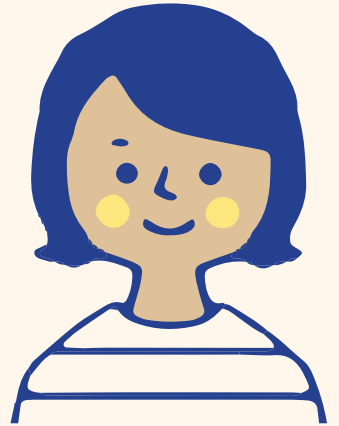




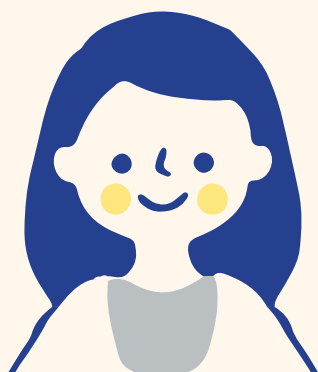


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Introduction



01

Purpose

1.1 The Bootle Area Action Plan (AAP) is a planning policy document that will influence how planning decisions will be made in the wider Bootle area. It covers the period to 2040. The area includes Bootle and parts of Litherland and Seaforth that are south of Princess Way, Church Road and Dunningsbridge Road. The AAP also will help support regeneration in Bootle and direct and encourage the right kinds of development and investment into the area.

1.2 The AAP sets out policies that are specifically aimed towards the needs, issues and opportunities in the area. It supplements or supersedes policies in the Sefton Local Plan.

1.3 The area included in the AAP is shown opposite. A more detailed map can be viewed at www.sefton.gov.uk/bootleaap.

1.4 The content of the Bootle AAP is produced with reference to the following:

- A reflection of the aspirations for the town as expressed in Council documents (for example Sefton's 2030 vision, housing strategy, economic strategy), and

- Specific evidence and studies (for example Housing Assessments, Town centre health checks, health data), and
- Existing planning policy frameworks. All planning policies and decision making are made within the context of existing national and local planning policies and legislation, and
- Feedback received through engagement with the people who live, work and invest in Bootle, and
- The need to deliver identified regeneration and development projects (e.g. plans for the Strand).

Previous engagement

1.5 Public engagement was a key part of the preparation of the AAP and helped decide what went into the AAP and what the priorities were.



Details of previous consultation stages and comments made are available at www.sefton.gov.uk/BootleAAP.

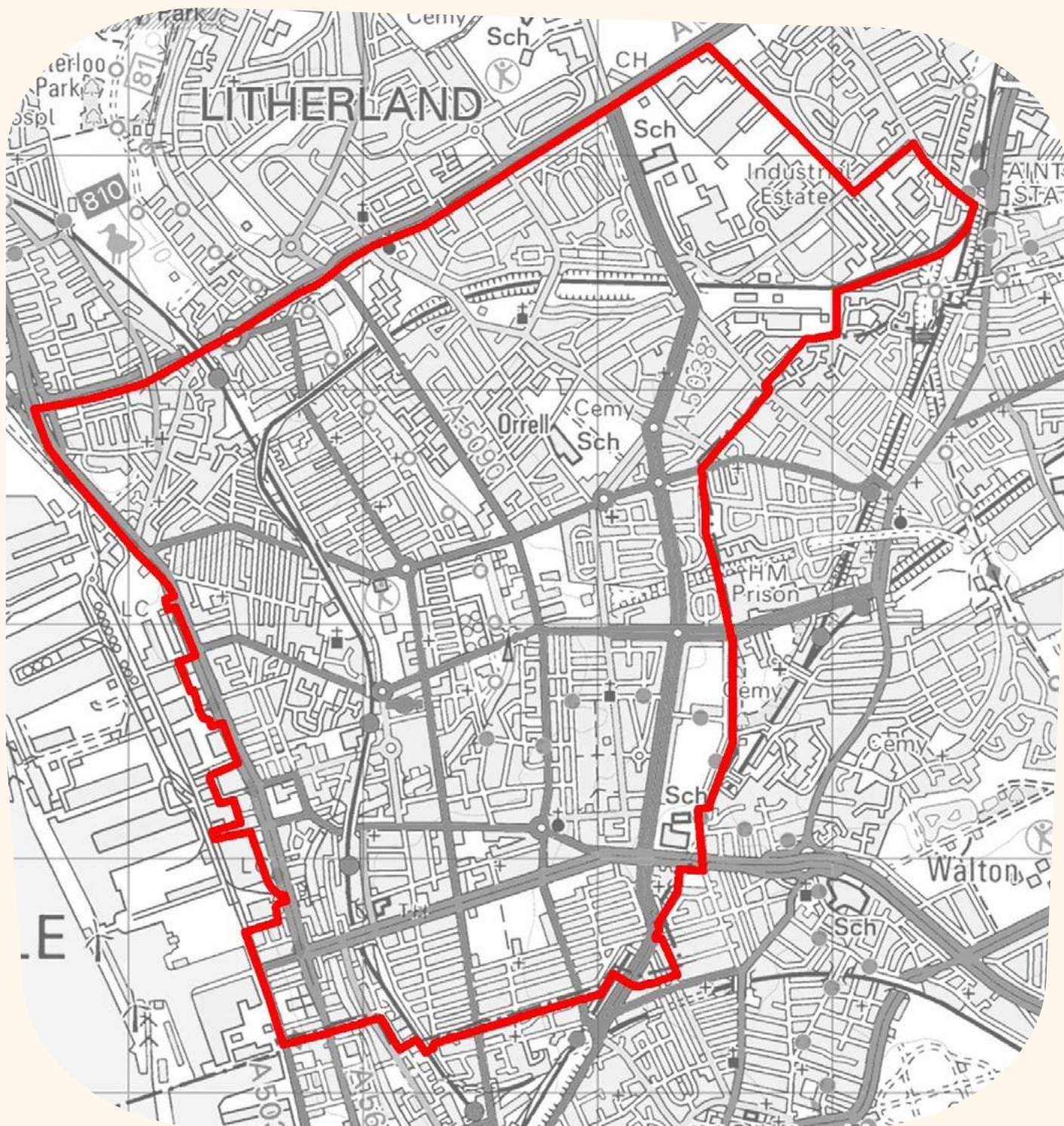


Figure 1: Bootle Area Action Plan area

Planning Policy Context

National Policy

1.6 The National Planning Policy Framework (NPPF) sets out Government's key planning policies for development within England. The key policy themes contained within the updated NPPF which are of relevance to the AAP and any future planning applications are set out below:

Presumption in Favour of Sustainable Development

1.7 Central to the NPPF is the presumption in favour of sustainable development.

Plan-making

1.8 Paragraph 21 of the NPPF specifies that 'plans should make explicit which policies are strategic policies'. Paragraph 29 sets out that 'non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development'. As this document only covers a small part of Sefton, it is considered most policies would be considered non-strategic. However, given their importance to delivering the vision for Bootle and many of the objectives, it is considered that Policy BAAP3 'Bootle Central Area' and BAAP20 'Hawthorne Road/Canal Corridor Regeneration Opportunity Area' are strategic in the context of the Bootle AAP.

Delivering a Sufficient Supply of Homes

1.9 Paragraph 61 reiterates one of the main Government objectives: to boost the supply of homes. To do this, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with planning permission is developed without unnecessary delay.

Building a Strong, Competitive Economy

1.10 The NPPF confirms that planning decisions should help create the conditions in which businesses can invest, expand and adapt. Paragraph 85 states that "significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development".

Promoting Healthy and Safe Communities

1.11 Paragraphs 96 and 97 of the NPPF state that planning policies should aim to achieve healthy, inclusive and safe places which "promote social interaction... are safe and accessible... [and] enable and support healthy lifestyles" as well as provide "the social, recreational and cultural facilities and services the community needs".

Promoting Sustainable Transport

1.12 Chapter 9 of the NPPF confirms that transport issues should be considered from the earliest stages of plan-making and development proposals, so that a number of matters can be considered and addressed including to identify and pursue opportunities to promote walking, cycling and public transport.

Making Effective Use of Land

1.13 The NPPF puts great weight on planning policies and decisions promoting an effective use of land in meeting the need for homes and other uses. Paragraph 124 states that policies should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Achieving Well-Designed Places

1.14 Section 12 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Meeting the challenge of climate change

1.15 Section 14 states that the planning system should support the transition to a low carbon future in a changing climate.

Conserving and Enhancing the Historic Environment

1.16 Section 16 states that Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.

Liverpool Combined Authority Spatial Development Strategy

1.17 As part of its Devolution Deal with the Government, the Liverpool City Region Combined Authority (LCRCA) is creating a strategic plan called a 'Spatial Development Strategy' or 'SDS'. The SDS will be the first of its kind for the City Region. It will set out a strategic framework for the development and use of land looking ahead at least 15 years. The SDS is a statutory planning document. This means that when it is published, it will form part of the 'development plan' for the six City Region local authorities alongside their own Local Plans and Neighbourhood Plans. SDS policies, when finalised, will therefore be considered when determining planning applications across the City Region, including in Bootle and Sefton.

1.18 The Combined Authority recently consulted on its draft SDS ('Towards a Spatial Development Strategy') and will be undertaking further engagement on the SDS later this year.

Local Policies

1.19 The Sefton Local Plan was adopted in April 2017. It sets out how new development will be managed in the period to 2030. It encourages sustainable development and economic growth and it gives current and future generations more opportunities to live and work in Sefton's outstanding environment.

1.20 The Sefton Local Plan includes a whole range of policies that impact on development in Bootle. The Local Plan includes detailed policies on:

- Meeting housing and employment needs (Policy MN1)
- The Port and Maritime Zone (Policy ED1)
- Retail and Town Centre Uses (Policy ED2)
- Existing Employment Areas (Policy ED3)
- Affordable Housing (Policy HC1)
- Houses in Multiple Occupation (Policy HC4)
- Infrastructure and Developer Contributions (Policy IN1)
- Transport (Policy IN2)
- Waste (Policy IN3)
- Healthy Sefton (Policy EQ1)
- Design (Policy EQ2)
- Accessibility (Policy EQ3)
- Pollution and Hazards (Policy EQ4)
- Air Quality (Policy EQ5)
- Contaminated Land (Policy EQ6)
- Energy Efficient and Low Carbon Design (Policy EQ7)
- Flood Risk (Policy EQ8)
- Provision of Public Open Space, Strategic Paths and Trees (Policy EQ9)
- Food and Drink (Policy EQ10)
- Natural Assets (Policy NH1)
- Protection of Open Space (Policy NH5)
- Heritage Assets (Policies NH9-15)

1.21 The Bootle Area Action Plan will supplement these policies and, in some cases, will supersede them within the Bootle plan area. [Appendix A](#) sets out which Local Plan policies will be supplemented or superseded by the Bootle AAP.

1.22 The **Bootle Town Centre Investment Framework** was approved by Sefton Council in August 2016. The Framework sets out opportunities for Bootle Town Centre, including the retail area, the office area and the Town Hall complex. Key points include looking at more leisure opportunities within the Town Centre, improving the canal area and developing Stanley Road to form the spine of the Town.

1.23 The **Sefton Economic Strategy** (October 2022) sets out a focus of action for the economic growth of the borough and revolves around three key themes that link the economic and inclusive growth challenges for Sefton. They are:

- **Places** - giving priority to new housing and commercial development, the regeneration and revitalisation of Sefton's towns and broader investment in place-making and low carbon activities;
- **Productivity** - recognising that the priority of creating more jobs, more businesses and business growth in Sefton should be balanced with action to improve the quality of work and how much it pays;
- **People** - putting Sefton's residents at the heart of the economic Framework and equipping them with the skills and confidence needed to participate in a tough labour market and make a positive contribution to Sefton's economy.

1.24 Following a review of the updated evidence for Sefton in 2024, the analysis led to the establishment of four key themes that shape Sefton's updated economic strategy.

These themes are:

- Employment and opportunities for work
- Business Growth & Investment
- Social inclusion and access for all
- Regenerated places

1.25 The **Sefton Growth and Strategic Investment Programme** (updated April 2022) sets out ambitious aims for redevelopment in the centre of Bootle and particularly on the canal side with new leisure and evening economy uses in the town centre.

1.26 Funding in the March 2023 budget from the Government and from the Combined Authority have confirmed this as a priority.

1.27 Over the period 2022 – 2027 the priorities for Sefton set out in the **Sefton Housing Strategy** (April 2022) will be:

- Driving up housing quality in communities and neighbourhoods;
- Meeting people's housing needs;
- Enabling people to live independently;
- Tackling barriers to obtaining suitable housing for the most vulnerable and ensuring equal access to housing services;
- Effectively utilising Council assets to support housing delivery.



Neighbouring Authorities

1.28 Bootle sits at the southern end of the borough, adjacent to the City of Liverpool. Whilst the Bootle AAP will sit within a broader framework of borough-wide policies and strategies for Sefton, it will also need to have regard to programmes and policies taking place in Liverpool, particularly north Liverpool.

1.29 All local planning authorities have a duty to co-operate with each other and other public bodies to maximise the effectiveness of strategic policy. This legal requirement will be tested and verified during the examination process before the AAP can be formally adopted.

1.30 Therefore, it will be important for the Bootle AAP to be developed in tandem with relevant policies of Liverpool City Council and have regard to the major programmes and projects in North Liverpool. The Liverpool Local Plan was adopted in January 2022 and the Bootle AAP will be in broad conformity with its objectives. How Sefton has met the Duty to Cooperate in the preparation of the Bootle AAP is set out in a Duty to Cooperate Statement.

1.31 While the 2021 North West Marine Plan is a material consideration for any development affecting the area seaward of mean high water, the Bootle AAP area does not include any of the Sefton Coast or operational Port.

Equalities Impact Assessment, Habitats Regulations Assessment, Health Impact Assessment and Sustainability Appraisal

1.32 The Bootle Area Action Plan has been subject to Habitats Regulations Assessment (HRA), as required by the Conservation of Habitats and Species Regulations 2017 (as amended)¹, and sustainability appraisal (including Strategic Environmental Assessment (SEA)), as required by section 19 of the Planning and Compulsory Purchase Act 2004² and the Environmental Assessment of Plans and Programmes Regulations 2004³.

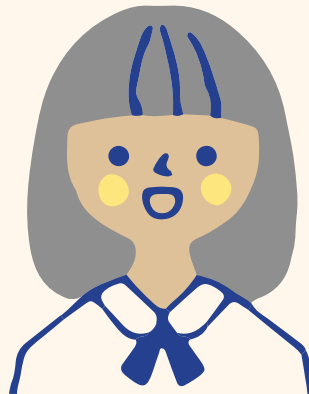
1.33 The Bootle Area Action Plan has also been subject to an Equalities Impact Assessment. This is required under Equalities Act [2010], to assess the impact of any decision of a strategic nature on a range of 'protected' groups who may be otherwise be discriminated against by the plan outcomes. A Health Impact Assessment has been completed within the Equalities Impact Assessment. A Health Impact Assessment is not a statutory requirement but is considered good practice given the clear links between spatial⁴ planning and health.

¹ See for example <https://www.legislation.gov.uk/uksi/2017/1012/contents>

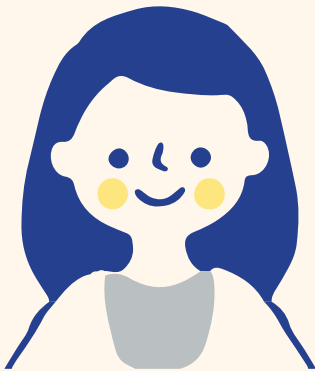
² See *Planning and Compulsory Purchase Act 2004* ([legislation.gov.uk](https://www.legislation.gov.uk))

³ See *The Environmental Assessment of Plans and Programmes Regulations 2004* ([legislation.gov.uk](https://www.legislation.gov.uk))

⁴ See *Equality Act 2010* ([legislation.gov.uk](https://www.legislation.gov.uk))



Understanding the Context



02

The Bootle Area Action Plan area covers 833.5 ha which is 5.38% of the area of Sefton. The area contains about 16% of Sefton's population with approximately 44,000 people in Bootle Area Action Plan area compared to 275,899 for Sefton as a whole⁵. The figure shows the Bootle Area Action Plan area within the Sefton context and how it relates to Liverpool.

2.1 The age structure of this population is broadly similar to that of North West England, but is a younger population than the rest of Sefton. There is a higher proportion of children under 16, and a lower proportion of over 50s (and notably over 75s) than in the rest of Sefton (2021 census).

2.2 The population of Sefton has been declining for decades (8.8% loss between 1981 and 2011), with the decline tailing off and reversing in recent years. This is matched by the population of Bootle. The population of Bootle & Netherton (rather than the AAP area) was over 80,000 in 1961 and by 2011 this had decreased to 51,394, a decline of 35% between 1961 and 2011. However, by 2021 the population had increased a little to 53,718 (census data).

2.3 Despite the trend of population loss, the number of households in Bootle increased by 8.8% between 1991 and 2021. This is a result of a reduction in average household sizes and reflects the national trend towards smaller household sizes. This is primarily driven by the increased number of single person households and smaller family units.

2.4 Bootle (with Netherton) is one of the five main settlement areas in the Metropolitan Borough of Sefton, the others being Crosby, Formby, Maghull (Sefton East) and Southport. Bootle is located in the south of the borough of Sefton, bordering part of Liverpool with which it shares close economic, social, cultural and transport links and a largely maritime heritage. The wider Bootle settlement area includes Bootle (focused on the historic area of Bootle-cum-Linacre) which is the subject of this Action Area Plan; but also Orrell, Litherland, Netherton and Seaforth. However, this AAP only includes the core Bootle area plus parts of south Litherland and south Seaforth.

2.5 Bootle Town centre is focused on the Bootle Strand, a shopping centre built at the end of the 1960s. South of this lies Bootle Office Quarter which includes late 20th and 21st century purpose-built office blocks, civic buildings and Hugh Baird College.

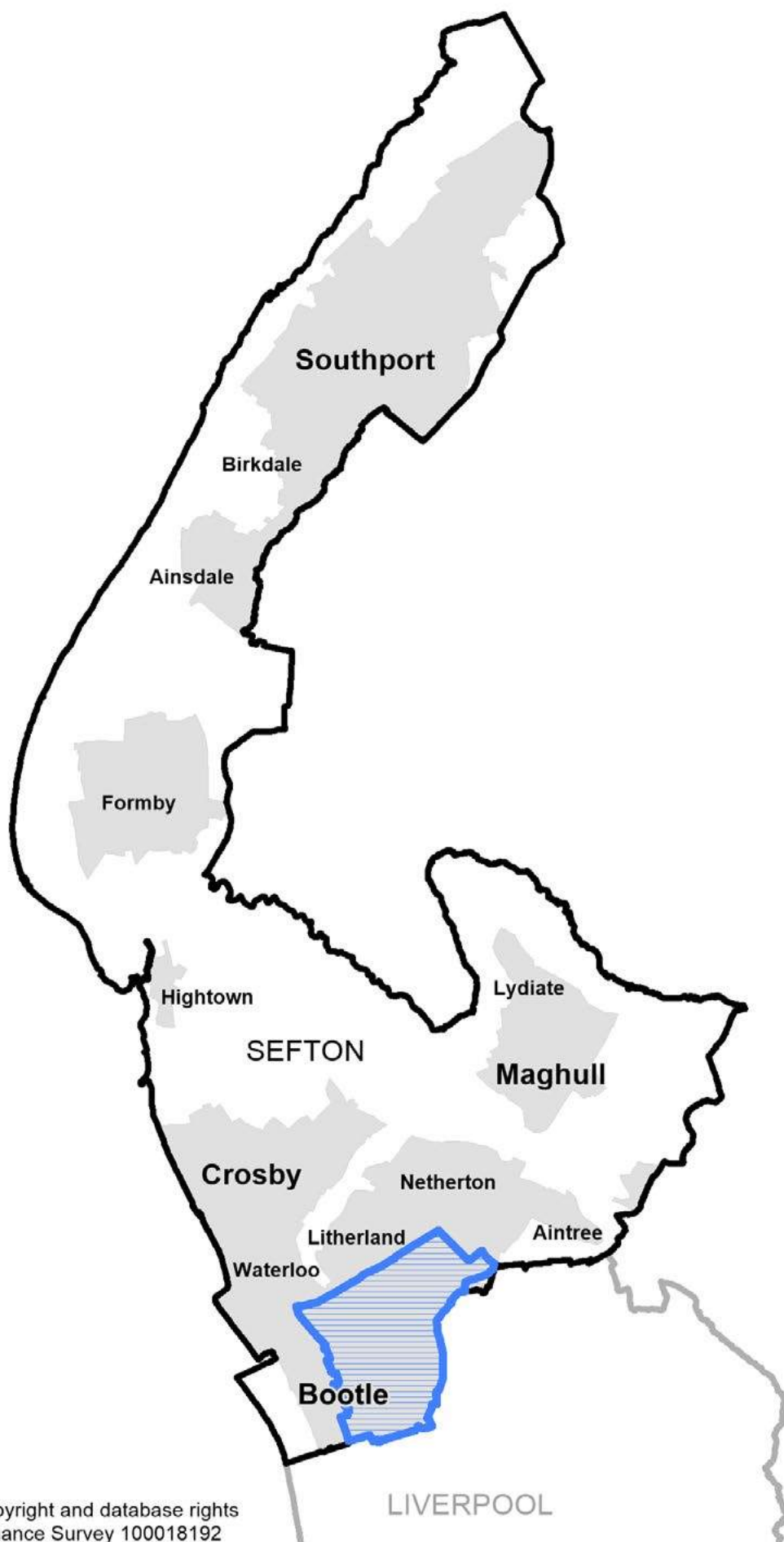
2.6 Much of the Port of Liverpool freight docks are within Bootle and Seaforth, though outside the plan area. The port has significant control over development that takes place in its area under permitted development rights. The rest of the plan area is mainly residential in character with some pockets of industry, and is interspersed with public parks, the Leeds and Liverpool Canal and other open spaces, and shopping parades, schools and other services and facilities.

2.7 The health of the population of Bootle is generally poorer than that in Sefton as a whole, for example, in relation to heart disease, obesity, morbidity and mental health. There are also health inequalities within the plan area. Many people lead inactive lifestyles. Measured against national Indices of Multiple Deprivation (income, employment, education, health, crime, barriers to housing and services and living environment), all of the plan area is ranked within the 20% most deprived nationally, with much of the area in the 10% most deprived neighbourhoods nationally.

2.8 There is no hospital within the plan area, with the 'Accident and Emergency' and many services being provided at Aintree (Fazakerley) Hospital and the Royal Liverpool Hospital. There are 12 primary schools and 3 secondary schools in the plan area, although others outside the area will be used by residents within the area. Hugh Baird College provides further education including vocational and academic courses, including degrees, and works with local employer partners such as Peel Ports, through their Scholarship Programme, the Sovini Group and the NHS. In recent years Sefton Council has led the way in providing a number of apprenticeships in a range of service areas.

2.9 Bootle relies heavily on the service sector employment, particularly public administration, education and health. Bootle Strand shopping centre is now owned by Sefton Council and the Council has plans to regenerate the shopping centre to make it the catalyst for the wider regeneration of the town. The Bootle Area Action Plan is one of the ways to help deliver those regeneration plans. Bootle needs to have a sufficient supply of good quality and well-located employment sites to provide opportunities for investment and jobs for local people. This includes within the Office Quarter, Town Centre and local shopping parades.

⁵ (based on mid 2020 Population estimates, area selected as a best match of 2011 Census Output Areas to the Bootle AAP area).



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Figure 2: Bootle Area Action Plan within Sefton

History of Bootle

2.10 Bootle is thought to derive its name from the Anglo-Saxon word for a dwelling house, Bold or Botle. It was recorded in the Domesday Survey (1086) as Boltelai, in the 13th century as Botle, and in the 14th century as Botull, Bothull and Bothell. By the end of the 17th century, the Earl of Derby had taken ownership of Bootle, along with Linacre.

2.11 Yates & Perry's 1768 map of Liverpool shows the historic core of Bootle as a substantial enclosed area of land bounded by the present-day Merton Road/Oxford Road to the south, Litherland Road to the west, Waterworks Street to the north and Hawthorne Road/Derby Park to the east. The village of Linacre lay a little to the north, at the junction of the present-day Linacre Road and Linacre Lane.

2.12 The tithe map of 1839 shows Bootle to have been made up of clusters of enclosed crofts with a waterworks on the northern fringes (hence Waterworks Street), surrounded by open farmland. The Leeds and Liverpool Canal, completed in 1816, skirted the north-western side of the village.

2.13 The 1851 Ordnance Survey First Edition clearly shows Bootle as still a separate village bounded by the present-day Merton Road, Litherland Road, Waterworks Street and Hawthorne Road. However, its future as a centre for industry was already being mapped out: the Bootle Chemical Works lay just to the north of the village centre, whilst the Liverpool, Crosby & Southport Railway and the Liverpool, Blackburn & Accrington line of the Lancashire & Yorkshire Railway passed to either side.

2.14 The docks would grow to be a major part of Bootle's future, but, in 1851, only a few of them stretched this far north of Liverpool. Instead, there was a thick strip of waterside buildings from Liverpool Road (now Seaforth Road) down to Bankfield Street in Kirkdale. Roads already in existence in the mid 19th century show that great plans were afoot for Bootle. A large area south of the village had already been laid out by 1851, with a handful of roads named after Oxford colleges.

2.15 By the end of the 19th century, Bootle was in the midst of a huge phase of expansion, perhaps more than most other outlying parts of Liverpool at this time. The village itself had already been subsumed into the built-up area, although it remained close to the edge of the countryside. The areas to the north and south of Balliol Road had, by this time, been developed with houses. Driving this expansion was the development of Bootle's docks: Canada Basin in 1859, Brocklebank Dock in 1862, Alexandra and Langton Docks in 1881, and the Gladstone Dock system from 1906 onwards. The 'Overhead' railway served the dock system from 1893 to 1956, Seaforth Sands being its northern terminus. In the second world war, Bootle's maritime role and metropolitan location resulted in extensive bomb damage, which paved the way for large scale, imaginative reconstruction.

2.16 In 1974, under the Local Government Act 1972, Bootle lost its county borough status and became part of the Metropolitan Borough of Sefton.

2.17 The 1960s to 1980s saw a significant loss of employment in the docks due to the mechanisation of the docks and resulted in a period of economic decline due to the loss of these jobs. During this time much port activity moved to the Seaforth Container Terminal, which included a Freeport until 2011. The government has recently announced new Freeport proposals for the Liverpool City Region.

2.18 From the 1960s Bootle became home to major government offices, bringing new employment to the area. These included the Health and Safety Executive, HM Revenue and Customs in the Office Quarter next to the newly built New Strand shopping centre, and the Girobank (subsequently a major centre for Santander Bank). Since the late 1980s there has been a series of regeneration projects that have helped improve some of the housing stock and some employment development along Dunnings Bridge Road.

Character Areas

2.19 Most of the plan area comprises terraced housing dating from before the First World War, mostly smaller terraces opening directly onto the pavement with larger terraced homes being in and around Derby Park Conservation Area and the Bedford Road area. However, there are substantial areas of interwar housing built by the Bootle Corporation, including around Marsh Lane, east of Southport Road, and in Netherton. 21st century housing is focused in the Housing Market Renewal Areas around Hawthorne Road and the canal, and Queens Road.

2.20 Whilst there is a mix of house types and tenures across most of Sefton, there is less choice in Bootle where there are more terraced houses, and more homes owned by housing associations or private landlords. The plan area has a considerably lower percentage of people owning their own homes than Sefton as a whole or the national average. In Linacre ward just over a third of homes are owner-occupied. In recent years there have been too many inappropriate and poor-quality conversions to flats and homes in multiple occupation in the Bootle area. These have affected residents' living conditions through noise, refuse and parking issues, and have begun to erode the character of local areas.

