

Sefton Council 

**LOCAL DEVELOPMENT SCHEME  
SEPTEMBER 2015**

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# 1. Introduction

## What is a Local Development Scheme?

1.1 A Local Development Scheme (LDS) is a document that Local Planning Authorities are required to produce that sets out the documents that will comprise the Local Plan for the area. An LDS should contain a timetable showing when each document is estimated to be completed and whether the Council is on target to achieve the estimated deadline.

## Why is Sefton Council producing a new Local Development Scheme?

1.2 An LDS is required under the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011.) It must be available publicly and kept up to date. *“Local planning authorities should publish their Local Development Scheme on their website”* (Planning Practice Guidance- Paragraph 009 Reference ID: 12-009-20140306) (05/08/2015)

1.3 Since the previous Local Development Scheme for Sefton was published in January 2015 there have been changes that make that version out of date. The date of submission of the Local Plan to the Secretary of State has changed from May 2015 to August 2015 largely as a result of the 2012-based household projections which required the council to review its Objectively Assessed Housing Need.

## Risks to timetables

1.4 The following are some of the key risks that could delay the progress of the Local Plan and other documents.

Possible risk	Effect	Mitigating Actions
New planning and other guidance published	Additional work to comply with new policies and guidance causing slippage in programme	Keep up-to-date on emerging national policies and guidance and respond to changes early.  Ensure Local Plan is sufficiently flexible to be able to respond to change, with identified triggers for changing direction.
High staff turnover/loss of staff /resource (post freeze)	Slow progress causing slippage in programme	Take prompt action to fill vacancies with staff with the required skills.  Adopt flexible approach to terms and conditions. Employ consultants to carry out specific areas of work
Planning Inspector unable to meet timescale for Local Plan examination and	Examination and/or reports delayed. Key milestones in programme not met.	Close liaison with Planning Inspectorate. Maintain up-to-date Service Level Agreements

reporting, or requires a delay in when the hearings are held, or requests further work to be carried out before the examination can be resumed.		
Modifications are required following receipt of the Inspectors Report	These must be published for a minimum of 6 weeks before the Local Plan can be adopted.	Ensure Local Plan policies are as robust and sound as possible.
Local Plan fails test of 'soundness'.	Local Plan cannot be adopted without additional work.	Ensure Local Plan is sound, founded on an adequate and robust evidence base with sustainability appraisal and well audited and effective community engagement  Maintain close working relationship with CLG and Planning Inspectorate.
Legal challenge to adopted Local Plan	Adopted Local Plan quashed. Additional workload	Ensure procedures, Acts and regulations are complied with.

## 2. Local Plan

### What is a Local Plan?

2.1 A Local Plan is the main Planning Policy document produced at the Local Authority level, it contains development management policies to guide the development of the area and includes allocations that set out areas for proposed development that will take place within a 15 year period. A Local Plan should plan positively to meet the area’s objectively assessed needs and deliver sustainable development.

A Local Plan is defined by Annex 2 of the National Planning Policy Framework as:

*“The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community.”*

### Local Plan Timetable

Local Plan Stage	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016
Submission of Local Plan to SoS					
Pre-Examination Hearing					
Examination Hearing					
Receipt of Inspector's Report					
Modifications to the Local Plan					
Adoption of Local Plan					

Q1-January to March  
 Q2-April to June  
 Q3-July to September  
 Q4-October to December

### Further Information

2.2 Further information on the content of the Sefton Local Plan and the latest timetable for its production is available at the following webpage: [www.sefton.gov.uk/localplan](http://www.sefton.gov.uk/localplan)

