

## Reconciliations to the Proposed Modifications to the Local Plan made since Submission (July 2015)

The Inspector examines the Local Plan ‘as submitted’ by the Council. However there are further opportunities to make changes before and during the Examination before the Local Plan is adopted. Under Section 20(7) of the Planning and Compulsory Purchase Act (2004), as revised by Section 112 of the Localism Act (2011) modifications are either classified as "main" or "additional" modifications. This is to take into account representations received during the consultation stage as well as new and emerging evidence and legislation.

“Main Modifications” are required to resolve issues that make the Local Plan unsound (see paragraph 182 of the National Planning Policy Framework) or where it is not legally compliant. They involve changes or insertions to policies and text that are essential to enable the Plan to be adopted. Main Modifications are therefore significant changes that have an impact on the implementation of a policy.

“Additional Modifications” are of a more minor nature and do not materially affect the policies set out in the Sefton Local Plan. Additional modifications mainly relate to points where a need has been identified to clarify the text, include updated facts, or make typographical or grammatical revisions which improve the readability of the Sefton Local Plan.

This table relates to proposed modifications to the Local Plan (LP27) and the tracked changes version of the Local Plan (LP28) added to the Examination library on 13<sup>th</sup> November, 2015, prior to the commencement of the hearings sessions.

Mod Type	Main Mod Reference	Local Plan Reference	Approved Change	Reconciliation required
MM	PMM.1 and PMM.2	1.6A	Add a new paragraph 1.6A to state ‘Although the Local Plan contains policy IN3 <b>‘Managing Waste’</b> , more detailed guidance about the allocation of sites for waste disposal and detailed policies for the management of waste are contained in the joint Waste Local Plan, which has been adopted by the six Merseyside districts.’	Paragraph 1.6A does not accurately reflect the approved modification. The tracked changes version of the plan should be amended. The correct wording is shown in bold.
AM		2.6	The number of each type of site should read: ‘6 International Sites <b>comprising 1 Special Area of Conservation (SAC)</b> , 2 Ramsar sites and 3 Special Protection Areas (SPAs); <b>10</b> national sites comprising 4 SSSIs, 3NNRs and 3LNRs; and 56 Local Wildlife Sites and 12 Local Geological Sites’.	The wording in the tracked changes version does not correspond with the agreed Modification, and should be replaced with the correct text which is highlighted in bold.

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MM	PMM.3	2.26A	In new paragraph 2.26A, the 2 <sup>nd</sup> sentence should read: 'The more rail and water can be used to transport goods to and from the port, the more this can help relieve pressure on the road network.'	A second 'the more' is missing from the middle of the 2 <sup>nd</sup> sentence, as highlighted in yellow.
AM		2.58	Amend the 2 <sup>nd</sup> phrase of the first sentence to read 'with small industrial areas in Formby (Formby Industrial Estate) and Maghull'	'Area' should have been replaced with 'areas', not 'estates' in line 1 of paragraph 2.58 in the tracked changes version of the Plan.
<b>Chapter 3</b>				
AM		3.31	The order of the added words is correct in the Plan.	The added wording should read 'solar energy and'.
<b>Chapter 4</b>				
AM		4.5	Amend the last sentence to read '...new business parks in central Sefton to serve both the north and south of the Borough.'	In the tracked changes version of the Plan, 'borough' should be struck out at the end of the deleted text.
AM		4.42	Delete 'at an early stage' and insert 'immediately' in final sentence.	Although this text is in the tracked changes version of the Plan, it is not in schedule of approved Modifications. To be included in the Modifications to be submitted by 4 <sup>th</sup> December.
<b>Chapter 6</b>				
MM	PMM.7	6.8A	Add a new paragraph 6.8A 'National planning policy indicates that when Green Belt boundaries are reviewed, they should be capable of enduring beyond the Plan period. However, because of the need for an immediate review of the Local Plan this may not be possible. This review needs to take account of the updated objectively assessed housing need for Sefton, the need to make provision for the conclusions of the Port Access Study, and to take account of any requirements for distribution and other Port-related development following the opening of Liverpool2 at the end of 2015. Any changes <u>to the boundaries of the Green Belt</u> will be included in a future review of the Local Plan.'	In the last sentence, 'to the boundaries of the Green Belt' needs to be inserted into the tracked changes version of the Plan.
MM	PMM.103	Policy MN1	Add a new part 5 to the policy to set out the circumstances that will require an immediate review of the Sefton Local Plan: '5. Sefton will work jointly with the other Liverpool City	In the new part 5 of the policy, 'a' should be deleted from the 3 <sup>rd</sup> line of the policy, between 'commissioning of' and 'further'.