Environmental Legacy

2.21 Bootle is one of the most densely built-up parts of Sefton and has seen significant development and redevelopment for 150 years. Bootle's industrial past has left large tracts of contaminated and derelict land in areas that have low land values. This legacy requires investment to remediate vacant sites, overcome constraints and make them suitable for new development. Significant investment and redevelopment has already taken place, particularly associated with the former Housing Market Renewal initiative in the early 21st century.

2.22 Merseyside Waste Disposal Authority runs a public Household Waste Recycling Centre on Strand Road, and there are a number of privately-operated waste transfer, primary treatment, and re-processing sites including at Acorn Way and north of Farriers Way. Some sites have been subject to historic infilling or landfill, for example the former railway cutting running east-west from Southport Road to Strand Road. The densely-developed area and the high proportion of smaller terraced homes and relatively narrow streets makes it more difficult to find space for separating and storing waste.

2.23 Poor air quality in some parts of the area contributes to respiratory and other health problems for residents. The main concern is nitrogen dioxide and fine particulate emissions from road traffic, including from freight vehicles. The Council has declared four air quality management areas (AQMA's - for which air quality action plans are required) in the parts of Sefton which have poorest air quality. The Millers Bridge AQMA is entirely within the plan area. The Princess Way and Hawthorne Road AQMA's are partly within it.

2.24 Sefton has declared a climate emergency and is working towards net zero carbon operations for the Council by 2030. However, most emissions come from existing homes and buildings. The majority of Bootle's buildings are older, meaning they are less energy efficient and may be challenging to insulate. Affordable warmth is therefore a concern. While carbon dioxide emissions have been decreasing nationally, much work is still needed to meet local and national commitments.

2.25 One of the most noticeable consequences of climate change is the increased instances and threat of flooding. While all of the Bootle Action Area Plan area is within Flood Zone 1, the area at lowest risk of tidal and river flooding, there is also a risk of surface water flooding and sewer flooding in some areas. For example, there was extensive surface water flooding around Seaforth Road and Riverside Close in 2010. While there may be some infiltration of surface water, Bootle has no watercourses or surface water bodies other than the canal. As a result, almost all surface water discharges to combined sewers or flows out in Combined Sewer Overflows during times of flooding. The combined sewers mostly discharge to the main sewer which runs north-south broadly parallel to the coast to the Sandon Dock Wastewater Treatment Works in Liverpool. This is a 1990s enhancement to Bootle's sewerage network which was largely constructed around a century earlier. The canal and groundwater are other sources of flood risk.

Movement

2.26 In Sefton, over a quarter of households (26.4%) have no car or van, though in Bootle the rate is much higher, with as many as 50% of households without a car or van in some neighbourhoods (census 2021). However, much of Sefton and Bootle has excellent public transport links. Much of the urban area, including Bootle, Southport, Maghull and Crosby is well served by frequent bus services. Merseyrail runs a frequent rail service between Liverpool and Southport, which includes 13 stations in Sefton, three within the plan area at Bootle Oriel Road, Bootle Strand and Seaforth and Litherland, and between Liverpool and Ormskirk.

2.27 The densely-developed area and the high proportion of smaller terraced homes or homes on main roads makes it more difficult to find space for sustainable travel, such as cycling or electric vehicle charging infrastructure as well as servicing. Despite good public transport links, many people still choose to travel to or through Bootle by car for commuting, adding to local congestion and affecting air quality. Major roads are also heavily used for freight, including to the Port of Liverpool. Some areas, communities and groups of people have restricted access to services and facilities. For example, access to health facilities is poor by public transport, an issue for many people in Sefton, especially at night or weekends.

Green and Blue Infrastructure (including Open Space)

2.28 The Bootle Area Action Plan area is entirely urban. It is one of the most densely built-up parts of Sefton. The vast majority of the plan area currently comprises occupied or previously developed land; the exception being parks and amenity open spaces, the Leeds and Liverpool Canal Corridor and other open spaces. These areas, together with street trees and other trees, landscaped parks and open spaces, the canal and landscaping around some homes (private gardens) and commercial buildings are the main components of Bootle's green and blue infrastructure.

2.29 The larger parks date mainly from Victorian and Edwardian times and include South Park (and Centenary Gardens), North Park, Derby Park and Orrell Mount Park. Derby Park is on the national Register of Historic Parks and Gardens. North Park includes a 'skateboard park' and other community facilities. Neighbourhood parks include Bowersdale Park, Hapsford Park, Mellanear Park, Bootle Stadium, Poets Park and the Giro Park. Smaller local parks and open spaces include Longfield Road Playground, Marsh Lane Estate Field and Play Area, Seaforth Triangle, St Mary's Garden of Rest and William Henry Street Play Area. There are public playing fields at Stuart Road (also used by Hillside High School), and cricket pitches at Bootle Cricket Club. There are also a number of bowling greens throughout the area. There are two allotment sites, both close to the northern boundary of the plan area; Dunningbridge Road allotments and Gardner Avenue allotments. Other open spaces include the Leeds and Liverpool Canal and towpath, Bootle Cemetery which is located north of Linacre Lane, school sites such as Hillside High School, Bedford Primary School, incidental green space and streets trees, for example along Stanley Road, Linacre Road and Bedford Road. Generally, however, the area has some of the lowest tree cover in Sefton, mostly less than 2.5%.

2.30 There are no statutory designated nature sites in Bootle, although there is a designated Local Geological Site at Harris Drive and smaller areas of Priority Habitat, for example woodland Priority Habitat in Derby Park and Grassland Habitat along railway embankments. Some internationally designated sites are not far from the Area Action Plan area. These include Sefton Coast Special Area of Conservation, Ribble and Alt Estuaries SPA/Ramsar site and Mersey Narrows and North Wirral Foreshore SPA/Ramsar. These sites are also nationally designated as Sites of Special Scientific Interest. There are four sites subject to Tree Preservation Orders (TPOs) in the plan area, one at Washington Parade and three within or next to Derby Park Conservation Area. Trees within the Conservation Area are also protected against felling and other tree works (similar to protection of TPOs).

Built Heritage

2.31 Bootle has a wealth of cultural and heritage assets befitting its maritime and industrial heritage and major period of growth (such as the historic dock system adjoining the plan area, and the Leeds and Liverpool Canal). The Bootle Village Conservation Area covers the areas which illustrate the growth and evolution of Bootle. This includes Christ Church, the whole of Derby Park and the surrounding Victorian terraces and villas, the site of the earliest industrial development of Bootle.

2.32 There are four Listed Buildings within the Conservation Area. Other Listed Buildings in the AAP area are mostly civic buildings (or former civic buildings such as the old 'Bootle Fire Station' on Strand Road), places of worship such as Linacre Methodist Mission on Linacre Road and the Church of Our Lady Star Of The Sea, Church Road and public houses such as the Seaforth Arms Hotel.

Summary of Challenges

2.33 There are a number of challenges facing Bootle, which are reflected by many of the Issues identified in the Issues and Options Consultation document.⁶ Many of the challenges are the legacy of past periods of economic use and decline. These include the dense pattern of terraced streets and older smaller homes and gardens. In general, these homes are less energy efficient, and have limited outdoor space and access. This means waste bin storage and collection, provision of domestic electric vehicle charging infrastructure, and enhanced walking and dedicated cycle routes is more challenging. Bootle's industrial past has left large tracts of contaminated and derelict land in areas that have low land values. This legacy requires investment to remediate vacant sites, overcome constraints and make them suitable for new development. Elsewhere, industrial sites are integrated within residential areas, which can often cause problems with noise, dust, traffic and odour. They can detract from the local environment, result in poor living conditions, deter investment and depress the value of homes. The Port, too, and its associated activities, such as HGV traffic, has significant environmental impacts, including poor air quality.

2.34 The number of vacant homes in the Bootle area is high and can cause issues with anti-social behaviour (such as trespassing and vandalism) which can have a negative impact on a local area. Vacancy rates within Bootle Town Centre and local shopping parades, and within office accommodation in the Office Quarter are high, exacerbating a range of problems. At the same time, there is a need to provide a greater choice in house types in Bootle, including homes with rear gardens and off-street parking spaces. This applies to homes for sale and rented properties. Bootle, like many other areas, has an ageing population (although less pronounced than other parts of Sefton) and there is a higher proportion of residents with a limiting long-term illness. This has implications for the type and standards of future housing that is required.

2.35 Bootle needs to have a sufficient supply of good quality and well-located employment sites to provide opportunities for investment and jobs for local people. Existing and future communities must be supported by necessary and appropriate infrastructure and services. There is also a need to secure social value benefits and maximise opportunities for Bootle residents from new development. There are perceptions of high levels of crime and anti-social behavior. Fly-tipping and litter are a concern for many residents and is having a detrimental impact on the attractiveness and perception of Bootle to those who live in and visit town.

⁶ See <https://www.sefton.gov.uk/media/4863/bootle-aap-issues-and-options-main-document.pdf>

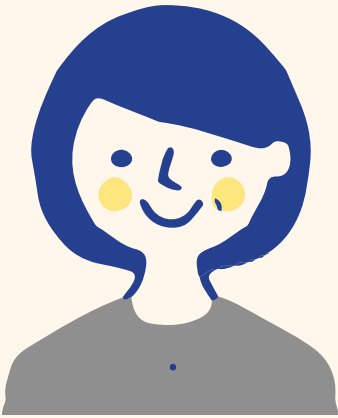
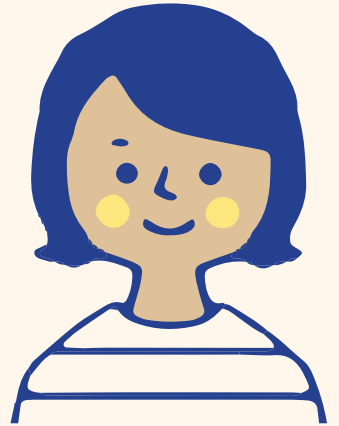
Summary of Issues the Bootle AAP needs to address

The issues which could be addressed by the Bootle AAP were identified in the Issues and Options Consultation document. It is considered these remain valid and have been used to generate the vision and objectives in the next section. The issues are:

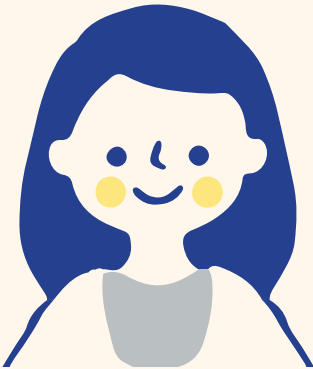
- Bootle needs to have a sufficient supply of good quality and well-located employment sites to provide opportunities for investment and jobs for local people.
- The high level of empty office space in Bootle's Office Quarter, if left, will make it more difficult to improve the centre.
- Changes to the amount of occupied office accommodation in Bootle or change of use of any of these buildings may result in a change in parking requirements and demand.
- Engage with major employers and businesses to maximise economic benefits of their activities, whilst protecting Bootle from any significant environmental impacts.
- Ensuring social value benefits are secured and maximised for Bootle residents from new development.
- The number of vacant homes in the Bootle area is too high and can cause issues with anti-social behaviour which can have a negative impact on a local area.
- There is a need to provide a greater choice in house types in Bootle, including homes with rear gardens and off-street parking spaces. This applies to homes for sale and rented properties.
- There have been too many inappropriate and poor-quality conversions to flats and homes in multiple occupation in the Bootle area causing issues with residential amenity, noise, refuse, parking and the character of local areas.
- Bootle, like many other areas, has an ageing population and there is a higher proportion of residents with a limiting long-term illness. This has implications for the type and standards of future housing that is required.
- Bootle has a strong sense of community and pride, with a good network of resident and voluntary groups. This is essential for the future success of the area. These networks should be an integral part of future plans for Bootle.
- Many of the potential development sites in the Bootle area have high levels of contamination and this could affect the viability of new development and the wider benefits that would be delivered.
- Bootle has a good network of public transport links and benefits from easy access by car to the wider area. However, walking and cycling links could be expanded to allow safe and pleasant routes between key services and facilities in and around Bootle.
- Poor air quality, particularly linked with Port traffic/activity, affects some areas of Bootle and leads to poor health and a poor living environment.
- Bootle has to adapt to the challenges of climate change and opportunities to reduce and mitigate the effects of climate change should be addressed.
- As a built-up area Bootle has fewer nature and ecological areas and lower tree cover than other parts of Sefton including those in or near the countryside. Nonetheless, there are opportunities to improve ecological networks in the town.
- Bootle residents suffer from a higher health inequality than other parts of the borough, including higher rates of obesity.
- Bootle Town Centre is suffering from high vacancy levels as the way we shop and use services changes.
- Bootle has many shopping parades, some of which contain too many poor quality and outdated units unsuitable to meet modern convenience shopping and service needs.
- Existing and future communities must be supported by necessary and appropriate infrastructure and services.

- The regeneration of Bootle should have good design at its heart and should reflect the aspirations of its communities and respect the historic and cultural context.
- The patchwork of industrial areas that are integrated within the residential areas of Bootle can often cause problems with noise, dust, traffic and odour. They can detract from the local environment, result in poor living conditions, deter investment and depress the value of homes.
- The Leeds and Liverpool canal is a major asset in Bootle and has the potential to help regenerate the town.
- Bootle has a good network of parks and open spaces, however more investment would be welcomed to help maintain them. A wider range of facilities and activities in Bootle's parks would make them more attractive to a wider range of residents.
- Bootle has many heritage assets, some of which are vacant and currently have no long term viable alternative use. However, they are important to retain and can be a driver for regeneration.
- Fly-tipping and litter are a concern for many residents and are having a detrimental impact on the attractiveness and perception of Bootle to those who live in and visit the town.
- In order to ensure the future success of Bootle and change perceptions of the town, a more comprehensive and rounded approach to the issues facing the town is necessary.





Vision and Objectives



03

Taking into account the issues identified earlier in this document, which were broadly supported by those who made comments at the previous consultation stages, and to take account of the wider aspirations for Bootle within other strategies, the vision for the Bootle AAP to 2040 and beyond is:

‘Our ambition is for Bootle to be one of the best places in which to grow up in the country. By 2040, a regenerated Bootle will be a place that provides a full range of opportunities to all its residents to live secure, fulfilling, healthy and supported lives whilst addressing key environmental challenges, including pollution and climate change. It will be a place that is open to sustainable business and provide skills, expertise, land, facilities and infrastructure that is attractive to a range of high-quality employers particularly those that would benefit from Bootle’s superb locational advantages. Key to Bootle’s success will be our children and young people who will have the spaces, opportunities, support and a voice to shape their town for the future.’



To deliver and support the overarching vision for the Bootle area, a number of high-level objectives have been identified.

Obj1 – To meet the housing needs of Bootle’s residents in a way that is safe and secure including affordable and aspirational housing, homes for families, older people, and people with special needs

Obj2 – To ensure new buildings are resource efficient to help reduce running costs and especially fuel poverty and to support the retrofitting of existing homes and buildings with energy efficiency measures

Obj3 – To prevent the building and conversion of poor-quality houses, flats and homes in multiple occupation that fail to provide a suitable and secure homes or integrate with the community

Obj4 – To ensure that existing and future residents have access to a wide range of easily accessible and high-quality services and facilities with all key facilities and services within a short, safe and attractive walk or cycle ride

Obj5 – To make land, premises and infrastructure available for sustainable economic growth that enables Bootle to build upon its excellent location in the city region, on the coast and close to the motorway and rail network

Obj6 – To provide good quality, secure jobs, training and business opportunities for Bootle’s residents

Obj7 – To put measures in place to prevent, reduce and mitigate the harm that business and commercial activity can have on residential amenity and quality of life

Obj8 – To improve Bootle Town Centre and the Strand shopping centre to consolidate its position as the main focus of shopping, leisure, cultural, community and other uses for Bootle’s residents and those in the wider area

Obj9 – To bring back into beneficial use vacant land, homes, and buildings

Obj10 – To protect and enhance green infrastructure and nature as part of a high quality environment for Bootle, including identifying locations for tree planting, landscaping and ecological improvements

Obj11 – To make Bootle a healthier place to live and to provide an environment that enables residents to live a healthier lifestyle

Obj12 – To set high standards of design for new buildings, infrastructure and spaces that complement and improve the places that make Bootle special and which help design out crime and anti-social behaviour

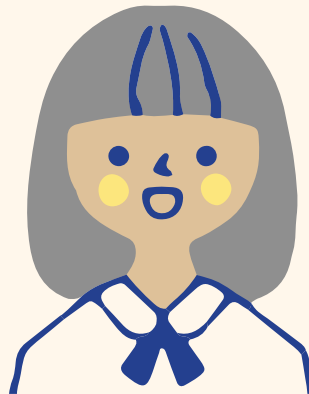
Obj13 – To set standards in new development that help the Council respond to the challenge of climate change

Obj14 – To identify, protect and, where appropriate, find suitable viable uses for Bootle’s valued built heritage.

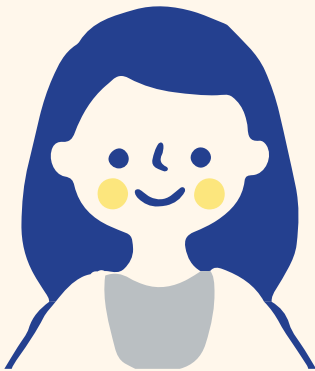
Obj15 – To recognise the needs and potential of children and young people in regeneration and place-making in Bootle

Making the vision and objectives a reality

The vision and objectives above will be delivered through a range of policies set out in this plan. For each policy we will set out the objectives, from the list above, that the policy should achieve if implemented.



Spatial Strategy



04

The policies which follow are articulated in a Spatial Strategy Key Diagram below. This shows broad locations covered by some of the key policies in this AAP.

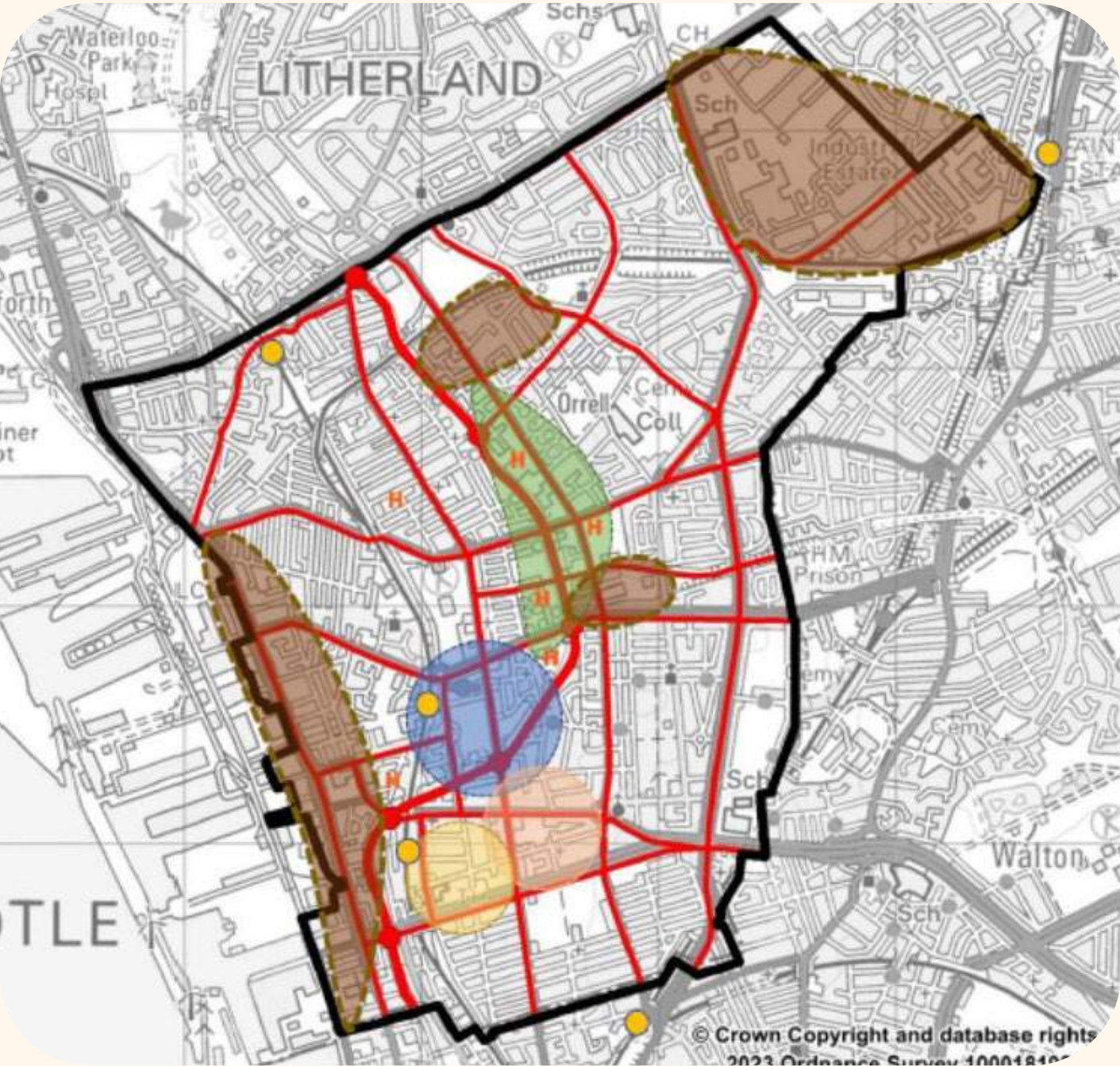
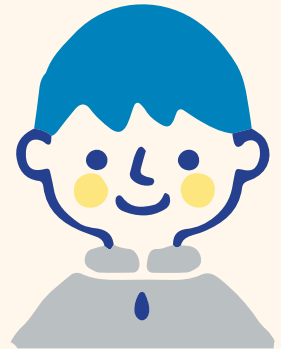
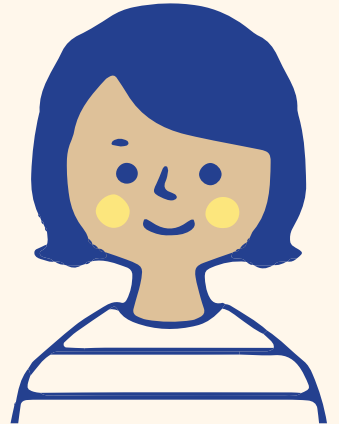
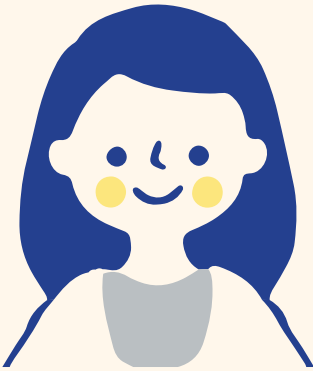


Figure 3: Spatial Strategy Key Diagram





Bootle Area Action Plan Policies



05

5.1 For each policy, we have provided a delivery section to show how we consider the policy can be achieved or managed. We have also indicated, in [Appendix C](#), which of the plan objectives each policy would, if implemented, achieve.

5.2 To ensure that planning policies achieve the vision and objectives, it is important to regularly monitor and evaluate their effectiveness. For each policy, we have included at least one indicator that will be monitored annually to show progress on how effective the policy has been. This will assist when we review the plan, which we are required to do before it is 5 years old.

- Design and Best Use of Resources (policies BAAP1-2)
- Bootle Central Area (policies BAAP3-6)
- Local Shopping Parades (policy BAAP7)
- Getting Around (policy BAAP8)
- Nature (policy BAAP9)
- Healthy Bootle (policy BAAP10)

- **Public Greenspace (policy BAAP11)**
- **Employment, Jobs and Training (policies BAAP12-15)**
- **Homes & Living (policies BAAP16-19)**
- **Regeneration Opportunity Areas (policies BAAP20-23)**
- **Environmental Improvements (policy BAAP24)**

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Design and Best Use of Resources

5.4 Achieving good design in Bootle is about creating places, buildings, or spaces that reflect the best of local character, work well for everyone, promote healthy active lifestyles, look good, last well, and will adapt to the future needs of residents and businesses. High quality and inclusive design applies to all development - from small extensions to the largest schemes.

BAAP1 Design

General

1. Development proposals in Bootle should accord with Policy BAAP2 'Prudent Use of Resources', Policy EQ2 'Design' of the Sefton Local Plan, or any subsequent update, and the government's National Design Guide.
2. In particular, new development in the Bootle AAP area should have regard to its character of higher density late Victorian and Edwardian homes with formal urban parks and an industrial and civic heritage, and to the detailing and individual design and character of Bootle's homes and buildings which are part of this heritage.
3. Development proposals should make the most of and reflect Bootle's higher densities and good range of services and facilities within easy walking distance. Development proposals should have regard to lower-than-average car ownership in the area and the need to be accessible to those who will rely on public transport, walking and cycling; and those with limited mobility. This applies to access to and within the development.
4. Proposals should ensure that all public areas are safe and socially inclusive. Public areas should be overlooked with no screened areas where anti-social activities may be more likely to take place. Proposals should encourage active use in public areas to provide natural surveillance. Public areas should be well-lit and provide accessible spaces for all people, however vulnerable, to use without fear for their safety or security. Particular emphasis should be placed on creating places that are safe and feel safe for women, children and young people and others who may be feel vulnerable in public spaces.
5. Proposals should not result in areas of land that have no clear sense of ownership or responsibility for their maintenance. External areas should be within the curtilage of a development, part of the public highway or within a park. This is to avoid areas becoming unkempt and subject to littering and fly-tipping.
6. Careful consideration must be given to the provision, location, space and design of areas for the safe and convenient collection and storage of waste and recycling in new developments to avoid littering and fly-tipping. This is particularly important for new businesses that sell prepared food and drink and for properties that are converted to alternative uses. The overall aim is to reduce waste and increase recycling rates.
7. Lower development values in the area should not be used to justify lower quality design and the Council will view new development as an opportunity to raise design quality in the area.
8. Bootle has many distinctive heritage assets that reflect its past as a port and manufacturing centre and new development should take appropriate opportunities to identify and showcase these through the improvement of their setting or re-use.
9. Development proposals should help mitigate and adapt to the impact of climate change including taking appropriate opportunities to introduce, protect and enhance green and blue infrastructure, soft landscaping and biodiversity, prioritise use of above ground, natural sustainable drainage system features and reduce surface water run-off rates and volumes and other sources of flood risk. Development proposals will need careful consideration of drainage, surface water, sewer and other flood risks and their management and mitigation at the detailed design, masterplanning and drainage details stages as these may affect the developable area of the site and the detail of design and layout.
10. For areas of substantial change, the Council will encourage landowners, in partnership with the Council and the community, to introduce a detailed design code/guidelines for the area in accordance with the Government's National Model Design Code guidance.

Canal Corridor

11. Many of the key development sites in the area are adjacent or close to the Leeds and Liverpool Canal. Development proposals on these sites must adhere to the following key design principles:

- New development should promote movement to and along the canal corridor for all.
- New public spaces next or close to the canal should be provided to allow public enjoyment of the canal, improve sense of arrival and access, to add interest to the streetscape and to provide opportunities for leisure activities.
- New development should face onto the canal and the height and massing of new development close to the canal should be at a larger scale than the development and spaces elsewhere on the site.
- Development proposals should, where possible, protect and enhance remaining elements of the canal's industrial heritage and have regard to, in terms of style, scale and materials of new buildings, the heritage of the canal.
- New development should be sited to ensure there are no detrimental impacts on the structural integrity of the canal infrastructure.

