

# Proposed Modifications to the Local Plan

## 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.

The following table details all proposed main modifications (MM) and their reference number, alongside additional modifications (AM).

Mod type	Main mod reference	Local Plan reference	Proposed change
<b>General, Index and Structure</b>			
AM		<b>General</b>	Replace all references to English Heritage (now Historic England) with Historic England and ‘Highways Agency’ to ‘Highways England’.
AM		<b>Index</b>	Add new policies MN6A ‘Land at Moss Lane, Churchtown’ and ED8A ‘Marine Park’ Add new appendix ‘Superseded Unitary Development Plan policies’ Reference to figure 7.2 deleted
AM		<b>Figures</b>	Figure 2.3, which is based on the 2010 Indices of Deprivation map has been replaced with map detailing areas in 20% most and least deprived in England based on 2015 Indices of Deprivation. Figure 4.4 Key diagram inserted Figure 6.1 inserted to reflect new Land East of Maghull diagram
<b>Chapter 1</b>			
AM		<b>1.4</b>	Under ‘Evidence’, replace ‘European Habitats Directives’ with ‘Habitats Regulations’.
MM	<b>PMM.1 and PMM.2</b>	<b>1.6A – 1.6B</b>	Add a new paragraph 1.6A to state ‘Although the Local Plan contains policy IN3 ‘Managing Waste’, 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.’ Add a new paragraph after paragraph 1.6A to state that ‘The Council will prepare a number of Supplementary Planning Documents (SPDs) to provide further detail and guidance on the policies and proposals in the development plan. Where SPDs are proposed, this is indicated in the explanation to the policy. They do not form part of the statutory development plan themselves. When adopted by the Council, they will be a material consideration in determining planning applications.

AM		1.17	Replace 'early review' with 'immediate review'. An additional sentence has been added to the end of this paragraph: 'A commitment to undertaking the necessary sub-regional studies is currently being sought from the other Liverpool City Region local authorities, as set out in the Duty to Cooperate document'
AM		1.21	Replace the reference to the 'Nature Improvement Area' with 'Ecological Network'.
<b>Chapter 2</b>			
AM		2.2	Replace 'It' with 'The Combined Authority' has received £230m
AM		2.5	Replace Antony Gormley's 'Iron Men sculptures' with 'Another Place sculpture'
AM		2.6	Replace 'reserves' with 'sites' after 'Internationally important nature'. The number of each type of site has been corrected as follows: '6 International Sites comprising 1 SAC, 2 Ramsar sites and 3 SPAs; 10 national sites comprising 4 SSSIs, 3NNRs and 3LNRs; and 56 Local Wildlife Sites and 12 Local Geological Sites'. References to the 'European Union Habitats Directive' and 'EU Birds Directive' should be replaced with 'Habitats Regulations'.
AM		2.9	Add 'Lydiate,' to the list of settlements that the Leeds and Liverpool Canal passes through. Add 'and ecology' after 'tourism'.
AM		2.12	Add additional sentence 'Significant investment and redevelopment has already taken place, particularly associated with the former Housing Market Renewal initiative and other former industrial sites.'
AM		2.20	Add 'some' before 'areas of deprivation in Bootle'
AM		2.26	Add 'Liverpool2' after 'the Seaforth River Terminal'
MM	PMM.3	2.26A	Add a new paragraph 2.26A 'In addition to the need for road improvements, there is also a need to promote multimodal access to the port. 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. However, it is acknowledged there will still be a major role for road transport depending on the destinations of the cargo being carried to and from the port. The Southern Zone of the Port of Liverpool (south of Alexandra Dock down to Sandon Dock) does not have rail access at the moment.'
AM		2.33	The reference to Brooms Cross Road in the last sentence has been updated as follows: 'was completed in August 2015 with the objective of easing these problems.' Reference added to 'the Dunnings Bridge Road corridor' after 'Thornton to Switch Island'.
AM		2.34	The reference to 2006 travel to work modes has been replaced by the percentage in the 2011 census.
AM		2.39	Paragraph updated with 2015 Indices of Deprivation statistics
AM		Pages 13-15	The source of the population figures for each part of Sefton has been added to confirm that these are the ONS mid-year population statistics (2012).
AM		2.43	Add '2013 – 2018 (2014)' after 'Health and Well-being Strategy.'
AM		2.45	'Liverpool2' has been added before 'deep river berth'.
AM		2.53	Add 'more commonly referred to as Melling' after 'Waddicar'.
AM		2.54	Remove 'Melling' from the list of villages.
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'
<b>Chapter 3</b>			
AM		3.4	Replace the last sentence with 'Fewer children or working people in an area could make it more difficult to sustain thriving local schools, while an older population may require other services and facilities eg. related to health and social services'.
AM		3.10	'To' removed from sub-heading before paragraph 3.10.

AM		3.13	Add 'and enhancing' before 'Sefton's environmental assets' in the last sentence.
AM		3.14	Replace '10%' with '20%'.
AM		<b>Objective 5</b>	Add 'district' Between 'town' and 'local centres'.
AM		3.24	Delete 'generally' and replace 'retained' with 'protected' in the first sentence.
AM		3.26	Replace Antony Gormley's 'Iron Men sculptures' with 'Another Place sculpture'
AM		3.29	Add before 'coastal change' 'or areas at risk of'
AM		3.31	Add 'and solar energy' to the end of the paragraph.
<b>Chapter 4</b>			
AM		4.4	Delete 'to' from the last bullet point, line 4.
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.'
AM		4.17	Add a third sentence to 'In addition, there is a further need to provide 2.63ha to compensate for the loss of employment areas in the Sefton part of the L5 area identified in the Mersey Ports Master Plan.'
AM		4.42	Replace 'early review' to 'Immediate review' in the heading before paragraph 4.42.
MM	PMM.100	4.43	Amend paragraph 4.43 by replacing 'the Port Access Study' with 'the Port of Liverpool Options Identification and Assessment commissioned by Highways England', and add a new 2 <sup>nd</sup> sentence 'Public engagement as part of this work is likely to take place early in 2016. The options assessment work is expected to be completed in summer / autumn 2016.'
MM	PMM.5	4.44	Replace paragraph 4.44 with the following: 'the Council is committed to an immediate review of the draft Plan. To this end, and as part of the Duty to Co-operate, it is collaborating with the other Liverpool City Region authorities to carry out a sub-regional Housing study, Employment study and Green Belt study. It has also commissioned a study to ascertain where, on the level of housing need based on the employment forecasts, Sefton's objectively assessed needs, is, and a study to assess the social, economic and environmental effects of increasing the amount of housing above the 615 contained in this Plan.'
MM	PMM.101	4.44A	Add a new paragraph as follows: '4.44A The immediate review of the Plan also provides the opportunity for the Council, working where appropriate in collaboration with the other Liverpool City Region authorities, to generate a new evidence base regarding wind energy. This would assist the Council to determine wind energy applications in the light of the Framework, National Planning Practice Guidance and most particularly the Ministerial Written Statement of 18 June 2015.'
AM		4.55	Replace 'exactly' with 'exact' (line 2), 'recommended' with 'included' (line 3), and add 'to meet the identified needs' to the end of the paragraph.
AM		<b>Figures 4.2 and 4.3</b>	Amend both tables to refer to 'Crosby and Hightown'
MM	PMM.4	<b>Figure 4.4</b>	A Key Diagram [Figure 4.4] will be inserted after page 28 of the Local Plan.
<b>Chapter 5</b>			
MM	PMM.102	<b>Policy SD2</b>	Add an additional bullet point 'To ensure that all new development addresses flood risk mitigation and explores all methods for mitigating surface water run-off. Wherever possible, developers should include an element of betterment within their proposals to reduce further the risk of flooding in the area.'
AM		<b>Policy SD2</b>	Add to the 9 <sup>th</sup> bullet 'and their settings' after 'heritage assets'.
AM		<b>5.8A</b>	New paragraph 'In some cases these principals are also supported by Supplementary Planning Documents (SPDs). Appendix 4 lists those currently being prepared'
<b>Chapter 6</b>			

<b>AM</b>		<b>6.8</b>	Delete the third sentence.
<b>MM</b>	<b>PMM.7</b>	<b>6.8A</b>	Add a new paragraph '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 to the boundaries of the Green Belt will be included in a future review of the Local Plan.'
<b>MM</b>	<b>PMM.103</b>	<b>Policy MN1</b>	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 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.'
<b>MM</b>	<b>PMM.104</b>	<b>6.14A - 6.14B</b>	Add two new paragraphs after paragraph 6.14: '6.14A The Sefton Local Plan does not make any provision for the additional demand for distribution and other port-related uses across Merseyside arising from the expansion of the Port of Liverpool in Sefton (Liverpool2). As a result of these requirements, which can only be assessed across the sub-region, the Council is committed to carrying out an immediate review or partial review of the Local Plan to address these matters. 6.14B The review of the Local Plan will be completed within 5 years of the adoption of this Plan. Sefton has already begun working with the other Liverpool City Region local planning authorities to establish the scale and distribution of any emerging housing shortfall and the emerging needs associated with the expansion of the Port of Liverpool, including a new or improved port access.'
<b>MM</b>	<b>PMM.6 , PMM.105, PMM.106 and PMM.200</b>	<b>Policy MN2</b>	Amend the site areas and capacities for the following sites as follows: <ul style="list-style-type: none"> <li>• MN2.2 Bankfield Lane – indicative capacity to 300</li> <li>• MN2.4 Moss Lane, Churchtown – 18.3ha</li> <li>• MN2.6 Land adjacent to Dobbies Garden Centre – indicative capacity to 174</li> <li>• MN2.9 Former St John Stone School, Meadow Lane, Ainsdale – 1.4ha</li> <li>• MN2.10 Sandbrook Road, Ainsdale –indicative capacity to 83</li> <li>• MN2.18 Power House phase 2, Hoggs Hill Lane, Formby – 0.4ha and indicative capacity to 12</li> <li>• MN2.14 Former Holy Trinity School, Lonsdale Road, Formby – 1.0ha</li> <li>• MN2.25 Lydiat Lane, Thornton – 10.2ha</li> <li>• MN2.28 Kenyons Lane, Lydiat –10.1ha</li> <li>• MN2.34 Aintree Curve –indicative capacity to 109</li> <li>• MN2.36 Former St Raymond’s School playing field – indicative capacity to 53</li> <li>• MN2.37 Land at Pendle Drive, Netherton – indicative capacity to 29</li> <li>• MN2.42 Klondyke phase 2 and 3 –3.6ha and indicative capacity to 142</li> <li>• MN2.44 St Joan of Arc – indicative capacity to 51</li> <li>• MN2.46 Land east of Maghull – 85.8ha</li> </ul> Subsequent total site area and indicative capacity amended accordingly

			Amend part 2 of the policy by adding 'Land at Moss Lane, Churchtown (site MN2.4)' to the start of this part of the policy, and add 'MN6A,' after MN6 in line 2.
<b>AM</b>		<b>Policy MN2</b>	Add a policy links to policy NH2 'Protection and enhancement of nature sites, priority habitats and species'.
<b>AM</b>		<b>6.33</b>	Add 'and land at Moss Lane, Churchtown (policy MN6A)' to the end of the second sentence.
<b>MM</b>	<b>PMM.201</b>	<b>Policy MN3</b>	<p>Land East of Maghull significantly modified to address access and layout requirements.</p> <p><b>MN3 STRATEGIC MIXED USE ALLOCATION - LAND EAST OF MAGHULL</b></p> <p>1. Land East of Maghull (shown on the Policy Map) is identified as a Strategic Mixed Use Allocation. The development of this site will create a high quality, well-designed sustainable urban extension containing distinctive, safe and secure residential neighbourhoods, a Business Park and improvements to local infrastructure.</p> <p>2. No applications for residential development will be permitted until a Supplementary Planning Document relating to this site has been adopted by the Council.</p> <p>3. The development of the site must provide:</p> <p><b>a)</b> A minimum of 1400 dwellings, incorporating a range of housing types and tenures. This will include the provision of affordable / special needs housing (policy HC1), and at least 2 dedicated older persons housing schemes (reserved for residents of 55 and over) each comprising at least 25 dwellings</p> <p><b>b)</b> A 20 hectare (net) serviced Business Park for office and light industrial (class B1), general industrial, (B2), and storage and distribution (B8) uses. The Business Park will be located adjacent to the site's north eastern boundary as set out in the broad location identified in figure 6.1</p> <p><b>c)</b> Retail and commercial development of an appropriate scale to ensure the convenience shopping needs of new residents are met.</p> <p><b>d)</b> A new 'main park' through the site located either side of Whinney Brook. This must incorporate an equipped play area, new habitat creation, and provision for outdoor sports</p> <p><b>e)</b> A landscaping network including tree planting, buffer zones between employment and housing areas and to the M58 motorway and railway, the strategic paths and cycle routes network</p> <p><b>f)</b> A layout that provides:</p> <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> <p><b>g)</b> Walking and cycling routes within and beyond the site linking new and existing residential areas and business park to the railway stations, bus services, local shops, open space, and schools. This will include improving existing rights of way within the site, including upgrading the existing Maghull no. 11 footpath to a pedestrian / cycle way</p> <p><b>h)</b> Effective management of flood risk within the site, including use of sustainable drainage systems. The development of the site will result in the reduction of flood risk onsite and to the adjacent railway line. No residential development will be located in Flood Zones 2 or 3 following any watercourse realignment, and</p>