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			Region local planning authorities, including West Lancashire Borough Council, and the Liverpool City Region LEP to establish, objectively, the level of long term growth appropriate in Sefton through the joint commissioning of a further housing and employment assessments. In the event that further housing or employment provision is needed in Sefton, an immediate review or partial review of the Sefton Local Plan will be brought forward to address these matters.'	
AM		6.36	Delete 'a local centre, Neighbourhood Park' and add 'a main park' after 'a business park'. Delete 'during the plan period' at the end of the first sentence.	Changes to this paragraph have been made in the tracked changes version of the Plan, but have not yet been approved as a Modification.
MM	PMM.201	Policy MN3	Significant amendments are proposed to policy MN3 to address access and layout requirements, including: 2f) A layout that provides: <ul style="list-style-type: none"> <li>a bus route across the site from School Lane / Maghull Lane in the north to Poverty Lane in the south</li> <li>a distributor road(s) that encourages residential traffic from the southern part of the site to access / egress via School Lane / Maghull Lane. The distributor road(s) will run from the School Lane / Maghull Lane through the site and will cross Whinney Brook.</li> </ul>	In the Modifications table submitted on 13 <sup>th</sup> November, 'the' appeared between 'from' and 'School' in the 2 <sup>nd</sup> bullet of Part 2f) of the policy. The tracked changes version of the Plan is correct.
MM	PMM.108	6.56	The approved Modifications state that the first bullet point should be deleted.	The 1 <sup>st</sup> bullet point is not shown in red and struck out in Plan. This should be corrected.
MM	PMM.110, PMM.203, PMM.204	Policy MN6A	Add a new policy MN6A 'Land at Moss Lane, Churchtown'. "6.64F .... In addition, the area of the site to the east of Pool House Farm must be retained as open space to preserve the open countryside feel of this part of the site."	In the tracked changes version of the Plan, the clauses in part 1 of the policy start at 'g)' and not 'a)'. This should be corrected. In the last sentence of paragraph 6.64F, 'retain' should be replaced as 'retained', in accordance with the approved Modification.
<b>Chapter 7</b>				
AM		7.3	The modification states that 'to' will be replaced with 'in' in the last line.	In the tracked changes version of the Plan, 'with' has been replaced, which is correct.
AM		Policy ED1	Add ', specifically rail' at the end of part 3 of the policy.	'Liverpool City Region' was added to the tracked changes version of the Plan in error.
AM		7.15	The Modification states that 'what mitigation' should be	'What' should not be deleted from the Plan. The tracked changes version is

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			deleted from the last sentence.	correct.
AM		Policy ED5	Add the following policy links after policy ED5: <ul style="list-style-type: none"> <li>• MN7 The Green Belt,</li> <li>• Chapter 11 Natural and Heritage Assets Policies</li> </ul>	The name of policy MN7policy link to Sefton’s Green Belt and to chapter 11 is correct in the tracked changes version of the Plan, but not in the approved Modifications document.
AM		7.63A	Add a new paragraph after paragraph 7.63: <p>‘7.63A .... When development affecting historic buildings is proposed , appropriate repairs and restoration of any key missing features should form part of proposals in order to enhance the conservation area, and capture wider economic and environmental benefits to support the regeneration of the town centre as a whole.’</p>	‘Proposals’ has been added between ‘development’ and’ affecting’ at the start of the 3 <sup>rd</sup> sentence of this paragraph in the tracked changes version of the Plan in error.
MM		Policy ED8A	Add Policy Links: <ul style="list-style-type: none"> <li>• ED5 Tourism</li> <li>• ED6 Regeneration</li> <li>• ED8 Southport Seafront</li> <li>• NH2 Protection and enhancement of nature sites, priority habitats and species</li> </ul> Add National /regional context <ul style="list-style-type: none"> <li>• LCR Visitor Economy Strategy to 2020, 2009</li> </ul>	Policy links have now been added to the tracked changes version of the Plan.
<b>Chapter 8</b>				
AM		Policy HC2	Replace part 1 of the policy with: <p>‘In developments of 50 or more dwellings, at least 50% of new market properties must have 3 bedrooms or less.’</p>	The tracked changes version of the Plan says ‘fewer’ not ‘less’, which is correct.
AM		8.31	The last sentence of the revised paragraph 8.31 should state ‘The emerging Affordable, Special Needs and Older People’s Housing SPD will provide further guidance on policy HC2 part 2.	The end of the revised paragraph in the tracked changes version of the Plan should state part 2 of the policy, not ‘HC2.2’.
AM		8.34A	In new paragraph 8.34A the last sentence should say ‘These will provide a much better view of the demand for this type of accommodation in Sefton and may lead to a Supplementary Planning Document and / or a review of how the Council disposes of its excess land.’	The tracked changes version of the Plan refers to ‘the borough’ and not ‘Sefton’. This should be replaced.
AM		Policy HC3	Add a new bullet point d) ‘where this is consistent with other policies in the Plan’ after the third bullet point.	This was added to the end of part 3c) in the tracked changes version of the Plan, and not as a separate bullet point, in error.