12. To support the redevelopment of sites alongside the canal corridor, the Council have produced a draft Design Code for the area. Development proposals on sites adjacent to the canal should adhere to the placemaking principles that are set out within the Design Code.

13. Development Proposals should be supported by a Design and Access Statement that makes clear reference to how the Design Code has been taken account of.

Development within existing residential areas

14. Development proposals for conversions and changes of use of dwellings should retain and, where appropriate, seek to reinstate small scale details to properties including original decorative brickwork, window and door openings, boundary walls/gates/fences, bay windows, and chimney stacks.

15. Proposals for small infill sites in residential areas should match the form and scale of the adjacent properties and include features that draw positively on the local distinctiveness of the features and style of nearby homes.

16. For residential infill sites of fewer than 10 homes, the Council will give significant weight to a well-designed scheme that integrates well with the neighbouring properties even if the new homes do not accord with the current recommendations for off road parking, private amenity space or distances between homes (as set out in Supplementary Planning Documents) provided that there would be no harm to residential amenity of existing or future residents.

17. In all cases, residential amenity for new and existing residents should be protected from inappropriate development and good design should be used to avoid any unacceptable impact on the living conditions of existing and future residents.





Explanation

5.5 The National Planning Policy Framework stipulates out that achieving high quality places and buildings is fundamental to the planning and development process. In January 2021 the government published its National Design Guide to provide greater clarity on how good design should be achieved through planning and development. The national design guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. This includes identifying ten key characteristics of well-designed places. These are shown in the illustration below.



Figure 4: The ten characteristics of well designed places

5.6 Proposals should respond positively to the character and form of their surroundings, in terms of density, size, layout, architecture, design and landscape. The context of a building may include any of the above, from the architectural detail of buildings to the general character of the area. Development proposals should seek to complement and enhance aspects of Bootle's valued built heritage whilst improving or replacing elements of lower quality.

5.7 The purpose of the policy is to ensure that good design is achieved in all development. Planning permission should be refused for development if poor design fails to take the opportunities available for improving the character and quality of the area. The policy seeks to build on existing policies at the local and national level to highlight the issues of particular importance in the Bootle area.

5.8 Bootle has many buildings and structures of historic and cultural importance. Many of these are listed, whilst others are identified as 'undesigned heritage assets'. Local Plan policies NH9-15 set out how proposals for such assets should be addressed. However, there are other buildings and structures that are important to local people and may form part of their familial, cultural and social history. This policy encourages developers to consider how their proposals could identify and showcase all these assets to create better designed and well-regarded places. Early public engagement is encouraged on all major schemes and other schemes that could impact a local heritage asset.

5.9 Bootle's green and blue infrastructure has many benefits and functions, including nature, recreation, physical and mental health and well-being benefits and economic benefits (e.g. improving the image of the area and encouraging inward investment). Green and blue infrastructure helps meet the challenge of climate change, reduce air pollution and air temperatures locally, and helps to reduce and manage surface water run-off. Past initiatives by the Council and its partners such as the Mersey Forest have sought to increase tree planting and landscaping in Bootle, for example street trees in the Town Centre, parks and residential areas. In such a densely built-up area, it is important that development includes appropriate landscaping and green and blue infrastructure.

5.10 Surface water flood risk, sewer flood risk and to a lesser extent groundwater and canal flood risk (indicated in the Strategic Flood Risk Assessment) are issues in certain parts of Bootle, including on many housing and employment sites and Regeneration Opportunity and other areas. Development proposals for these sites will need careful consideration of these drainage, surface water and other flood risk issues at each stages as management and mitigation of these risks may affect the developable area of the sites and the detail of design and layout. This includes surface water management, rates and volumes, exceedance flow paths from existing and proposed drainage systems, finished floor and ground levels; and for sewers also matters such as the point of connection, whether the proposal will be gravity or pumped, whether changes to public sewers are likely to be acceptable and mitigating measures for any sewer surcharge risks. Developers should engage with United Utilities, the Lead Local Flood Authority and where appropriate the Canal & River Trust from an early stage.

Delivery

5.11 This should be reflected in submitted SuDS/ Drainage Pro Forms and Site-specific Flood Risk Assessments and the overall design and layout of development, including green and blue infrastructure. Development Proposals on these sites must be able to show that the provisions of Local Plan policy EQ8 'Flood Risk and Surface Water' and the National Planning Policy Framework have been met, including, where reasonably practicable, securing a 20% reduction in surface water run-off rates and volumes. Above ground, natural drainage features for SuDS, landscaping, green and blue infrastructure and public realm measures could include new or retrofit permeable surfacing, bio retention tree pits / landscaping, rain gardens, soakaways and filter drainage, swales, green roofs and grey water recycling.

5.12 Certain parts of Bootle have a high prevalence of anti-social behaviour. Planning and development can only have a limited impact on this issue, particularly since it has such wide societal causes. However, there are design solutions that can help limit opportunities for certain types of anti-social behaviour, for example designing out hidden areas, areas being well lit and places and facilities that encourage use at all times of the day. This is particularly important for those who may feel vulnerable in public spaces.

5.13 Bootle appears to have issues with littering and fly-tipping that are of significant concern to local residents. Whilst this is not a specific planning issue, the way that places are designed can help reduce areas becoming untidy, traps for blown and dropped litter, and areas that attract fly-tipping. During the previous consultation stages, the problem of littering and fly-tipping was raised multiple times and the attractiveness of the town could be a barrier to future investment.

5.14 In areas of change, we will encourage site-specific design codes/masterplans to be prepared in advance of an initial planning proposal. These should involve members of the public. Proposals within the canal corridor should be designed in accordance with the Design Code for the Canal Corridor which is available for public consultation alongside this draft plan.

5.15 All applicable development must provide a design and access statement. Within these, applicants must set out how the provisions of this policy, Local Plan policy EQ2 'Design', the National Design Guide and any approved design codes for the area have been met. This is in addition to any other required information, for example SuDS/Drainage Pro Forms and landscaping and biodiversity net gain proposals.

Plan Objectives

5.16 See [Appendix C](#) for what plan objectives this policy will help achieve.

Monitoring indicator

- Number and location of Design Codes/Masterplans submitted and approved by the Council in the AAP area.

BAAP2 Best Use of Resources

.....

1. Major development should incorporate measures to reduce greenhouse gas emissions where practicable, through one or more of the following:

- Making the most of natural solar gain through site and building layout and design.
- Energy efficiency measures, including for existing buildings.
- Use of low carbon, decentralised or renewable energy.
- Other alternative measures to reduce greenhouse gas emissions.

2. All new build housing developments must achieve, as a minimum, the requirement of 110 litres per person per day set through the optional Building Regulations Requirement G2: Water Efficiency.

3. Existing buildings should be re-used and retrofitted in preference to demolition and re-build unless it can be clearly demonstrated that loss of the buildings, through embedded carbon, is clearly outweighed by other factors. This is particularly important for buildings that contribute positively to Bootle's character. The provision of a more energy-efficient building could form part of a wider justification for demolition and rebuild.

4. Any development involving demolition and/or construction must implement measures to achieve the efficient use of resources, taking account of:

- Construction and demolition methods that minimise waste production and encourage re-use and recycling materials, as far as practicable on-site.
- Designing out waste by using design principles and construction methods that prevent and minimise the use of resources and make provision for the use of high-quality building materials made from recycled and secondary sources.
- Use of waste audits or site waste management plans (SWMP), where applicable, to monitor waste minimisation, recycling, management and disposal.

5. Evidence demonstrating the best use of resources must be submitted with all major development proposals.

Explanation

5.17 National Planning Policy Framework states that the planning system should support the transition to a low carbon future in a changing climate. It should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

5.18 In July 2019 Sefton Council declared a Climate Emergency. In declaring a Climate Emergency, it was agreed that:

5.19 Sefton Council is committed to reducing carbon emissions and resolves to go further than the UK100 Agreement and to act in line with the scientific consensus that we must reduce emissions to net zero by 2030, and therefore commits to:

- Make the Council's activities net-zero carbon by 2030.
- Ensure that all strategic decisions are in line with a shift to zero carbon by 2030.
- Achieve 100% clean energy across Sefton Council's full range of functions by 2030.

5.20 Whilst this is primarily focussed on energy use and the Council's activities, there is a need to consider climate change and the use of resources through decisions on new development. Policy EQ7 of the Sefton Local Plan promotes energy efficiency and low carbon design. This requires major development to include at least one measure to reduce greenhouse emissions. One of those measures was the provision of infrastructure for low emissions vehicle (e.g. electric vehicles). However, since June 2021 it has been a requirement through building regulations for electric vehicle charging points to be provided in new development. Therefore, Policy EQ7 of the Local Plan has been overtaken by events in that respect.

5.21 Therefore, this policy seeks to require major developments to incorporate measures to reduce greenhouse gas emissions in addition to the provision of electric vehicle charging points.

5.22 All new homes are required to have a water meter. Under Building Regulations (Part G), water consumption should be no greater than 125 litres per person per day. However, local authorities can adopt the optional minimum building standard of 110 litres per person per day in all new buildings where there is a clear local need. As many of Bootle's residents have a household income lower than the Sefton and national average, it is considered justified to seek to reduce ongoing utility costs.

5.23 Whilst the northwest of England is relatively cooler and wetter than other parts of the U.K. (e.g. South East), droughts are becoming a natural feature of the region's climate. The instances of such events could become more prevalent in future years with climate change. Therefore, to help support United Utilities Drought Plan (2022) it is considered reasonable to seek more water-efficient homes.

5.24 It is calculated that buildings contribute around 40% of greenhouse gas emissions worldwide. Whilst much of this is due to ongoing energy consumption from lighting, heating, cooling etc, a less obvious source of greenhouse gas emissions associated with buildings is from 'embodied carbon'.

5.25 Embodied carbon consists of all the greenhouse gas emissions associated with building construction, including those that arise from extracting, transporting, manufacturing, and installing building materials on site, as well as the operational and end-of-life emissions associated with those materials.

5.26 Planning permission may be required to demolish a building. This policy seeks to ensure that full consideration is given to the embedded carbon within a proposal to demolish a building as part of a redevelopment. Whilst the Council acknowledges that demolition and rebuild is the preferred approach on many occasions, it would like to see a careful assessment of the benefits and disadvantages of such an approach.

5.27 Furthermore, if demolition is accepted, there is a range of measures that can be employed to minimise the loss of reusable building materials from the site and reduce the amount of waste. These can either be used within the new development or elsewhere. This could be particularly important for saving important features and materials (e.g. bricks, stonework, tiles, gates, internal features) which could be used elsewhere to help protect Bootle's heritage.

Delivery

5.28 This will be primarily managed through the development management process, with proposals for major development having to demonstrate that they have explored measures to reduce greenhouse gas emissions. Similarly, proposals that seek to demolish buildings for redevelopment must clearly show that the benefits of doing so clearly outweigh the loss of the building.

Plan Objectives

5.29 See [Appendix C](#) for what plan objectives this policy will help achieve.

Monitoring indicator

- Number of major schemes that include measures to reduce greenhouse gas emissions.
- Number of homes built with measures to enable water consumption to fewer than 110 litres per person per day.



Bootle Central Area

5.30 Bootle contains the highest concentrations of deprivation in Sefton and has long been the focus for physical regeneration in the Borough. This policy aims to support the ongoing regeneration of Bootle Central Area, including securing new investment and improving the quality of the built environment, with the ambition that this will be a catalyst to the regeneration of the wider area.

BAAP3 Bootle Central Area

1. The Council is committed to the regeneration of Bootle, including both the redevelopment of derelict and vacant land and buildings throughout Bootle. The regeneration of the Bootle Central Area, as identified on the plan below and the policy map, will be a catalyst for this regeneration and will be a significant focus of investment and redevelopment in the next 15 years.

2. The regeneration objectives for Bootle Central Area include:

- To create a transformed central area and Town Centre that is the focus of activity for the town and creates a place that residents and businesses are proud of (see Policy BAAP4).
- The development of the Strand Shopping Centre to provide a new focus for shopping, community, leisure and other uses (see Policy BAAP4).
- The refurbishment, re-use or redevelopment of vacant office blocks and other vacant /under-used land in the office quarter for appropriate new uses (see Policy BAAP5).
- The refurbishment and re-use of Listed and historic buildings in and around Bootle Town Hall (see Policy BAAP6).

- The enhancement and expansion of Hugh Baird College and its campuses (see BAAP6) to help maximise educational opportunities for our children and young people.
- To connect the various areas within Bootle Central Area together so that they function as a coherent whole that support and complement each other (see BAAP8).
- To improve the environment of the central area, including through good design of buildings and spaces, and the provision of green and blue infrastructure (see BAAP1).

3. The Council is currently undertaking a review of car parking in Bootle Central Area and the findings of this review will determine the level of parking provision that will need to be retained or provided to support the regeneration objectives for the area.

4. A Masterplan or Masterplans for sites in the Central Area will be progressed to show in greater detail the potential development opportunities in this area and how these can help achieve the principles in this policy.

Explanation

5.31 The Bootle Central Area includes Bootle Town Centre, the office quarter and the civic and education quarter, including Hugh Baird College and other adjacent land and buildings.

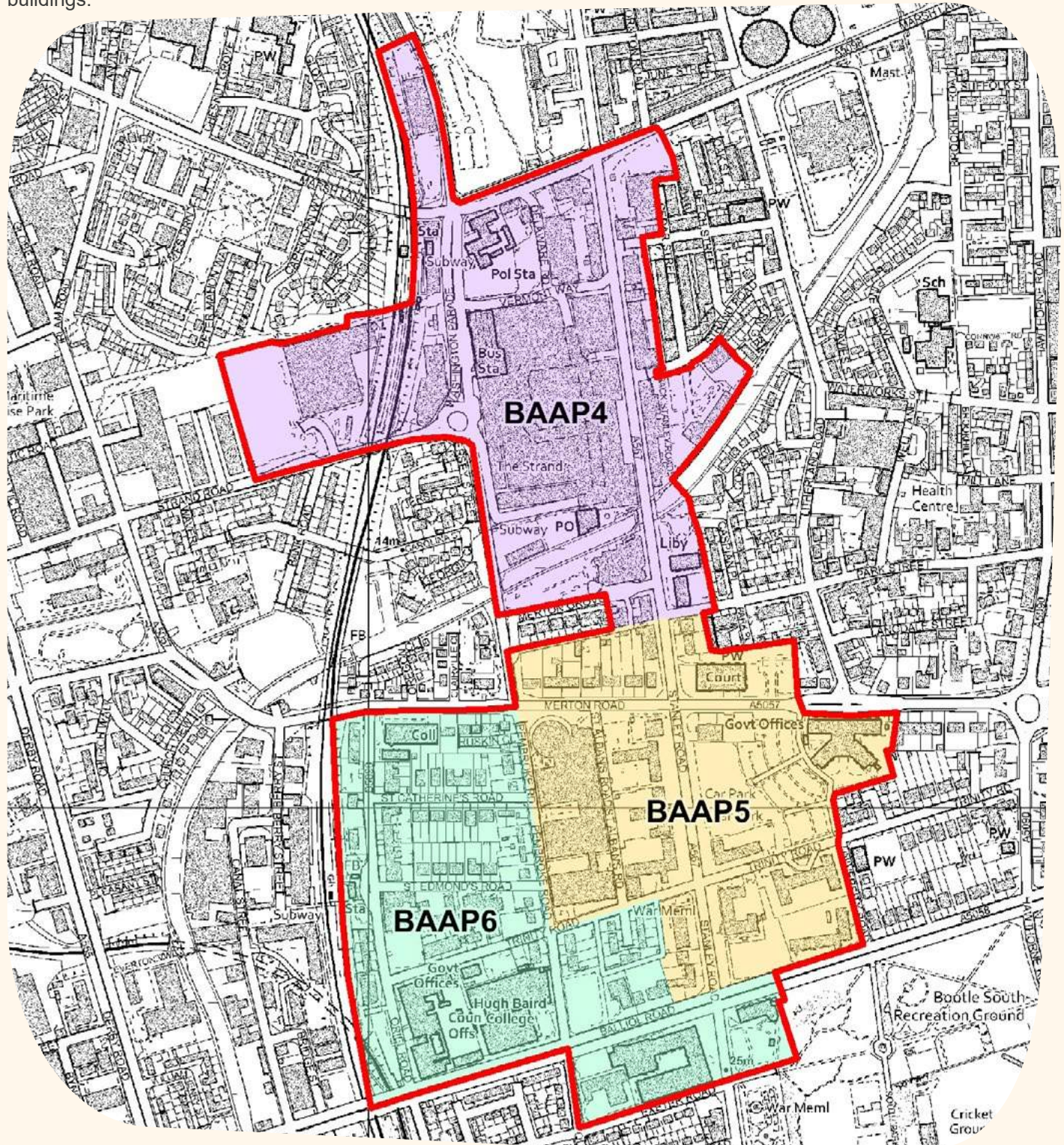


Figure 5: Bootle Central Area (red boundary) comprising the Town Centre (BAAP4), Office Quarter (BAAP5) and Civic and Education Quarter (BAAP6)

Delivery

5.32 Bootle Town Centre (including the Strand Shopping Centre) will remain the focus for retail development and other town centre uses, consistent with Local Plan Policy ED2 'Retail, Leisure and other Town Centre Uses'. The traditional 'Office Quarter' was mostly constructed in the 1960s and has largely functioned as a public sector office complex ever since. Some of the office blocks are now dated and vacant, and the demand for office space has significantly reduced.

5.33 The area around Oriel Road, Trinity Road and Balliol Road contains the historic cluster of civic buildings, including Bootle Town Hall. Whilst the Town Hall still retains a civic function and hosts many Council meetings and functions, the complex as a whole is significantly under-used, and the area does not attract much footfall with many people alighting at Bootle Oriel Road rail station and bypassing the area to go to other parts of the central Bootle area.

5.34 A major asset for the town is Hugh Baird College, which has grown its educational courses in recent years and is now considered one of the best quality further education institutions in Merseyside. The college currently attracts over 7,000 students from all over the region and has ambitions to expand its facilities and educational offer.

5.35 To support this policy (and BAAP4-6) a number of Masterplan (visioning) Documents will be published to show what could be achieved in this area and how the different areas would link together. These documents could be used to demonstrate the development opportunities that would be available through the AAP, the current investment occurring in Bootle and the vision the Council have for the town.

5.36 It is intended to formally commence work on the Masterplans once the Bootle AAP is approved for publication, with that work progressing through 2025.

Plan Objectives

5.37 See [Appendix C](#) for what plan objectives this policy will help achieve.

Monitoring indicator

- None (see BAAP4, 5 and 6)



BAAP4 Bootle Town Centre

1. Bootle Town Centre, as identified on the plan below, includes the Strand Shopping Centre, Stanley Road, sites to the west of Washington Parade (including an Asda and Aldi store) together with other sites in the immediate vicinity of these areas.

2. Bootle Town Centre will be the main focus for local convenience and comparison retail development and other uses appropriate for a town centre in the south of Sefton. Bootle Town Centre will remain a Town Centre within the retail hierarchy as set in the Sefton Local Plan (Policy ED2).

3. The Primary Shopping Area, which is part of the retail hierarchy applied in Local Plan Policy ED2, is shown on the policy map and the plan below. Retail development should be focussed within the Primary Shopping areas. Non-retail town centre development will be acceptable in the Primary Shopping Area so long as they do not undermine Bootle Strand Centre as a key retail centre and make a positive contribution to the vitality and viability of the centre. Residential development will only be acceptable on the upper floors in the Primary Shopping Area.

Bootle Strand Shopping Centre

4. Proposals for the redevelopment of the Bootle Strand Shopping Centre will be supported where they are consistent with a single detailed master plan, business plan or similar for the whole site.

5. The Masterplan, or similar, should include the following elements:

- Provide an enhanced retail offer in terms of quality of accommodation and choice for local people.

- Create a canal side public space that is suitable for events/festivals.
- Provide new quality public realm and improve the existing public realm areas.
- Improve the way people access the centre in accordance with Policy BAAP8 'Getting Around'.
- Provide space for a digital creative hub with high-tech flexible facilities for use by local people, community groups, education and businesses.
- Provide for facilities/uses that encourage an evening and night-time economy (subject to maintaining acceptable living conditions for existing residents) increasing dwell time and visitor numbers. The facilities/uses should encourage leisure opportunities for all residents, including families, children and young people.
- Provide space for an integrated health and social care hub.
- Contribute to an improved environment through excellent design standards.

6. To support the above, all Main Town Centre uses (as defined in the National Planning Policy Framework) will be acceptable in principle within Bootle Strand subject to the centre retaining a core of retail uses. Residential uses on upper floors, will also be acceptable where these support the vitality and viability of Bootle Town Centre and the delivery of the Masterplan (or similar). Educational, medical or health services or community uses will also be acceptable if they support the delivery of the Masterplan (or similar).

Stanley Road

7. Stanley Road (between Merton Road and Marsh Lane) will continue to make a significant contribution to Bootle's role as a main Town Centre and proposals on Stanley Road must complement the regeneration objectives for the Strand Shopping Centre. Specifically, proposals along Stanley Road should adhere to the following:

- Ground floor accommodation should be in active use within one or more of the following use classes:
 - Class E – Commercial, business and service (this includes shops, financial services, indoor sport and recreation, medical services)
 - Public houses, wine bars or drinking establishments.
 - Any other uses suitable in a town centre location that will contribute to the vitality and viability of Bootle Town Centre
- Residential uses and other suitable non-town centre uses will be encouraged on upper floors on Stanley Road (including the 'Triad') subject to other policies in the Bootle Area Action Plan and Sefton Local Plan.
- Ensure the public highway provides a safe and pleasant route for pedestrians and cyclists
- Contribute to an improved environment through excellent design of buildings and spaces.

Other areas within the town centre

8. Retail development will be acceptable in the wider town centre, but outside the Primary Shopping Area, if the relevant sequential and impact tests have been passed. All other main town centre uses will be acceptable in the wider town centre. Non-town centre uses, including residential, will be permitted in the town centre (outside the Primary Shopping Area) if it is demonstrated that they support the vitality and viability of the Town Centre and the Council's vision for the centre.

Public Realm and Environmental Improvements in Bootle Town Centre

9. All new development in Bootle Town Centre should contribute to the improvement of the public realm and the local environment in the town centre. This should be done either through on-site improvements or, where appropriate and in line with Policy BAAP24, through a proportionate financial contribution in lieu of on-site improvements. The canal is particularly important to Bootle Central Area and regard should be had to Policy BAAP1 part 10-12.

Explanation

5.38 Bootle Town Centre, as identified on the Policy Map and below, will be the focus for shopping, leisure, cultural and community activity for Bootle and the wider area. The Council is committed to the regeneration of Bootle Town Centre, including the Strand Shopping Centre, and development within the centre must make a positive contribution to the regeneration of the wider Bootle area.

Bootle, alongside Southport, will remain one of the two main town centres in Sefton in the retail hierarchy as set out in Local Plan policy ED2.

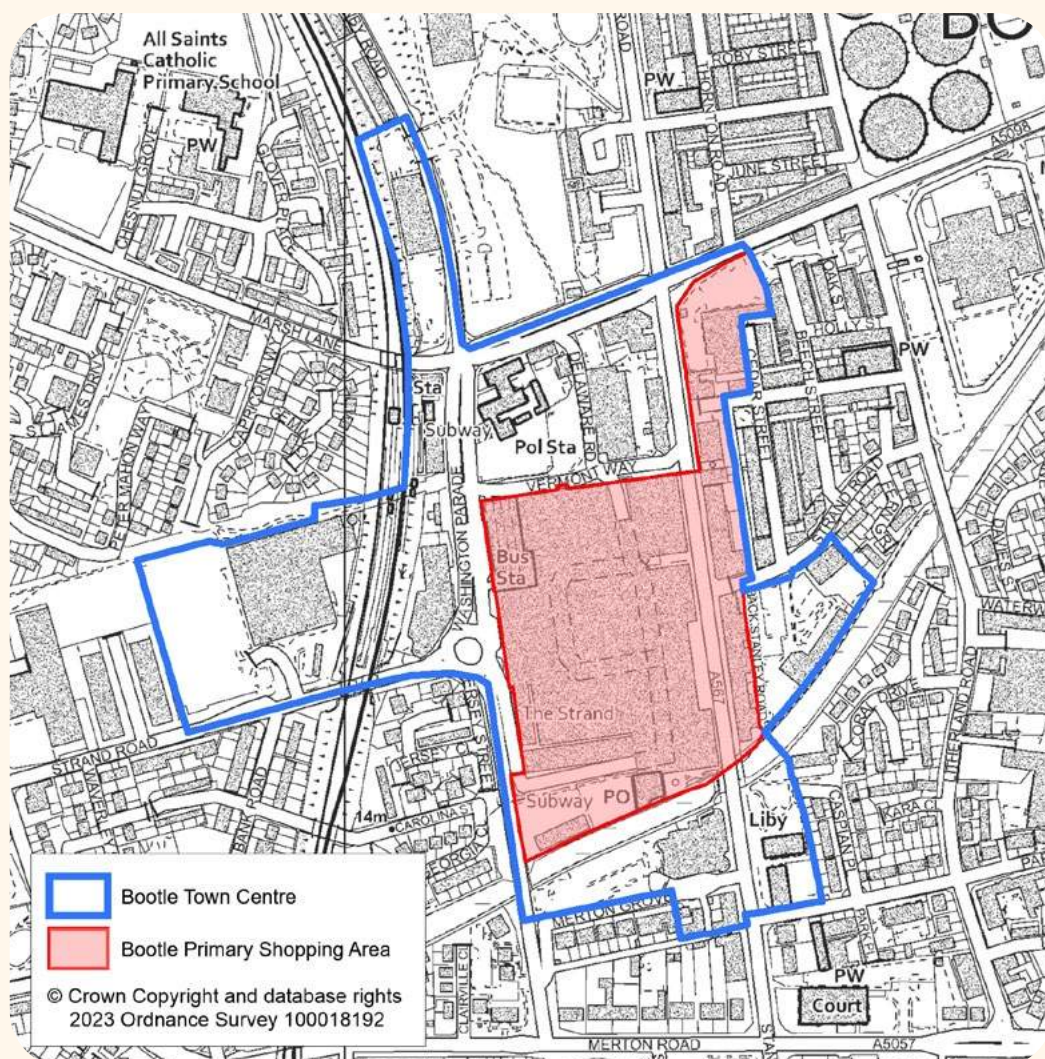


Figure 6: Bootle Town Centre and Primary Shopping Area

5.39 Bootle Strand Shopping Centre is located within Bootle Town Centre and has traditionally been the focus of shopping activity in the town since it was completed in 1968. Whilst shopping will continue to be a key activity in the shopping centre in the future, it is expected that activity will diversify in future years. In this regard, the Council has committed to the redevelopment of the centre and has commenced on plans for the centre. It is working in partnership with the Liverpool City Region Combined Authority, which has invested £500,000 from its Mayoral Towns Fund and £1.8m strategic investment funding in the Bootle Canalside project.



Figure 7: Bootle Town Centre, including the Strand Shopping Centre, viewed from the south east towards the River Mersey

The Council has developed a bold vision (below) for the future of the centre with additional green public spaces, and an exciting and more diverse offer from the Strand and the adjoining Canalside. To support the redevelopment of the Strand, the Council has approved a business plan which sets out initial proposals for investment and change.

The business plan was part of a submission to government for funding to implement the first phase of the re-purposing of the centre.



‘The re-purposing of the Strand will catalyse development of a more sustainable and resilient town centre to provide improved opportunities for local communities, residents and businesses. It will raise pride and ambition of those in Bootle whilst improving perception and brand beyond Bootle.’

5.40 In the March 2023 budget, £20 million was allocated to deliver the first phase of repurposing the Strand shopping centre and wider transformation of Bootle Town Centre.