			<p><b>i)</b> The long-term management and maintenance of public open space, landscaping, and sustainable urban drainage systems, to be agreed by the Council.</p> <p>4. The following phasing requirements will be applied to ensure that the required infrastructure is provided alongside new development:</p> <p><b>a)</b> A maximum of 250 dwellings will be served from Poverty Lane and a maximum of 250 dwellings will be served from School Lane / Maghull Lane, prior to the completion of the internal bus route / distributor road</p> <p><b>b)</b> The access into the business park from School Lane / Maghull Lane must be constructed to an appropriate standard, servicing into the business park provided, and the landscaping framework to the business park implemented before completion of the 500<sup>th</sup> dwelling</p> <p><b>c)</b> The local shopping provision must be constructed and made available for occupancy before completion of the 750<sup>th</sup> dwelling, and</p> <p><b>d)</b> The main park and outdoor sports provision will be provided in a phased manner</p> <p>5. The development of this site will secure the following benefits, including through the use of planning conditions, 'Section 106' or other legal agreements:</p> <p><b>a)</b> A financial contribution by 2019 to secure the delivery of the new slip roads required at Junction 1 of the M58 motorway</p> <p><b>b)</b> A financial contribution to subsidise a bus service through the site for at least 5 years</p> <p><b>c)</b> Provision of other necessary highways and public transport improvements</p> <p><b>d)</b> All residential applications within the site must contribute proportionally towards the provision of the main park</p> <p><b>e)</b> The provision of affordable / special needs housing (policy HC1), and All residential applications within the site must provide a financial contribution to fund the expansion of Summerhill Primary School to become a two form entry school.</p>
<b>AM</b>		<b>6.38</b>	Amend paragraph as follows: 'Land east of Maghull will provide a sustainable urban extension with major local benefits. These will include a contribution to new slip roads at junction 1 of the M58, a new main park (as set out in the Open Space and Recreation Study and other Council documents), sports provision, local shopping provision, and a 20 ha (net) business park.'
<b>AM</b>		<b>6.40</b>	Delete following sentence: 'These are required to be in place before the Business Park is occupied.'
<b>MM</b>	<b>PMM.202</b>	<b>6.41</b>	Insert final new sentence at end of paragraph: 'The business park should be located adjacent to the site's north eastern boundary as set out below:' alongside new figure 6.1 (Map to detail general location of business park within Land East of Maghull)
<b>AM</b>		<b>6.42</b>	Amend paragraph as follows: 'It is intended that residential areas will be developed as a series of planned neighbourhoods in a phased manner, so as to ensure that the appropriate infrastructure is provided alongside the development at the right time. The intention is to create accessible, safe and secure neighbourhoods incorporating high quality design.'
<b>AM</b>		<b>6.43</b>	Delete following sentence: 'This may include provision of a health centre, doctor's surgery, and/or dentists.'
<b>AM</b>		<b>6.46</b>	Replace 'local centre' with 'local shops'
<b>MM</b>	<b>PMM.107</b>	<b>Policy MN5</b>	Replace criterion a) – c) in Part 1 of the policy, and new criteria to be points d) and j) as follows: 'a) Provide a new ground and related facilities capable of accommodating a re-formed Formby Football Club, which should be developed to an

			<p>appropriate standard in the context of the Football Association’s Category F Grading Standards.</p> <p>b) Provide a minimum of 5 hectares of sports and recreation facilities, inclusive of the facility for a re-formed Formby Football Club. This must include replacement sports pitches, including two full size 3G football pitches, and outdoor recreational facilities available for community use</p> <p>c) Provide a minimum of 7 hectares net (10 hectares gross) of employment land, for the uses specified in Policy MN2.</p> <p>d) The development of other uses on residual land may be acceptable where they are necessary to enable/cross subsidise the delivery of the other uses set out above</p> <p>j) Any floodlighting needs to be sensitively designed, be timed to switch off, be well-cowled and not in use every night.’</p> <p>Amend part 2 of the policy as follows:  ‘The above requirements will be achieved through the use of planning conditions, Section 106 and other legal agreements as appropriate.’</p> <p>Add an additional sentence to the end of part 3 of the policy:  ‘Any uses required to enable/cross subsidise the delivery of the employment and sports and recreation uses must be phased so that they are delivered after or in tandem with the employment and sports and recreation uses.’</p>
<b>MM</b>	<b>PMM.108</b>	<b>6.56</b>	<p>Amend the first two sentences as follows, and delete the first bullet point:  ‘The new sports ground should be constructed to the specification of the Football Association’s Category F Ground Grading. Full details of this standard are available to download from the Football Associations website. In summary, a Category F ground must provide:’</p>
<b>MM</b>	<b>PMM.108</b>	<b>6.56A</b>	<p>Add a new paragraph after the bullet points to read ‘6.56A The proposed restrictions in criterion 1j) on floodlighting are required to ensure that any light spillage offsite is minimised throughout the winter period to ensure that it has the minimum impact on the adjacent feeding grounds for overwintering birds and bat use of the river corridor.’</p>
<b>AM</b>		<b>Policy MN6</b>	<p>Amend criterion 1b) as follows: ‘Retain and manage up to 7.9ha of grassland and wetland habitats outside of the residential allocation as a buffer zone...’</p>
<b>MM</b>	<b>PMM.109</b>	<b>6.63</b>	<p>Replace paragraph 6.63 with the following:  ‘The site is currently designated as a Local Wildlife Site (LWS). However, over 50% of the LWS will be lost as a result of this allocation. The management of the remaining 7.9 hectares within the LWS as managed grassland and wetland habitats will provide a major ecological enhancement to the existing site. This will constitute a significant net ecological benefit.’</p>
<b>MM</b>	<b>PMM.110, PMM.203, PMM.204</b>	<b>Policy MN6A</b>	<p>Add after paragraph 6.64 new policy MN6A ‘Land at Moss Lane, Churchtown’.</p> <p>6.64A Land at Moss Lane, Churchtown has been identified as a housing allocation under Policy MN2. The policy below sets out the site specific requirements that will apply to this site.</p> <p><b>MN6A LAND AT MOSS LANE, CHURCHTOWN</b></p> <p>1. Land at Moss Lane, Churchtown, is allocated for housing (as shown on the Policy Map). Development of this site must:</p> <ol style="list-style-type: none"> <li>Provide for the widening of Moss Lane between the Roe Lane/Mill Lane roundabout and the main vehicular access point into the site, to a minimum width of 6 metres with 2m wide footway on the southern side of Moss Lane. This can be achieved within the existing highway and site boundary.</li> <li>Provide a financial contribution to subsidise the extension of a bus service into the site for at least 5 years.</li> <li>Provide a loop road arrangement or suitable turning facility within</li> </ol>

			<p>the northern half of the site for the use of bus services.</p> <p>d) Provide a layout that provides for mitigation from the operation of the adjacent golf course</p> <p>e) Retain the existing woodland that abuts Moss Lane to the north, and provide for its long term management. The development must also make provision for footpaths through and public access to the woodland area.</p> <p>f) Preserve the setting of the adjacent North Meols Conservation Area, and secure a transition to open countryside, by:</p> <p>a. Providing a 15 metre deep screen of trees along the Moss Lane frontage, between no. 83 Moss Lane, and the western edge of Pool House Farm, whilst allowing for a safe vehicular point of access into the development. Existing mature trees around Pool House Farm should be retained and supplemented with additional planting.</p> <p>b. Maintaining the open character of the north east corner of the site, identified as Proposed Open Space on the Policy Map.</p> <p>g) Incorporate any necessary flood risk mitigation; and</p> <p>h) Provide habitat creation and management, appropriate tree planting, and a landscaped buffer alongside Three Pools Waterway.</p> <p>2. These requirements will be achieved through the use of planning conditions, Section 106 and other legal agreements.</p> <p><b>Key policy links</b></p> <ul style="list-style-type: none"> <li>• MN1 Housing and Employment Requirements</li> <li>• MN2 Housing, Employment, and Mixed Use Allocations</li> </ul> <p><b>Explanation</b></p> <p>6.64B Land at Moss Lane, Churchtown is a 19.1 ha urban extension with the capacity to accommodate around 450 dwellings. The site will make a significant contribution to housing provision in Southport, including towards meeting Southport’s high affordable housing need.</p> <p>6.64C A number of improvements are necessary to ensure that the site is accessible to pedestrians, vehicles, and public transport. Whilst the majority of Moss Lane between the Roe Lane/Mill Lane roundabout and the likely main vehicular access point into the site is of adequate width, certain sections will require widening and the introduction of footways. In addition, the existing no. 43 bus service currently terminates at the Roe Lane/Mill Lane roundabout. MerseyTravel have confirmed to the Council that the extension of the no. 43 service into the site would be feasible, and that a contribution would be required from the developer for a period of 5 years to establish this extended service. The 5 year subsidy period should commence immediately following the construction of the 150<sup>th</sup> dwelling.</p> <p>6.64D Southport Old Links Golf Course is adjacent to the site, and a number of holes are close to the proposed development area. The layout of any development in this location should incorporate mitigation to ensure that new properties are reasonably screened from wayward golf balls.</p> <p>6.64E An existing area of woodland (approximately 1.2 ha in size) is located within the northern part of the site. This woodland should be retained and integrated within the development, including provision for footpaths through, and public access into, the woodland area.</p>
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			<p>6.64F The North Meols Conservation Area is located to the north west of the site, and includes the Grade II* listed Meol's Hall and its historic parkland. Historically, the Hall was surrounded by open countryside, and whilst its western boundaries have now been subsumed by urban Southport and trees planted to the eastern perimeter, part of the agricultural setting of the estate remains intact. In order to preserve connections between the estate and the countryside, the development of this site must retain and enhance the existing screen of trees and development along Moss Lane. In addition, the area of the site to the east of Pool House Farm must be retain as open space to preserve the open countryside feel of this part of the site.</p> <p>6.64G It is envisaged that the main vehicular point of access will be located between the existing plantation and the western edge of Pool House Farm. Whilst part f a) of the policy requires a 15 metre deep screen of trees along part of the Moss Lane frontage, this should allow for a safe point of access into the development, including necessary visibility splays.</p>
<b>AM</b>		<b>6.68</b>	Add to the end of this sentence: 'However, the Council has indicated that there may be a need for an immediate review of the Local Plan to take account of the updated objectively assessed need for housing based using the 2012-based household projections'.
<b>MM</b>	<b>PMM.111</b>	<b>Policy MN8</b>	Amend the site areas for the following sites as follows: MN8.1 Lamshear Lane – 33.9 ha MN8.2 Land adjacent to Ashworth Hospital – 15.1ha.
<b>MM</b>	<b>PMM.8</b>	<b>6.78</b>	Replace the paragraph with: 'The two areas of Safeguarded Land have a combined potential capacity of around 1,000 dwellings. In addition, it is assumed that 318 dwellings at site MN2.5 (Crowland Street, Southport), 90 dwellings at site MN2.2 Land at Moss Lane, Southport, 80 dwellings at site MN2.46 Land East of Maghull, and 263 dwellings at Town Lane, Southport (permission ref S/2012/0400) will be delivered after 2030 due to likely market take up rates. This land, with a total estimated capacity of some 1,750 dwellings, will ensure that the proposed Green Belt boundary can endure in the longer term, beyond the current Local Plan period, though no specific time horizon is identified as to when that will be.'
<b>Chapter 7</b>			
<b>AM</b>		<b>7.2</b>	Replace 'Greater Merseyside' with 'in the Liverpool City Region' after 'any authority' (line 4).
<b>AM</b>		<b>7.3</b>	Replace 'to' with 'in' (last line).
<b>MM</b>	<b>PMM.112</b>	<b>7.9</b>	Delete 'has' from the penultimate sentence and add a new final sentence 'The need for improved access to the Port of Liverpool was a key element of the Liverpool City Region Growth Deal. This led to the inclusion of a scheme to improve highway access to the Port of Liverpool in the Road Investment Strategy published by the Department for Transport in December 2014.'
<b>AM</b>		<b>7.11</b>	Replace 'react' with 'respond' (last line).
<b>MM</b>	<b>PMM.153</b>	<b>Policy ED1</b>	Amend part 2c) as follows: '2c) Demonstrate that there are no likely significant effects on the Mersey Narrows and North Wirral Foreshore and Liverpool Bay Special Protection Areas or other internationally important nature sites.'
<b>AM</b>		<b>Policy ED1</b>	Add to the end of the existing part 4 of the policy 'both within and beyond Sefton'. Add ', specifically rail' at the end of part 3 of the policy. Add 'Road Investment Strategy, 2014' to the list of policy links after the policy.
<b>AM</b>		<b>7.13 and</b>	Liverpool2 should replace River Terminal in paragraphs 7.13 and 7.15 (2