<b>Title:</b>	<b>Sefton Local Plan</b>
<b>Content:</b>	<p>The Local Plan sets out Sefton Council's planning strategy for the Borough over the period from 2012 to 2030. It identifies key proposals, allocates land for development and sets out detailed policies which the Council will use to determine planning applications.</p> <p>The Local Plan has been prepared under the planning system introduced under the Planning and Compulsory Purchase Act 2004 as amended by the Planning Act 2008, the Localism Act 2011 and the Growth and Infrastructure Act 2013. These Acts require planning policies to be prepared through a Local Plan. It is produced in accordance with the Government's National Planning Policy Framework (2012) and has had regard to National Planning Practice Guidance.</p>
<b>Management:</b>	Local Plan team led by Local Plan Manager. Council will approve the Adoption of Local Plan.
<b>Community Involvement:</b>	<p>Consultation has [to date] included a range of methods at each different stage of production based on the standards set out in the Statement of Community Involvement. Particular emphasis was placed on early consultation with all appropriate groups. Early consultation was split into a number of distinct phases:</p> <ul style="list-style-type: none"> <li>- Consultation on <b>Issues</b> was undertaken during <b>2009</b>. This involved a number of workshops, discussion groups, newsletters and presentations.</li> <li>- Consultation on <b>Options</b> was undertaken during <b>2011</b>. This involved drop in sessions, discussion groups, presentations, and consultation documents available for comment.</li> <li>- Consultation on the <b>Preferred Option</b> was undertaken during the summer of <b>2013</b>.</li> <li>- Consultation on '<b>Additional Sites</b>' [further sites proposed during the Preferred Option consultation] was undertaken during June to August 2014.</li> <li>- Consultation on '<b>Publication Version</b>' during January to March 2015.</li> </ul> <p>These stages were advertised widely and the documents were made available in locations throughout Sefton. At the Options and Preferred Options stage we also gave presentations and feedback sessions to a range of groups and organisations and ran numerous events when members of the public could discuss emerging plans with officers.</p>
<b>Monitoring and Review:</b>	Objectives of the Local Plan will have linked indicators that will be monitored annually through the Authority Monitoring Reports.

## 3. Supplementary Planning Documents

### What is a Supplementary Planning Document?

3.1 Supplementary planning documents are defined by Annex 2 of the National Planning Policy Framework as:

*“Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design.”*

3.2 They are documents that expand upon the level of detail provided in the Local Plan and provide more detailed guidance on particular issues however they can only expand upon policies in the Local Plan.

### Supplementary Planning Documents Timetable

3.3 The SPD’s below are anticipated to be consulted on earlier as it is not anticipated that the relevant policies in the Local Plan are likely to undergo significant change.

Supplementary Planning Documents						
<ul style="list-style-type: none"> <li>House Extensions</li> <li>New Housing</li> </ul>						
Supplementary Planning Documents stages	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016
Issues and Content Consultation						
Draft Consultation						
Final version produced						
Adoption						

3.4 The following SPD's will not be consulted on until the inspectors report following the examination of the Local Plan has been received. This is in order to be able to reflect any modifications needed to the strategic policies of the Local Plan. The adoption of the SPD's will be dependent on the progress of the Local Plan; it is intended to adopt the SPD's at the same time as the Local Plan is adopted.

Supplementary Planning Documents						
<ul style="list-style-type: none"> <li>Affordable, special needs and older people's housing</li> <li>Crosby Centre</li> <li>Control of retail uses with the potential to harm health</li> <li>Land East of Maghull</li> <li>Nature Conservation</li> </ul>						
Supplementary Planning Documents stages	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016
Issues and Content Consultation						
Draft Consultation						
Final version produced						
Adoption						

### Additional SPD's

3.5 Following adoption of the Local Plan it is intended to prepare further SPD's on the following areas:

- Development in Residential Areas SPD
- Public Open Space, Landscaping and Trees SPD
- In addition all remaining SPD/SPGs will be reviewed to see whether they are still required or need updating.

### Further Information

3.6 Further information on the content of the Supplementary Planning documents and the latest timetable for their production is available at the following webpage:  
[www.sefton.gov.uk/2015SPDs](http://www.sefton.gov.uk/2015SPDs)

### Other Development Plan Documents

3.7 The Development Plan for Sefton also includes the Joint Merseyside waste development plan (2013). This has been adopted by the 6 Local Planning Authorities in the Liverpool City Region.



## 4. Community Infrastructure Levy

### What is a Community Infrastructure Levy?

4.1 The Community Infrastructure Levy (CIL) is defined by Annex 2 of the National Planning Policy Framework as:

*“A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.”*

### What can the levy be spent on?

4.2 The levy can be used to fund a wide range of infrastructure, including transport, flood defences, schools, hospitals, and other health and social care facilities. Examples include play areas, parks and green spaces, cultural and sports facilities, district heating schemes and police stations and other community safety facilities.