Figure 8: Indicative proposals for the re-purposing of the Strand in the Strand Business Plan

5.41 It is likely that the plans for the redevelopment of the centre will evolve in the coming years as market signals and needs change. These plans will be consulted on widely and will be influenced by the principles in the business plan which are reflected in this policy.

5.42 Stanley Road is the key route through the town and has been a focus of commercial activity since Bootle expanded during the late 19th century. Stanley Road runs alongside the eastern entrances of Bootle Strand Shopping Centre and commercial properties with smaller footprints than in the shopping centre. It therefore tends to attract independent stores, food and drink outlets and professional services. Outside of the Strand, it is not expected that significant change will occur to Stanley Road, but it will continue to be protected for uses that support the function of Bootle Town Centre as the focus for retail, leisure and other main town centre uses.

Upper floors on Stanley Road provide an opportunity for new homes that will have excellent access to the range of services and facilities the centre offers. This includes a number of vacant office buildings, such as the 23 storey Triad building to the northeast of the Strand shopping centre (shown on figure 8 above). This was previously occupied by the Inland Revue but has been largely vacant for several years.

5.43 Other parts of the town centre include land currently occupied by Aldi, Asda and Lidl supermarkets, Marsh Lane police station, Strand medical centre, Bootle Bus Station, Bootle Strand rail station, Stella Nova residential tower, Strand House, Bootle Investment Centre, Bootle One Stop Shop, The Triad, The Jollys Public House, Mainland House, the Salvation Army building, Bootle library, Castle Bingo plus some smaller scale commercial and residential properties. Any proposals in the Town Centre, but outside the Strand shopping centre, must show how they comply with the aspirations for the wider area.

Delivery

5.44 In 2017 Sefton Council purchased the Strand Shopping Centre and has since been developing plans for its regeneration. In January 2023 it approved a Business Plan for the period 2022/23 to 2024/25 setting out its vision for the centre and the early phases for delivering on that. The Business Plan was part of a bid to government for funding as part of their Levelling Up Fund. Whilst not included in the original list of successful projects in January 2023, in the Spring budget in March 2023 it was announced that Sefton would receive £20 million for the first phase of repurposing the Strand shopping centre and the wider transformation of Bootle Town Centre.

5.45 The first phase will focus on the site adjacent to the canal. In December 2023 the Council approved the partial demolition of the Strand (i.e. the part next to the canal) with temporary landscaping and making the site good for future redevelopment (application reference DC/2023/01735).



Figure 9: Indicative Phase 1 Proposals for Bootle Strand

5.46 The funding for subsequent phases is expected to come from a combination of public and private sector investment and may include bids for external funding depending on what opportunities are available. Updated business plans will be prepared and considered by the Council, and these will set out in more detail how each phase will look and be delivered. To assist with this, the Liverpool City Region Combined Authority (CA) has committed to supporting the vision for the future of Bootle Town Centre, by awarding £2 million of funding to enable the Council to carry out further pre-development work to bring forward a full Business Case for future phases of the project.

5.47 All phases will be subject to individual planning applications and will be consulted on widely. Each phased application will be assessed individually and on how they help achieve the wider vision for the Bootle Town Centre in accordance with this policy.

Plan Objectives

5.48 See [Appendix C](#) for what plan objectives this policy will help achieve.

Monitoring indicator

- Vacancy rate in Bootle town centre
- Area (m2) of improved public realm
- Footfall within Strand shopping centre

BAAP5 Bootle Office Quarter

1. Bootle Office Quarter, as identified on the policy map, will continue to be the main location of office accommodation in Bootle Central Area but with flexibility of uses allowed on some sites to allow the area to diversify and become more vibrant.

2. The following large office buildings, as shown in red on Figure 10 on the next page, will be protected from conversion or redevelopment for alternative uses, subject to permitted development rights and part 4 below, to ensure that Bootle Office Quarter retains a reasonable supply of good quality office accommodation:

- Magdalen House, Trinity Road
- St Hugh's House, Stanley Road
- Redgrave Court, Merton Road
- Pinnacle House, Stanley Road

3. The South Magistrates Court, Merton Road, will be protected from conversion or redevelopment for alternative uses other than the current uses within Class F (Local Community and Learning) or offices.

4. Other uses on the above locations will only be permitted where:

a. They are small scale or ancillary to the above uses, and would not prejudice the main use of the building as an office (or Class F in the case of the Magistrates Court), or

b. The building is currently entirely vacant and has been continuously and actively marketed for office uses (or Class F in the case of the Magistrates Court) for at least 2 years (starting either from the date the site became vacant or when prior notice of an intent to vacate the premises by the occupant was given) at a reasonable market rate (i.e. rent or capital values) and it has been demonstrated in a formal marketing report that there is no reasonable prospect of the building being re-occupied for office use (or Class F in the case of the Magistrates Court),

c. They are allowed under the Town and Country Planning General Permitted Development) (England) Order 2015 (and any successor document to this).

5. The following existing and former office buildings and vacant sites (shown in blue on Figure 10 on the next page):

- Former St John's House (site of)
- St John's House (new) (currently being demolished)

- Balliol House (site of)
- St Peter's and St Anne's House, corner of Balliol Road and University Road
- Linacre House, Stanley Road
- Daniel House, Trinity Road
- St Martins House, Stanley Road
- Merton House, Stanley Road
- Former HSBC Bank Building, Stanley Road

will be suitable for renovation, conversion or redevelopment for one or more of the following uses subject to being compatible with the main function of the area as an office quarter and complementary to the function of the town centre immediately to the north:

- office
- residential
- education
- leisure/hotel
- community
- small scale food and drink outlets

6. Retail uses will only be permitted in accordance with the application of a Retail Sequential and Impact Assessment as set out in Local Plan policy ED2.

7. Any proposals for re-use or redevelopment of existing buildings and vacant sites must not have an unacceptable impact on the living conditions of nearby existing or permitted homes. Proposals for the conversion or redevelopment to residential use must be consistent with other policies in this plan, existing and future Local Plan policies and supplementary guidance. Householder proposals in the office quarter on existing or future homes will be assessed in the same manner as if they were in a primary residential area.

8. Proposals for the redevelopment of sites, whether vacant or not, should be of a sufficient size, scale and density that are consistent with the surrounding area and take account of their accessible location. The design and quality of new and refurbished buildings must contribute to the Council's regeneration aspirations for the wider Bootle Central Area.

9. Proposals that include the loss of parking spaces in this area will only be acceptable if they are supported by a local assessment that demonstrates there would be no unacceptable harm as a result.

Explanation

5.49 The Bootle Office Quarter is located to the immediate south of Bootle Town Centre. It was planned and built in the 1960s to help secure regeneration and jobs in the area.

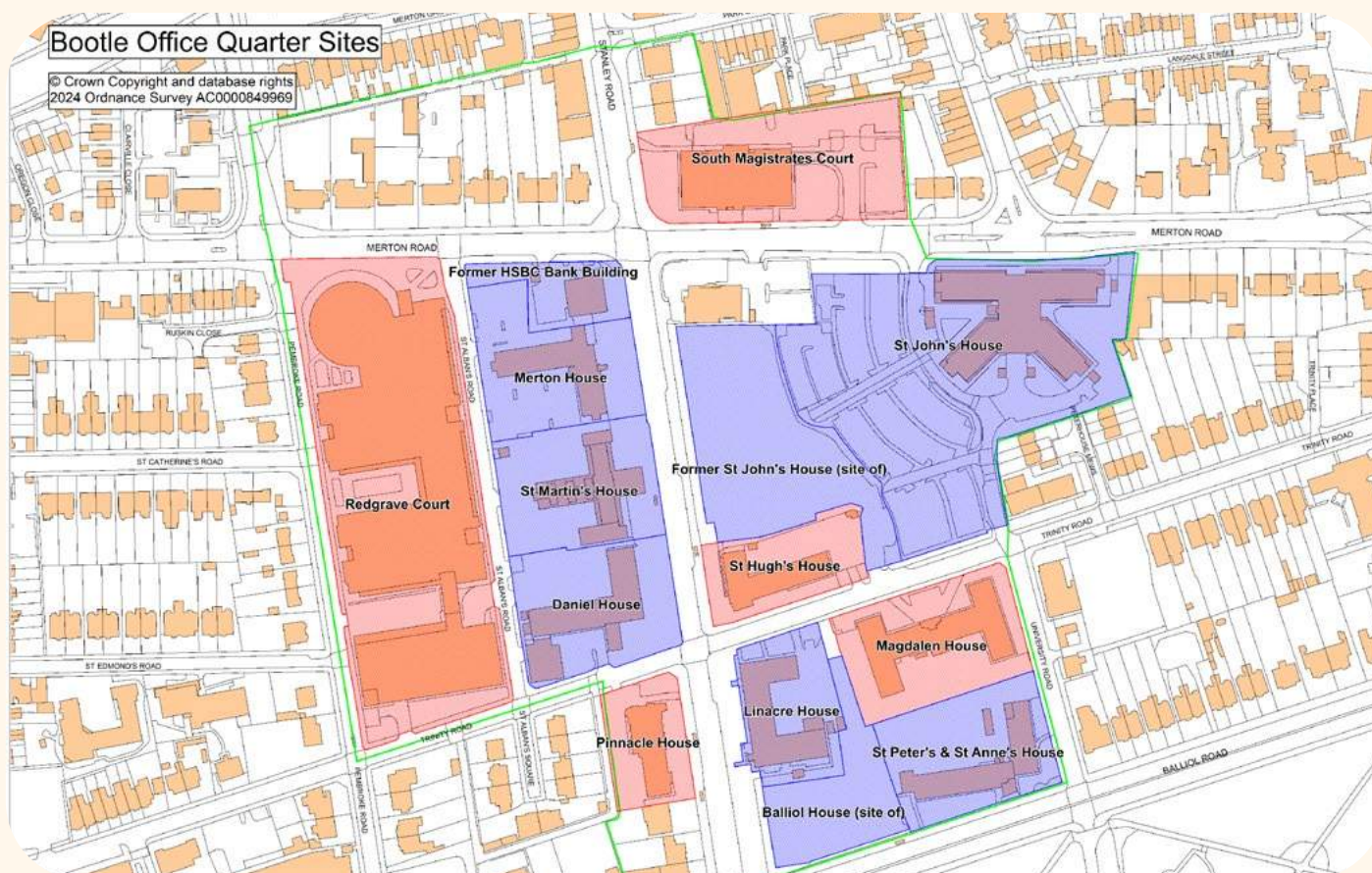


Figure 10: Bootle Office Quarter

5.50 Traditionally, the offices were occupied by large public sector tenants and, whilst some of these remain, several have recently left or reduced their presence.

5.51 Many of the office buildings from the 1960s remain. Whilst some have been renovated to modern standards, others remain in poor condition. Several offices have been demolished and the land remains undeveloped and is used for car parking. Other buildings have recently been, or are in the process of being, converted to flats. In addition, there have been a number of recent additions to the office accommodation, notably St John's House and Redgrave Court.

5.52 The office blocks have permitted development rights (Class MA of the General Permitted Development Order) to convert to residential accommodation. This was recently amended to allow for the whole building to be converted (subject to conditions).

5.53 The Liverpool City Region published their draft Spatial Development Strategy in November 2023. This is supported by a Strategic Housing & Economic Development Needs Assessment (HEDNA).

The draft Spatial Development Strategy identifies employment land and floorspace requirements for each of the constituent authorities. This includes a total minimum need for 6,700m² floorspace for office and research & development to be available for future economic growth to 2040 in Sefton. The HEDNA also acknowledges that much of the existing office stock in the sub-region is poor quality and there is a need to protect the better quality stock and provide new floorspace where it is viable to do so.

5.54 Bootle Office Quarter represents the largest cluster of office land and accommodation in the borough, and it is the aim of this plan to protect the better quality office buildings to provide choice of accommodation to meet future needs for Sefton.

5.55 St John's House (new), Merton Road, was built approximately 20 years ago to replace the previous St John's House on a neighbouring site. It provided c8,000m² (86,500ft²) of floorspace and was most recently occupied by HMRC who vacated early in 2024. The owners of the building informed the Council in January 2024 that they intended to demolish the building and demolition commenced soon after.

5.56 Magdalen House, Trinity Road, dates from the 1960s but was renovated in the past 15 years and is currently fully occupied by Sefton Council. It is in reasonably good condition (grade B/C), provides c7,500m² (80,000ft²) of floorspace and has approximately 80 car parking spaces.

5.57 St Hugh's House, Stanley Road, also dates from the 1960s and has also been renovated in the past 15 years. It is classed as being in good condition (Grade B) and provides c4,000m² (42,200ft²) of floorspace of which c400m² is currently available for let (as of January 2024). The site provides 52 car parking spaces.

5.58 Redgrave Court, Merton Road was opened in 2006 and is mainly occupied by the Health and Safety Executive and Office for Nuclear Regulation. The building houses around 2,000 staff and, whilst not officially a Government Hub, it also provides accommodation for 7 other government departments. The buildings contain c21,500m² (231,000ft²) of office space, making it the largest office building in the office quarter. A large multi storey car park is also provided at the south end of the site. The building is in good condition (Grade B) and the current agreement is for the Health and Safety Executive to occupy the premises to 2032.

5.59 Pinnacle House, Stanley Road, is a former Welsh Calvinistic Methodist Church (Chapel) building, which was closed in 1996 when it was converted to offices. It was occupied by Sefton Council to 2016 but has since been the national office of the solicitors, DPP Law. It appears well used and in good condition. The site includes a small area of parking to the rear.

5.60 South Sefton Magistrates Court was purpose built in the 1990s and continues to be used for this purpose. It has c2,000m² (22,000ft²) of floorspace and an area of parking to the side and rear. The condition of the building is unknown.

5.61 The 0.75ha site of the original St John's House lies between the Merton Hotel and St Hugh's House with a frontage to Stanley Road. St John's House was demolished in 2001 and has since been resurfaced and used for car parking accessed from Trinity Road. It also accommodates a car boot market every Sunday.

5.62 The 0.3ha site of the former Balliol House lies on the NE corner of Stanley Road and Balliol Road. Balliol House was demolished in 2011 and has since been resurfaced and used for car parking accessed from Trinity Road.

5.63 Linacre House, Stanley Road, was formerly occupied by the Department for Work and Pensions. It received Prior Notification Approval to convert into 62 flats in 2019.

5.64 Daniel House, Trinity Road, dates from the 1960s and was recently converted into 180 flats. The building accommodates a restaurant on the top floor and has approximately 40 car parking spaces.

5.65 St Martin's House, Stanley Road, also dates from the 1960s and lies immediately to the north of Daniel House. It contains c5,600m² (60,000ft²) of floorspace and is currently leased to Department for Work and Pensions. However, they currently only occupy part of the building. The site secured Prior Notification Approval to convert into 132 flats in 2021 but this has yet to be implemented. The building has c80 parking spaces to the rear.

5.66 Merton House, Stanley Road, also dates from the 1960s and lies immediately to the north of St Martin's House. It was most recently occupied by the South Sefton Clinical Commissioning Group but now the entire building, c7,600m² (82,000ft²) is vacant. The site secured Prior Notification Approval to convert into 149 flats in 2021 but this has yet to be implemented. The building has c115 parking spaces to the rear.

5.67 The former HSBC Bank Building, at the south west corner of Merton Road and Stanley Road has recently become vacant. It is a comparatively small building of c280m² and has a small area of parking to the rear.

Delivery

5.68 This area will be covered by a Masterplan. A targeted engagement will be undertaken with the owners of the offices/land in this area as part of the masterplanning process. The Masterplan will identify how opportunity areas could be redeveloped and how these could fit into the plans for the wider area.

5.69 The protection of the good quality office accommodation will be achieved through the planning application process, through which a marketing report will be rigorously appraised. Whilst this is subject to existing permitted development rights, the Council will consider an article 4 direction to remove these rights if we believe the loss of office accommodation in the area is preventing the Council from retaining sufficient high quality office accommodation. The Council's Economic Development team will work with owners of office accommodation to assist in finding appropriate occupiers. The Council will maintain a schedule of vacant and available office floorspace in the office quarter.

Plan Objectives

5.70 See [Appendix C](#) for what plan objectives this policy will help achieve.

Monitoring indicator

- Floorspace completed by development type (office, residential, education) in office quarter.
- Vacant office space (m²) in office quarter.

BAAP6 Civic and Education Quarter

1. Proposals for the refurbishment and introduction of new uses to the Town Hall complex of buildings (as identified on Figure 11 on the next page) will be a priority during the plan period and will be supported where they are consistent with a single detailed masterplan for the site. Given the historic civic function of the buildings, and their importance to Bootle, the Masterplan should seek wide support through public and stakeholder engagement.

2. The key principles the Town Hall Complex Masterplan are likely to include are:

- To preserve and enhance the historic fabric and features of the buildings and their setting which contribute to their significance.
- To retain the primary purpose of the Town Hall for municipal services and functions.
- To bring some of the buildings back into public use and be in keeping with their original purpose as civic buildings.
- To increase activity with the buildings accommodating uses that attract people to the area and increase footfall between the complex and other parts of Bootle Central Area.
- To increase permeability through the site, with the potential for a public square/courtyard at the rear of the buildings. This may include providing links through the site between Balliol and Trinity Roads and from Oriel Road to Hugh Baird's Pembroke Centre.

- To secure the long-term economic viability of the buildings and town hall complex to support their long-term maintenance.
- To secure a new purpose for the complex of buildings and for them to be a source of local pride in the area.

3. Any proposals for new or expanded college buildings and facilities will be acceptable in principle in the civic and education quarter (as identified on policy map) subject to other policies in the Area Action Plan and Sefton Local Plan. Other ancillary uses to the college, including retail uses connected with the primary educational use, will also be acceptable in principle.

4. Any proposals for new college buildings and facilities should have regard to the potential increased movement of pupils, staff and visitors between sites and the need to cross busy roads, particularly Balliol Road and Stanley Road. New or improved road crossing facilities may be required.

5. Any proposals for other uses in the civic and education quarter should be compatible with its civic and education function and with its secondary role as a residential area. Any proposals for new residential development should be of a size, scale and density that reflects the sustainable location of the area. Householder proposals in the civic and education quarter on existing or future homes will be assessed in the same manner if they were in a primary residential area.

Explanation

5.71 The Civic and Education Quarter lies to the southwest of Bootle Town Centre and is identified on the Policy Map. It predominantly includes the Town Hall and the adjacent historic civic buildings, buildings associated with Hugh Baird college, purpose built residential care homes and a number of residential properties, some of which have been converted to uses such as offices, care homes, flats and houses in multiple occupation.

Town Hall Complex

5.72 The Bootle Town Hall complex comprises five linked Grade II listed buildings dating from 1882 to 1905, and the whole complex occupies a site area of 0.9 hectares. The site is not within a designated conservation area but some of the buildings are on the Council 'Buildings at Risk' Register. The buildings comprise the following:

- Bootle Town Hall (1882), together with an extension to the east (1902)
- Former Bootle Free Library and Museum (1887)
- Former Bootle Public Baths frontage building (1888)
- Former Police Station and Courts (1891) and
- Former Post Office (1905)

5.73 The buildings were interlinked and extended during the course of the 20th century in response to changing requirements, which were in part driven by reorganisations in local governance.

5.74 The complex has extensive built frontages to Trinity Road, Oriel Road and Balliol Road. To the rear there is a large open area, much of it the site of the former Public Baths, that is currently used for car parking.



Figure 11: Bootle Town Hall Complex

5.75 The Town Hall complex lies some 700m to the south west of Bootle's primary shopping area, and around 300m to the west of Stanley Road, a key route to and from Liverpool, and the location of much of the town's 20th and 21st century commercial redevelopment. It is bounded to the west by the railway, the Merseyrail network, a commuter line which connects Bootle to Liverpool and Southport. Much of the land to the west of the railway is in industrial use, including scrap-metal processing and storage, often associated with the docks, which now solely handle freight services.

5.76 Much of the Town Hall complex is currently vacant, although the Town Hall building itself continues to have a municipal function and is one of the two locations (along with Southport Town Hall) for Sefton Council meetings and Coroner Services. The building also contains Council offices.

5.77 Despite the relative proximity of Bootle Town Centre and the Civic Quarter to each other, there is little relationship between the two and, for most of Bootle's residents, there is little to attract them to visit the civic quarter.

5.78 Notwithstanding the issues identified above, the Council recognises the historic and cultural importance of the Town Hall complex to the people of Bootle. The Council also recognises the significant regeneration benefits the improvement and re-use of these buildings could have, not just on the immediate area, but on the wider town if this is linked into the overall vision for the town. Any proposals must comply with Listed Building legislation and policy in addition to this policy.

Hugh Baird College

5.79 Much of the area around Balliol Road in Bootle is occupied by educational uses linked to Hugh Baird College. Hugh Baird College is a college and University Centre with several campuses in the South Sefton area. Three of those campuses are in the Civic and Education Quarter of Bootle. These are:

- Balliol Road Campus, Balliol Road
- Healthcare Campus, Oriel Road
- University Centre, Stanley Road

5.80 The original college building is the seven-storey block on the corner of Stanley Road and Balliol Road, with the nearby L20 centre and the Pembroke Centre more recent additions. Hugh Baird have recently extended into the Winefride's Campus on Oriel Road which houses its Healthcare Campus.

5.81 Hugh Baird's Bootle accommodation supports 2,000 students and staff and these provide a significant benefit to the local economy. The college is important to the economic development and growth of Bootle and its residents and provides multiple pathways for educational attainment, often for those people who come from deprived backgrounds.

5.82 The Council understands that Hugh Baird College is currently reviewing its college campus plans as part of their existing estate is ageing and inflexible and not as well suited to the needs of modern education. There are ongoing discussions between the Council and the college to coordinate and support their future plans which will likely involve significant investment in current accommodation as well as potential new building. Hugh Baird College will be involved in the Masterplan process.

Delivery

5.83 In advance of submitting planning proposals for the reuse of parts of the Town Hall complex, the Council will produce a Masterplan with public involvement. The Masterplan will set out the Council's vision and aspirations for the future use of the complex. It is intended that the Masterplan will be used to demonstrate a commitment to the improvement and re-use of the complex of buildings and be the basis of funding bids to bridge the viability gap that the proposals are likely to have. The Council are currently exploring potential high-level options to ascertain what the potential funding gap may be. Sefton are also developing a Cultural Strategy and this could identify opportunities for future uses in the this part of Bootle and the wider Central Area.

Plan Objectives

5.84 See [Appendix C](#) for what plan objectives this policy will help achieve.

Monitoring indicator

- Floorspace in town hall complex reoccupied



BAAP7 Local Shopping Parades

General

1. The Local Shopping Parades identified in figure 12 on p59 are identified for local small-scale shopping and service provision and are suitable for the Class E uses (i.e. Commercial, Business and Service uses).

2. Other uses will only be permitted, subject to permitted development rights, if it can be demonstrated that they would:

- complement the range of uses on the shopping parade, and
- improve the general street scene, and
- would not harm the living conditions of any nearby residents.

3. Converting the ground floors of units in shopping parades to residential will be unacceptable, subject to permitted development rights, unless the premises were:

- i) clearly originally designed as residential properties, and
- ii) the conversion both re-introduces key detailing and window/door proportions of the original dwelling and a suitable internal arrangement to ensure satisfactory living conditions for residents.

4. Residential uses on upper floors in shopping parades are likely to be acceptable in principle subject to other policies in this AAP (specifically Policy BAAP19) and the Local Plan.

Consolidating longer shopping parades

5. Several of the longer shopping parades in the Bootle AAP are no longer an appropriate size for their current function. These are:

- Hawthorne Road (south of Balliol Road)
- Knowsley Road
- Linacre Road
- Marsh Lane
- Seaforth Road
- Stanley Road (south of Balliol Road)

6. For each of these parades, the Council have identified a core area that is protected for local shopping and service provision as set out in Parts 1 to 4 of this policy.

7. The Council would support the redevelopment/remodelling of the 'non-core' areas (as identified in [Appendix B](#)) of the longer shopping parades above.

8. The redevelopment of the 'non-core' areas of these shopping parades should only be done on a block by block or in a multi-block approach. Redevelopment of these 'non-core' areas could include proposals for entirely new residential blocks, other uses appropriate for a residential location, or a mix of both. Whilst the redevelopment of any block does not need to provide an active, public use on the ground floor, any new building should be designed to front onto the primary public highway.

9. The Council would also consider the retention and remodelling of the 'non-core' areas of these shopping parades block by block or in a multi-block approach. The remodelling of the blocks could include proposals for new entirely residential blocks, other uses appropriate for a residential location, or a mix of both. However, the remodelling of the blocks would only be acceptable if it was of a very high quality and innovative design and should be designed to face onto the primary public highway.

10. Any proposals for the redevelopment or remodelling of the blocks in the non-core area should accord with other relevant policies in the Bootle AAP and the Sefton Local Plan.

11. In the absence of proposals for the redevelopment and remodelling of blocks in the 'non-core' areas of the longer shopping parades above, the Council will support proposals for new retail and/or service uses in line with the core areas.

12. Blocks within the core shopping parades can be redeveloped or remodelled but must provide sufficient commercial space to meet local shopping and service needs.

13. Plans of these parades, showing core and non-core areas, are provided at [Appendix B](#) of this document.

Explanation

5.85 For the purposes of this policy, shopping parades are those identified in Figure 12 or are defined as a group of four or more consecutive retail units or four retail units in any six units (whether currently in retail use or not).

5.86 Local shopping parades provide an important range of convenience shops and services for the day-to-day needs of residents, particularly those that do not have access to a car or may be less mobile. However, it is recognised that many of the longer shopping parades, those over multiple blocks, provide too much commercial space for modern levels of demand.

Often the units remain vacant and derelict or have been converted to uses that may be considered unsuitable. Many units on the longer shopping parades in the Bootle, Seaforth and Litherland areas have been converted to poor quality, poorly designed housing. To help address this, the Council are progressing an 'Article 4 direction' to remove the permitted development rights to convert these units from Class E (Commercial, Business and Service) use to residential.



5.87 It is proposed to protect all the local shopping parades in the Bootle AAP area from being lost to inappropriate uses subject to permitted development rights. However, on a small number of the longer parades it is proposed to identify a core area for protection to provide local shops and services, with a more flexible approach to blocks outside these areas.

Delivery

5.88 The Council are progressing an Article 4 Direction on a number of the shopping parades in the area to enable it to better manage the conversion of retail units into homes.

5.89 Targeted engagement will be undertaken on one or two of the parades as a pilot to ascertain the long term aspirations of the property owners on the blocks where a flexible approach is proposed. If there was some appetite for redevelopment of these blocks, then work could be done to explore potential ways to achieve this, including engaging with RPs and/or with relevant funding providers.

5.90 On protected blocks, those which are recommended to be retained as commercial properties, the Council will maintain a list of vacant and available properties so that aspiring small business and retailers will have a schedule of potential premises to occupy. The Council will commit to update this in the Bootle AAP area at least annually and make the list available online. It will, in effect, be similar to the brownfield land register.

5.91 The Council will also explore with owners about the how the Council can promote the parades so that local people know what they offer. The Council will also seek to identify any environmental improvements that can be achieved to help make the parades more attractive, potentially using funds secured through Policy BAAP24 and/or other external funding. The Council will look to be 'bid prepared' if relevant external funding becomes available for shopping parades investment. The Council will consider using the High Street Rental Auctions process to bring back into use persistent vacant properties.