		<b>7.15</b>	references in the latter paragraph)
<b>MM</b>	<b>PMM.113</b>	<b>7.14</b>	Amended as follows: The current road access to the Port is constrained due to traffic congestion at peak times and will need to be improved during the plan period. This road experiences repeated congestion especially during peak periods, and the area adjacent to the main entrance to the Port suffers from poor air quality. It is recognised that major road improvements to facilitate port access will be required in the long term. A scheme has been included in the Road Investment Strategy, and Highways England has commissioned an Options Identification and Assessment study, which will be completed in summer 2016. Highways England have confirmed, in their newsletter of October 2015, that they are considering two options for improved road access to the port; upgrade Dunning's Bridge Road; or a new road through the Rimrose Valley.
<b>MM</b>	<b>PMM.113</b>	<b>7.14A – 7.14B</b>	New paragraphs: '7.14A The Canada Dock Rail Connectivity Study (April 2015) was prepared on behalf of Merseytravel and the Homes and Communities Agency to identify options for reconnecting the Southern Zone of the Port of Liverpool to the railway network. The study recommended that land associated with the former Canada Dock Branch Line should not be safeguarded, and that reinstating the route would be a costly and operationally unsatisfactory option. The study concludes that rail connectivity could be improved most affectively by extending the existing rail line south from Alexandra Dock. The viability of this proposal will be assessed in greater detail within the emerging Port Master Plan and Long Term Freight Strategy and as part of the Duty to Cooperate associated with an early review of the Local Plan.' '7.14B Network Rail is bringing forward proposals that will improve the rail freight capacity on the Bootle Branch Line into the Port of Liverpool, which will accommodate increased rail freight movements associated with the increase in biomass imports for energy generation and with the growth in container movements that will result from the opening of Liverpool2.'
<b>AM</b>		<b>7.15</b>	Delete 'what mitigation' from the last sentence.
<b>MM</b>	<b>PMM.114</b>	<b>Policy ED2</b>	The final sentence and bullet points of part 2 of the policy to be replaced with: "When considering applications in edge of centre and out of centre locations, preference should be given to accessible sites that are well connected to a defined centre in accordance with part 1 or sites within existing retail parks. (Including footnote of retail parks)".  The penultimate sentence of part 3 of the policy to be replaced with the following: "All proposed retail, leisure and other town centres uses located outside of existing defined centres (part 1) and which are not in accordance with the Local Plan should demonstrate: <ul style="list-style-type: none"> <li>• that they would not prejudice the delivery of existing, committed, and planned public and private investment within any existing defined centres, and</li> <li>• 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."</li> </ul> Delete the final sentence of part 4 of the policy: "Outside of Primary Shopping Areas, but within defined centres, all main town centre uses will be considered acceptable in principle".
<b>AM</b>		<b>Policy ED2</b>	After 'town centre uses' in add "(as defined in NPPF Annex 2)" to part 1 of the policy. Reference to Figure 7.2 in part 4 of the policy is to be amended to refer to the

			Policy Map (see below). Add 'and other non-town centre uses' after 'residential development' in Part 5 of the policy.
<b>MM</b>	<b>PMM.115</b>	<b>Figure 7.2</b>	Figure 7.2 is to be deleted to reflect the correct approach to designating retail areas in Town and District Centres. The Primary Retail Frontages have been replaced by geographically defined Primary Shopping Areas which are shown on Policy Map.
<b>MM</b>	<b>PMM.9</b>	<b>Policy ED3</b>	Replace part 2 of the Policy with the following: '2. Other uses will only be permitted where: <ul style="list-style-type: none"> <li>• They are small scale or ancillary to the above uses, and would not prejudice the operation of Class B1, B2, or B8 uses within the Primarily Industrial Area, or</li> <li>• The land/premises have been continuously and actively marketed for Class B1, B2 and B8 uses for at least 2 years, and</li> </ul> The proposed use provides comparable job outputs to at least Class B8 uses (as defined by the most recent HCA Employment Densities Guide), and would not prejudice the operation of Class B1, B2, or B8 uses within the Primarily Industrial Area.'
<b>AM</b>		<b>Policy ED4</b>	In part 1 of the policy delete 'complement' and replace it with 'are compatible with' before 'the character of the area'. Add the following policy links and national / regional context: 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> National /regional context <ul style="list-style-type: none"> <li>• LCR Visitor Economy Strategy to 2020 (2009)</li> </ul>
<b>MM</b>	<b>PMM.205</b>	<b>Policy ED5</b>	Insert 1 before paragraph and amend as follows: '1. Tourism development will be supported in the following locations, subject to there being no adverse effects on the integrity of sites of international nature conservation importance, other natural and heritage assets, or to other Local Plan policies.' Insert new part 2 as follows: 'Insert new point 2 as follows: 'Other tourism development 2. Elsewhere sustainable tourism development will be supported in principle where it relates to location-specific tourism assets and is consistent with other Local Plan policies.'
<b>AM</b>		<b>Policy ED5</b>	Add the following policy links after policy ED5 <ul style="list-style-type: none"> <li>• MN7 'The Green Belt',</li> </ul> Heritage and Nature Conservation policies in chapter 11
<b>AM</b>		<b>7.39</b>	Amend the second sentence of paragraph 7.39 as follows: 'Southport Seafront, Southport Central Area, Crosby Coastal Park and Aintree Racecourse are shown on the Policy Map.' The format of the rest of existing paragraph 7.39 has been amended by adding bullet points to separate the four areas, to reflect the more detailed policy approach to each area.
<b>MM</b>	<b>PMM.116</b>	<b>7.39A – 7.39B</b>	New paragraphs: '7.39A Other Local Plan policies with which tourism development must be consistent include those listed above, policy MN7 'The Green Belt', heritage policies in chapter 11, and other policies. For example, many sites in these locations are also Local Wildlife Sites or may raise other nature conservation or heritage issues. 7.39B Other tourism areas or assets in Sefton include the Hornby Centre, Trans Pennine Trail and Coast Path. Policy NH4 recognises the importance of golf courses and informal recreation located on the Sefton Coast. For example the National Trust's site at Formby Point is important for tourism,

			the local economy, ecology and nature conservation. The tourism policy together with Policy NH4 'The Sefton Coast and development', and other relevant Local Plans policies, provide the framework for assessing development proposals on the Coast.'
<b>MM</b>	<b>PMM.10</b>	<b>Policy ED6</b>	Amend part (b) ii ( Bootle Gas Works) as follows: 'The redevelopment of this site for appropriate uses will be permitted where: i. The proposed use provides a significant regeneration benefit to the area ii. The proposed use is compatible with the adjacent residential area Any partial development would not prejudice the development of the remainder of the site.'
<b>AM</b>		<b>Policy ED6</b>	Remove 'defined' from in front of 'Seaforth centre'
<b>AM</b>		<b>7.56</b>	Add the list of properties after paragraph 7.56: 'Seaforth centre contains the following properties: <ul style="list-style-type: none"> <li>• 1 – 15 (odd) Sandy Lane</li> <li>• 12 – 26 (even) and 11 – 83 (odd) Seaforth Road</li> <li>• 35a and 35b Seaforth Vale</li> <li>• 1-25 (inclusive) Stella Precinct</li> <li>• The factory building on Norfolk Place, and</li> <li>• 1a Hawarden Grove.'</li> </ul>
<b>MM</b>	<b>PMM.11</b>	<b>Policy ED7</b>	Point 1 reworded as follows: Within the Southport Central Area development proposals should be consistent with, and make a positive contribution to, the economic function of the area, the quality of the environment and maintain the significance of heritage assets and their settings.  Add a new part 5 c) to the policy, as follows: "Take opportunities to enhance heritage assets and their settings including securing their re-use, repair and restoration where appropriate. Where heritage is degraded through poor quality previous changes, enhancements should form part of proposals."
<b>AM</b>		<b>7.63</b>	Delete "between 91 and 581 Lord Street"
<b>AM</b>		<b>7.63A</b>	Add a new paragraph after paragraph 7.63: 'The architectural and historic interest of Southport is one of its key attractions which support the tourist economy. Throughout Southport town centre a number of the historic buildings show signs of poor maintenance or have suffered from inappropriate additions or changes to architectural features. 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.'
<b>MM</b>	<b>PMM.117</b>	<b>Policy ED8</b>	Delete parts 3 and 4 of the policy, which will be incorporated into new policy ED8A and paragraph 7.66
<b>MM</b>	<b>PMM.118 and PMM.119</b>	<b>Policy ED8A</b>	ED8A Marine Park, Southport 1. Marine Park (16.4 ha) is allocated for major visitor-based development [shown on the Policy Map]. Redevelopment of this site must significantly enhance the regional leisure and tourism role of Southport. 2. The redevelopment of this site must: a) Be of high design quality that compliments the existing historic seaside environment b) Incorporate active frontages to both Marine Drive and Esplanade c) Significantly improves pedestrian links within and through the site. This must include the provision of a high quality, landscaped pedestrian link through the site connecting the Venetian Bridge in King's Gardens to the seafront d) Incorporate high quality landscaping, including enhancements to the north western edge of the Marine Lake.

			<p>e) Retain the open seafront setting of the listed pier, and maintain views to and from it</p> <p>f) Ensure that the position, orientation, and scale of new buildings allows for open views to be retained towards the sea from the Promenade and the Seafront Gardens</p> <p>g) Improve views from the Promenade towards Ocean Plaza.</p> <p>h) Provide appropriate new open space and green infrastructure within the site</p> <p>3. The expansion of the existing fairground and the provision of new outdoor leisure facilities are acceptable in principle.</p> <p>4. Any proposal to partially develop the site should be prepared in the context of a development strategy for the whole site.</p> <p>5. Development that would adversely affect the integrity of adjacent internationally important nature sites will not be permitted.'</p> <p>Add 4 paragraphs as Explanation to this new policy:  '7.67A The Marine Park site represents a significant opportunity to provide high quality development of a scale that enhances Southport's role as a regionally important centre for tourism, and to act as a catalyst for further tourism investment. In particular, this site offers the potential to create a development that increases the number and type of visitors to Southport, and encourages more families to visit the town. The Visitor Economy Strategy also supports the development of a major new tourist attraction at Marine Park. Development of this site will be expected to meet each of the criteria set out in the policy to ensure that the highest quality of development is achieved on this prominent site.</p> <p>7.67B The site is in a sensitive location between the Seafront, the Grade II listed pier and the Promenade Conservation Area, incorporating the Kings and South Marine Registered Historic Gardens. It is essential that the historic and visual connections between the development site, the pier, the historic Promenade frontage, and the historic gardens and the sea are retained. The fairground compliments Southport's heritage as a seaside resort town, and the continuation of this use is seen as maintaining the seafront's historic character</p> <p>7.67C Marine Park is located at a key gateway to Southport town centre so design, layout and quality of development are critical to the success and perception of the town. The Ocean Plaza buildings currently detract from views across the historic seafront. Opportunities to improve the longer ranging views across the seafront from the Pier, Promenade, and Kings and South Marine Registered Historic Gardens, should be taken.</p> <p>7.67D The development of this site may involve the loss of some or all of Princes Park. Appropriate new open space and green infrastructure should be provided within the site to compensate for any loss of open space.'</p>
<b>MM</b>	<b>PMM.12</b>	<b>Policy ED9</b>	Insert a new part of the policy after part 7 (under the 'Design and Townscape' header), which states: '7A. Development proposals in proximity to the listed St Michael's Cross should enhance its setting.'
<b>Chapter 8</b>			
<b>AM</b>		<b>8.5</b>	Delete 'what' from line 1.
<b>MM</b>	<b>PMM.13 and PMM.14</b>	<b>Policy HC1</b>	<p>Replace part 6 of the policy with 'Where extra care or sheltered housing is proposed to be substituted for affordable housing, this must meet the tenure requirements set out in parts 2 and 4 of this policy.'</p> <p>Add a new point 9 to address commuted sum payments:  'Off-site provision of affordable housing, or a financial contribution of broadly equivalent value, will be considered where it can be robustly justified, and where the agreed approach contributes to the objective of creating mixed</p>

			and balanced communities.'
<b>AM</b>		<b>Policy HC1</b>	Delete the 2 <sup>nd</sup> sentence from part 5 of the policy.
<b>AM</b>		<b>8.13</b>	Add to the start of the paragraph 'The affordable housing contribution is rounded up to the nearest whole number equating to a minimum of 30% of bedspaces. Within this 30%, the social housing element is rounded up to a minimum of 80% in respect of the total affordable housing requirement.'
<b>AM</b>		<b>8.24</b>	In the penultimate sentence delete 'of' before '15% of new housing' and add commas after 'the plan period' and 'about 1,674 dwellings'.
<b>MM</b>	<b>PMM.15, PMM.16, PMM.17 and PMM.123</b>	<b>Policy HC2</b>	<p>Replace part 1 of the policy with: 'In developments of 50 or more dwellings, at least 50% of new market properties must have 3 bedrooms or less.'</p> <p>Replace the requirement for Lifetime Homes with the following: 'In developments of 50 or more dwellings, at least 20% of new market properties must be designed to meet Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings'.</p> <p>Add 'or people with special needs' to part 3 of the policy after 'older people'.</p> <p>Add new part 5: 'The Council will support proposals for custom or self-build homes on appropriate sites.'</p>
<b>AM</b>		<b>8.31</b>	Delete this paragraph and replace it with: In this context, the construction of 20% of new housing in developments of 50 homes or more to Building Regulation M4(2) will help to provide more flexible accommodation. Optional Technical Standards for Housing allow planning authorities to set additional technical requirements exceeding the minimum standards required by Building Regulations in respect to access. Optional standard M4(2) ensures new housing incorporates features that make it adaptable to a wide range of occupants, including older people. The emerging Affordable, Special Needs and Older People's Housing SPD will provide further guidance on policy HC2 part 2.
<b>AM</b>		<b>8.34A</b>	Insert a new paragraph: 'Custom and Self Build homes are a means of allowing local people or groups to commission, design, construct or complete their own home. Sefton has recently completed an Assessment of the Potential for Self-Build and Custom Build Homes in the borough. Whilst this assessment hasn't been able to determine a level of demand in Sefton for these types of schemes, it proposed a number of recommendations to allow the Council to further understand likely demand. One recommendation is for the setting up of a register to allow people and groups to indicate that they want to custom or self-build their homes. Another recommendation is that the Council identifies a small number of pilot sites to be made available for custom and self-build homes. The Council intends to implement both of these recommendations in the short term. 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.'
<b>AM</b>		<b>Policy HC3</b>	<p>Amend bullet point b) by adding 'or designated' after 'allocated' and add a new bullet point d) 'where this is consistent with other policies in the Plan' after the third bullet.</p> <p>Add 'of the net developable area' after '30 dwellings per hectare'</p>
<b>AM</b>		<b>8.38</b>	Add to the end of the paragraph: There may be other policy reasons (eg flood risk, heritage or nature conservation) why the development may be inappropriate. This does not apply in the Green Belt unless the criteria set out in paragraphs 89 and 90 of the National Planning Policy Framework are met.
<b>AM</b>		<b>8.55</b>	Add '(HC5.3)' after 'Plex Moss Lane, Ainsdale' in line 5.

