

Conversion to Short Term (Holiday) Lets

Supplementary Planning Document

Scoping Report

July 2023

Short term lets SPD (July 2023)

Sefton Council is preparing a Conversions Short Term (Holiday) Lets Supplementary Planning Document (SPD), to provide guidance on the key principles, advice and standards for short term holiday lets. This will be consistent with the planning policies in the Sefton Local Plan (www.sefton.gov.uk/localplan).

We are inviting you to comment at this early stage to help us decide what level of guidance and background information should be contained in the Short Term Lets SPD.

Comments should be made by 08.00 Monday 09 October 2023

We are seeking views from developers, organisations, individuals and others who are involved or impacted by short term holiday lets in Sefton. This scoping report identifies some key issues. Please let us know if you agree with these and whether there are additional issues you would wish the SPD to cover.

What is a Supplementary Planning Document (SPD)?

SPDs give more detailed guidance to policies in the Adopted Local Plan and 'made' (i.e. adopted) Neighbourhood Plans in Sefton. They are subject to public consultation under The Town and Country Planning (Local Planning) (England) Regulations 2012. Once adopted SPDs are material considerations in the determination of planning applications.

Planning policies on Short Term Lets

Government planning policy and how it is to be applied is set out in the National Planning Policy Framework (NPPF) (www.gov.uk/government/publications/national-planning-policy-framework-2). The NPPF requires each council to have robust and comprehensive policies that support the delivery of high-quality sustainable and inclusive development.

Sefton Local Plan was adopted in April 2017. The Local Plan includes a range of policies, which conform to national planning policy, to shape the future of Sefton. It sets out how new development will be managed in the period from 2015 to 2030, encouraging sustainable development and economic growth and giving current and future generations more opportunities to live and work in Sefton's outstanding environment.

The Conversions to Short Term (Holiday) Lets SPD will put in place guidance to advise developers where they wish to build, or convert buildings to short term holiday lets.

The proposed Conversion to Short Term (Holiday) lets SPD will support the following Local Plan policies:

- HC3 Residential Development and Primarily Residential Areas

- ED2 Retail, Leisure and other town centre uses
- EQ2 Design
- ED5 Tourism

This is a general policy which is applicable across the whole borough.

Role of the Short Term Lets SPD

The SPD will provide additional guidance on how the Local Plan policy set out above should be interpreted and applied. Short term holiday lets can have a significant negative impact upon some residential properties and occasionally businesses. However, they can also provide really good and flexible quality visitor accommodation and support the visitor experience and economy. The SPD will therefore set out the Council's approach to addressing living conditions of neighbouring properties and helping support the tourism industry.

Sustainability Appraisal and Strategic Environmental Assessment

National planning policy indicates that a Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) are not required for an SPD unless it is considered that there are likely to be significant environmental effects or exceptional circumstances.

This SPD builds on policies in the adopted Local Plan, all of which have been subject to SA and SEA and detailed scrutiny at the Examination. Furthermore, the criteria in Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004 have been taken into consideration and it is the view of Sefton Council that these have not been triggered to the extent that it is necessary to subject this SPD to SEA.

If you believe SEA is required, please set out what the exceptional circumstances are requiring one to be undertaken as part of your response.

Key issues for consideration in the SPD:

- Setting out some of the opportunities and issues that short term holiday lets create.
- Setting out when a short-term holiday let constitutes a material change of use and will require planning permission.
- When permission is required, set standards for:
 - internal layouts room size standards
 - facilities, such as kitchens and bathroom
 - outdoor amenity space
 - bin stores
 - access to parking and cycling
 - Outlook, prospect and privacy
- Clustering and over concentration of short term lets in a local area.
- Supporting town centres and tourism in the borough.

How to comment

Comments on whether you agree with the scope of this SPD and/or whether there are other things that should be included should be sent to:

local.plan@sefton.gov.uk

Planning Department
Magdalen House
Trinity Road
Bootle L20 3NJ

Please include the name of the SPD you are commenting on in the subject line.

Comments must be received by 08.00 Monday 09 October 2023

What happens next?

An indicative SPD timetable is provided below:

Prepare Draft SPD, considering comments made to the scope	October-November 2023
Approval from Cabinet Member to publish draft SPD for eight weeks public consultation.	December 2023
Publish draft SPD for eight weeks consultation.	January – March 2024
Prepare draft SPD for adoption, considering comments made.	April-May 2024
Approval from Cabinet to adopt the SPD	June 2024

Data Protection

- All comments, including personal details, received will be logged securely.
- Comments from private individuals will be published online. Names will be published online unless a specific request to remain anonymous is made. However, we may not be able to give the same weight to anonymised comments.
- Comments from groups, organisations and companies will be published online giving name of group, organisation and company only.

- No contact details will be published online, including home address, email or telephone number
- The Council may need to contact you to request further information or clarification in relation to the comment(s) made.
- Personal details will be used for the purposes of SPD production only.

For full data protection rights in planning please see: www.sefton.gov.uk/PlanningGDPR

DRAFT