Plan Objectives

5.92 See [Appendix C](#) for what plan objectives this policy will help achieve.

Monitoring indicator

- Number and % of vacant ground floor units in shopping parades
- Number of non-core blocks in longer shopping parades redeveloped



Figure 12: Shopping Parades in Bootle

- 1 Seaforth Road / Stella Precinct
- 2 Seaforth Road South
- 3 Knowsley Road
- 4 Bridge Road
- 5 Linacre Road
- 6 Stanley Road (Three Banks)
- 7 Stanley Road (Parrs Corner)
- 8 Harris Drive
- 9 Orrell Road
- 10 Ennerdale Drive
- 11 The Crescent
- 12 Linacre Lane
- 13 Aintree Road
- 14 Hawthorne Road / Earl Road
- 15 Hawthorne Road / Park Street
- 16 Irlam Road
- 17 Stanley Road / Park Street
- 18 Bootle Village
- 19 Stanley Road South
- 20 Hawthorne Road South
- 21 Marsh Lane

BAAP8 Getting Around

1. To improve accessibility in Bootle, new development must adhere to the following principles:

- Be designed to encourage walking and cycling both within, to and from the site.
- Where appropriate, be supported by new services and facilities.
- Protect and, where appropriate, secure funding towards the enhancement of essential services and facilities to reduce the need to travel by car.
- Ensure the needs of all residents and users of services, spaces and buildings are met, including children and young people and those with limited mobility.
- Ensure existing pedestrian and cycle paths are protected and where possible enhanced.
- Ensure there is no unacceptable impact on the safety of pedestrians, cyclists and all road users.
- Meet the Council's parking standards and the recommendations of Transport Assessment or Transport Statement.
- Make appropriate provision for electric or other low emissions vehicles and supporting infrastructure.

2. To help support the easy, safe and pleasant movement of people by walking and cycling, on public transport and in the car, the Council have identified priority routes for protection and improvement within the AAP area. These are identified on the plan below. These routes provide, or could provide, the key network across and through the Bootle area for people travelling by all forms of transport.

3. The routes will be the focus for future investment for improving access for all through a range of measures, having regard to personal safety and security, which could include:

- Improvement of paths, pavements and towpaths for pedestrians and cyclists;
- More and better-quality street furniture, including bins, seating, cycle racks, bus stops;
- More trees and other planting in appropriate areas;
- Better signage for all users;
- Improved crossing points;
- Improved access for all to the canal towpath with clear information on its route and access/egress points;
- Improved access to public transport services or facilities;
- Other relevant improvements.

4. Relevant priorities, identified above, will be secured direct through new development adjacent or close to these routes. The Council will also seek to secure contributions towards environmental improvements (see Policy BAAP24). Other funding opportunities will be explored including as wider development projects.

5. The above measures should not undermine a key purpose of the road network for the movement of traffic or the loss of off- or on-street parking for residents.

Explanation

5.93 It is important that Bootle’s residents should be able to get easy access to homes, jobs, shops, recreation and services. This can be achieved through trying to ensure access by a variety of types of transport. These include private cars, public transport (buses, trains and taxis), walking and cycling. Whilst most of Bootle has good public transport, the quality still varies across the town and access to safe walking and cycling can vary.

5.94 This is because the area has significantly lower levels of car ownership (see table below), and higher numbers of people with restricted mobility and health problems than average. Well-designed developments that incorporate a choice of travel will benefit all residents and particularly those with limited mobility by enabling a higher quality of life, allowing better access to shops, services and jobs.

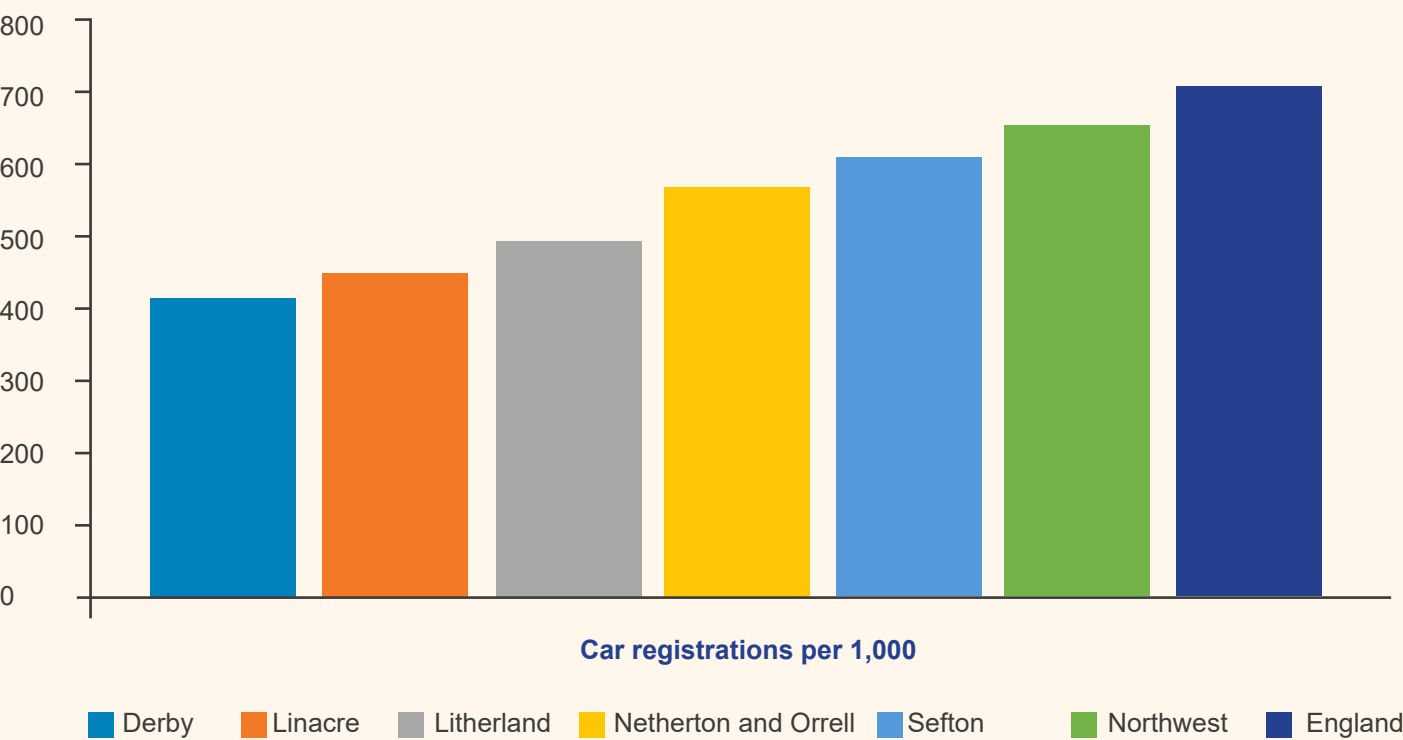


Figure 13: Car registrations per 1,000 of driving age (2019)

Development that is well integrated into local walking and cycling networks should improve the quality of health for residents by allowing them to be more active.

5.95 These requirements are to be considered alongside those set out in Local Plan policy EQ3 ‘Accessibility’ and Supplementary Planning Document (SPD) ‘Choice of Travel’. To determine whether a development is accessible for all forms of transport and so be able to identify potential improvements, it is often both desirable and necessary to carry out an Accessibility Assessment. When and how this should be done is set out in the Choice of Travel SPD. This also provides guidance on undertaking an accessibility assessment (Transport Assessment or Transport Statement) and a Green Travel Plan.

5.96 Improving access to the canal towpath represents a real opportunity for Bootle as the canal provides a flat, traffic free route through communities and so should be accessible for cyclists, wheelchair users, pushchairs and buggies as well as people walking. The canal also links many outer communities in Bootle and beyond to Bootle centre and the shopping, retail, service, education, employment and entertainment opportunities there.

5.97 Development that is close to the identified priority routes will be expected to contribute towards their improvement. This will be done on a proportionate basis, depending on the scale of the development, type of development and proximity to those routes, likely use of those routes and on the size and scale of development.

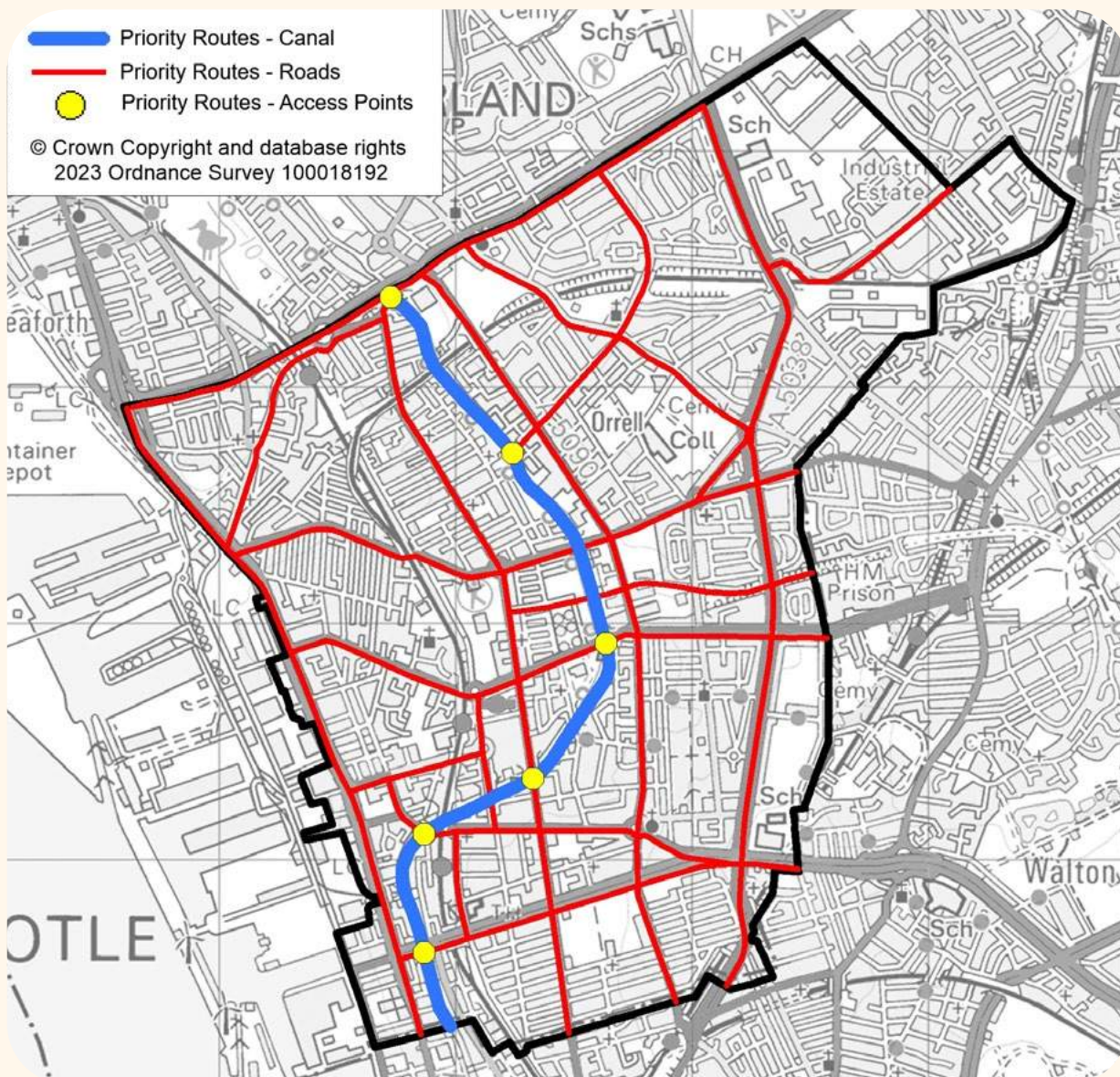


Figure 14: Priority Routes

Delivery

5.98 This will primarily be managed through the development management process and each major proposal will have to be supported by a design and access statement. The Council will look for opportunities through major schemes to help improve access and movement through and from a proposal, with emphasis on improving and protecting the priority routes if appropriate. The Council's Highways Team is currently exploring or delivering a range of schemes which aim to improve walking, cycling and public transport facilities within parts of Sefton. They are also engaging with the Combined Authority in developing the fourth Local Transport Plan to improve accessibility across all modes. This will complement improvements that are secured through new development proposals.

Plan Objectives

5.99 See [Appendix C](#) for what plan objectives this policy will help achieve.

Monitoring indicator

- Length of Priority Routes improved
- Number of new / improved crossing points on priority routes

BAAP9 Nature

1. All applicable major and minor development proposals must demonstrate that they are meeting the legal requirements of the Environment Act 2021 regarding Biodiversity Net Gain.

2. For development proposals that are exempt from national BNG requirements, the Council will encourage developers to take opportunities for securing measurable net gains for biodiversity within the development having regard to the Local Nature Recovery Strategy. Opportunities to create and improve wildlife corridors and 'stepping stones' that connect existing and new areas of biodiversity value in the area should be taken.

3. All relevant development proposals must adhere to the Council's approach to the mitigation and management of recreation pressure on the internationally important nature sites on the Sefton Coast, in line with Local Plan Policies NH1 and NH2 and to meet the legal requirements set out in the Habitats Regulations.

Explanation

5.100 Biodiversity is essential for the well-being of our planet and access to nature has huge benefits to human health. However, the development of land often results in habitat being lost or becoming fragmented, which can lead to the decline of biodiversity. Biodiversity Net Gain (BNG) is an approach introduced through the Environment Act 2021 that aims to ensure that new development delivers an increase in biodiversity compared to what currently exists.

5.101 A key goal of biodiversity net gain is to achieve that gain within the development site. This includes avoiding any loss within the site, mitigating any loss if it cannot be avoided, remediating any lost or damaged biodiversity within the site and as a last resort, compensating off-site any loss within the site.

5.102 As a largely built-up town, Bootle does not have the same level of biodiversity and ecological assets than the rest of Sefton. Therefore, it is important to protect those areas of ecological value that we do have and to introduce new areas where appropriate within new development.

5.103 The 2015 and 2016 Habitats Regulations Assessment (HRA) Reports⁷ for the Sefton Local Plan identified the potential for new housing development in Sefton to increase recreation pressure on the internationally important nature sites on the Sefton Coast; and the need to mitigate this pressure to 'less than significant'. They also required applicants for new housing in Sefton to show how they will mitigate the additional recreation pressure on the Sefton Coast to less than significant, so that the Council can carry out a Habitats Regulations Assessment (HRA). Local Plan policies NH1 and NH2 reflect this, supplemented by the legal requirements set out in the Habitats Regulations. Similar issues arise for neighbouring authorities, in relation to both the Sefton Coast and the coast elsewhere in the region.

5.104 In May 2023 Sefton approved an Information Note: 'Managing and mitigating the impact of recreation pressure on the Sefton Coast - Sefton's Interim Approach for housing development'⁸, to help applicants for new housing to meet these Local Plan and Habitats Regulations requirements. Currently Sefton Council, together with the other Liverpool City Region local authorities, the Mayoral Combined Authority, West Lancashire Council and the National Trust is preparing a joint 'Recreation Mitigation on the Coast' Supplementary Planning Document⁹, to provide a strategic, longer-term solution. It is intended that, once approved, this will replace Sefton's Interim Approach Information Note.

⁷ See Microsoft Word - Sefton HRA Local Plan 210115ih.docx and Habitats Regulations Assessment of the Proposed Modifications to Sefton Local Plan

⁸ See hrarecrepressureinfoonotemay2023.pdf (sefton.gov.uk)

⁹ See Recreation Mitigation Strategy (sefton.gov.uk)

5.105 As set out in part 3 of policy BAAP9, the Council will expect applicants for new housing to adhere to the Interim Approach Information Note or once adopted, the joint 'Recreation Mitigation on the Coast' Supplementary Planning Document. The Interim Approach is an 'opt in' approach applying only to recreation pressure; applicants choose to opt into it. However, the document set out the alternative requirements for those who do not wish to 'opt in'. It is anticipated that the joint Supplementary Planning Document will do the same.

Delivery

5.106 This will be implemented through the development management process.

Plan Objectives

See [Appendix C](#) for what plan objectives this policy will help achieve.

Monitoring indicator

- Area (ha) within the plan area created or improved through Biodiversity Net Gain

BAAP10 Healthy Bootle

1. Where relevant, development should help maximise opportunities to improve quality of life to make it easier for people in Bootle to lead healthy, active lifestyles, by:

- i. Protecting and securing investment in existing public areas, open spaces, parks, playing fields and the links between them, encouraging people, particularly children and young people, to take physical exercise by providing opportunities for walking, cycling, outdoor recreation and sport (see Policy BAAP11).
- ii. Improving the choice of homes and providing a range of quality new homes that meet the needs of future occupiers (see Policies BAAP16 and 17).
- iii. Improving access to good quality jobs and training opportunities (see Policies BAAP12 and 15).
- iv. Making adequate provision for safe waste storage and recycling opportunities (see Policy BAAP1).
- v. Using design solutions to minimise the opportunity for crime and reduce the fear of crime (see Policy BAAP1).
- vi. Managing the location and number of hot food takeaways other uses which have health impacts (see Local Plan Policy EQ10 and the supporting Supplementary Planning Document).
- vii. Having regard to accessibility of homes, education, jobs, public transport services, health and other services, recreational opportunities and community, cultural and leisure facilities (see Policy BAAP8).
- viii. Supporting in principle the provision of public health facilities (subject to other BAAP and Local Plan policies).
- ix. Encouraging measures to achieve best use of resources, water efficiency and to maximise energy efficiency (see Policy BAAP2).
- x. Managing air quality and pollution and restricting new homes and other developments where people spend time in areas with poor environmental quality (see Local Plan Policies EQ4 and 5).

Development proposals that meet the threshold in the table below must be accompanied by a Health Impact Assessment. This should include an analysis of how the above requirements, and any other potential health impacts, have been addressed within the proposal.

Development	Threshold for HIA
Residential	30+ dwellings
Hotels, Residential Institution, General Industrial; Storage or Distribution; Commercial, Business and Service; Sui generis uses	Buildings of 1,000m ² or site area of 1 hectare or more

Explanation

5.107 Improving health and wellbeing is a corporate priority for Sefton, as set out in 'Living Well in Sefton' (Sefton's Health and Wellbeing Strategy 2020-2025). The vision for Sefton in this strategy is:



A confident and connected borough that offers the things we all need to start, live and age well, where everyone has a fair chance of a positive and healthier future.

5.108 Addressing health and wellbeing issues is complex, and planning plays a role in helping to create a healthy Sefton, including Bootle. This policy sets out how development should contribute to the creation of healthy communities.

5.109 Overall, the main wards covered by the Bootle Area Action Plan have some of the highest levels of poor health within the Borough and the lowest levels of life expectancy¹⁰.

5.110 Based on current life expectancy at birth, both men and women residing in Bootle could expect to live less than the England average, including up to 8 years fewer in Linacre ward. Three of the 4 wards covered by the AAP (Derby, Litherland and Netherton & Orrell) have a higher prevalence of child obesity than the Sefton and national average.

Hospital admissions and mortality rates are higher for adults in many parts of Bootle, particularly for respiratory and circulatory diseases. Cancer incidence is also higher amongst many residents in Bootle.

5.111 Given the health inequalities in much of Bootle, it is important to take the opportunities to fully assess the health implications from large development proposals. It is therefore proposed to introduce a requirement for a Health Impact Assessment (HIA) to support certain major development schemes in the Bootle AAP area.

5.112 The International Association for Impact Assessment (2006¹¹) defines a Health Impact Assessment as:



A combination of procedures, methods and tools...that systematically judges the potential, and sometimes unintended, effects of a policy, programme or project on the health of a population and the distribution of those effects within the population and identifies appropriate actions to manage those effects. The method of undertaking a HIA may include desktop analysis of policy, area profiling of potentially affected communities, stakeholder consultation and impact analysis.

5.113 HIAs are increasingly recognised as making an important contribution towards establishing the potential impacts and benefits of a development, plan or policy. HIA's provide a systematic process which enables policy decisions to be made based on a assessment. HIAs are based on a social model of health and assess the potential impacts of a development, plan or policy on the health of the population and the distribution of those effects within the population.

HIA allows for an assessment of the impact on health inequalities, which are avoidable and unfair differences in health status between groups of people or communities (Public Health England, 2017¹⁰).

¹⁰ Derby Ward Profile (sefton.gov.uk), Linacre Ward Profile (sefton.gov.uk), Linacre Ward Profile (sefton.gov.uk), Netherton & Orrell Ward Profile (sefton.gov.uk)

¹¹ International Association for Impact Assessment, 2006 adapted from 1999 ECHP definition.



Delivery

5.114 This will be done through the development management process which will give the Council an opportunity to assess the impact on local health outcomes. The Council will introduce an Information Note to assist applicants in undertaking a Health Impact Assessment.

Plan Objectives

5.115 See [Appendix C](#) for what plan objectives this policy will help achieve.

Monitoring indicator

- Number of Health Impact Assessments submitted and agreed



Figure 15: Fast Food Outlets

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BAAP11 Public Green Spaces

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Protecting Existing Public Green Spaces

1. All existing public green spaces in the area identified on the policy map, will be protected from new development except for:

- development necessary for the continued use and improvement of the site for its existing use, or
- development for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Improving Links Between Public Green Spaces

2. All major proposals should consider how links to nearby public greenspace from the development can be created or improved. This could include:

- Creating safe, clear and attractive routes through the development that allow people to more easily access existing services and facilities on foot or by cycle. Particular emphasis should be placed on how children and young people can safely access areas of public greenspace from new development.
- Providing safe, clear and attractive access onto the priority routes for getting around as set out in Policy BAAP8.
- Contributing to the improvement of these priority routes for getting around in line with Policy BAAP24.
- Including well-designed signage to direct residents or users of new development to nearest public green space.

Securing investment in existing Public Green Spaces

3. There is no requirement to provide any new formal public green space areas within new development proposals in the AAP area. Instead, a financial contribution in lieu of public green space will be secured by planning obligation towards environmental enhancements in the local area.

4. All following types of development in the Bootle AAP should provide a proportionate contribution to environmental improvements in the local area, in line with Policy BAAP24, which will include investment in its public green spaces:

- Residential developments (including conversions) that create 10 units or more ;
- Change of use to a hot food takeaway;
- Non-residential development where the floorspace created is 1,000m² or more.

Explanation

5.116 Bootle has a network of green spaces, including parks, open spaces, playing fields, allotments, and other green and blue infrastructure, including the canal. This is shown in the plan on the opposite page and the Bootle AAP Policy Map. The majority of these sites are in Council ownership. In addition to these sites, a number of schools playing fields are located within the Bootle AAP area. These will continue to be protected through Local Plan policies HC7 'Education and Care Institutions', NH5 'Protection of Open Space and Countryside Recreation Areas' and through relevant national policies and guidance.

5.117 Despite the network of public green spaces, Bootle has lower rates of provision of parks and other open space than Sefton as a whole, and no Countryside Recreation Areas. Thus, Bootle has significantly lower rates of accessible green space than the rest of Sefton. The physical and mental health and well-being benefits (and other benefits) of green space and accessible nature space are widely accepted, and so there is a need to protect all existing publicly accessible parks, open spaces and playing fields in the plan area.

5.118 On this basis the Council will resist development proposals on these sites, other than allowed in this policy, as it can demonstrate there is no surplus provision or that no suitable compensatory provision can be provided in the local area (i.e. the first two allowances in National Planning Policy Framework (NPPF) paragraph 103 cannot be met). In this regard, this policy provides greater protection to the sites identified under this policy than is currently afforded to public open space in the Local Plan or the NPPF and reflects the locally specific importance these green spaces have in the Bootle area.

5.119 However, the Council does not consider that it is appropriate for additional parks, public open space or playing fields to be provided in relation to housing or other development in Bootle, even though Bootle has relatively few parks and open spaces. The current pressures on local government funding locally and nationally mean that it is much better to protect and enhance existing parks and open spaces and their green and blue infrastructure benefits than to create additional small areas of public green space. A number of Bootle's parks, open spaces and playing fields need further investment to improve their quality or make them more accessible if they are to meet the recreation, sport, health and other needs of residents and other users of new development in Bootle during the plan period.

5.120 The 2023 Sefton Playing Pitch and Open Space Strategy identified five outdoor sports pitch sites used by the community for football, baseball and cricket; as well as three bowling greens and a tennis court in the plan area. The pitches include public playing fields/parks, school and club sites. A further three school sites have football pitches not available for community use, with other schools having smaller playing fields which typically change what sports they are marked out for throughout the academic year. It is important that existing pitch sites are protected.

5.121 For Bootle and Netherton as a whole, the 2023 Playing Pitch and Open Space Strategy identified shortfalls of larger grass pitch shortfalls for older age groups, recommending that these shortfalls be met by improving the quality of existing pitches. While the Strategy identified a shortfall in 3G (third generation artificial turf football) pitches, there are currently no appropriate sites for these in the Bootle AAP area.

5.122 Therefore, the priority in the Bootle AAP area is for investment in existing rather than providing new greenspaces. To achieve this, no new areas of public green space will be sought on new developments in Bootle and priority will be given to seeking contributions towards improving existing open spaces.

Delivery

5.123 This will be secured through the development management process. The Council will publish an Environmental Improvements Strategy for Bootle to support the need for developer contributions secured under this policy (and policy BAAP24) and to show what these will be spent on. This will be publicly available and will reflect local priorities.

Plan Objectives

5.124 See [Appendix C](#) for what plan objectives this policy will help achieve.

Monitoring indicator

- Financial contributions secured for and expended on local parks and other areas of public green space

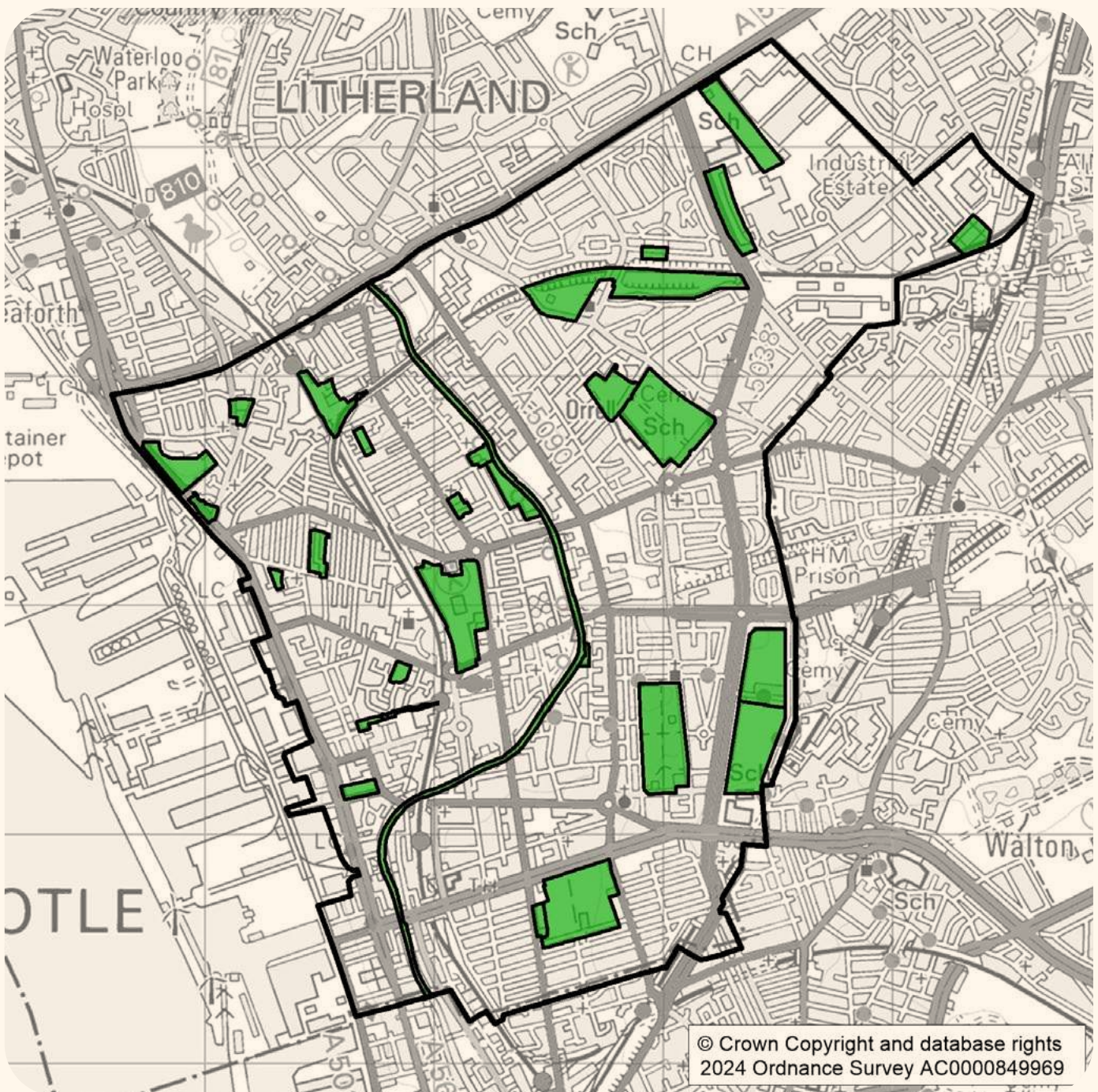


Figure 16: Green Spaces (note, this does not include playing pitches within Education Institutions in Local Plan Policy HC7)

Employment, Jobs and Training

5.125 Compared to other local authorities in the city region, Sefton has quite a low supply of and need for employment land. This reflects the fact that many parts of the borough provide suburban housing for residents who commute to work in Liverpool and elsewhere.