			Add an extra sentence to the end of the paragraph. 'As site HC5.3 is located in open countryside in a prominent location, it is essential that appropriate boundary treatment is provided. The development of site HC5.4 for a transit site should also include appropriate boundary treatment.'
<b>AM</b>		<b>Policy HC7</b>	In part 2 add 'of the site' after 'Development', and replace 'the heritage characteristics of the site' with 'minimise harm to the historic environment and its setting'. Amend part 3 of the policy to refer to the need to demonstrate that the institution and its ancillary facilities are surplus to recreational requirements: 3. 'Development for an alternative use which is compatible with the surrounding area is acceptable in principle, where appropriate evidence is provided that the institution and its ancillary facilities are surplus to recreational requirements'.
<b>AM</b>		<b>8.69</b>	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....' Amend the end of the second sentence to refer to national 'policy and' guidance not just national guidance, so that it reads' in line with national policy and guidance'.
<b>Chapter 9</b>			
<b>MM</b>	<b>PMM.18 and PMM.120</b>	<b>Policy IN1</b>	Add to end of part 8 of the policy: 'Where scheme viability will be affected, developers will be expected to provide Viability Assessments which will be taken into account as a material consideration in the determination of planning applications. Essential infrastructure is required regardless of viability.'
<b>AM</b>		<b>Policy IN1</b>	Add 'community,' to part 2 of the policy.
<b>AM</b>		<b>9.7</b>	Add two additional bullet points to the list in this paragraph. <ul style="list-style-type: none"> <li>Habitat compensation or mitigation [see policy NH2 Protection and Enhancement of Nature Sites, Priority Habitats and Species]</li> <li>Cross boundary infrastructure</li> </ul>
<b>AM</b>		<b>9.8</b>	Add to the end of the second sentence: 'and potentially on cross boundary infrastructure.'
<b>AM</b>		<b>9.12A – 9.12C</b>	Add three new paragraphs after paragraph 9.12: '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. 9.12C Sefton Council will support the principle of investment in infrastructure to respond to development and environmental needs. Infrastructure is key to the delivery of sustainable development and economic growth, and meeting the development needs of the Borough.'
<b>MM</b>	<b>PMM.121</b>	<b>9.13</b>	Sentence added to end: However, viability issues must not be a reason to avoid the provision of essential infrastructure, i.e. infrastructure needed to make the development acceptable in planning terms.
<b>AM</b>		<b>9.14</b>	In the last sentence, replace 'types of transport' with 'a wide range of transport types'.
<b>MM</b>	<b>PMM.122</b>	<b>Policy IN2</b>	Reword point 2 as follows: Improvements to the transport network will take account of the need for: <ul style="list-style-type: none"> <li>Improving safety and accessibility for all transport users</li> <li>Protecting the freight distribution network</li> <li>Maintaining, improving and extending the walking and cycling network</li> </ul>

			<ul style="list-style-type: none"> <li>• Better connecting new and existing neighbourhoods with the public transport network</li> <li>• Creating opportunities for existing transport to become more sustainable such as by promoting/installing charger units at appropriate locations.</li> </ul> <p>Add a 7<sup>th</sup> part to the policy:  '7. The Council will support initiatives to reconnect the Port of Liverpool (Southern Zone) between Alexandra Dock and Sandon Dock to the rail network. Subject to the compliance with Policy ED1, proposals by Peel Ports to extend the existing rail lines within the Port of Liverpool at Seaforth to directly serve the new Liverpool Container Terminal (L2) will be supported.'</p>
<b>AM</b>		<b>Policy IN2</b>	<p>Policy IN2 section 1, last bullet point, replace 'Aintree Curve' with the 'North Mersey Branch line'.</p> <p>First bullet of point 4 amended to: direct access onto the motorway and trunk road network.</p> <p>Under National/Regional Context, add '[LTP3]' after the Merseyside Local Transport Plan for Growth'.</p> <p>Insert following national/regional context:</p> <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>
<b>AM</b>		<b>9.15</b>	Reference to LCR Transport Plan for Growth inserted
<b>AM</b>		<b>9.17</b>	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.
<b>AM</b>		<b>9.22</b>	Reference to the Liverpool City Region Long Term Rail Strategy inserted
<b>AM</b>		<b>9.28</b>	Delete 'and Appropriate Assessment'.
<b>MM</b>	<b>PMM.124</b>	<b>9.33A – 9.33D</b>	<p>Add four new paragraphs after paragraph 9.33:</p> <p>9.33A Further national guidance is set out in National Planning Practice Guidance and the Ministerial Written Statements of 25 March and 18 June 2015. The latter indicates that when determining planning applications for wind energy development for one or more wind turbines, local planning authorities should only grant planning permission if:</p> <ul style="list-style-type: none"> <li>• The proposed development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and</li> <li>• Following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and the proposal has their backing.</li> </ul> <p>9.33B The Written Ministerial Statement of 25 March 2015 included provisions on the siting of large scale ground-mounted solar panel installations to ensure that the locations chosen for these schemes are the most suitable, taking into account factors such as the agricultural quality of the land concerned.</p> <p>9.33C The Plan does not allocate any sites for large scale renewable energy schemes in the Green Belt, and does not identify any sites as being suitable for wind energy development. The area of search for wind energy at Ince Blundell identified at the Preferred Options stage of Local Plan preparation has not been taken forward. This area was originally identified in the Liverpool City Region Renewable Energy Capacity Study (2011). This Study looked only at wind speeds and high</p>



			<p>level constraints with a view to identifying areas suitable for multiple turbine installations, and did not look at, matters such as flood risk, landscape character, cumulative impact or the specific impacts on heritage assets. It did not consider wind energy installations at a small enough scale to comply with the requirements of the 18 June 2015 Ministerial Written Statement. Ince Blundell Parish Council and local residents submitted objections to this proposal at the Preferred Options stage.</p> <p>9.33D The immediate review of the Plan provides the opportunity for the Council, working where appropriate in collaboration with the other Liverpool City Region authorities, to generate a new evidence base regarding renewable energy, including wind. This would assist the Council to determine such renewable energy applications in the light of the Framework, National Planning Practice Guidance and most particularly the Ministerial Written Statement of June 2015. In light of the current situation, the Council will be unable to consent applications for onshore wind energy development until a review of the Local Plan is undertaken.</p>
<b>AM</b>		<b>9.34</b>	<p>And to end of the last sentence of 9.34:  ‘National Planning Practice Guidance and the Ministerial Written Statement dated 18 June 2015.’</p>
<b>Chapter 10</b>			
<b>MM</b>	<b>PMM.20</b>	<b>Policy EQ1</b>	Amend the sixth bullet point by adding ‘, betting offices’ after ‘non-food and drink uses’.
<b>MM</b>	<b>PMM.125</b>	<b>Policy EQ2</b>	<p>Replace the existing policy with:  ‘Development will only be permitted where:  <u>1. In relation to site context</u>  (a) The proposal responds positively to the character, local distinctiveness and form of its surroundings.  (b) In areas of lesser quality the development enhances the character of the area rather than preserves or reproduces negative aspects of the existing environment.  (c) Key views of townscape, including landmark and gateway buildings, and important landscape features are retained or enhanced.</p> <p><u>2. In relation to site design, layout and access</u>  The arrangement of buildings, structures and spaces within the site, including density and layout, and the alignment and orientation of buildings, relates positively to the character and form of the surroundings, achieves a high quality of design and meets all of the following criteria:  (a) Ensures safe and easy movement into, out of, and within the site for everyone, including pedestrians, cyclists and those with limited mobility  (b) Integrates well with existing street patterns  (c) Protects the amenity of those within and adjacent to the site  (d) Ensures the safety and security of those within and outside the development through natural surveillance and the creation of active frontages  (e) Creates well-connected attractive outdoor areas which fulfil their purpose well.</p> <p><u>3. In relation to the design of buildings and structures</u>  (a) Proposals make a positive contribution to their surroundings through the quality of their design in terms of scale, form, massing, style, detailing, use of materials and meet criteria (b) to (d) listed in part (2) above (replacing ‘site’ with ‘building’ in c.)</p>

		<p>(b) Proposals for non-residential buildings consider flexibility in design to facilitate conversion to other uses in the future.</p> <p>(c) Proposals are designed to take advantage of natural solar gain.</p> <p><u>4. In relation to major and urban edge sites the following additional criteria apply</u></p> <p>(a) Key landmarks are retained, and new gateway features provided, to ensure locally distinctive developments.</p> <p>(b) Structural planting is provided to soften the urban edge and provide a suitable transition to open countryside.</p> <p>(c) A clear road hierarchy is set out, and different character areas within the development are provided, to assist navigation through and around the development.'</p> <p><b>Key policy links</b></p> <ul style="list-style-type: none"> <li>• MN2 Housing Employment and Mixed use allocation</li> <li>• EQ3 Accessibility</li> <li>• EQ7 Energy efficient and low carbon design</li> <li>• Policy HC4 House Extensions, Alterations and Conversions to Houses in Multiple Occupation and Flats</li> </ul> <p><b>National /regional context</b></p> <ul style="list-style-type: none"> <li>• Building for Life 12</li> <li>• Planning for Place (CABE)</li> <li>• Joint [Merseyside and Halton] Waste Local Plan 2013 (the 'Waste Local Plan')</li> </ul> <p>Explanation</p> <p>10.10 Proposals should respond positively to the character and form of their surroundings, in terms of density, size, layout, architecture, design and landscape. Context may mean any of these, from the architectural detail of buildings to the general character of the area. Sefton has many diverse and distinctive areas. These are set out in 'Settlement Character Plans' which form part of the Design Supplementary Planning Guidance and in Conservation Area Appraisals. The purpose of the policy is to ensure that good design is achieved in all developments. Planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions (National Planning Policy Framework, paragraph 64).</p> <p>10.11 Good quality design covers buildings, the site as a whole and the site within the context of its surroundings and wider area. The main aspects are how the development looks and how it works. Places and buildings should also have their own identity, fulfil their purpose well, be robust and adapt easily to changing requirements.</p> <p>10.12 In areas of lesser design quality in Sefton, development should enhance the area rather than reproduce an existing poor environment. For many constrained sites, developers should take the opportunity to create design solutions which are bold, inspiring and longlasting.</p> <p>10.13 Sites, streets and other places must be designed to ensure safe and easy movement into, through and out of them for all potential users, including those of limited mobility, for pedestrians, cyclists, public transport users, cars users, and for servicing, deliveries and collection. Special consideration should be given to pedestrians and people with disabilities, the elderly, the temporarily infirm and parents with young children. The layout must be appropriate to the use and the context.</p> <p>10.14 Safety and security can be promoted through careful design of buildings</p>
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			<p>and spaces, for example through promoting natural surveillance. Natural surveillance can take place in a variety of ways, e.g. overlooking from windows and from people passing by on roads, open spaces and paths.</p> <p>10.15 The term 'outdoor area' includes gardens, amenity space, car parking areas, and other public spaces. A high quality of detailing and materials is required. These spaces can strengthen communities by offering opportunities for recreation and places for people to meet. Policy EQ9 'Provision of public open space, strategic paths and trees in development' deals in more detail with these issues.</p> <p>10.16 Buildings and structures should make a positive contribution to the overall design of a development. Structures include boundary walls, fences and gate piers, and swimming pools and any swimming pool enclosures. The design of buildings and structures can have a major impact on the amenity of adjacent properties, the street scene and the character of the area.</p> <p>10.17 Major and urban edge sites should contain key landmarks, gateways and varied features to ensure a distinctive development and facilitate easy access and navigation through the site. It is important that landscaping is provided to soften the urban edge and improve views of new development from open countryside.</p> <p>10.18 A Design and Access Statement may be required with some applications. The Council's validation checklist sets out when these are needed. This should demonstrate how the development will meet the criteria in this policy.</p> <p>10.19 The Council intends to produce supplementary guidance to provide more detail on how this policy will be interpreted.</p>
<b>MM</b>	<b>PMM.21</b>	<b>Policy EQ3</b>	<p>Replace the 4<sup>th</sup> and 5<sup>th</sup> bullet points with the following:</p> <ul style="list-style-type: none"> <li>• 'Ensure the needs of all residents and users of services and buildings, including those with limited mobility are met.</li> <li>• Ensure existing pedestrian and cycle paths are protected and where possible enhanced.</li> <li>• Ensure the safety of pedestrians, cyclists and all road users is not adversely affected, and'</li> </ul>
<b>AM</b>		<b>Policy EQ3</b>	Replace 'Comply' with 'Reflect'.
<b>MM</b>	<b>PMM.126</b>	<b>10.44</b>	Amend the paragraph to read 'The Government's March 2014 and March 2015' and add a new final sentence: 'The Council intends to reconsider the need for local requirements if the national policy context changes in the future.'
<b>AM</b>		<b>10.44</b>	<p>Final sentence of 10.46 moved to beginning of 10.44 'The policy sets out a supportive framework to encourage energy efficient and low carbon design'</p> <p>Wording also amended as follows: Hence it is no longer appropriate for the Council to have its own Local Plan policy with local standards or requiring all proposals.</p>
<b>MM</b>	<b>PMM.127</b>	<b>10.48 - 10.49</b>	<p>Amend paragraph 10.48 as follows and delete paragraph 10.49:</p> <p>'In July 2015 the Government indicated that it would not be pursuing the 'Allowable Solutions' mechanism for achieving zero carbon homes in major housing schemes. If the national policy context regarding use of 'Allowable Solutions' changes in the future, the Council will encourage development in Sefton which includes 'Allowable Solutions', and any 'Allowable Solutions' themselves, to be compatible with the Council's energy strategies and plans. These include the Sefton Sustainable Energy Action Plan (SEAP), the Liverpool City Region SEAP or the Sefton Home Energy Conservation Act Plan 2013.</p>
<b>AM</b>		<b>10.53</b>	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.
<b>MM</b>	<b>PMM.128,</b>	<b>Policy EQ8</b>	Amend part 1 of the policy as follows:

	<b>PMM.129 and PMM.151</b>		<p>'1. Development must be located in areas at lowest risk of flooding from all sources, unless the Sequential test and where appropriate the Exceptions test set out in national policy have been passed. Within the site, uses with the greater vulnerability to flooding must be located in areas with lower risk of flooding, unless it is demonstrated that there are overriding reasons why this should not take place'.</p> <p>Amend part 2 of the policy:</p> <p>'2. Development must not increase flood risk from any sources within the site or elsewhere, and where possible should reduce the causes and impacts of flooding'.</p> <p>Amend part 3 of the policy:</p> <p>'2A. Ground floor and basement access levels of all more vulnerable development should be 600mm above the 1 in 100 annual probability fluvial flood level or the 1 in 200 annual probability tidal flood level with an allowance for climate change, taking into account the presence of defences and the residual risks of failure of those defences.'</p> <p>'2B. Ground floor and basement access levels of all more vulnerable development should be 300mm above the 1 in 100 annual probability surface water flood level with an allowance for climate change'.</p> <p>'3. In addition to the national requirements, site-specific Flood Risk Assessments will also be required for all development on sites of 0.5 hectares or more in Critical Drainage Areas as defined in the Strategic Flood Risk Assessment'.</p> <p>Amend part 5 and add a new part 5A to the policy as follows:</p> <p>'5. Sustainable drainage systems must be designed to provide effective drainage for properties and their capacity must take account of the likely impacts of climate change and likely changes in impermeable area within the site over the lifetime of the development. Sustainable drainage systems and any water storage areas must control pollution and should enhance water quality and existing habitats and create new habitats where practicable.</p> <p>5A. Suitable arrangements for long-term access to and operation, maintenance and management of sustainable drainage systems must be incorporated within development proposals. This includes both surface and subsurface components of sustainable drainage systems.'</p> <p>Add ', where reasonably practicable' to the end of the opening part 4 of the policy.</p>
<b>AM</b>		<b>Policy EQ8</b>	<p>Add 'in accordance with national policy' to the end of the first sentence of part 1 of the policy.</p> <p>Amend section 4 b) by adding 'the attenuated' before 'discharge of surface water' and add '(infiltration)' to the end of the first bullet point.</p>
<b>AM</b>		<b>10.55</b>	<p>Amend references to 'Planning Practice Guidance (PPG)' to 'National Planning Practice Guidance (NPPG)' (line 1) and references from 'PPG' to 'NPPG' in the penultimate line.</p> <p>Replace 'Section1 ' with 'part 1' in the first sentence</p>
<b>AM</b>		<b>10.57</b>	<p>Add 'only' before 'limited weight'</p>
<b>MM</b>	<b>PMM.22</b>	<b>10.57A</b>	<p>Insert a new paragraph after paragraph 10.57 'Paragraph 103 of the Framework says that development proposals should not increase flood risk elsewhere, and paragraph 100 says that local plans should use opportunities offered by new development to reduce the causes and impacts of flooding. Part 2 of the policy reflects this. Where development proposals include raising ground levels in areas where surface water or flood water flows or collects (including Flood Zones 2 and 3), compensatory reductions in ground levels within the site must also be included. That is, where infilling of the flood plain or sustainable drainage systems is proposed, flood storage must be provided</p>

			to compensate this. This is to make sure that areas next to the site or further away do not suffer from increased surface water or flood levels.'
<b>AM</b>		<b>10.58</b>	Replace 'section 2' with 'part 2' and 'section 4(a)' with 'part 4 a'
<b>MM</b>	<b>PMM.152</b>	<b>10.58A</b>	Insert new paragraph: '10.58A Parts 2A and 2B are based on the recommendations in the 2013 Strategic Flood Risk Assessment, and need to make sure that development is safe.'
<b>MM</b>	<b>PMM.130</b>	<b>10.59</b>	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,'
<b>MM</b>	<b>PMM.23 and PMM.131</b>	<b>10.60</b>	Replace paragraph 10.60 with the following: 'Regarding sustainable drainage systems and parts 4, 5 and 5a of the policy, applicants should refer to national and local guidance on sustainable drainage systems (SuDS), and should set out the arrangements for on-going maintenance. It may be that the most sustainable form of surface water drainage varies between different parts of a development site, including where a site includes areas covered by buildings or impermeable hard surfaces as well as undeveloped 'greenfield' areas, or due to the site's topography. In these cases the applicant must incorporate the most sustainable drainage option for each different part of the site within the overall drainage scheme. It is recognised that Parts 4, 5 and 5a may be difficult to achieve for some changes of use or extensions.' Add a new paragraph 10.60A: 'The guidance includes the National Planning Practice Guidance, National Planning Practice Guidance, Ministerial Statement (December 2014) and Defra's Non-Statutory Technical Standards for Sustainable Drainage Systems (2015), and CIRIA's SuDS Manual.'
<b>MM</b>	<b>PMM.132</b>	<b>10.61A - 10.61C</b>	Add new paragraphs 10.61A, 10.61B and 10.61C as follows: 10.61A It may also be necessary to co-ordinate the delivery of infrastructure improvements. In the case of the larger development sites, it may be necessary to ensure that the delivery of development is guided by United Utility's strategies which ensure coordination between different developments and phases over lengthy periods of time by numerous developers. 10.61B Regarding part 5A of the policy, it should not be assumed that Sefton Council or a Parish or Town Council will adopt or maintain any sustainable drainage system. The applicant will be expected to make sure that suitable arrangements and legal agreements are in place, for the lifetime of the development, for access to and operation, maintenance and management of sustainable drainage systems. The Council will need to be satisfied that these are in place before planning permission is granted. 10.61C The Council would usually expect these arrangements and legal agreements to include planning conditions, legal agreements and legal and other mechanisms which: a) Clarify who will be responsible for management and maintenance of the sustainable drainage system for the lifetime of the development and how this will be funded b) Provide, and continue to provide for the lifetime of the development updates, contact details of the responsible body to the lead local flood authority c) Recognise that the maintenance and management schedules and requirements of the sustainable drainage system are integral parts of that system and so will also form part of the approved sustainable drainage system to be implemented for the lifetime of development. This includes procedures for monitoring and review. d) Recognise that all of the items in c) above, and material changes to any of the items in c) above, must be agreed in writing by the Council before they are implemented.

<b>AM</b>		<b>10.61</b>	Replace 'section 4b)' with 'part 4b)'
<b>AM</b>		<b>10.62</b>	Amend paragraph 10.62 as follows: 'Section 6 recognises the need to retain the flood risk management functions of existing SuDS or flood risk management schemes, for example those shown as flood or surface water storage areas within planning permissions, or operating as such. Such areas are part of Sefton's strategic green infrastructure network.'  Change 'Section 6' to 'part 6 of the policy'
<b>MM</b>	<b>PMM.133</b>	<b>Policy EQ9</b>	Replace part 1 of the policy with the following: 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: <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' 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:  a) The type and density of housing development and site size, or  b) Proximity to existing main, district and community parks, or</li> </ul> Amend part 4 to say: '4. Development proposals which include new areas of public open space must incorporate suitable arrangements for long-term management and maintenance of, and public access to, the new open space.'
<b>AM</b>		<b>Policy EQ9</b>	In part 5 change 'supported' to 'required'.
<b>MM</b>	<b>PMM.134</b>	<b>10.65</b>	Replace paragraph 10.65 with the following: '10.65 Parts 1 and 1A of the policy aim to secure appropriate new public open space provision in relation to new housing development. New-build homes include homes in Use Classes C3 and C4: houses, bungalows, and flats and Houses in Multiple Occupation. Conversions are excluded from any count of new build homes on a site. Parts 1 and 1A also apply to proposals for less than 150 homes which are part of phased development for a site of 150 or more new homes.'
<b>MM</b>	<b>PMM.134</b>	<b>10.65A</b>	Add new paragraph to say: '10.65A In part 1 the figure of 40 square metres per home is based on the findings of the Open Space and Recreation Study 2015. It does not include provision for new outdoor sports, which may need to be factored in once the forthcoming Playing Pitch Strategy has been approved. The threshold figure of 150 new-build homes and the extent of accessibility deficiency areas are also based on the findings of the Open Space and Study 2015. The Council considers that new open space must be at least 0.6 hectares in size, also based on this 2015 Study. While the type of public open space provided should take into account the criteria in part 1A, plus existing local open space provision including identified shortfalls, the Council would generally expect an equipped play area be provided. New public open space must be integrated into the development site and provided to a high design quality, and where appropriate and practicable should provide other green infrastructure benefits, such as tree planting, flood or water storage areas or new habitats'.
<b>MM</b>	<b>PMM.134</b>	<b>10.66</b>	Amend paragraph to say: '10.66 Part 1A of the policy recognises that there may be some circumstances where on-site provision of new public open space may not be appropriate. The type (e.g. family homes, flats) and size (number of bedrooms) of new homes may be relevant. It is also recognised that with higher density housing schemes, on-site provision of new open space may prejudice the delivery of an otherwise acceptable scheme. There may be situations where the Council and developer agree that the site is too small to

			accommodate appropriate public open space, especially for smaller sites in accessibility deficiency areas. There will also be situations where development sites are close to existing public parks and other open space, for example next to a main park, within 1 kilometre of a neighbourhood park or within 400 metres of a community park, as set out in the Open Space and Recreation Study 2015.'
<b>MM</b>	<b>PMM.134</b>	<b>10.67</b>	Amend paragraph to say: 'In these circumstances it may be more appropriate for these existing parks to be enhanced. Even where a site of more than 10 homes is within an accessibility deficiency area, as set out in the Open Space and Recreation Study 2015, site-specific factors may mean it is more appropriate to enhance existing open space or its accessibility from the site. This will be secured through a Section 106 planning obligation as long as this meets the tests sets out in regulation 122 and 123 of the Community Infrastructure Levy Regulations 2010 [as amended], and paragraph 204 of the Framework'.
<b>AM</b>		<b>10.68</b>	Replace 'within or close to' with 'good access to'
<b>MM</b>	<b>PMM.134</b>	<b>10.68A</b>	Add new paragraph 10.68A to say: '10.68A It should not be assumed that Sefton Council or a Parish or Town Council will adopt any new open space. 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 Council will need to be satisfied that these are in place before planning permission is granted.'
<b>AM</b>		<b>10.70</b>	Replace 'section 4' with 'part 4'
<b>AM</b>		<b>10.73</b>	Amend the second and third sentences as follows: 'Tree cover in Sefton is generally relatively low but has increased significantly through the Mersey Forest;'
<b>AM</b>		<b>10.76</b>	Amend the last sentence as follows: 'The Council intends to set out more detailed guidelines for, Landscaping and Trees in the New Housing and Design Supplementary Planning Documents'.
<b>AM</b>		<b>Policy EQ10</b>	Amend section 2 of the policy by replacing 'food and drink uses' with 'hot food takeaways' and replacing 'will not be permitted' to 'will be subject to restriction'.
<b>AM</b>		<b>10.78</b>	Move the 1 <sup>st</sup> and 2 <sup>nd</sup> sentences to the start of paragraph 10.79. Amend the 3 <sup>rd</sup> sentence as follows 'Part 1 of this policy relates to food and drink uses covered by classes A3 – A5 of the Use Classes Order i.e. restaurants and cafes, drinking establishments and hot hoot takeaways.'
<b>AM</b>		<b>10.79</b>	Add the 1 <sup>st</sup> two sentences of paragraph 10.78 to the start of paragraph 10.79. Replace 'food and drink uses' with 'hot food takeaways'.
<b>AM</b>		<b>10.81</b>	Replace the first sentence with 'The Council is producing a Supplementary Planning Document (SPD) to provide guidance on this matter.'
<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 policy does not override the need to apply for listed building consent where required. The verandas in Lord St, Southport, many of which are listed buildings, and the Birkdale Village Conservation Area, which are designated heritage assets area distinctive feature and present problems with inappropriately designed advertisements.'
<b>Chapter 11</b>			
<b>AM</b>		<b>11.1</b>	Add 'and the update of the Sefton Coast Management Plan' to the end of the paragraph.
<b>AM</b>		<b>11.2</b>	Amend the first bullet point of paragraph 11.2 to read 'Natural habitats, designated nature sites and the ecological network, notably the Sefton Coast'
<b>AM</b>		<b>11.4</b>	Replace 'policy' with 'policies'
<b>MM</b>	<b>PMM.24, PMM.25, PMM.26</b>	<b>NH1</b>	Replace the 1 <sup>st</sup> paragraph of part 3 of the policy with 'Development should seek to protect and manage Sefton's natural assets (including natural habitats, sites and ecological network and green infrastructure). Where