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AM		8.69	Amend the start of the first sentence to read: 'Land which is used as, or has last been used as, playing fields, outdoor sporting facilities or ancillary facilities development, must also....'	'Development' was incorrectly included in Modifications schedule after 'ancillary facilities' but is not in the Plan. The Plan wording is preferred.
<b>Chapter 6</b>				
MM		9.12A – 9.12C	In paragraph 9.12A the Modification states: '9.12A United Utilities will seek to coordinate the delivery of development with timing for the delivery of infrastructure improvements once more details are known about allocated sites, in respect of the approach to surface water management and proposed connection points to the foul sewer network. 9.12B On the larger sites, it may be necessary to ensure that the delivery of development is guided by strategies for infrastructure which ensure coordination between phases of development over lengthy periods of time and by numerous developers.'	The wording of paragraph 9.12A has been revised in the tracked changes version of the Plan to improve readability: 'Once more details are known on development sites, for example, the approach to surface water management and proposed connection points to the foul sewer network, United Utilities will seek to coordinate the delivery of development with timing for the delivery of infrastructure improvements.' This wording has now been approved.  In paragraph 9.12B 'development' has been incorrectly added to the Plan
MM		Policy IN2	After policy IN2 'Transport', insert following the following links to the national/regional context: <ul style="list-style-type: none"> <li>• Road Investment Strategy</li> <li>• Liverpool City Region Combined Authority Transport Plan for Growth</li> <li>• Liverpool City Region Long Term Rail Strategy</li> </ul>	These have been added as policy links in the tracked changes of the Plan, and not as links to the national/regional context, in error.
		9.17	This paragraph has been updated to address conclusions of Canada Dock Rail Connectivity Study – extending existing rail line to Alexandra Dock. Network Rail, Highways England and other emerging studies into options are also referenced.	The revised wording which has been added to the policy in the tracked changes has now been approved.
<b>Chapter 10</b>				
AM		10.53	Revise the last sentence to read: It also links to national requirements for sustainable drainage set out in the National Planning Policy Framework and other national policy guidance.	'For' has accidentally been deleted in the tracked changes version of the Plan.