However, Bootle does contain some of Sefton's key employment areas and will continue to be a location that can help support Sefton's economic growth.

BAAP12 Employment Land Provision

General industry

1. The following sites are designated as employment (general industry) areas in the Bootle AAP (shown on the Policy Map) and are suitable for the following uses (from the Use Class Order):

- Use B2 General Industrial
- Use B8 Storage and Distribution
- Use E(g)(iii) Industrial Processes
- Other suitable employment generating 'sui generis' uses that are not 'town centre uses' (as defined in the NPPF)

2. E(g)(i) 'Office' uses will only be acceptable in these locations if they are ancillary to the above uses or have been subject to a sequential approach to development in accordance with Local Plan policy ED2 and Part 3 of this policy. E(g)(ii) 'Research and development of products or processes' uses will be acceptable if it can be demonstrated that the specific nature of the proposal is more suited to a general industrial area rather than a predominantly office area, or if it can be shown that there are no alternative and available sites in a more suitable area.

Site Ref	Site	Total Size
BE1	Canal Street/Berry Street	17.2ha
BE2	Maritime Enterprise Park	12.7ha
BE3	Hawthorne Road/Aintree Road	5.1ha
BE4	Kingfisher/Orrell Mount	9.2ha
BE5	Land Between Regent Road and A565	20.7ha
BE6	Bridle Road	51.9ha

Offices

3. The following site is designated as employment (office) areas (i.e. the 'office quarter') in the Bootle AAP (shown on the Policy Map) and is suitable for the following uses:

- Class E(c)(iii) Appropriate (financial or professional services) in a commercial, business or service locality
- Class E(g)(i) Offices to carry out any operational or administrative functions

4. Class E(g)(ii) 'Research and development of products or processes' uses will be acceptable if it can be demonstrated that the specific nature of the proposal is more suited to this area rather than a predominantly general industrial area, or if it can be shown that there are no alternative and available sites in a more suitable area (subject to Policy BAAP14).

Site Ref	Site	Total Size
BE7	Bootle Office Quarter	13.5ha

5. Other, non-employment, uses will be acceptable for certain sites and buildings in the office quarter in accordance with Policy BAAP5.

Strategic Employment Locations

6. The following sites are designated as Strategic Employment Locations in the Bootle AAP (shown on the policy map) and are suitable for the following uses:

- Class B2 General Industrial
- Class B8 Storage and Distribution
- Class E(g)(i) Offices to carry out any operational or administrative functions

- Class E(g)(ii) Research and development of products or processes

- E(g)(iii) Industrial Processes

- Other suitable employment generating sui generis uses that are not 'town centre uses' (as defined in the NPPF)

7. Sites BE8 and BE9 are Strategic Employment Allocations in accordance with Sefton Local Plan policy MN2.

Site Ref	Site	Total Size
BE8	Atlantic Park	19ha
BE9	Senate Business Park	13.3ha

8. The Strategic Employment Locations must provide high quality business parks. New development on these sites should maximise job outputs (including job opportunities for local people), incorporate high quality design and layout, and be compatible with adjacent uses. It is unlikely that the Council will accept many smaller units (floorspace of <2,500m²) on the strategic employment sites due to the strategic importance of these sites.

General

9. It is estimated that within these areas, approximately 32ha of vacant land or premises is available for redevelopment/reuses and would contribute land to Sefton’s employment land requirement. This excludes land and vacant premises in the office quarter which may be suitable for alternative uses (see BAAP5)

10. Policies BAAP5 and BAAP20, 21, 22 and 23 identify Regeneration Opportunity areas where a range of uses allowed is flexible and these could include appropriate employment uses. However, these sites will not be included in the Council’s supply of available employment land unless consent for that use is secured.

11. Furthermore, although not within the Bootle AAP area, the Port of Liverpool provides a significant source of employment land and jobs for both Sefton and the Liverpool City Region. Proposals in this location must be considered in line with Local Plan policy ED1 ‘The Port and Maritime Zone’, which remains in place.

Explanation

5.126 Traditionally Sefton has one the lowest amounts of employment land in the city region, although much of this is in the Bootle (and Netherton) area (the other key area being Southport). The Sefton Local Plan made provision for a total of 81.6ha of employment land. More than half of this (54.8ha) was allocated within 5 strategic employment sites. Two of these, Atlantic Park and Senate Business Park, are within the Bootle AAP area and will remain allocated as strategic employment locations.

5.127 The Liverpool City Region Combined Authority have recently published their draft Spatial Development Strategy (November 2023)¹². This is supported by a Strategic Housing & Economic Development Needs Assessment¹³. The draft Spatial Development Strategy identifies employment land and floorspace requirements for each of the constituent authorities. For Sefton, the evidence supports the following minimum requirement over the period 2021-2040 for available employment and land and premises:

General employment land	42.3ha
Office	2,900m ²
Research and development	3,800m ²

12 <https://api.liverpoolcityregion-ca.gov.uk/wp-content/uploads/2023/12/735-LCRCA-Spatial-Development-Strategy-V11-ACCESSIBLE.pdf>
13 <https://api.liverpoolcityregion-ca.gov.uk/wp-content/uploads/2023/11/LCR-SDS-Housing-and-Economic-Development-Needs-Assessment-June-2023-1.pdf>

5.128 Whilst this is an identified need for the whole of Sefton, Bootle (and Netherton) does have the highest amount of employment land in the borough, is closest to the Port of Liverpool, has good access to the motorway network at Switch Island and (with the rest of South Sefton and North Liverpool) has a significant working age population within easy reach. Therefore, the Bootle Area Action plan seeks to ensure that this area will continue to make a significant contribution to Sefton's identified employment land and premises supply.

5.129 Canal Street/Berry Street industrial area (site BE1) is located to the west of Bootle, between the Leeds and Liverpool canal and the Liverpool-Southport rail line. It is long and narrow and runs from Merton Road to the boundary with Liverpool. It has been decided to remove a small part of the employment area as shown in the Sefton Local Plan (the scrap merchants' site north of Merton Road) from this designated site and include it in the Regeneration Opportunity Area (see BAAP22). The area includes a range of different businesses but is largely focused on industrial uses. Buildings in the area range in age from the 1940s to the 1990s, with approximately half in reasonable condition and the remainder being of poor quality.

5.130 The Maritime Enterprise Park (site BE2) is located to the east of the A565 in Bootle. It is a designated employment site within the Local Plan. It is spread over approximately 12.6ha and consists of a variety of buildings and occupiers. The main roads through the Enterprise Park are Atlas Road, Pacific Road, Vulcan Street, Irlam Road, Brook Road and Strand Road (A5057). Irlam Road includes two significant employers, an American owned high-end window and door manufacturer and a Patient Support Systems manufacturer, which mainly exports goods overseas.

5.131 There are several landowners within the Maritime Enterprise Park. Occupiers include: a household waste recycling centre, several car dealerships, commercial equipment hire, a metal fabricator, a windows and conservatories provider, vehicle maintenance workshops, a construction company, a martial arts school, a plastics manufacturer, and a locksmith. There appears to be several vacant units within the Enterprise Park. Most of the environment is poor albeit with some better areas around newer units fronting the A565.

5.132 Hawthorne Road/Aintree Road employment area (site BE3) is part of the wider site around Hawthorne Road that is primarily in employment and associated uses. The site that is proposed for inclusion in the employment allocation lies to north of Aintree Road between the canal in the west and to and across Fernhill Road in the east. It is bounded by the Council depot and Merton Car Dismantlers to the north. There is a mixture of uses within the area, many of which are linked to vehicle repair. There are a few small vacant sites/units within this employment area.

5.133 The Kingfisher/Orrell Mount employment area (site BE4) is located on either side of Hawthorne Road, just to the south of the Tesco Store, Litherland, and St Wilfrid's housing development. It consists of two distinct and separate business parks on either side of Hawthorne Road and a plot of vacant land to the north of the rail lines and adjacent to the Tesco Superstore. The Orrell Mount Business Park is located on the eastern side of the road. The buildings within the site date mostly from the 1950s / 1960s, although some buildings have been improved and modernised. Occupants include a safe provider, a signage and design company, and glass manufacturers and producers. To the west of Hawthorne Road is the Kingfisher Business Park. This is a purpose-built business park, constructed around 2000, and thus affords newer, better quality employment provision. There is a variety of occupiers including: tools providers, a catering company, a kitchen furniture provider, a building materials provider, a gym, and a drinks distributor.

5.134 Land between Regent Road and A565 (site BE5) is land primarily in employment use that is adjacent to but outside the operational Port area. It primarily includes land between Nelson Street and Dacre Street, together with other sites further north that front the A565 (i.e. Derby Road and Rimrose Road). This area comprises a mix of uses, including businesses that benefit from being adjacent to the neighbouring Port and some retail uses that front the A565, including Go Outdoors. This area was not identified as a separate employment site in the Sefton Local Plan but instead included as part of the Port and Maritime Zone in Sefton Local Plan policy ED1. Whilst employment uses that are not port related will be acceptable in principle, they must not compromise the Port or port-related activities in the wider Port and Maritime Zone (as identified on the Sefton Local Plan).

5.135 Bridle Road (site BE6), which lies to the south and east of Atlantic Park and Senate Business Park, is an established mixed industrial estate. It contains various businesses including building material suppliers, food manufacturers and offices, including the Merseyside Fire and Rescue Service headquarters. It is mostly occupied although some parts of the state are vacant and available.

5.136 Bootle office quarter (site BE7) is covered in more detail in Policy BAAP5.

5.137 Atlantic Park (site BE8) is located off Dunningsbridge Road and had previously been partially developed, with three office buildings: Alaska House, Atlantic House and Caspian House close to the Dunningsbridge Road entrance. Permission has recently been granted (DC/2022/02039) to redevelop the frontage of Atlantic Park to provide two new industrial units of 4,994m² and 3,995m² respectively. A further approval has also been secured (DC/2023/00722) to redevelop the remaining part of Atlantic Park for 5 additional units that total 64,000m² floorspace. In total, the land that will be made available on Atlantic Park for employment development is 17.7ha (i.e. the whole site except for Alaska House which is to be retained). Demolition on the site is well progressed (March 2024) and the site is being prepared for the new development.

5.138 Senate Business Park (site BE9) is immediately to the south of Atlantic Park and is accessed off Bridle Road. Much of the northern part of the site is occupied by a large ten storey office complex dating from 1968 that was, until 2021, occupied by Santander. Santander had planned to replace the dated buildings with a new hub for 2,500 staff but following Covid reviewed their needs for office accommodation and subsequently decided to abandon those plans and vacate the site. This part of the site, which is approximately 9ha, is now available for redevelopment and demolition on the site has commenced. The remainder of Senate Business Park was developed in 2017 for a large industrial unit.

5.139 Each of the employment sites has different characteristics and profiles in the type of businesses that tend to occupy them. As such, it is considered more appropriate to specify the types of employment development that would be permitted in each area. This is to ensure that similar types of businesses, particularly those that can create noise and disturbance, are located together. It also will help to divert office development, which is a town centre use, to Sefton's centres, including Bootle. For the purposes of undertaking a sequential approach to the location of office development, Bootle Office Quarter will be given the same priority as Bootle Town Centre. The most flexible approach has been given to Atlantic Park and Senate Business Park Strategic Employment Locations as these are the largest and most prestigious employment areas in Sefton and have a history of having a mixed supply of employment uses. Nonetheless, the Council acknowledges that appropriate proposals may not come forward on employment sites for many years and therefore it has set out, in Policy BAAP13 on pg 78, how we would assess possible other uses on these employment sites in this policy.



Delivery

5.140 Uses permitted on Bootle's supply of employment land will be managed through the development management process. This will be monitored annually through the Council's Authority Management Report. The Council's Economic Development Team will continue to work with developers and potential investors in Bootle and Sefton to see how their locational requirements can be accommodated. The Local Planning Authority offers a pre-application service to advise businesses and commercial investors if their proposals are likely to be acceptable.

5.141 The Council will maintain a schedule of Employment and Premises that are available in Sefton on allocated employment sites. This will be updated annually and will be supported by a 'call for sites' but also through engagement with colleagues in InvestSefton. The InvestSefton website includes a schedule of employment sites and this could be expanded to include, for example, additional information on available sites and acceptable uses.

Plan Objectives

5.142 See [Appendix C](#) for what plan objectives this policy will help achieve.

Monitoring indicator

- The amount of land (ha) available for employment
- The floorspace (m2) completed by employment type

BAAP13 Protection of Employment Land

1. Development on employment sites for uses other than those set out in BAAP12 above will only be permitted where:

a. They are small scale or ancillary to the above uses, and would not prejudice the operation of the existing and permitted uses within the Existing Employment Area, or

b. The land/premises are currently vacant and have been continuously and actively marketed for the permitted uses for at least 2 years (starting either from the date the site became vacant or when prior notice of an intent to vacant the premises by the occupant was given) at a reasonable market rate (i.e. rent or capital values) and it has been demonstrated in a formal marketing report that there is no reasonable prospect of the site being used for the employment use identified in BAAP12. For the two Strategic Employment Sites (BE8 Atlantic Park and BE9 Senate Business Park) it will have to be demonstrated that the land/premises have been vacant and marketed for a period of 5 years

2. This policy applies to all land and premises within employment sites, regardless of whether the current or most recent use was an acceptable employment use or not.

Explanation

5.143 This policy seeks to retain allocated employment land for appropriate employment uses, and to restrict non-specified employment uses or non-employment uses. These areas comprise the main established industrial estates and business parks in the Bootle area and are an important resource for local businesses for the town but also for South Sefton. Given Sefton's relatively short supply of vacant and available employment land, the retention of these areas for employment is important.

5.144 This policy is similar in scope to Sefton Local Plan policy ED3, which looks to protect employment land. A key difference is that this policy proposes that land or premises must be vacant for at least 2 years rather than just 1 in the Sefton Local Plan. However, we will allow a period prior to the site or premises becoming vacant if it can be demonstrated that the occupants have given advanced notice of their intent to vacate. This will have to be clearly demonstrated as part of a justification for an alternative use and will only apply if it is the occupant who has decided to vacant the premises (rather than being asked to leave by the owner). The justification for this policy includes the challenges the Council have encountered in securing new development on this employment land and that some of the employment land is being designated as Regeneration Opportunity Sites (see later in document).

5.145 Whilst these sites may continue to be in employment use, it is accepted that this may result in an overall loss of available employment land in the longer term. The Council therefore needs to better protect the remaining employment areas. In any case, it is considered that a two-year period is much more appropriate to account for the fluctuations in demand for employment land and premises caused by changes in the economy.

5.146 For the two strategic employment sites in the AAP area (BE8 Atlantic Park and BE9 Senate Business Park) we consider that five years for land or premises to be vacant a more suitable period given the strategic importance of these sites and greater flexibility will be allowed on the employment uses which will be supported on these sites. This will help take account of economic cycles which will result in periods of low demand.

5.147 Premises that have become vacant that were last used for non-employment uses, such as leisure, will still be subject to this policy (subject to what can be done without planning permission) as this presents an opportunity to bring the premises back into a compatible employment use.

Delivery

5.148 This will be managed through the development management process where proposals on Bootle's employment areas will be robustly assessed to ensure that they are appropriate.

Plan Objectives

5.149 See [Appendix C](#) for what plan objectives this policy will help achieve.

Monitoring indicator

- The amount of employment land (ha)/floorspace (m2) lost to non-employment uses

BAAP14 Limiting the impact of Industry on Residents

1. Development within the existing employment areas must not significantly harm the living conditions of any nearby residents due to:

- increased dust, noise, vibration, odour, or artificial light pollution, or
- pollution to the land, water (surface water and groundwater) and the air, or
- increased traffic, or
- design that provides poor outlook, or
- increased demand on local on-street parking spaces, or
- loss of trees, vegetation or valued green spaces, particularly that which currently screens employment uses from homes.

This does not apply to proposals that are allowed under permitted development rights.

2. Any application for planning permission that results in significant impacts on the living conditions or health of residents from development on employment sites must be eliminated or reduced or mitigated to acceptable levels. The Council may seek financial contributions in line with Policy BAAP24 to secure local environmental improvements to help mitigate identified impacts on residents.

3. Where new residential development is proposed adjacent or close to existing employment or industrial activity, then it is the responsibility of the applicant of the residential scheme (as the 'agent of change') to provide suitable mitigation to ensure there will be no significant adverse impacts on future residents.

Explanation

5.150 Due to the way Bootle developed in the 19th century, many of the town's employment areas sit alongside its residential areas. Many of the older residential areas were built to provide a labour supply within a short distance of the places where people worked. However, this has often led to conflict between businesses and residents. This is true for the Port of Liverpool which is close to Bootle residents, and many of the smaller industrial areas within residential areas.

5.151 Policy BAAP12 above provides a flexible approach for some of the traditional industrial sites in Bootle, particularly along Hawthorne Road (see BAAP19). However, it is likely that industrial and other commercial activity will continue on these sites for some time. Whilst the Council do not wish to prevent these sites from being economically viable and support local jobs, this cannot be to the detriment of the living conditions of residents.

5.152 There are regulations other than planning which are designed to control pollution of soil, water and air and the risks posed by the storage and use of hazardous substances. The aim of this policy (and Local Plan policies EQ4, EQ5 and EQ6 which will remain in place) is to complement these statutory processes and to minimise the risk to health and the environment from new developments in Bootle. Development will not automatically be acceptable in planning terms simply because it meets other statutory requirements.

Delivery

5.153 Proposals for new employment uses, particularly those close to existing or proposed residential properties, will be rigorously assessed through the development management process. The Council's Environmental Team is consulted on commercial schemes near homes and will ensure that the appropriate mitigation, if needed, is secured. If significant harm cannot be prevented, the proposal will not be allowed.

Plan Objectives

5.154 See [Appendix C](#) for what plan objectives this policy will help achieve.

Monitoring indicator

- Number and type of employment proposals refused due to significant impact on living conditions of residents

BAAP15 Securing Opportunities for Employment and Skills from New Development

1. Development proposals that meet the threshold in the table below must be accompanied by an Employment and Skills Plan.

Use Class	Development	Threshold for Employment and Skills Plan	Scope of Employment and Skills Plan
C1, C2	Hotels, Residential Institution	Buildings of 1,000m2 or site area of 1 hectare or more	Construction phase and end use occupation
C3	Residential	30+ dwellings	Construction phase
B, E, Sui generis	General Industrial; Storage or Distribution; Commercial, Business and Service; Sui generis uses	Buildings of 1,000m2 or site area of 1 hectare or more	Construction phase and end use occupation

2. Training and employment opportunities for children and young people is one of the priorities that should be prioritised within an Employment and Skills Plan.

Explanation

5.155 The Council continues to seek new investment in the area. Both new businesses and the expansion of existing businesses are encouraged to provide local jobs. Large parts of Bootle are in the most deprived 10% neighbourhoods in the country according to the indices of multiple deprivation¹⁴. In many parts of Bootle, there is a lower level of skills and qualifications and higher levels of worklessness and unemployment, despite the proximity to key economic locations of Liverpool City Centre and the Port. This means that when work is available, some local residents may not have the appropriate skills to take up these opportunities.

5.156 This policy seeks to ensure that local people in Bootle are given sufficient opportunity to access local jobs including getting appropriate training through new development.

5.157 The Social Value Supplementary Planning Document (SPD) sets out the details of how this policy is expected to be implemented.

5.158 Employment and Skills Plans should cover both the construction phase of all major residential and commercial development in Bootle, together with the end use occupation of all major commercial development. This may require developers to have internal protocols/agreements in place with the end-user (if known) to understand the end-use activities to be covered by the targets, actions and monitoring laid out within the plan. It would be expected that the end-user (if known) would be a party to the Employment and Skills Plan.

5.159 The Council will not accept attempts to artificially split or sub-divide developments so individual parts do not meet or exceed the thresholds set out within this policy or the SPD.

5.160 In addition to the requirement for an Employment and Skills Plan, applicants on smaller schemes will be strongly encouraged to work with the Council to demonstrate they are maximising employment and skills outputs. They may choose to do this through a formal Employment and Skills Plan or a more informal Employment and Skills statement. These applicants will be invited to work with Sefton@work and Invest Sefton to produce these voluntary statements.

¹⁴ <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019>

Delivery

5.161 This will be delivered through the development management process with the support of Sefton@work and Invest Sefton to ensure that job and training opportunities for local opportunities are maximised.

Plan Objectives

5.162 See [Appendix C](#) for what plan objectives this policy will help achieve.

Monitoring indicator

- Number of approved Employment and Skills Plans secured
- Number of jobs/training places to be provided in secured Employment and Skills Plans



Homes & Living

5.163 The Sefton Local Plan (April 2017) sets out the borough wide housing requirement of 11,520 homes between 2012-2030. This is expressed as 500 dwellings a year between 2012-2017 and 694 dwellings between 2017-2030, an average of 640 homes per year. According to national guidance on plan making, once a Local Plan is more than 5 years old, a Council should use the Government’s Standard Methodology for calculating housing needs for planning purposes. As of 2024, the annual housing requirement for Sefton using the Standard Methodology is 578 dwellings per year.

5.164 Bootle is one of the largest towns in Sefton and has traditionally provided a significant proportion of new homes in the borough. However, in recent years, due to lack of supply and viability issues, the number of homes in other areas of Sefton (notably Maghull, Formby and Southport) has exceeded those permitted in Bootle. Whilst this is expected to continue, Bootle will still contribute a considerable number of homes to Sefton’s total requirement.

BAAP16 Housing Land Provision

1. The area within the Bootle Area Action Plan area is estimated to contribute approximately 1,500 dwellings between 2024 and 2040 to Sefton’s housing supply. This is expected to be provided from the following sources:

a. The housing allocations identified below (some of which have planning permission).

b. Other non-allocated sites with planning permission for housing development.

c. Unanticipated or ‘windfall’ sites, including those within the Bootle Town Centre, Bootle Office Quarter and on Opportunity Sites.

2. The following sites (shown on the policy map) are allocated in the Bootle Area Action Plan for housing:

Site Ref.	Site	Site size (ha)	Indicative No. of dwellings
BH1	Peoples’ site, Linacre Lane, Bootle	2.9	110
BH2	Coffee House Bridge	2.1	85
BH3	Site of the former Bootle Gas Works	5.3	210
BH4	Site of Litherland House, Litherland Road	3.0	110
BH5	Site of the former Johnson’s Cleaners	1.6	104
BH6	503-509 Hawthorne Road, Bootle	2.69	158
Total			777

3. The following sites may include new housing as part of wider development proposals. These would be included within a windfall assessment if they have not already secured planning permission:

- Bootle Town Centre (see policy BAAP4)
- Bootle Office Quarter (see policy BAAP5)

- Shopping Parades (see policy BAAP7)
- Hawthorne Road/Canal Corridor (see policy BAAP20)
- Bootle Village (see policy BAAP21).

Explanation

5.165 Whilst Bootle is one of the largest towns in Sefton, second only to Southport, there aren't many significant opportunities for new housing sites due to its built up nature and being tightly surrounded by other towns. The sites that do become available are often vacant and derelict land with a legacy of contamination. The viability appraisal of the housing sites for the Bootle AAP identified that many of the housing sites have challenges with viability and concluded that some would need public subsidy to help them be delivered. Therefore, unless they have planning permission or a likelihood of funding, they will not be included in Sefton's 5-year supply of specific deliverable housing sites.

5.166 Nonetheless, the above sites represent a range of housing land that the Council consider is deliverable in the longer term and within the plan period.

5.167 The 'Peoples' site, Linacre Lane (BH1), is a Sefton Plan housing allocation. It is likely to have significant contamination from previous uses. The Council own the site and are exploring potential options and funding bids to remediate the site to enable it to be brought forward for housing in the short to medium term. Whilst the site could accommodate more homes than indicated in the policy, it is likely that some parts of the site may need to remain undeveloped until the full extent of the remediation required is known.

5.168 Coffee House Bridge, which includes the former St Mary's Primary School and playing fields, Waverley Street (BH2), is a Sefton Plan housing allocation. The AAP seeks to slightly increase the allocation through the inclusion of the site of the Merton Car Dismantlers between Merton Road and the canal. A large part of the site was subject to a recent planning application (DC/2020/00705) which was refused due to concerns of over-development. However, the principle of the proposed uses was supported, and the Council will continue to work with prospective developers to secure an appropriate scheme.

5.169 The former Bootle Gas Works (BH3) site is a new housing allocation proposed for the Bootle AAP. It was previously designated as a Regeneration Opportunity Site in the Sefton Local Plan. This previous designation would have allowed residential and other uses compatible with the surrounding area. Since the adoption of the Local Plan, discussions with National Grid have identified their intent to apply to dismantle the remaining infrastructure on the site and make the site available for housing redevelopment. The Council recently approved (December 2023) the dismantling of the gas holders and associated infrastructure on the site and the infilling and restoration of the site.

5.170 The Litherland House site (BH4) is new housing allocation proposed in the Bootle AAP. It was previously within the designated primary residential area. Whilst the site is currently occupied by a substantial office building, which is currently being advertised for lease/sale, the Council considers the site to be more appropriate in the longer term for residential, particularly given its canal side location, the age of the building and the reduced demand for office accommodation since the pandemic. The site was submitted by the owner for housing in a recent 'call for sites'. However, given the historic industrial uses on the site, investigations are required to ascertain the level of contamination and it is possible that redevelopment of this land may struggle to secure any affordable housing or other (financial) planning obligations.

5.171 The former Johnson's Cleaners Site (BH5) is a largely cleared site that was formerly occupied by Johnson's Cleaners. Permission was granted in April 2022 for 121 homes. This has subsequently been reduced (DC/2024/00443) to 104 homes to secure more houses and fewer apartments and so better reflect local need.

5.172 The site at 503-509 Hawthorne Road (BH6) is a cleared site that was given permission in January 2022 for 67 homes and a block of 91 extra care apartments. Site investigations are underway, and conditions are being discharged in advance of commencement. The site is in receipt of Brownfield Land Funding, and it is expected that construction will commence by March 2025.