	<p><b>and PMM.147</b></p>	<p>possible, development should:</p> <ul style="list-style-type: none"> <li>• Maintain, restore, enhance or extend these natural assets</li> <li>• Create new habitats, open spaces of public value and green infrastructure, and</li> <li>• Secure their long-term management.’</li> </ul> <p>Add a new 2<sup>nd</sup> paragraph:  ‘Where it has been demonstrated that appropriate protection or retention of natural assets cannot be achieved, and there are no alternatives, mitigation and/or, as a last resort, compensatory provision will be required.’</p> <p>Part 4 should be renumbered as part 5.  Amend the first sentence to read ‘Proposals affecting Sefton’s heritage assets and their settings should ensure that features which contribute to their significance are protected from losses and harmful changes.’  In the last bullet point, replace ‘recording, analysis and reporting must be undertaken’ with ‘a thorough analysis and recording of the asset must be undertaken.’</p> <p>Add new parts 4A and 4B to the policy:  “4A. The Council will seek to protect the significance of Sefton’s heritage assets and their settings. Opportunities will be pursued to enhance heritage to reinforce the identity of the distinctive towns, villages and rural landscapes within Sefton.</p> <p>Key elements which contribute to the distinctive identity of Sefton, and which will therefore be a strategic priority for safeguarding and enhancing into the future, include;</p> <ul style="list-style-type: none"> <li>• The verandahs throughout Southport, particularly in Lord Street, which add considerably to its local distinctiveness.</li> <li>• The historic centre, resort and traditional seafront of Southport including the conservation areas of Lord Street and Promenade, and their settings.</li> <li>• The spacious planned character of Victorian and Edwardian suburban conservation areas such as those in Birkdale, Blundellsands, Christ Church, Moor Park and Waterloo Park.</li> <li>• Country estates, their countryside settings and associated villages including Ince Blundell Hall, Crosby Hall and North Meols Hall.</li> <li>• The dispersed layout and simple rural character of village conservation areas such as Lunt, Homer Green and Sefton Village.</li> <li>• The open and flat ditched former wetland landscapes.</li> <li>• The broad sands, dune system and pinewoods that characterise parts of the Sefton coast, and the ancient and modern historic features within them such as the prehistoric footprints and wartime remnants;</li> <li>• The 18th century Leeds-Liverpool canal, associated historic features and its setting.</li> <li>• Valued historic green spaces and their key features, particularly registered Historic parks and gardens, but also undesignated parkland and cemeteries such as Crosby Hall and Duke Street Cemetery.</li> <li>• Important archaeological sites such as the village and wayside crosses, moated sites, Lunt Meadows and St Catherine’s Chapel;</li> </ul> <p>Designated heritage which is ‘at risk’ will be a priority for action.  Opportunities to secure enhancements to safeguard and sustain these assets will be expected to be taken.</p> <p>4B. The main priorities in Sefton are to:</p>
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			<ul style="list-style-type: none"> <li>• Tackle heritage at risk</li> <li>• Protect and enhance Southport’s Central Area and Seafront</li> <li>• Refurbish the historic parks and gardens, and</li> </ul> <p>Maximise the potential of the Leeds and Liverpool Canal.”</p>
<b>MM</b>	<b>PMM.27</b>	<b>11.5A – 11.5D</b>	<p>Add 4 new paragraphs after paragraph 11.5:</p> <p>‘11.5A Sefton’s natural assets include the designated nature and geological sites and Priority Habitats which comprise the Core Biodiversity Area that underpin the Liverpool City Region (LCR) Ecological Network. Paragraph 9 of the Framework recognises that pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature, in line with wider Government policy set out in ‘Biodiversity 2020: A strategy for England’s wildlife and ecosystem services’ (2011). Other national policy for nature conservation is set out in paragraphs 109 to 119 of the Framework. This complements legal duties and requirements for nature conservation set out in a range of legislation including the Natural Environment and Rural Communities Act 2006 and the Habitats Regulations 2010 (as amended).</p> <p>11.5B The internationally important nature sites are the most important features of the City Region’s outstanding natural environment and network of green infrastructure as set out in the LCR Ecological Network. In line with the hierarchical approach, these sites have rigorous policy and legal protection and should only be developed where there are no alternative solutions, there are imperative reasons of overriding public interest and where there has been appropriate mitigation and / or compensatory provision.</p> <p>11.5C The key priorities for nature and geology in the City Region are:</p> <ul style="list-style-type: none"> <li>• To manage our natural assets better – to protect the integrity of nature sites of international importance in the City Region, and to protect the City Region’s nature and geodiversity assets; and</li> <li>• To make sure there is no net loss of these natural assets and to extend and enhance the City Region’s Ecological Network and natural assets.</li> </ul> <p>11.5D The LCR Ecological Network draws together the evidence (for example, nature site designations and Priority Habitats) and indicates strategic priorities and opportunities in Sefton and across the City Region. Many natural assets occur at a landscape-scale and cross local authority boundaries. Neighbouring areas of Lancashire, Greater Manchester and Cheshire are currently preparing Ecological Networks, which will allow a more integrated approach between Sefton and adjacent local authorities.’</p>
<b>AM</b>		<b>11.6</b>	Delete the first sentence.
<b>MM</b>	<b>PMM.28</b>	<b>11.7</b>	<p>Replace the existing paragraph with:</p> <p>11.7 ‘The local authorities in the City Region have worked together to prepare the LCR Ecological Network as joint evidence and to help plan for biodiversity at a landscape-scale. Discussions with neighbouring areas through Nature Connected, the Government-recognised Local Nature Partnership, have enabled wider connections beyond the City Region to be made.’</p>
<b>MM</b>	<b>PMM.28</b>	<b>11.7A</b>	<p>Insert new paragraph:</p> <p>11.7A ‘The LCR Ecological Network includes a Core Biodiversity Area of designated nature and geological sites and Priority Habitats. It also includes linking networks and opportunities for further habitat creation and enhancement. The linking networks and opportunities for further habitat creation and enhancement are set out in sixteen Nature Improvement Focus Areas which together make up the LCR Nature Improvement Area.’</p>
<b>MM</b>	<b>PMM.29</b>	<b>11.8</b>	<p>Replace paragraph 11.8 with ‘The local authorities in the City Region continue to work together, and are committed to helping manage visitor pressure on the internationally important designated sites. This is a response to the</p>

			ongoing Habitats Regulations Assessment process for their respective development plans. The opportunities identified in the LCR Nature Improvement Area provide a mechanism that helps focus and manage visitor pressure on the Sefton coast and at other internationally important nature sites within the City Region appropriately. More information about the hierarchical approach to the protection and enhancement of Sefton's designated sites, Priority Habitats, Priority Species and protected species, according to their designation and significance, is set out in Policy NH2.'
<b>AM</b>		<b>11.9</b>	List 'Countryside Recreation Areas' as a separate bullet point and add ', including some parts of the Sefton Coast' to the end of this bullet point.
<b>AM</b>		<b>11.10</b>	Amend to say that green infrastructure 'may help reduce' rather than 'reduces' air pollution
<b>MM</b>	<b>PMM.148</b>	<b>11.14A – 11.14D</b>	<p>Insert four new paragraphs to after paragraph 11.14, replacing those proposed in the October modifications:</p> <p>"11.14A Sefton's heritage priorities are set out in part 4 of the policy. The aspects which contribute to the significance of these assets will be expected to be retained. Opportunities should be taken to enhance the character of these key assets through incorporation of relevant priorities within corporate strategies and masterplans, regeneration proposals and development.</p> <p>11.14B Enhancements might include using an area's heritage as a catalyst for its regeneration, locating and designing new development such that it reflects local identity and creates a positive relationship with heritage assets, or restoring lost historic features and spaces.</p> <p>11.14B Sefton has a rich archaeological resource and opportunities to investigate it during the course of development will be actively pursued, ensuring sites are not lost without having been explored and recorded, with an emphasis on public engagement and dissemination of the findings to increase awareness of the depth of Sefton's past.</p> <p>11.14C The Council is producing a Heritage Strategy which will contain a positive and proactive strategy for Sefton in line with national guidance. It will include:</p> <ul style="list-style-type: none"> <li>• An overview of the benefits that Sefton's heritage brings</li> <li>• The features which contribute to Sefton's towns and villages</li> <li>• Action Plans for heritage which is at risk, or vulnerable of becoming so, including identifying opportunities for enhancement</li> <li>• Management proposals for these and for Sefton's conservation areas which will provide more detailed guidance, and</li> <li>• Identifying opportunities for funding to help enhance heritage assets and their settings.</li> </ul> <p>11.14D In addition, the Council intends to develop a 'local list' of heritage assets in accordance with best practice guidelines, enabling local heritage to be more readily identified and conserved when development proposals are being considered. "</p>
<b>MM</b>	<b>PMM.30</b>	<b>NH2</b>	<p>Delete parts 4 and 5 of the policy and replace them with:</p> <p>'4. Where it has been demonstrated that significant harm cannot be avoided, appropriate mitigation, replacement or other compensatory provision may be required, to accord with the hierarchy of sites. The location of appropriate mitigation, replacement or other compensatory measures will be targeted, using a sequential approach as follows:</p> <ul style="list-style-type: none"> <li>• On site;</li> <li>• Immediate locality and / or within the Core Biodiversity Area;</li> <li>• LCR Nature Improvement Area within the Borough; and lastly</li> <li>• LCR Nature Improvement Area outside the Borough.</li> </ul>

			<p>5. Where significant harm resulting from development cannot be avoided, adequately mitigated or, as a last resort, compensated, then planning permission will be refused.</p> <p>6. Development proposals which affect sites of nature conservation importance, Priority Habitats, legally protected species or Priority Species must be supported by an Ecological Appraisal and include details of avoidance, mitigation and / or compensation, and management, where appropriate.</p> <p>7. Plan policies apply to other sites recognised during the Plan period as being of nature conservation importance, including land provided as compensation.</p>
<b>AM</b>		<b>NH2</b>	<p>Add a 4<sup>th</sup> bullet point to part 3:</p> <ul style="list-style-type: none"> <li>• ‘Protected and Priority Species: where it is demonstrated that no significant harm will result.’</li> </ul>
<b>AM</b>		<b>11.17</b>	<p>Replace the existing paragraph with ‘In line with paragraph 117 of the National Planning Policy Framework, the LCR Ecological Network includes a Core Biodiversity Area of designated nature and geological sites and Priority Habitats, linking networks and opportunities for further habitat creation or enhancement. Five of the 16 Nature Improvement Area Focus Areas in the LCR are located wholly or partly in Sefton. Within the Core Biodiversity Area in Sefton, there is a hierarchy of designated sites and habitats (see appendix 2):’</p>
<b>MM</b>	<b>PMM.31</b>	<b>11.17A – 11.17B</b>	<p>Add two new paragraphs:</p> <p>11.17A The Core Biodiversity Area also include Priority Habitats and Species, which are ‘habitats and species of principal importance’ for the conservation of biodiversity in England. They are identified as being the most threatened and in need of conservation action. Further guidance will be made available in the emerging Nature Conservation SPD.</p> <p>11.17B The Council, together with other public bodies (such as the Environment Agency), has a duty under section 40 of the Natural Environment and Rural Communities Act (NERC) Act 2006 to conserve biodiversity when carrying out its normal functions. This ‘biodiversity duty’ includes Priority Habitats and Species. Priority Habitats sit outside the designated site hierarchy and may be of national (e.g. Ancient woodlands) or, sometimes, local importance. Legally protected species are those which have specific protection under legislation (e.g. badgers, bats). The emerging Nature Conservation SPD provides examples of priority and protected species in Sefton.</p>
<b>AM</b>		<b>11.18</b>	<p>Replace ‘designated or nature conservation sites and /or priority habitats and species’ with ‘sites of nature importance and / or Priority Habitats and Species. The details required are set out in the Nature Conservation SPD which the Council is currently preparing.’</p>
<b>MM</b>	<b>PMM.32</b>	<b>11.18A - 11.18D</b>	<p>Introduce 4 new paragraphs after paragraph 11.18:</p> <p>‘11.18A Policy NH2 sets out the hierarchical approach to the protection and enhancement of Sefton’s designated nature and geodiversity 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.</p> <p>11.18B For each level of the hierarchy, where there may be potential adverse effects for internationally important nature sites, or significant harm for other sites and Priority Habitats, the policy also sets out the relative weight which will be given to the reasons for and the benefits of development and the impact on the nature conservation value of the site and its broader contribution to the LCR Ecological Network. In such cases, the policy also sets out the approach to appropriate mitigation, replacement or other compensatory provision. The advice of suitably competent persons, such as ecologists, should be sought by applicants and the decision maker in relation</p>