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AM		Policy EQ8	Add 'in accordance with national policy' to the end of the first sentence of part 1 of the policy.	In the tracked changes version of the Plan, this phrase has been added to the beginning of the part 1 of the policy and not the end.
AM		Policy EQ8	Add ', where reasonably practicable' to the end of the opening part 4 of the policy.	In the tracked changes version of the Plan, this phrase has been added to the beginning of the part 1 of the policy and not the end.
AM		10.55	Amend references to 'Planning Practice Guidance (PPG)' to 'National Planning Practice Guidance (NOPG)' (line 1) and references from 'PPG' to 'NPG' in the penultimate line.	A '0' has inadvertently been included in 'NPG' in the Modifications schedule.
AM		10.59	In the first sentence, replace 'section 3' with 'The Framework sets out the national requirement for site-specific Flood Risk Assessments. Part 3 sets out additional requirements.'	In the tracked changes version of the Plan 'is' has accidentally been deleted in error.
MM		Policy EQ9	<p>Replace part 1 of the policy with the following:</p> <p>1. 'Appropriate high quality new public open space of at least 40 square metres per new-build home must be provided for the following developments:</p> <ul style="list-style-type: none"> <li>• Proposals for 150 or more dwellings</li> <li>• Proposals for 11 to 149 dwellings on sites which are more than 2 kilometres from a 2km from main parks or Countryside Recreation Areas'</li> </ul> <p>1A. This new public open space must be provided within the site unless it can be demonstrated that enhancement of off-site open space is more appropriate, in terms of:</p> <ol style="list-style-type: none"> <li>a) The type and density of housing development and site size, or</li> <li>b) Proximity to existing main, district and community parks, or</li> <li>c) Other site-specific factors</li> </ol>	<p>In the tracked changes version of the Plan in part 1 of the policy, 'new-build homes' has been used instead of dwellings in both bullet points.</p> <p>In the Plan, the new part of the policy is identified as part 2, and all subsequent parts re-numbered accordingly, whereas in the Modifications schedule it is numbered 1A.</p> <p>In the Plan, criterion c) has been added, but it is missing from the Schedule of Modifications. This has now been approved.</p>
AM		10.68A	Add new paragraph 10.68A to say: '10.68A .... <del>Section</del> Part 3 makes it clear that the applicant will be expected to make sure that legal agreements, suitable plans and arrangements are in place for long-term management, maintenance and public access to the site.....'	The tracked changes version of the Plan renumbered the paragraphs in the policy to take account of the new second paragraph added. The plan wording refers to 'Section 4' rather than 'part 4' of the Policy, and should be amended.
AM		10.81	Replace the first sentence with 'The Council is producing a	The tracked changes version of the Plan includes additional wording at the

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			Supplementary Planning Document (SPD) to provide guidance on this matter.'	end of this sentence 'in the form of the 'Hot Food and Betting Shops SPD.' This should be deleted.
<b>AM</b>		<b>10.84</b>	A new first sentence should be added to this paragraph and the 2 <sup>nd</sup> sentence revised as follows: '... The verandas in Lord St, Southport, many of which are listed buildings, and the Birkdale Village Conservation Area, which are designated heritage assets are a distinctive feature and present problems with inappropriately designed advertisements.'	The tracked changes version of the Plan states: 'This includes Lord Street, Southport which is within a conservation area and the verandas, which are designated heritage assets.' This wording is preferred.
<b>Chapter 11</b>				
<b>MM</b>		<b>NH1</b>	Re-number part 4 of the policy as part 5.	In the tracked changes version of the Plan, this is numbered 7.
<b>MM</b>		<b>11.18A</b>	Introduce 4 new paragraphs after paragraph 11.18: '11.18A Policy NH2 sets out the hierarchical approach to the protection and enhancement of Sefton's designated nature and geo-diversity sites, Priority Habitats and Species and legally protected species. It also sets out how to achieve the strategic priorities of managing the natural assets better and making sure there is no net loss of these assets. 11.18D Some habitats, such as ancient woodland and veteran trees, are irreplaceable because of their age and complexity and cannot be recreated once they are lost.'	Paragraph 11.18A is not identified as a tracked change in the Plan. The end of the 2 <sup>nd</sup> sentence in the Plan states 'the strategic priorities of managing the natural assets better and making sure there is no net loss of these assets will be achieved.' This wording preferred.  The following wording has been added to the start of this paragraph in the tracked changes version of the Plan but this was not included in the Schedule of Modifications: 'Development proposals and the decision making process on planning applications should also take into consideration the fact that'.... This will be included in the Modifications to be submitted by 4 <sup>th</sup> December.
<b>AM</b>		<b>11.21</b>	Add 'bats' to the list of priority species found in Sefton.	'Red squirrels' has been added to the tracked changes version of the Plan. This will be included in the Modifications to be submitted by 4 <sup>th</sup> December.
<b>MM</b>		<b>11.26B and 11.26C</b>	Add new paragraph 11.26B: "... The aim is for it to be as close as possible to the development site.... 11.26C Some proposed development sites have been identified as supporting species listed as being important in the designations of the internationally important sites....'	The tracked changes version of the Plan says 'This seeks to target such measures'. However, this was not in accordance with the original schedule of Modifications. This has now been approved. The Plan wording is preferred.  The first sentence of paragraph 11.26C is missing from the tracked changes version of the Plan. This should be added.
<b>AM</b>		<b>11.31A</b>	Delete the existing paragraphs and replace them with 3 new paragraphs:	Paragraph 11.31A of the tracked changes version of the Plan says 'NIAs' instead of 'Nature Improvement Areas' at the end of the first sentence, and