5.173 The Sefton Local Plan allocated the site of the former Rawson Road Primary school for 20 new homes. Given the uncertainty of the site coming forward in this plan period (it is partially within an Air Quality Management Area), it is considered that the site should be de-allocated for housing and included in the Primarily Residential Area. This would not preclude housing development on the site, but we would only consider this site within our supply if planning permission were secured.

5.174 Over a 10 year period (2012-22) the Council have approved 24 homes per year in Bootle on 'non-exceptional' windfall sites (i.e. those under 20 homes). 'Windfalls' are sites that come forward for housing development that have not been previously identified in a Local Plan. Government guidance allows for a windfall allowance to be included in the housing supply where this is justified. This figure does not include windfall sites that are considered 'exceptional' (i.e. 20 homes or more). These are usually large sites that become available only rarely and cannot be considered to be part of a trend or steady supply. Therefore, on the assumption that this supply of 24 homes each year continues, the Council would expect 408 homes to be delivered during 2024-2040 on windfall sites, i.e. the windfall allowance.

Delivery

5.175 The Council liaise closely with landowners of potential housing sites and look at ways to bring them forward for development. This includes exploring opportunities for external funding to bridge a viability gap on sites that have high development costs, often caused by contamination. The Council will also work closely with funding providers (such as Homes England and the Combined Authority) to promote the housing sites in this plan as a priority for investment and delivery. A number of the housing sites (BH1, BH3, BH4 and BH6) are within the Hawthorne Road/Canal Corridor area (Policy BAAP20) and this will be subject to a Masterplan (visioning) document to help promote the area (see Delivery section to Policy BAAP20).

5.176 The Council acknowledge that seeking planning obligations on housing sites (e.g. for affordable housing or environmental improvements) may make the site unviable and will explore with promoters of housing sites what can realistically be achieved. It will do this through the Council's pre-application advice service.

5.177 The Council have established a Housing Delivery Group to co-ordinate Council action to help bring stalled sites forward. The Council also retain the services of a viability appraisal consultant to assist with development proposals and to explore what is feasible on each site. Applicants on all large housing proposals are encouraged to engage with the public prior to submitting a planning application.

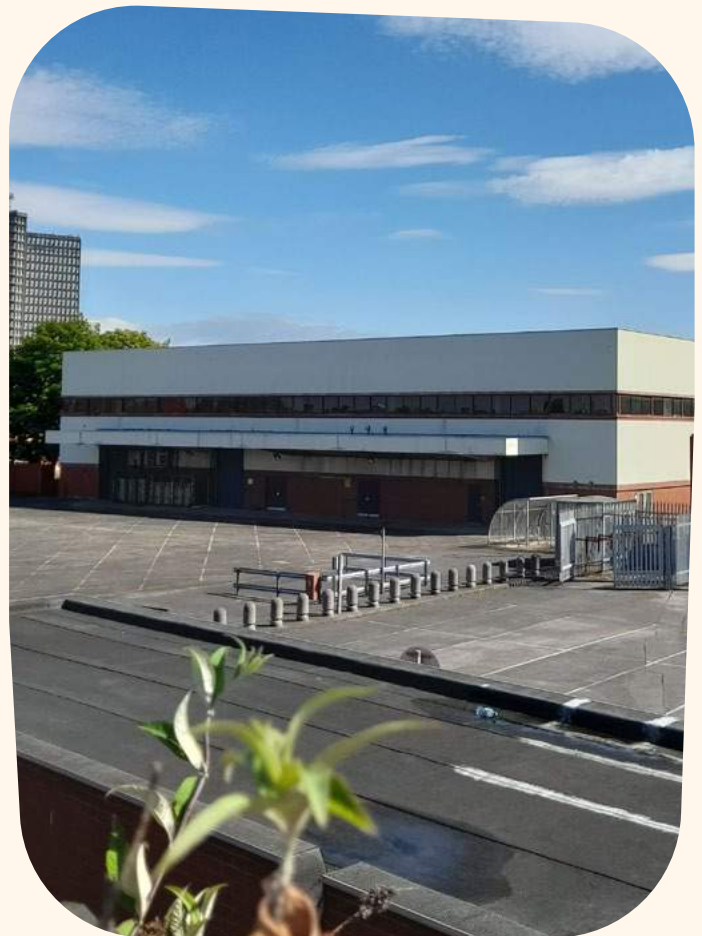
5.178 The Council undertakes an annual 'call for sites' exercise to inform its housing supply data and brownfield register. The relevant allocated sites identified in this policy are included in the Council's brownfield register, as are other suitable previously developed sites. The Council will consider including appropriate previously developed sites in the plan area in part 2 of the brownfield register which will give them permission in principle.

Plan Objectives

5.179 See [Appendix C](#) for what plan objectives this policy will help achieve.

Monitoring indicator

- Number of new homes approved and completed



Housing Mix

5.180 Large parts of the AAP area are characterised by high-density terraced homes. The eastern part of Bootle has more semi-detached homes, often former Council homes, built in the interwar period. More recent modern homes have been built in the Klondyke, the Queens Road and Bootle Village areas. Bootle and parts of Seaforth and Litherland have a higher percentage of social housing than other parts of Sefton, but there is a lack of choice in the affordable housing stock.

BAAP17 Affordable Housing and Housing Mix

Market Housing Schemes

- 1. Housing developments that provide 15 dwellings or more should provide a minimum of 15% of the homes as affordable housing.
- 2. Affordable housing secured on a housing development should be split as follows:
 - Minimum of 33% as affordable or social rented
 - Minimum of 25% as ‘first homes’
 - Up to 42% as affordable home ownership (including shared ownership). This could include additional ‘first homes’.
- 3. If the above requirements cannot be achieved because it is not economically viable, this will have to be clearly demonstrated to the satisfaction of the Council.

100% Affordable Housing Schemes

- 4. On schemes of 50 dwellings or more, no more than 50% of the homes provided should be made available for social or affordable rent. The remainder should be for other affordable housing tenures, such as Discounted Market homes, First Homes, Shared Ownership Homes. This does not apply to proposals for specialist accommodation, such as housing with care.
- 5. On 100% affordable housing schemes the Council will not apply any tenure split requirements other than in section 4 of this policy.

Housing Mix (size of homes)

- 6. On schemes that provide 25 new build homes or more of any tenure, the following housing mix is required:
 - A minimum of 25% of market housing should be 1- or 2-bedroom properties;
 - A minimum of 40% of market housing should be 3-bedroom properties;
 - A minimum of 25% of affordable housing (rented or for sale) should be 1-bedroom properties;
 - A minimum of 60% of affordable housing (rented or for sale) should be 1 or 2-bedroom properties;
 - A minimum of 85% of affordable housing (rented or for sale) should be 1, 2 or 3-bedroom properties.

If the above requirements cannot be achieved because it is not economically viable, this will have to be clearly demonstrated to the satisfaction of the Council.

- 7. The housing mix requirements in part 6 apply to wholly market or wholly affordable schemes or a mixture of both. However, the housing mix in part 6 above does not apply to wholly apartment/flatted proposals.
- 8. On a housing scheme that has a mix of tenures, it is important they are dispersed throughout the site to promote mixed communities. An exception to this will be for management purposes, such as within a block of flats. However, on mixed tenure schemes, it will not be acceptable for all the affordable homes to be flats whilst the market homes are houses.

Self and Custom Build Homes

9. There should be no difference in the quality of housing provided for each tenure of home on a scheme.

10. All new homes should be designed to meet Building Regulation Requirement M4(2) 'accessible and adaptable' homes. This does not apply to conversions or where site specific factors such as vulnerability to flooding, site topography, and other circumstances may make a specific site unsuitable.

11. On schemes of 50 dwellings or more, a minimum of 5% of the homes (affordable or market) should be designed to meet Building Regulation Requirement M4(3) 'wheelchair user' homes. This does not apply to conversions or where site specific factors such as vulnerability to flooding, site topography, and other circumstances may make a specific site unsuitable.

12. The Council will in principle support proposals for self and custom build homes in suitable locations in the plan area.

13. On schemes of 100 new build dwellings or more (excluding schemes of 100% flats), the Council will encourage developers to provide a small number of serviced plots (up to 2% of the total housing capacity of the site) for custom and/or self-build homes. These can be in lieu of on-site affordable homes. These should be provided on a discrete part of the site that does not prevent the remainder of the site being developed and occupied.

14. If plots for custom and/or self-build homes are provided and are not sold within 2 years, the Council will accept that these plots can be developed for market or affordable homes.

Explanation

5.181 This policy aims to achieve an appropriate mix of homes and to create a balanced housing market in Bootle that meets most of its needs.

5.182 The Bootle housing market currently comprises a significant number of two and three-bedroom terraced properties as well as some post war housing and some more modern family housing, primarily through the Housing Market Renewal Initiative (HMRI) and successor schemes in the 2000s. There are also a large number of converted flats and HMOs in the area.

5.183 According to the most recent Strategic Housing Market Assessment (SHMA)(2019), there is no quantitative need for affordable housing in Bootle. This is because there are plenty of affordably priced, older terraced properties. However, typically these have very little private outdoor amenity space, no off-street parking and are not as energy efficient as modern homes. Therefore, there is a need to diversify the supply of affordable housing in Bootle to create choice and improve quality. This position was proposed and accepted by the Inspector for the current Local Plan.

5.184 The proposed affordable housing mix reflects the 2019 SHMA and the National Planning Policy Framework requirements for 'first homes'. Further details on First Homes, including local eligibility criteria, are set out in the Affordable and Supported Homes SPD.

5.185 Where an applicant seeks to depart from the policy position and provision of a commuted sum due to viability considerations, the Council will require a full financial assessment to be submitted by the applicants. This will be appraised by independent economic viability consultants. The applicant will be required to meet the full cost of this work.

5.186 The housing mix allows for some high-quality family homes that people would aspire to live in which will again help to diversify the local housing market and help it to appeal to a broader range of people who may otherwise move away. This will allow more residents to stay in Bootle as their life circumstances and aspirations change.

5.187 The requirement for 5% of homes on schemes of 50 dwellings or more to meet Building regulations M4(3) 'wheelchair user' homes standard, reflects the fact that the Bootle area has greater numbers of people with limited mobility (including wheelchair users) than average. This is supported by evidence set out in section 6 of the most recent Strategic Housing Market Assessment¹⁵. Having some homes built to this higher standard will allow more choice for people in wheelchairs and with limited mobility, without them having to move. This is not restricted to market or affordable housing, and it is up to the developer to decide how to allocate this requirement.

Plan Objectives

5.188 The Bootle AAP viability assessment has considered the impact of requiring homes to be built at M4(2) (accessible and adaptable) and M4(3) (wheelchair user) standard. The requirement for M4(2) only makes a modest impact on viability (estimated at £7 per m²). The impact of requiring M4(3) standard homes has a greater cost implication (£400 per m²) and so could be the difference on some schemes being viable or not. Nonetheless, the viability assessment considers a range of planning obligations and if viability becomes an issue on proposals, the Council will consider which is the most appropriate policy to relax based on the location and type of proposal. Only modest improvements in some of the viability assumptions can help make seemingly unviable proposals viable.

Delivery

5.189 This will be managed and secured through the development management process. The housing types, mix and tenure will be secured by either planning considerations or through section 106 planning obligations. The Council encourages early engagement through its pre-application process to ensure that the appropriate housing types, mix and tenure are being provided.

5.190 See [Appendix C](#) for what plan objectives this policy will help achieve.

Monitoring indicator

- Number and tenure of affordable homes approved and completed
- Housing Mix of homes approved and completed (market and affordable)
- Number of homes approved and completed that are M4(2) standard
- Number of homes approved and completed that are M4(3) standard
- Number of custom and/or self-build plots made available



BAAP18 Housing for Older People and Supported Living

Homes for Older People

1. Proposals for housing for older people (generally over 55s) that do not fall under the category of Assisted living (also known as extra-care housing), including sheltered housing, will be assessed in line with general housing through Policy BAAP 17 Housing Mix above.

2. Proposals for assisted living schemes in the AAP area would not be supported unless they are in the social rented sector.

3. Proposals for development that provides specialist residential care bedspaces (such as for people with dementia) in a communal living environment for older people and others with specialist needs will be supported in principle, subject there to being no local over-supply.

4. Any proposal for older people, including assisted living schemes, should demonstrate how the scheme would enable residents to integrate within the community in which they are located.

Residential Care Homes for Children

5. In order to protect the character and amenity of residential areas, and avoid any undue concentration, no building will be allowed to be converted into Residential Care Homes for Children (C2 Use) within 400 metres of existing converted property meeting similar needs.

6. Residential accommodation for children in care should provide a good quality, safe and secure environment that allows the child to receive the care that they need and to establish themselves within the community.

7. Where the accommodation would be aimed at children suffering from some degree of educational, behavioural or social difficulties (EBSD) the following types of property are considered to be appropriate (subject to the number of bedrooms available):

- Terraced properties - are generally only suitable for accommodating one child
- Semi-detached properties – are typically only suitable for accommodating up to two children
- Detached properties – can be used to accommodate one or two children but suitable proposals seeking to accommodate three children or more may be considered acceptable

8. Where more intense care models are proposed, such as a two-to-one care model, operators should consider larger detached properties wherever practicable.

Where less intense care models are proposed because the children require less specialist care, some degree of flexibility may be appropriate.

9. A management plan must be submitted with all applications for planning permission for a children's care home.

10. In all cases, proposals for residential care homes for children will not be allowed if they are not supported by evidence of local need.

Explanation

5.191 With an increasingly ageing population, it is important that the housing needs of older people are recognised and supported. However inappropriate development can unbalance communities.

5.192 Sheltered housing, sometimes referred to as retirement housing, allows residents to live independently but provides some support such as help from a scheme manager; 24-hour emergency help through an alarm system; communal areas, such as gardens or lounges; and social activities for residents. Assisted living housing (also known as extra-care housing) offers more support than sheltered housing but still allows occupants to live independently. Occupants live in a self-contained flat, with their own entrance, but staff are usually available up to 24 hours per day to provide personal care and support.

5.193 The Sefton Council Extra Care Prospectus, “Develop Extra Care Housing in beautiful Sefton” evidenced by the Strategic Housing market Assessment (2019) indicates that Bootle has a need for 119 social rented Assisted Living homes for the over 55s between 2017 and 2036. However, this prospectus identifies no need for market assisted living accommodation in Bootle for the same period. The policy is justified on the basis that the assisted living accommodation will need to meet local needs and not bring in significant numbers of people from outside the Bootle area who may put pressure on local services.

5.194 It is recommended that applicants speak to the Council’s Adult Social Care Team prior to submitting proposals for assisted living schemes and other supported housing schemes.

5.195 The Council have received an increasing number of proposals for children’s care homes. These can put a lot of strain on a local area as often the children have complex needs. These homes can have a particular impact on an area that has existing complex social problems, such as exist in Bootle. Large parts of Bootle are within the 10% most deprived area nationally. Therefore, it is proposed to prevent an over-concentration of children’s homes in the Bootle AAP area. It is also proposed to encourage only suitable properties to be used as children’s homes, which will depend on the level of needs the children have.

Delivery

5.196 Sefton have put in place an extra care prospectus¹⁶ that sets out how the Council will work with partners to help secure appropriate schemes for older people. This includes developing extra care occupancy criteria and an allocations policy to assist residents and prioritise local people, and working with providers of extra care schemes on appropriate grant funding applications to bring proposals forward. It is recommended that schemes be discussed at an early stage through the Council’s pre-application advice service when the Council’s Strategic Manager for Extra Care Housing will provide advice on the type of scheme that will be supported. Similarly, the Council recommends that schemes for Children’s care homes be discussed at an early stage through the Council’s pre-application advice service.

Plan Objectives

5.197 See [Appendix C](#) for what plan objectives this policy will help achieve.

Monitoring indicator

- Number and type of housing for older people approved and completed
- Number of children’s care homes approved and completed

¹⁶ Extra Care Housing Prospectus (adobe.com)

BAAP19 Conversions to Flats and Homes in Multiple Occupation

.....

1. Development involving the conversion of buildings to a House in Multiple Occupation or Flats will only be permitted where they will not cause significant harm to:

- The character of the area, or
- The living conditions of the occupants of the property, or
- The living conditions of neighbouring properties.

2. Development involving the conversion of an existing dwelling to a House in Multiple Occupation or Flats will only be permitted if can be demonstrated that it would not cause the loss of a dwelling that is suitable and in demand locally for continued use as a family dwelling. The dwelling must be vacant and have been marketed (for rent or sale) for at least 6 months at local market value at the time the application is made. The Council will require evidence to demonstrate this is the case.

3. Development involving the conversion of existing commercial or community properties in the residential area will only be permitted if can be demonstrated that there is no longer demand for the property for commercial or community use. The premises must be vacant and have been marketed for a suitable use at local market value for at least 12 months at the time the application is made, and it must be demonstrated in a formal marketing report that there is no reasonable prospect of the site being used for a suitable commercial or community use. Proposals for conversions to flats or HMOs in shopping parades must meet the requirements of policy BAAP7.

4. In addition to the above requirements, proposals for the conversion of a building to a House in Multiple Occupation or Flats will only be permitted if it:

- would not result in an over-concentration of properties converted to flats and HMOs in a local area (except where the conversion is otherwise acceptable under policy BAAP7 part 9), or
- would not result in an unconverted dwellinghouse being 'sandwiched' between two properties previously converted to flats or HMOs.

Explanation

5.198 Flats and Houses in Multiple Occupation provide small, affordable, and flexible accommodation for a wide variety of people including single people, students, low paid and seasonal workers, those on short term contracts and also unemployed people on housing benefits and are therefore an important part of the housing market. They can also offer temporary accommodation for people who are saving to purchase a home.

5.199 Houses that provide accommodation for at least 3 people who are not all members of the same family (or 'household'), are known as 'Houses in Multiple Occupation' (HMOs). HMOs are created through the conversion of buildings, either currently residential or other uses (such as public houses and shops). Most conversions to Houses in Multiple Occupation require planning permission for the change of use.

The exception is a conversion from a dwellinghouse to a House in Multiple Occupation that has 6 or fewer occupants. However, the Council has restricted this exception in most of Bootle where planning permission will still be required for HMOs with fewer than 6 occupants. This has been done through an 'Article 4 direction'. The Article 4 direction applies to an area within the Bootle AAP as shown below (and also extends to areas outside the Bootle AAP area):

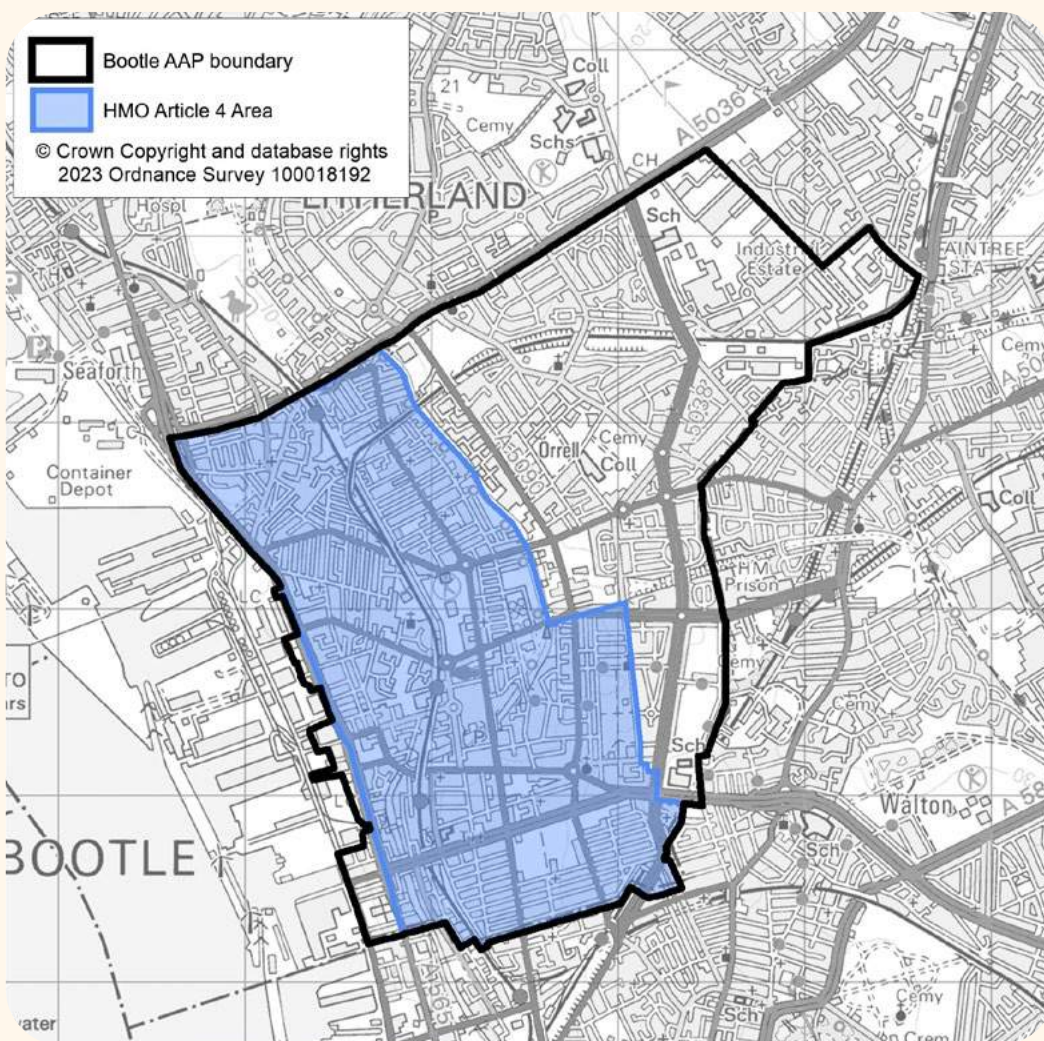


Figure 17: Article 4 Direction area for HMOs in the Bootle AAP area (note the Article 4 covers areas outside the AAP area)

Delivery

5.205 The Council introduced an Article 4 Direction to manage conversions to Homes in Multiple Occupation. The Council has also introduced a Supplementary Planning Document to set out how proposals for conversions to flats and homes will be assessed. Proposals for conversions to flats and Homes in Multiple Occupation in Bootle will be considered against this policy and the Supplementary Planning Document.

Plan Objectives

5.206 See [Appendix C](#) for what plan objectives this policy will help achieve.

Monitoring indicator

- Number of conversions to flats or HMOS approved and completed

5.200 The Bootle area has experienced a higher growth of flats and HMOs than most parts of Sefton (the exception being Southport). Poorly designed Flats and HMOs can lead to problems, both for the occupants and for neighbours, due to the large number of people living within relatively small spaces. These issues can include noise, disturbance, loss of privacy and inadequate living accommodation, too much demand for car parking, amongst other issues. Similarly, an over-concentration of HMOs, or those that are poorly located, can be detrimental to living conditions and harm the character of the area. The Bootle area has experienced some poor quality HMOs and flats and so this policy seeks to ensure that future flats and HMOs meet acceptable standards to avoid the above problems. It also seeks to prevent a loss of attractive family homes to flats and HMOs just because these are often secure a higher rental yield.

5.201 Preventing over-concentrations of HMOs and flatted accommodation will help prevent unacceptable changes to the character of areas otherwise characterised by family homes. This can cause lots more comings and goings, pressure on local parking, less sense of ownership in the local community and a more transient community.

5.202 The Council will also look to prevent local households being unfairly priced out of the local housing market by only allowing homes to be converted to flats and HMOs if they have been vacant and marketed (for sale or rent) for at least 6 months before an application for conversion is submitted. A statement clearly demonstrating how the property was marketed, the price it was marketed at and what offers were received, will be expected to be submitted with a planning application. This will only apply where planning permission is required.

5.203 HMO and flat conversions can also impact upon commercial parades where HMOs and flats can result in the loss of retail or commercial units that may have otherwise served the local community (see Policy BAAP7).

5.204 Poor quality HMO and flat conversions can result in inadequate room sizes and lack of outdoor amenity space. This can create very poor quality living conditions. Detailed standards are set out in the Flats and HMOs SPD.

Regeneration Opportunity Areas

5.207 There are several sites in Bootle that are not fulfilling their full potential to contribute to a quality living environment or sense of place. Whilst some of these sites are currently in use, there is an opportunity to be flexible in the types of uses we would consider to potentially secure improvements. The Council envisage this is to be done through engagement and a partnership approach and to use the Bootle AAP process to make landowners aware of the potential their site may have.

BAAP20 Hawthorne Road/Canal Corridor

1. The Hawthorne Road/Canal Corridor, as identified in the Figure 18 on the next page and on the Policy Map, is identified as a location for regeneration and redevelopment. The Corridor includes a mix of sites with various proposed and existing uses, namely:

Housing Allocations (see Policy BAAP16)

- BH1 Peoples' sites Housing Allocation
- BH3 Site of the former Bootle Gas Works
- BH4 Site of Litherland House, Litherland Road
- BH6 503-509 Hawthorne Road, Bootle

Employment Designation (see Policy BAAP12)

- BE3 Hawthorne Road/Aintree Road

Regeneration Opportunity Areas

- BR1 Land to Northwest of Linacre Lane and Hawthorne Road Junction
- BR2 Land South of Linacre Lane between Hawthorne Road and Canal
- BR3 Land between Hawthorne Road and Vaux Crescent/Place

2. The three Regeneration Opportunity Areas above are suitable for a range of development types (including uses consistent with current uses) providing they:

- are compatible with the adjacent existing and proposed residential areas, and
- help support regeneration in the wider area, and
- do not prejudice the wider area being becoming a residential neighbourhood in the longer term, and
- are otherwise in accordance with other policies in this AAP or the Sefton Local Plan.

3. In the medium to longer term, the Council will explore and support opportunities, in discussion with landowners and relevant funding bodies, to secure housing or development suitable in a residential area, on appropriate parts of the three Regeneration Opportunity Areas above. The initial focus will be on those parts of the Regeneration Opportunity Areas which are adjacent to, and currently detract from, sites allocated for housing.

4. If residential development is proposed on any of the three Regeneration Opportunity Areas above, it must be demonstrated that a good quality residential environment can be secured and maintained. This is particularly important if the adjacent sites remain in other uses. In this regard, the Council would expect larger sites to come forward in clear stages rather than small plots.

5. The Council will produce a Masterplan for the wider area in consultation with landowners and the public in advance of any proposal being approved on any of the three Regeneration Opportunity Areas above. The Masterplan will set out how these sites could be developed for housing individually or in combination, and how they would relate to the adjacent housing allocations.

6. Given the legacy of contamination in the area, it is expected that significant funding will be required for the remediation of several sites if alternatives uses (such as housing) are to be promoted.

7. All new development in this area that is adjacent to the Leeds and Liverpool canal should be designed in accordance with the principles set out at Policy BAAP1 [Design] and the placemaking principles that are set out within the Design Code for this area. Development that fronts Hawthorne Road will be expected to improve the local environment and support the principles at BAAP8 [Getting Around].

8. Notwithstanding the challenges, the Council wishes to signal its long-term vision of the Hawthorne Road/Canal Corridor as a predominantly residential area with a mix of suitable employment and other uses that are appropriate in a residential area.

5.210 The land to the south of this regenerated area, particularly south of Linacre Lane, retains an industrial character. As the Corridor includes several sites that the Council would wish to see developed for housing, there is a potential conflict of uses in the long term. Whilst there are no plans to prevent the uses on the employment sites continuing, the Council considers the wider area provides an opportunity for a new residential community that takes account of the canal side location, continues the regeneration further along Hawthorne Road, connects the existing communities on either side of the area and significantly improves the local environment. The current housing allocations in this area could support in the region of 600 new homes and there is the potential for a community of up to 1,000 new homes in the wider Hawthorne Road/ Canal Corridor area if other sites become available.