			<p>to this policy.</p> <p>11.18C Policy NH2 also sets out the stringent requirements for development which affect internationally important nature sites. It is expected that very few development schemes would meet these requirements.</p> <p>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.'</p>
<b>AM</b>		<b>11.21</b>	Add 'bats' to the list of priority species found in Sefton.
<b>AM</b>		<b>11.22A</b>	Add a new paragraph: 'In addition to these provisions planning proposals should take into consideration potential impacts arising from other sources of pollution, increased human disturbance or hydrological changes.'
<b>MM</b>	<b>PMM.33</b>	<b>11.26A – 11.26C</b>	<p>Replace paragraph 11.26 with the following:</p> <p>'11.26A Section 3 of the policy sets out the approach to mitigation, and as a last resort, compensation. Here, compensation means compensatory provision, and may include financial compensation, where appropriate. It is crucial to the priority of no net loss that appropriate mitigation or, as a last resort, compensatory provision is made.</p> <p>11.26B It is important that the location of appropriate mitigation, replacement or other compensatory provision follows the sequential approach set out in the policy. The aim is for it to be as close as possible to the development site. In some instances the immediate locality of the site may include nearby sites in West Lancashire or another district.</p> <p>11.26C Some proposed development sites have been identified as supporting species listed as being important in the designations of the internationally important sites. More information about how compensatory habitat provision and management could be provided is set out in the Nature SPD. In Sefton they include feeding areas for Pink-footed goose, swans and a range of wading birds, taking into account this sequential approach.'</p>
<b>AM</b>		<b>11.27</b>	Add 'Nature Conservation' before SPD (line 7)
<b>AM</b>		<b>11.28</b>	Delete all but the first sentence. Much of the rest of the paragraph is repeated text.
<b>MM</b>	<b>PMM.34</b>	<b>11.28A – 11.28B</b>	<p>Add two new paragraphs after the heading 'Enhancement':</p> <p>'11.28A The sequential approach for the location of appropriate mitigation, replacement or other compensatory provision should also be followed for other enhancements.</p> <p>11.28B Policy NH3 'Development in LCR Nature Improvement Areas' below, provides more information about the LCR Nature Improvement Area (NIA) and NIA Focus Areas.'</p>
<b>MM</b>	<b>PMM.35</b>	<b>11.31A – 11.31C</b>	<p>Delete the existing paragraphs and replace them with 3 new paragraphs:</p> <p>'11.31A The Council will encourage opportunities for habitat enhancement as part of development proposals within the Nature Improvement Areas. These opportunities may be linked to, but should be additional to or include biodiversity provision, within wider green infrastructure provision or to the provision of water quality measures or sustainable drainage systems. 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).</p> <p>11.31B Sefton Council owns or manages a number of sites. Other key partners who own or manage nature sites in Sefton include the Environment Agency, Mersey Forest and National Trust. Other landowners and farmers also play a local role in managing land which includes important habitats, principally for a range of farmland birds and overwintering birds, such as Lapwing, Curlew and Pink-footed goose and animals, such as bats, Water vole, Brown Hare and Otter, amphibians and reptiles.</p>

			11.31C Additionally, there will be opportunities for the Council, together with its partners, to enhance Sefton's natural assets, and with it, the green infrastructure network. The Council will also encourage other opportunities arising from development to enhance appropriate areas focusing on the LCR Nature Improvement Area (NIA) which is part of LCR Ecological Network. This could be through changes to land management practices as well as habitat creation at a larger scale. It is anticipated that funding would come from a variety of sources.'
<b>MM</b>	<b>PMM.36</b>	<b>Policy NH3</b>	Replace the policy wording with: Development within the Nature Improvement Area will be permitted where it: <ul style="list-style-type: none"> <li>• Enables the functioning of the Nature Improvement Area;</li> <li>• Contributes to the opportunities for habitat creation and / or habitat management as set out in the NIA Focus Area profiles; and</li> <li>• Is consistent with other policies in the Plan.</li> </ul>
<b>AM</b>		<b>11.32</b>	Replace 'proposed' with 'emerging' in line 1.
<b>MM</b>	<b>PMM.37</b>	<b>11.33</b>	Delete this paragraph and insert 4 new paragraphs: '11.34A The LCR Nature Improvement Area (NIA), in line with paragraph 117 of the National Planning Policy Framework, is an integrated and prioritised framework for targeting opportunities for habitat creation and enhancement in the area where the greatest gains are likely to be achieved. This may include biodiversity offsetting, mitigation, compensation or changes in land management. Thus the LCR NIA offers solutions which enables sustainable growth and housing needs to be met without compromising Sefton's or the City Region's natural assets. 11.34B 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. 11.34C There are 17 NIA Focus Areas across the City Region, 5 of which are in Sefton [see appendix 2 and the emerging Nature SPD]. When taken together they combine to form the LCR NIA. 11.35D 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.'
<b>AM</b>		<b>Policy NH4</b>	Add following policy links after policy NH4: <ul style="list-style-type: none"> <li>• ED1 The Port and Maritime Zone</li> <li>• ED8 Southport Seafront</li> <li>• NH2 Protection and enhancement of nature sites, priority habitats and species</li> </ul>
<b>AM</b>		<b>Figure 11.2</b>	Coastal Change Management Area map amended to address sites west of Formby
<b>AM</b>		<b>11.45</b>	Amend the first sentence from 'part of the National Trust site at Formby' to 'a substantial part of the National Trust site at Formby'.
<b>AM</b>		<b>11.46</b>	Amend third sentence to 'Sefton's Countryside Recreation Areas offer important opportunities for informal recreation in a countryside, coastal or woodland setting'.
<b>AM</b>		<b>11.47</b>	Add to the end of the last sentence ', and are also key components of Sefton's green infrastructure.'
<b>AM</b>		<b>Policy NH5</b>	Amend the end of the first bullet of criterion b) by replacing 'Sefton's standards' with 'requirements' and add 'or' after this bullet.

<b>AM</b>		<b>11.49</b>	Delete the last sentence and amend the penultimate sentence to read: 'Such sites of 0.2 hectares or more in the urban area are shown on the Policy Map.'
<b>AM</b>		<b>11.50</b>	First bullet amended to: Main parks, neighbourhood parks (including local parks and play areas, public nature sites in the urban area and larger, public amenity green spaces) Delete the third, fifth and sixth bullet points. Amend the last bullet point to add 'Bootle and Netherton'. Delete the last sentence.
<b>MM</b>	<b>PMM.38</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 Fleetwood Road playground, Birkdale Common, Birkdale Cemetery and Liverpool Road Recreation Ground, Ainsdale, in Southport; Balls Wood Park, Leatherbarrow Lane, in Maghull; St Catherine's Abbey, Lydiate; and The Delph, Melling.
<b>MM</b>	<b>PMM.39</b>	<b>11.52</b>	Add a reference to 'Blundellsands Key Park and allotments' to the first sentence. Add 'or other' before 'club sites' at the end of the 2 <sup>nd</sup> paragraph. Add the following to the end of the paragraph: 'Other outdoor sports and recreation sites available to the public which are in the Green Belt and so not shown on the Policy Map include: <ul style="list-style-type: none"> <li>• Blundell Lane and Birkdale allotments, Southport; Hoggs Hill Lane allotments in Formby; Queensway allotments, Crosby; and Beach Road allotments in Bootle,</li> <li>• Three outdoor sports sites on Sandy Lane, Hightown; the Northern Club, Chaffers Fields and Brook Vale playing fields in Crosby; and the Buckley Hill playing fields in Bootle, and</li> <li>• The Sefton Arms bowling green, Sefton Village.</li> </ul> The Moss Lane allotments, located close to Southport's 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.'
<b>AM</b>		<b>11.53</b>	Amend the first part of the first sentence to read: 'While churchyards, to which the public has access for walking,'
<b>AM</b>		<b>11.54</b>	Paragraph reworded The Open Space and Recreation Study (2015) and the Playing Pitch Study and Non-Pitch Sports Study are the basis for assessing whether public open space or outdoor sports facilities are surplus to requirements, as set out in part 1 b) of the policy. Policy EQ9 'Provision of public open space, strategic paths and trees in development' sets out the current basis for judging appropriate provision of public open space in new housing development.
<b>AM</b>		<b>11.56</b>	Add a new penultimate sentence to say 'Hesketh Golf Course is a Site of Special Scientific Interest and Local Wildlife Site and Local Geological Site.'
<b>AM</b>		<b>11.61</b>	Delete the reference to the Rimrose Valley (line 5).
<b>MM</b>	<b>PMM.40 and PMM.41</b>	<b>Policy NH8</b>	Replace the 2nd sentence with: 'Mineral Safeguarding Areas have been defined for deposits of sub-alluvial sand and windblown silica sand. Within Mineral Safeguarding Areas mineral resources present on development sites will be expected to be extracted for beneficial use prior to development proceeding, unless special circumstances can be demonstrated that justify proceeding without prior extraction.'  Replace part two of the policy with: 'Existing, planned and potential infrastructure supporting the aggregates industry will be safeguarded from inappropriate development. This includes the Port of Liverpool, strategic rail freight links, and sites for concrete batching, the manufacture of coated materials, other concrete products and the handling, processing and distribution of substitute, recycled and secondary aggregate material. Proposals for non-mineral related

			<p>development that may threaten the functioning of safeguarded infrastructure or locations will not be permitted unless it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>• The site or infrastructure is of no commercial interest, and is unlikely to be so in the future; or</li> <li>• There is an overriding case for development taking place and equivalent alternative infrastructure capacity exists which is able to meet continuing commercial needs.'</li> </ul>
<b>AM</b>		<b>NH8</b>	Change the word 'aggregates' to the more generic 'minerals' to the first sentence of part 2 of the policy (as proposed in PPM.41)
<b>MM</b>	<b>PMM.42</b>	<b>11.63</b>	Replace paragraph 11.63 with: 'Sefton Council participates actively in the NW Aggregates Working Party and subscribes to the national Managed Aggregate Supply System through market monitoring and production of an annual Local Aggregates Assessment. Whilst Sefton has defined Mineral Safeguarding Areas [MSAs], identified on the Policy Map, relating to identified sand resources, these are understood to be of limited scale and scope and not currently commercially viable or likely to become so in the future. However, the policy seeks to avoid sterilisation of aggregate resources through non-mineral development and to encourage mineral resources present on development sites to be extracted where it is sensible to do so. Safeguarding principles will also be applied to port, transport and other infrastructure important to the aggregate minerals market. The Port of Liverpool and Sefton's transport infrastructure facilitates the landing and transshipment of minerals, including aggregates from marine and onshore sources. Policy NH8 provides for these facilities to be safeguarded in the interests of facilitating the continuing supply of minerals.'
<b>AM</b>		<b>11.65</b>	Add the following to the end of the paragraph: 'Proposals for major development within MSAs will be expected to provide for the extraction of mineral reserves present unless special circumstances can be demonstrated why it is not feasible to do so. The designation of MSAs does not indicate a presumption that resources defined in the MSAs will be worked.'
<b>MM</b>	<b>PMM.135</b>	<b>11.71A</b>	Add a new paragraph after existing paragraph 11.71: '11.71A In determining shale gas applications according to its minerals extraction policy, Sefton will seek the highest levels of environmental, health and social protection and benefit consistent with prevailing national policy and regulation, including that relating to Environmental Impact Assessment and Habitats Regulations Assessment. Compliance with industry best practice standards as defined by United Kingdom Onshore Oil and Gas (UKOOG) will also be expected. Sefton Council is therefore intending to prepare a non-statutory and advisory Good Practice and Expectations Document which will be publicly available to industry and local communities. In addition Sefton Council is seeking to establish a Cross-Regulator Working Group for all shale oil and gas development proposals at all stages.'
<b>AM</b>		<b>11.77</b>	Add a new 3rd sentence: 'The starting point is the conservation and enhancement of the asset and its setting.' 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.'
<b>AM</b>		<b>11.78</b>	The paragraph should be replaced with the following: 'Development offers the opportunity to conserve and enhance the public appreciation and enjoyment of Sefton's environment. Where proposals affect a heritage asset and its setting which has been harmed by inappropriate development, opportunities should be taken to better reveal the significance of the asset, for example to make repairs, reinstate missing architectural features, undo previous inappropriate changes and secure the long term maintenance of the site's features.'
<b>AM</b>		<b>11.79</b>	Amend the paragraph to read: 'Development proposals affecting a heritage

