPD.

Groups to be involved

Natural England has a statutory responsibility for nature conservation, and will be closely involved in the preparation of the SPD. At the consultation stage, comments from groups or individuals will be welcomed, including from landowners, land managers, developers and others.

³ Supporting habitats, also known as 'functionally linked habitats', are those outside the designated boundaries of internationally important nature sites that support species listed as being important in the designations of the internationally important sites.

New Housing Development

Supplementary Planning Document

Introduction and Context

It is important to ensure new housing developments are high quality and respect and enhance the surrounding area. Clear guidance is required to make the most of the benefits of new housing development and to reduce any potential harm.

The Supplementary Planning Document will support draft Local Plan policy HC3 - Residential development and development in Primarily Residential Developments.

The Supplementary Planning Document will replace the 2003 New Housing Development SPG. (Available on the webpage below)

<http://www.sefton.gov.uk/planning-building-control/planning-policy/supplementary-guidance.aspx>

Purpose and aims

The aim of the Supplementary Planning Document is to provide clear guidance to homebuilders on the standards the Council requires for new homes in developments of all sizes. The document will set out principles and standards that new housing developments are required to adhere to this will ensure that new developments are high quality and respect and enhance the surrounding area.

This will include guidance on design, layout, access, housing type, density, gardens etc. The Supplementary Planning Document will also help show local residents the high standards that the Council will be insisting on for new housing developments.

The Supplementary Planning Document will be used by the Council to determine planning applications for new housing development.

Intended Timescale

- Work undertaken -summer 2015.
- Workshop-Summer 2015
- Approval sought for consultation.- Early Autumn 2015
- Consultation on draft document- Autumn 2015
- Adoption- Early 2016

Groups to be involved

Whilst we welcome comments from any groups or individuals, we will especially look to involve people who regularly submit planning applications for new housing and house builders that have built or expect to build homes in Sefton.