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			'11.31A The Council will encourage opportunities for habitat enhancement as part of development proposals within the Nature Improvement Areas. .... These opportunities range, for example, from larger scale habitat creation within larger sites (such as wetland habitat linked to surface water management (SuDS) or flood risk storage areas) to smaller scale habitat creation on smaller sites (such as 'bat boxes' and/ or bulb planting).	'smaller scale habitat creation on' has been omitted from the last sentence.
<b>MM</b>		<b>11.33B and 11.33D</b>	<p>11.33B Nature Improvement Areas have been proposed by Government as the principal mechanism for restoring and managing wildlife. They are intended to achieve significant enhancements to ecological networks by providing opportunities to improve existing wildlife sites, build ecological connections and restoring ecological processes. Given that they operate at a landscape-scale, these areas should connect with their local economies and communities.</p> <p>11.33D Each NIA Focus Area has been mapped and is also supported by a detailed profile which can be used to guide use of the development management policies as well as the activities of other landowners, managers and other interests. Both the NIA Focus Area maps and profiles will be included within the Ecological Network evidence base.</p>	<p>In paragraph 11.33B the first sentence states 'delivering wildlife restoration and management' in the tracked changes version of the Plan whereas the schedule of Modifications states 'restoring and managing wildlife'. In the last sentence 'Given that they operate' has been replaced with 'Delivering' in plan. This wording is preferred and has now been approved.</p> <p>In paragraph 11.33D 'NIA Focus Area' has been added to the tracked change version of the Plan between 'detailed' and 'profile', and 'inform and' added between 'to' and 'guide'. This wording is preferred. An additional sentence has been added to the end of paragraph 11.33D in the tracked changes version of the Plan, which is not in the schedule of Modifications: 'The NIA boundary will be kept up-to-date as part of the Local Plan evidence. This will enable future opportunities to be taken account of. Future reviews of the LCR Ecological Network will be in accordance with an agreed monitoring process.' This will be included in the Modifications to be submitted on 4<sup>th</sup> December.</p>
<b>AM</b>		<b>11.50</b>	Amongst other modifications, the schedule states that the last sentence of paragraph 11.50 should be deleted.	There is only 1 sentence in this paragraph, which should be retained.
<b>MM</b>		<b>11.50A</b>	Add a new paragraph: '11.50A Public open space in the Green Belt includes the canal and its towpaths, parks or outdoor sports sites, notably ....'.	The tracked changes version of the Plan says 'and some more formal' has been added before 'parks'. This will be included in the Modifications to be submitted on 4 <sup>th</sup> December.
<b>MM</b>		<b>11.52</b>	The text following the bullet points should read: "The Moss Lane allotments, located close to Southport's	The wording in the tracked changes version of the Plan is incorrect and should be revised to match the Schedule of Modifications.



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			eastern boundary, are also part of Sefton’s leisure provision, but as they are in West Lancashire this Local Plan does not apply to them.”	
AM		11.77	Add to the end of the current 3rd sentence: ‘taking into account the requirements of the NPPF and the 1990 Act have been taken into account.	The tracked changes version of the Plan includes the correct title of the 1990 Act, viz ‘Planning (Listed Buildings and Conservation Areas) Act 1990 and the repetition of ‘have been taken into account’ has not been incorporated.
<b>Appendices</b>				
AM		Appendix 2	N/A	The Liverpool Bay (SPA) is included in tracked changes version of the Plan but not in the Schedule of Modifications. This will be included in the modifications to be submitted on 4 <sup>th</sup> December.
AM		Appendix 4		The older persons Housing SPD is shown as insertion twice in the tracked changes version of the Plan, in error.