4.3 15% per cent of Community Infrastructure Levy charging authority receipts is passed directly to those Parish and Town Councils where development takes place. If an area has adopted a Neighbourhood Plan the proportion of charging receipts passed over increases to 25%.

### Community Infrastructure Levy Timetable

4.4 It is anticipated that a draft charging schedule will be submitted for examination in Q2 2016 though this timescale is dependent on the progress of the Local Plan.

CIL stages	Q1 2016	Q2 2016	Q3 2016	Q4 2016
Preliminary Draft Charging Schedule				
Regulation 1,2,3 List				
Draft Charging Schedule				
Submission				
Examination				
Receipt of Inspector's Report				
Adoption				

## 5. Other documents

### Authority Monitoring Report

5.1 An Authority Monitoring Report (AMR) is a document which monitors the progress/implementation of the Local Plan and related documents, Local Planning Authorities are required to produce an AMR each year and publish it on their website. Sefton Council produces an Authority Monitoring Report each year and publishes it on its website at the following webpage: <http://www.sefton.gov.uk/planning-building-control/planning-policy/authorities-monitoring-report.aspx>

### Statement of Community Involvement

5.2 The Statement of Community Involvement (SCI) is a document that Councils are required to produce that sets out what consultation will take place with the community with regard to Planning Policy documents and Planning Applications. An SCI states who the Council will consult with, when and how. For the latest updates please see the following webpage: <http://www.sefton.gov.uk/planning-building-control/planning-policy/statement-of-community-involvement.aspx>

SCI stages	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016
Early Consultation						
Draft Consultation						
Final version produced						
Adoption						