			asset will ideally be in support of its 'optimum viable use.' This is the use which is viable, and where the changes entail the least harm to the significance of the heritage asset and its setting. The 'optimum viable use' is not necessarily the most profitable one. The most profitable use may be less than optimum in terms of its impact on the significance of the heritage asset.'
<b>AM</b>		<b>11.80</b>	The paragraph should be amended to focus more on the significance of an asset and its setting
<b>AM</b>		<b>11.81</b>	Delete the paragraph – it has been updated and now appears as paragraph 11.14A.
<b>AM</b>		<b>11.82</b>	Delete 'generally' and 'and non-designated assets' from the first sentence as policy only relates to designated assets
<b>MM</b>	<b>PMM.136</b>	<b>Policy NH9</b>	Add 'unless it can be demonstrated that substantial public benefits outweigh harm or loss' to the end of the policy
<b>AM</b>		<b>11.87</b>	Pluralise 'it is' and 'varies' in final sentence
<b>MM</b>	<b>PMM.43</b>	<b>Policy NH10</b>	Amend the policy to ensure that it safeguards and enhances the setting of heritage assets in line with the requirements of the National Planning Policy Framework as follows: The existing policy becomes part 1, and in (c) replace 'in' with 'affecting'. Introduce a new part 2 to the policy '2. Opportunities should be taken to enhance the significance of a listed building or its setting.'
<b>MM</b>	<b>PMM.137</b>	<b>Policy NH11</b>	Replace the last sentence of part 1 of the policy with: 'Development must ensure that: a) Replacement or new features are of an appropriate style and use materials which are sympathetic to the age, architecture and features of the affected property b) Extensions, alterations or additions respect the layout and historic pattern of development in the conservation area affected c) Hard and soft landscape features which contribute to the historic value of the site to the conservation area are retained (including historically significant features from previous uses), and d) The character of historic boundary treatments, patterns of trees and planting in the conservation area are retained and enhanced. e) Changes of use within conservation areas generally retain the mix of uses which are characteristic of the area.' Reword parts 2 and 3 of the policy with: '2. Development which harms elements which make a positive contribution to the significance of a conservation area or its setting will not be permitted, unless it can be demonstrated that public benefits outweigh harm. 3. Development proposals which provide opportunities to better reveal the significance of conservation areas and their settings will be supported. Where the asset affected is degraded, enhancements will normally be required.'
<b>AM</b>		<b>11.95</b>	Replace 'Sections 2' with 'Parts 1' at the start of the paragraph.
<b>MM</b>	<b>PMM.44</b>	<b>Policy NH12</b>	Amend part 1 of the policy to state: 'Development within a Registered Historic Park or Garden or affecting its setting will only be permitted where the development relates well to the elements which contribute to the historic park or garden, and is of high quality design, which conserves and enhances the special interest and function of the site.'
<b>AM</b>		<b>Policy NH12</b>	In part 1 of the policy add 'significance of the' before 'the historic park....'
<b>AM</b>		<b>11.103</b>	Replace the second sentence with: 'There are also three moated sites, a domestic chapel and associated burial ground.'
<b>MM</b>	<b>PMM.139 and PMM.149</b>	<b>Policy NH13</b>	Amend parts 1 and 2 of the policy as follows: '1. Development affecting, or within the setting of, Scheduled Monuments or nationally important archaeological sites will only be permitted where the development does not detract from the importance of the site, unless it can be demonstrated that the development is necessary to deliver public benefits



			<p>which outweigh harm. Historically significant relationships between features within the site and between the site and its surroundings must be retained.</p> <p>2. Where development harms the archaeological interest of designated or non-designated sites or their setting (i.e. including buildings and sites recognised as having archaeological potential, where their significance, extent and state are unclear), development will not be permitted unless the benefits of the proposals outweigh the loss and:’</p>
<b>AM</b>		<b>11.106</b>	Insert Merseyside before Historic Environment Record and replaces ‘This is updated when new sites are discovered’ with ‘This is enhanced as new information becomes available’
<b>MM</b>	<b>PMM.150</b>	<b>11.106A</b>	Add a new paragraph 11.106A: ‘Nationally important archaeology sites and their setting should be physically preserved. The preference is also for preservation in situ of archaeology of less importance. Where development could affect archaeological remains considered worthy of preservation in situ, proposals will either be refused or will require modification. Where preservation in situ may not be possible or necessary, provisions should be made to excavate record, analyse and report the archaeology.’
<b>AM</b>		<b>11.107</b>	Remove bullet points and form one paragraph
<b>AM</b>		<b>Policy NH14</b>	Change ‘undesignated’ to ‘non-designated’ as per policy heading and accompanying explanation
<b>MM</b>	<b>PMM.140</b>	<b>11.109</b>	Add to the end of paragraph 11.109 ‘A balanced judgement will therefore be required to establish the scale of harm or loss against the significant of the heritage asset.’
<b>Chapter 12</b>			
<b>AM</b>		<b>12.1</b>	Add to the end of paragraph 12.1 ‘The Council will use planning conditions and Section 106 and other legal agreements to ensure that the requirements of the polices in the Local Plan are implemented.’
<b>AM</b>		<b>Policy PIM1</b>	Correct the reference to policy NH1 Environmental Assets
<b>Glossary</b>			
<b>AM</b>			Definition of Nature Improvement Area updated to ‘The Focus Area is drawn around the designated sites of the Sefton Coast. This includes the intertidal mud- and sand-flats from the Ribble Estuary to the Mersey Narrows and the sand dune hinterland.’
<b>AM</b>			Define ‘Net developable area’ as ‘The area available for residential or employment generating uses excluding major distributor roads, primary schools, key areas of open space serving a wide area and significant buffer strips.’
<b>AM</b>			Define ‘The Statement of Community Involvement’ as ‘A document which the Council produces which sets out how the Council will engage with partners, stakeholders and the local community during the preparation of Development Plan Documents and other policy guidance.’
<b>AM</b>			Delete the reference to Lifetime Homes Standard
<b>AM</b>			Add a definition of ‘main town centre uses’ as ‘Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the 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); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).’
<b>AM</b>			Definition of Nature Improvement Area updated to ‘The Focus Area is drawn around the designated sites of the Sefton Coast. This includes the intertidal mud- and sand-flats from the Ribble Estuary to the Mersey Narrows and the sand dune hinterland.’
<b>AM</b>			Add a definition of ‘Social infrastructure’ as ‘Infrastructure that provides for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.’
<b>Appendices</b>			

<b>AM</b>		<b>Appendix 1</b>	<p>Change the reference to site MN2.12 'Land south of Moor Lane, Ainsdale' to MN2.11.</p> <p>In the 2<sup>nd</sup> bullet point relating to site MN2.26, refer to site MN2.25, not MN2.26.</p> <p>Add a bullet point to the sites listed below 'Ensure a holistic approach to the preparation and implementation of a foul water drainage strategy and a sustainable surface water drainage strategy.'</p> <ul style="list-style-type: none"> <li>• MN2.4 land at Moss Lane</li> <li>• MN2.5 Land at Crowland Street, Southport</li> <li>• MN2.16 Land at Liverpool Road, Formby</li> <li>• MN2.29 Former Prison Site, Park Lane, Maghull</li> <li>• MN2.46 Land east of Maghull</li> </ul> <p>Reference to MN2.4 Land at Moss Lane, Churchtown removed from Appendices due to new Policy MN6A Land at Moss Lane, Churchtown</p>
<b>AM</b>		<b>Appendix 2</b>	<p>Add a new second sentence to say that 'The Liverpool City Region Ecological Network provides more information about this'.</p> <p>Delete 'proposed' from 'Mersey Narrows and North Wirral Foreshore Ramsar site' in the list of internationally important designated nature sites.</p> <p>In the list of Nationally important designated nature sites, replace 'Mersey Estuary' with 'Mersey Narrows' SSSI and revise the name of the 4<sup>th</sup> SSSI to 'Ribble and Alt Estuaries SSSI and National Nature Reserve (NNR)'.</p> <p>In the information about Local Wildlife Sites (LWSs), add text to make clear that there are many Local Wildlife Sites (LWSs) 'where parts also have international and/or national designations', and provide a single list of all LWSs, including additional sites.</p> <ul style="list-style-type: none"> <li>• Railway Ainsdale Station to Hillside Station</li> <li>• Foreshore, Weld Road to Southport Pier</li> <li>• Queen's Jubilee Nature Trail, Southport</li> <li>• Ribble Estuary (including Marshside 1, Marshside 2 and Crossens) to Southport Pier</li> <li>• Land at Park Haven Trust, Maghull</li> <li>• Railway Coastal Road to Ainsdale Station</li> <li>• Hightown Dunes, Meadow and Saltmarsh</li> <li>• Seaforth Nature Reserve</li> <li>• Westcliffe Road, verges</li> </ul> <p>To include information about Priority habitats and species and protected species to say:  'Priority habitats and species  Priority habitats and species are defined nationally. There are over 1000 priority species and over 60 priority habitats. More info can be found at <a href="http://jncc.defra.gov.uk/page-5717">http://jncc.defra.gov.uk/page-5717</a>.  The Ecological Network provides more info about Priority Habitats present in the Liverpool City Region.</p> <p>Protected species  The government provides advice about protected species at <a href="https://www.gov.uk/guidance/protected-species-and-sites-how-to-review-planning-proposals">https://www.gov.uk/guidance/protected-species-and-sites-how-to-review-planning-proposals</a>.'</p>
<b>MM</b>	<b>PMM.206</b>	<b>Appendix 3</b>	Monitoring Framework amended and expanded significantly

<b>AM</b>		<b>Appendix 4</b>	Update list and names of SPDs being prepared Combine affordable and Special Needs and Older persons housing SPD into one document Delete ref to Public Open Space, Landscaping and Trees SPD Delete ref to Food and Drink SPD and add ref to Hot Food Takeaways and Betting Shops
<b>MM</b>	<b>PMM.142</b>	<b>Appendix 5</b>	Appendix 5 has been added 'List of saved Unitary Development Plan policies to be replaced by Local Plan policies'
<b>Policy Map</b>			
<b>MM</b>	PMM.45	Amend the site boundary at site MN2.10 Sandbrook Road, Ainsdale	
<b>MM</b>	PMM.46	Amend the boundary to site MN2.46 Land East of Maghull to remove the area required for the proposed slip road at junction 1 of the M58 from within site MN2.46.	
<b>MM</b>	PMM.144	Primary Retail Frontages replaced by Primary Shopping Areas in Town and District Centres (also redrawn) and boundaries of the town and district centres	
<b>MM</b>	PMM.47	Show the Crosby Coast Park (policy ED5) to the Bootle and Crosby Policy Map	
<b>MM</b>	PMM.48	Show Aintree Racecourse (policy ED5) on the Sefton East Policy Map	
<b>MM</b>	PMM.49	Show Southport Seafront (policy ED8) on the Southport Policy Map	
<b>MM</b>	PMM.208	MN2.18 boundaries amended to address new flood risk data	
<b>MM</b>	PMM.50	Amend the boundary of the Southport Marine Lake (policy NH2)	
<b>MM</b>	PMM.51	Amend the boundary of the Seaforth Nature Reserve (policy NH2)	
<b>MM</b>	PMM.52	Amend the boundary of the Switch Island nature sites	
<b>MM</b>	PMM.53	Remove the Nature Improvement Areas from all Policy Maps	
<b>MM</b>	PMM.143	Amend the Coastal Change Management Area (NH4) in Formby as shown on the extract of the Policy Map.	
<b>MM</b>	PMM.54	Amend the boundary of the open space at Kings Park, Seaforth (policy NH5)	
<b>MM</b>	PMM.55	Amend the boundary of the open space at Freshfield Bowling Club, Formby (policy NH5)	
<b>MM</b>	PMM.56	Amend the boundary of the open space at Sphynx Tennis Club, Southport (policy NH5)	
<b>MM</b>	PMM.57	Amend the boundary of the open space at Churchtown Tennis Club, Southport (policy NH5)	
<b>MM</b>	PMM.58	Amend the boundary of the open space at Broad Hey open space, Netherton (policy NH5)	
<b>MM</b>	PMM.59	Amend the boundary of the open space at Marsh Lane Play Area, Bootle (policy NH5)	
<b>MM</b>	PMM.207	Amend the boundary of the open space at Harebell Close, Formby (policy NH5)	
<b>MM</b>	PMM.60	The area of open space at Peel Road Park, Bootle (policy NH5) has been added to Policy Map	
<b>MM</b>	PMM.61	The area of open space at Parkdale Play Area, Bootle (policy NH5) has been added to Policy Map	
<b>MM</b>	PMM.62	The area of open space at Lathom Gardens, Maghull (policy NH5) has been added to Policy Map	
<b>MM</b>	PMM.63	The area of open space at Church Green Pond Site, Formby (policy NH5) has been added to Policy Map	
<b>MM</b>	PMM.64	The area of open space at Brooklands Bowling Club, Crosby (policy NH5) has been added to Policy Map	
<b>MM</b>	PMM.65	The Crosby Coastal Park is proposed to be shown as a Countryside Recreation Area (policy NH5)	
<b>MM</b>	PMM.66	Add the Mineral Safeguarding Area (policy NH8) to the Policy Map	