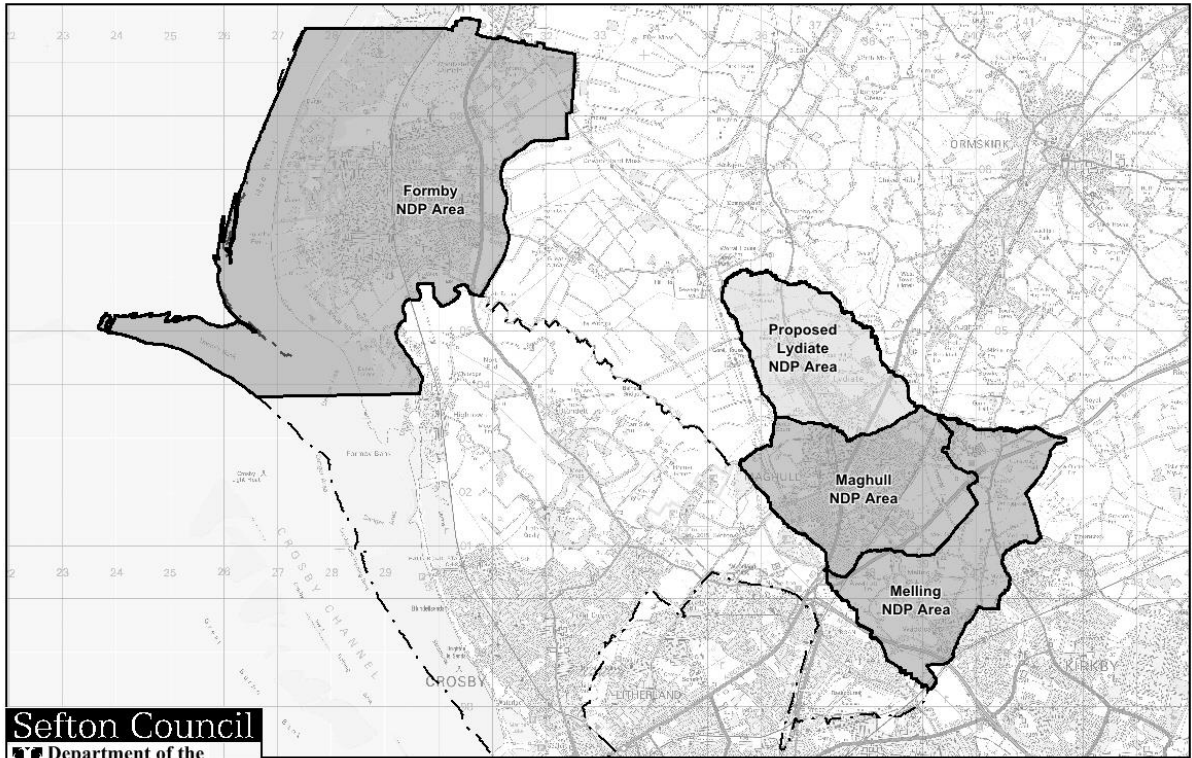
### Neighbourhood Planning

5.3 Neighbourhood Planning gives communities the opportunity to influence the development of their local area by setting out planning policies or granting permission for development. There are 3 Neighbourhood Plan areas currently designated in Sefton:

- A. Formby
- B. Maghull
- C. Melling
- D. Lydiate

5.4 Sefton Council in accordance with its role as the Local Planning Authority will provide advice and assistance to the relevant bodies in the production of each Neighbourhood Plan. For the latest updates please see the following webpage:

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



**Sefton Council**  
Department of the  
Built Environment  
Derek McKenzie  
Interim Head of Planning Services

**Formby, Maghull, Melling and Proposed Lydiate  
Neighbourhood Development Plan Areas**

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# Appendix A: Saved UDP (2006) Policies

## Saved UDP policies

All Unitary Development Plan (UDP) policies except 4 were automatically ‘saved’ for three years from its adoption, on 29th June 2006. This three-year period expired on 28th June 2009.

The Planning and Compulsory Purchase Act 2004 makes provision for the Secretary of State to make a ‘direction’ to local planning authorities to save policies in adopted development plans beyond this three-year period. ‘Policies’ include proposals and site allocations.

To apply for the extension we had to write to Government Office 6 months before the expiration of the three-year period (i.e. by 28th December 2008). In this application we had to demonstrate that the policies we wish to be saved further meet a number of set criteria. The report setting out our request to save a number of our UDP policies can be viewed at [www.sefton.gov.uk/udp](http://www.sefton.gov.uk/udp)

The saved policies are listed below:

CS1 Development & Regeneration	R6 Development in District & Local Shopping Centres	G4 Development adjacent to the Leeds Liverpool Canal
CS2 Restraint on Development & Protection of Environmental Assets	R7 Local Shopping Parades	G5 Protection of Recreational Open Space
CS3 Development Principles	R8 Upper Floors in Defined Centres & Shopping Parades	G6 Built Recreation Facilities
UP1 Development in Urban Priority Areas	R9 Edge-of-Centre & Out-of-Centre Retail Developments & Key Town Centre Uses	G7 Strategic Paths for Countryside Recreation
EDT1 Strategic Employment Locations	R10 Lanstar Site, Church Road, Litherland	G8 Countryside Recreation Areas
EDT2 Provision of Employment Land	T1 Transport Network Priorities	G9 Aintree Racecourse Recreational Area
EDT3 Strategic Employment Sites in the Dunnings Bridge Corridor	T2 Walking & Cycling	HC1 Development in Conservation Areas
EDT4 Southport Commerce Park	T3 Pedestrian Priority on Chapel Street, Southport	HC2 Demolition of Listed Buildings & Demolition in Conservation Areas

EDT5 Primarily Industrial Areas	T4 Safeguarding the Public Transport Network	HC3 Development or Change of Use Affecting a Listed Building
EDT6 Development Sites within Primarily Industrial Areas	T5 New Car Parks in Designated Areas	HC4 Development Affecting the Setting of a Listed Building
EDT7 Improvement of Primarily Industrial Areas	T6 Freight Distribution Network	HC5 Historic Parks & Gardens
EDT8 Business & Industrial Development outside Primarily Industrial Areas	EMW1 Prudent Use of Resources	HC6 Sites & Areas of Archaeological Importance
EDT9 The Port & Maritime Zone	EMW2 Renewable Energy Infrastructure	AD1 Location of Development
EDT10 Bootle Central Area – Development Principles	EMW3 Protection of Mineral Resources	AD2 Ensuring Choice of Travel
EDT11 Development in the Bootle Office Quarter	EMW4 Proposals for Mineral & Aggregate Developments	AD3 Transport Assessments
EDT12 Bootle Central Area Opportunity Sites	EMW5 Onshore Oil & Gas	AD4 Green Travel Plans
EDT13 Southport Central Area – Development Principles	EMW6 Waste Management Strategy	AD5 Access onto the Primary Route Network
EDT14 Southport Resort Area	EMW7 Waste Management Facilities	DQ1 Design
EDT15 Southport Seafront Area	EMW8 Landfill Sites	DQ2 Renewable Energy in Development
EDT16 Mixed Use Areas	EMW9 Recycling Facilities	DQ3 Trees & Development
EDT17 Employment Opportunity Sites	GBC1 The Green Belt	DQ4 Public Greenspace & Development
EDT18 Retention of Local Employment Opportunities	GBC2 Development in the Green Belt	DQ5 Sustainable Drainage Systems
H1 Housing Requirement	GBC3 Redevelopment of a Major Developed site in the Green Belt – The Powerhouse, Hoggs Hill Lane, Formby	EP1 Managing Environmental Risk
H2 Requirement for Affordable, Special Needs & Key Worker Housing	GBC4 Redevelopment or Infilling of a Major Developed site in the Green Belt – Ashworth	EP2 Pollution



	Hospital, Maghull	
H3 Housing Land Supply	GBC5 Infill Development on Major Developed sites in the Green Belt	EP3 Development of Contaminated Land
H4 Land at Town Lane Southport	GBC6 Landscape Character	EP4 Development on or near to Landfill sites
H5 Land to the west of Southport & Formby District General Hospital	GBC7 Agricultural Land Quality	EP5 Development & Hazardous Substances
H6 Housing Opportunity Sites	GBC8 Equestrian Development	EP6 Noise & Vibration
H7 Housing Renewal, Clearance & Regeneration	GBC9 Landscape Renewal Areas	EP7 Light Nuisance
H8 Redevelopment within the Pathfinder Area	NC1 Site Protection	EP8 Flood Risk
H9 Hawthorne Road / Canal Corridor	NC2 Protection of Species	MD1 House Extensions
H10 Residential Development & Development in Residential Areas	NC3 Habitat Protection, Creation & Management	MD2 Conversion to Flats
H11 Mixed Use Developments incorporating housing	CPZ1 Development in the Coastal Planning Zone	MD3 Houses in Multiple Occupation
H12 Residential Density	CPZ2 Coastal Protection	MD4 Caravan Sites for Gypsies & Travelling Showpeople
R1 Retail Development Strategy	CPZ3 Coastal Landscape Conservation & Management	MD5 Commercial Frontages & Security Shutters
R2 Southport Town Centre	CPZ4 Coastal Park	MD6 Food & Drink Uses
R3 Southport Station Complex	G1 Protection of Urban Greenspace	MD7 Advertisements
R4 Bootle Town Centre	G2 Improving Public Access to Urban Greenspace	MD8 Telecommunications Development
R5 Edge-of-Centre Retail Development – TAVR site, Strand Road, Bootle	G3 Urban Greenspace Systems	

## Policies not saved

The following policies were not saved:

H1 Housing Requirement	R8 Upper Floors in Defined Centres and Shopping Parades
R5 Edge-of-Centre Retail Development: TAVR site, Strand Road, Bootle	T3 Pedestrian Priority on Chapel Street, Southport

## Supplementary guidance still in force:

New Housing Development*
Design
Ensuring Choice of Travel
Landscape Character
Development in the Green Belt
Archaeology
House Extensions*
Shop Fronts, Security and Signage
Southport Seafront
Bootle Town Centre
South Sefton Housing Market Renewal: Bedford Road/ Queens Road
South Sefton Housing Market Renewal: Klondyke and Canal Corridor
Coffee House Bridge, Bootle SPD
Open Space, Trees and Development SPD
South Sefton Housing Market Renewal: Peel/Knowsley and Linacre SPD

*\*To be replaced by emerging SPD's*

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