5.211 To this end, this policy sets out the Council's long-term aspirations for this area, to give flexibility to existing landowners so they can consider their long-term options, to see how local residents would like the area to evolve and to alert those who may wish to invest in the area. The Council are not proposing to purchase any land or premises compulsorily but are open to discussion about appropriate development proposals and how they can be achieved by different interests working together.

Delivery

5.212 To support this policy a Masterplan (visioning) Document will be published to show what could be achieved in this area and how the different areas could link together. This document could be used to demonstrate the development opportunities that would be available through the AAP, the current investment occurring in Bootle and the vision the Council have for the town. This would show to the private and public sector how investment in this area will be supported by the wider regeneration of the town.

5.213 It is intended to formally commence work on the Masterplan once the Bootle AAP through the Summer of 2025.

5.214 The Council have already engaged with owners of some of the sites in the Hawthorne Road/Canal Corridor sites to consider the potential and timing of their development. The Council will continue to consult with those and other landowners and are open to discussions with owners of land identified as Regeneration Opportunity Areas. This will include through the Masterplan process and the Council offering 'pre-application advice', but there will also be more informal opportunities.

5.215 The Council have also engaged with Homes England, the government's housing agency, through the Design Code pilot that Sefton used in the area (see Policy BAAP1), and will continue to explore with them, and other providers, the potential for funding to help bring forward for development some of the sites which have a legacy of contamination.

5.216 Approval has been recently granted on the Bootle Gas Works site to dismantle the gas holders and fill in the voids. This is in anticipation of the site being made available for redevelopment. The cost of the dismantling and filling in the Bootle Gas Works will be covered by the National Grid. The site is expected to be available to be developed from 2025.

5.217 The former Peoples site (which also includes the former Vactite site) is owned by the Council. The Council are currently exploring options for the site, taking into consideration the high levels of contamination known to be present.

5.218 The site of Litherland House was submitted to the Council through its annual 'call for sites' (a process that allows landowners to suggest sites for new development). Housing was proposed for this site and the Council considers that this would be an acceptable use in this location. The owner of the site will be encouraged to consult with local residents in advance of any planning proposals coming forward on this site.

5.219 The land at 503-509 Hawthorne Road has already secured planning permission (DC/2021/02138) for new homes and a residential care scheme. The site is cleared, and work is expected to commence by 2025.

5.220 Each of the proposed housing allocations in the Hawthorne Road/Canal Corridor are included on the Council's brownfield register. The Council would also consider including the sites on part 2 of that register which will give them permission in principle.

Plan Objectives

5.221 See [Appendix C](#) for what plan objectives this policy will help achieve.

Monitoring indicator

- Area of land (ha) developed by type (housing, employment, open space, other)

BAAP21 Bootle Village

1. Subject to the impact on neighbouring residential properties, the nearby Christchurch primary school and the Derby Park Conservation Area, the premises at the Corner of Well Lane and Waterworks Street, as identified on the figure on the next page and the policy map, will be suitable for a flexible mix of uses, including:

- residential,
- employment uses (specifically those in Use Class E(g) which can be carried out in a residential area without detriment to its living conditions),
- leisure,
- community,
- medical or health, or
- education.

2. The site includes or is adjacent to several non-designated heritage assets, and any proposal should seek to conserve and enhance the aspects of the assets which contribute to its significance. The relevant non-designated heritage assets are:

- Former Tannery, Litherland Road,
- Former Laburnum Public House,
- K6 Telephone Kiosk, corner of Litherland Road/ Waterworks Street.

3. The Council will accept limited demolition and replacement of the poor quality, less valued buildings within the complex if this improves the quality of the final development and helps uncover and showcase some of the heritage assets.

4. If the site and buildings are proposed for conversion and part redevelopment for residential, the Council will take a flexible approach (subject to justification and no unacceptable impacts) to the following:

- private outdoor amenity space,
- car parking provision,
- interface distances.

to help facilitate the improvement and full use of the site. This flexible approach to the normal planning standards reflects the proximity of the site to Bootle Town Centre, public transport and main parks (Derby Park and North Park) and its brownfield status.

5. The Council also accept that the site may not achieve affordable housing due to viability costs and the likely application of the vacant building credit. Therefore, the Council will accept a 100% market housing scheme if this helps bring back the site and buildings into a viable use.

6. Given this site is in a highly sustainable location, the Council will take a flexible approach to parking standards for all uses subject to there being no unacceptable impacts as a result.

7. Any proposals for new development should take the opportunity to provide an active frontage/entrance with appropriate landscaping to Litherland Road.

8. Any proposals for the redevelopment or re-use of the site should be supported by a Heritage Impact Assessment which clearly sets out how the heritage assets on or adjacent to the site are to be conserved and enhanced.

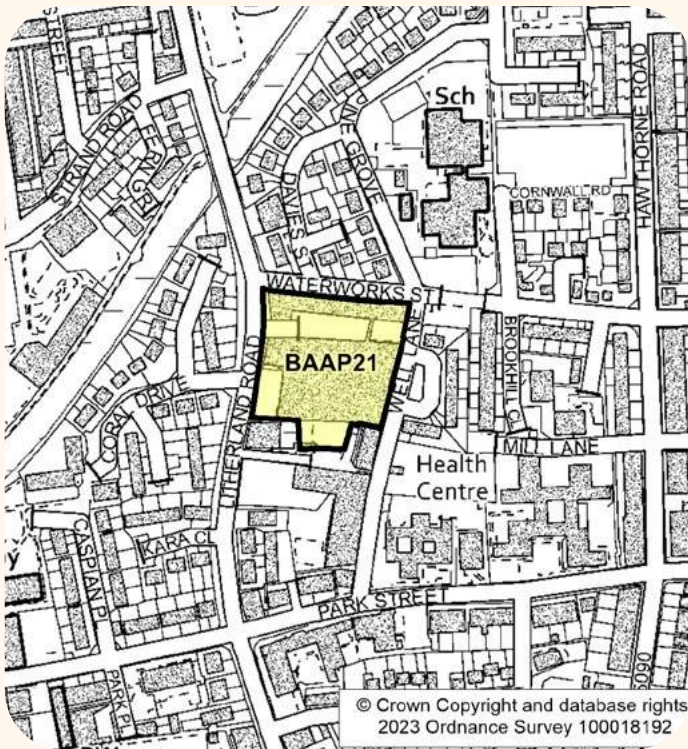


Figure 19: Bootle Village Opportunity Area

Explanation

5.222 The land around Litherland Road, between Merton Road and Waterworks Street, is the oldest part of Bootle and is still known locally as Bootle Village. There have been several new developments in the past 20 to 25 years, including Bootle 2000 Village housing estate and Carriage Grove apartments. A number of public houses have found new uses and the general look of Litherland Road has been improved.

5.223 Nonetheless, one cluster of buildings in the area that has remained largely unchanged for many years is the former Bootle Tannery Site. This group of buildings is located on the south side of Waterworks Street between Litherland Road and Well Lane. Many of the buildings appear largely unused, although some of the complex is used by a company that supplies seasonal/party products.

5.224 The site lies within the Derby Park Conservation Area and has an industrial character with a collection of large-scale 19th century warehouses and more modern mid-20th century office premises. This group of former industrial buildings differs considerably from many of the properties within the Conservation Area. They are much bigger in scale and more robust in their design and detailing and are of considerable historic interest to the area. This collection of industrial buildings, including the tannery buildings is also a prominent feature within the predominantly residential Conservation Area, so provide an interesting contrast. Any proposals for the re-use of the site must take into account those parts that are considered a heritage asset.

5.225 The site is in a very sustainable location. The Strand Shopping centre is 250m away, Bootle Strand Rail Station 500m, Bootle Bus Station 400m, Christchurch Primary School 100m, Derby Park 300m and Park Lane Health Centre 150m. Given this, it is considered that the amount of on-site parking needed could be lower than the Council's normal standards as could be the amount of outdoor private amenity space.

Delivery

5.226 This site and building complex is owned privately and any redevelopment proposals would need to originate from or be supported by the owner. It is proposed to liaise direct with the landowner on publication of the AAP to explore the potential for development on the site. If the owner does aspire to secure new and/or improved uses within the buildings, the Council will help to explore funding sources to help meet any potential funding gap. The Council would also include the site on a future update of its brownfield register including part 2 of that register which will give it permission in principle.

Plan Objectives

5.227 See [Appendix C](#) for what plan objectives this policy will help achieve.

Monitoring indicator

- Floorspace (m2) brought back into use through development



BAAP22 Open land between Irlam Road and the Asda Store

1. The Council has allocated for development a small part of the current open land between Irlam Road and the Asda Store, as identified in the figure next page and the policy map, to help secure environmental improvements to the remaining open area.

2. The uses acceptable on the site, subject to there being no detrimental impact on the nearby residential area or existing businesses, include:

- General Industrial (Use B2)
- Storage and Distribution (Use B8)
- Commercial, Business and Service (Use E)
- Drinking establishments with expanded food provision (Sui generis use).

3. The Council will give preference to a use that enables a financial contribution to be secured towards the improvement of the remaining open land, as identified on the plan below. The environmental improvements to be secured are to be determined by the local communities but are likely to include:

- Landscaping
- Tree planting
- Lighting
- Bins
- Children's play equipment
- Improved paths
- Fencing and boundary treatment.

4. The access to and configuration of the development will depend on the end use proposed, with employment uses to be accessed from and face onto the existing employment area to the south.

Explanation

5.228 The redevelopment of land between Irlam Road and The Asda Store on Strand Road, which opened in 2008, has resulted in a parcel of undeveloped land. Much of this is land that was created when a freight rail culvert was filled in. This land creates a pedestrian link between Washington Parade (under the railway) to Irlam Road in the west. Whilst it is largely linear, there is a larger area immediately adjacent to the supermarket car park. It is this part of the site that is identified in this policy and below.

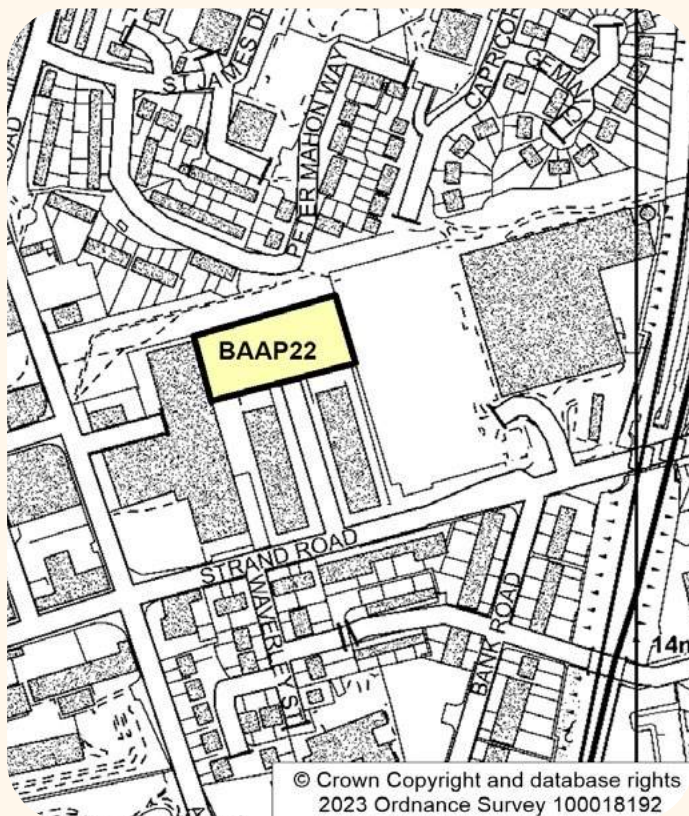


Figure 20: Open land between Irlam Road and the Asda Store

5.229 The site, whilst protected as an open space in the Sefton Local Plan, is overgrown and seemingly under-used. There are reports that it attracts anti-social behaviour and detracts from the residential area to the north. The area is poorly lit and provides an unattractive area and is of little value to local residents.

5.230 Whilst the Council would not advocate the loss of much needed open space, parks or playing fields in the area, this land is not considered to fulfil that function. There is the potential to allow a small commercial development and seek improvements on the remaining open space to make it safer, more pleasant and useable.

Delivery

5.231 This site is owned by the Council and could ultimately be added to the list of available commercial land (see BAAP12 above). Bespoke engagement with Asda and the owners of the small business park to the south will be undertaken once the AAP is published. They will be key to the delivery of the site as access may be required from either or both of these.

Plan Objectives

5.232 See [Appendix C](#) for what plan objectives this policy will help achieve.

Monitoring indicator

- Area of land (ha) developed by type (employment, leisure, retail, open space)



BAAP23 Coffee House Bridge

1. The site to the north and east of Coffee House Bridge, Irlam Road, as shown on the figure below and the policy map, is allocated for housing (see policy BAAP16). A mix of complementary uses, that would support its regeneration and help take advantage of its sustainable location and canal side location, is also acceptable in principle.

2. The key principles for the redevelopment of the site are that proposals should:

- Encourage the development of a sustainable community, with a clear identity for the area.
- Ensure a greater housing choice within the local area by providing different tenures and types of residential development in accordance with Policy BAAP17.
- Provide a focus for community interaction, participation, activities, and social enterprise.
- Be designed in accordance with the principles set out in Policy BAAP1 [Design] with emphasis on improving access to and use of the canal for all.

3. It is expected that the predominant use for the site will be residential. Other complementary uses will also be supported if they accord with the principles set out above. These could include:

- Community uses;
- Employment uses which can be carried out in a residential area without detriment to the living conditions of its residents;
- Education and health;
- Leisure;
- Small scale retail to meet local community needs.

Explanation

5.233 The Coffee House Bridge site was allocated for housing in the Sefton Local Plan (MN2.46) and the site is to be retained as a housing allocation. The housing allocation is now proposed to include the land between the canal basin and railway line, and the site between the canal and Merton Road.

5.234 The site is in a prominent position near to the town centre and the office and education quarters so is well located. It is within 400m of Oriel Road Rail Station, 500m of Bootle Bus Station, 700m of North Park and 1km of primary schools. The site also adjoins residential streets to the north. The location primarily lends itself to residential, but some other uses will be acceptable subject to not conflicting with the residential nature of the site and the neighbouring area.

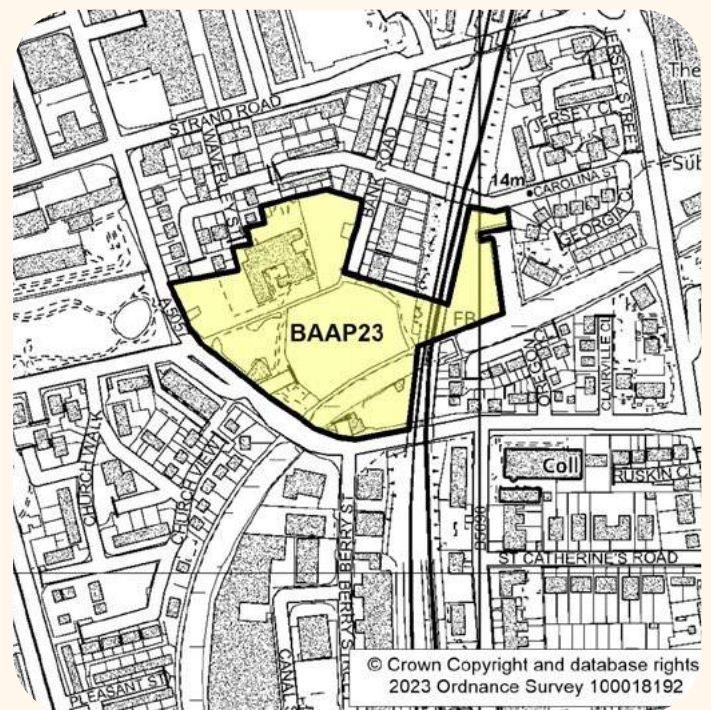


Figure 21: Coffee House Bridge

Delivery

5.235 As the site is located next to an entrance to the Leeds and Liverpool canal, it is essential that development has regard to the canal both as a means to enable good access and to demonstrate high-quality design.

5.236 The site was previously subject to a planning proposal for houses, elderly accommodation, community uses and office space, and various smaller uses. Whilst the application was refused, and dismissed on appeal, the Council still supports the principle of this site being developed.

5.237 The Local Plan allocation of the former St Mary's primary school site for housing required compensatory provision for loss of a former playing pitch, through a commuted sum payment towards the provision of a new 3G pitch(es) at Litherland Sports Park. This policy requirement is not being carried forward in the Bootle AAP. The 2023 Playing Pitch and Open Space Strategy does not show a shortfall of mini pitches in Bootle and Netherton, or Sefton as a whole. The Litherland Sports Park site is also outside the AAP area.

5.238 Instead the Coffee House Bridge site is subject to policy BAAP24 which allows a more flexible approach to wider environmental improvements which would offset the loss of green space on the former school site.

5.239 The Council will continue to work with those who wish to bring forward proposals on this site. This will help ensure that a suitable scheme can be submitted that meets the above policy and other relevant policies in the AAP and the Local Plan.

Plan Objectives

5.240 See [Appendix C](#) for what plan objectives this policy will help achieve.

Monitoring indicator

- Area of land (ha) developed by type (housing, community, employment, open space, other)



Environmental Improvements

5.241 There are a number of issues that detract from Bootle as an attractive place to live. An issue that is raised consistently in consultation and discussions with residents is the impact of litter and fly-tipping. Whilst not a land-use planning issue, it can undermine regeneration, dissuade new residents and businesses from locating in the town and impact on the image of the town.

5.242 Whilst Bootle has a good number and distribution of parks, many would benefit from additional investment and a greater range of facilities and activities would attract a wider range of people and groups to use the parks.

5.243 The growth and regeneration aspirations set out in this document could exacerbate these concerns but would also be more likely to be realised if these were addressed.

BAAP24 Environmental Improvements

- 1. All following types of development in the Bootle AAP should provide a proportionate contribution to environmental improvements in the local area:
 - Residential developments (including conversions) that create 10 dwellings or more;
 - Any change of use to a Hot Food Takeaway;
 - Non-residential development where the floorspace created is 1,000m2 or more.
- 2. The cost in qualifying schemes is set at £2,680 (2024/25 prices) per:
 - housing unit;
 - single Hot Food Takeaway premises;
 - 100m2 of non-residential floorspace.
- 3. This will be secured through a planning obligation. The total financial contribution can be offset through providing environmental improvements off-site, or on-site if these are substantively over and above normal policy requirements and the Council considers that they provide clear benefits to future residents and the wider neighbourhood.
- 4. The environmental improvement contribution will be required in accordance with this policy unless a robust assessment of a scheme's economic viability confirms that this cannot be achieved.

- 5. The money secured through the environmental improvement contribution will be used towards one or more of the following:
 - improving public greenspaces (see policy BAAP 11) with emphasis on facilities, equipment and activities for children and young people;
 - improving small areas of under-used land, often left over from development, for community environment projects;
 - enhancing nature, taking account of the Local Nature Recovery Strategy and other Sefton priorities;
 - improving priority routes between new development and existing public greenspaces (see Policy BAAP8);
 - projects to deal with litter/fly tipping;
 - improving the streetscape;
 - planting trees in appropriate locations to support corporate environmental priorities and those of partner organisations;
 - supporting community and 'friends of' groups who help manage and maintain local parks;
 - other projects that would improve the local environment.
- 6. Contributions should be provided in accordance with this policy, and any subsequent inflationary change to the fee.

Explanation

5.244 This policy seeks to achieve wider environmental improvements from development. Bootle can be proud of some of its public parks and open spaces. However, the area features a large population in a relatively small area with a legacy of heavy industry and low investment. Therefore, the quality of the environment in the town is poor and this has an impact on the living conditions of existing and future residents, deters investment and prevents the area capitalising on the town's opportunities. Early engagement on the Bootle AAP identified that this is a very significant concern for local residents.

5.245 Therefore, it is proposed to use development as a means of securing contributions towards improving the environment of the town, particularly as those new developments will exacerbate the environmental issues that already exist. This could be from more residents (so more waste, pets, use of parks etc) and more businesses.

5.246 It is considered that the types of development that will be required to contribute are proportional and justified and will exclude smaller proposals, except for hot food takeaways. Hot food takeaways are included because of the tendency for users of hot food takeaways to generate litter. In all cases, if the application of the obligations will prevent the development due to its impact on the scheme's viability, then this will be reduced or removed altogether.

5.247 The cost of the environmental improvement (per qualifying units as set out in the policy above) is based on the current cost of providing open space away from the site, as set out in the Council's Open Space Supplementary Planning Document. This is considered to be reasonable as Policy BAAP11 prioritises environmental improvements over the provision of new open spaces and provides more information about what these improvements may include. This is reviewed each year to account for inflation.

5.248 The Council will accept on-site environmental improvements on the site where the applicant can demonstrate to the Council's satisfaction that these are substantively over and above normal policy requirements and there are clear benefits to the future residents of the site and the wider neighbourhood. For example, this may include providing a new equipped play area on housing sites which are not within the Council's accessibility targets for community parks. In such cases, the applicant must incorporate and demonstrate suitable arrangements for long-term management and maintenance of, and public access to, the relevant facility or part of the site.

5.249 The Council have subjected the emerging plan policies to an assessment of viability. Whilst this concludes that many sites in Bootle have viability challenges, it does go on to say that there is potential for improvement over the plan period with just modest differences to a number of the assumptions and that the Council should continue to seek a range of planning obligations. This policy, and others in this plan, allow for planning obligations to be reduced or removed to prevent development being unviable. However, given this plan covers the period to 2040, and the Council aspire to regenerate Bootle, it should not be assumed that the viability position in Bootle would not improve to the point that all or most obligations can be secured.

5.250 Following the adoption of the Bootle AAP and the implementation of this policy, the Council will engage on and publish a strategy for how and where money raised through this policy will be spent and how it will be supported through other funding. This relates especially to part 5 of the policy. The environmental improvements secured under this policy will not replace the need for other developer contributions required through other policies and regimes, which could include affordable housing, transport improvements, Biodiversity Net Gain, recreation mitigation, playing pitches, health facilities and other infrastructure considered necessary to make a proposal acceptable in planning terms (see below).

5.251 Where an applicant seeks to depart from the policy position and provision of a commuted sum due to viability considerations, the Council will require a full financial assessment to be submitted by the 1applicants. This will be appraised by independent economic viability consultants. The applicant will be required to meet the full cost of this work.

5.252 Planning obligations help to mitigate the impact of unacceptable development in order to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the following tests. They must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

5.253 It is considered that the policy meets these tests.

Delivery

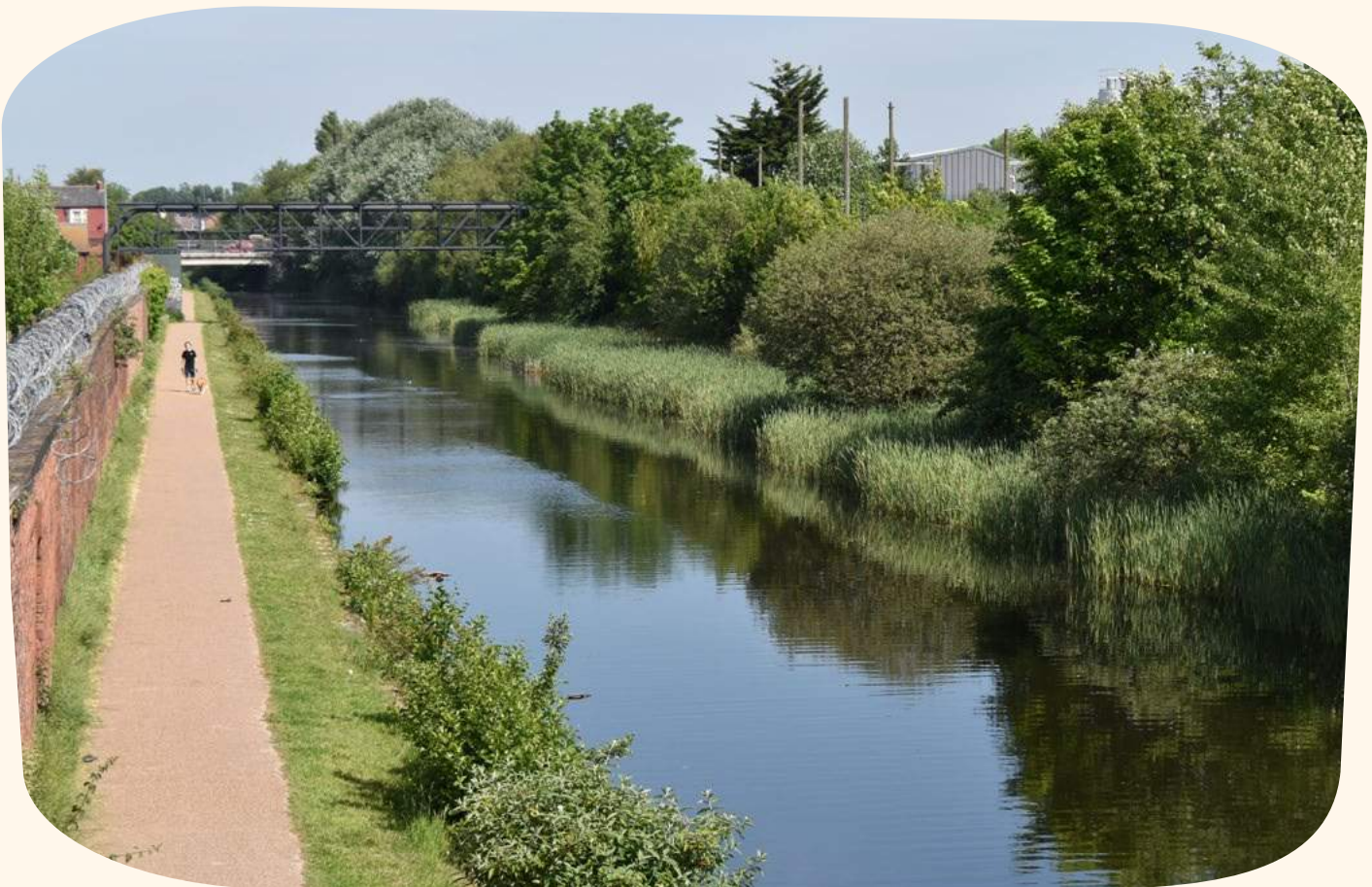
5.254 Contributions will be secured through the development management process. A strategy for establishing the priorities for environmental improvements in the local area will be developed through consulting local people. The strategy will be available to the public and will be reviewed regularly. The Council will publish each year how much it has received for this purpose and which of the priorities the money has been spent on. It is anticipated that there will be a process by which residents can suggest local projects. The Council will also work with internal departments and external bodies to supplement and match contributions secured through this policy. The Council will also work with developers and existing businesses to see if they can directly fund or implement environmental improvements that benefit them and the wider area. This will be in addition to the Council's normal functions and those of its partners, such as Registered Providers of social housing in the area, who often have programmes to improve the local neighbourhood.

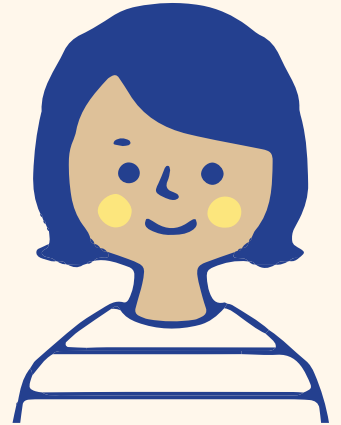
Plan Objectives

5.255 See [Appendix C](#) for what plan objectives this policy will help achieve.

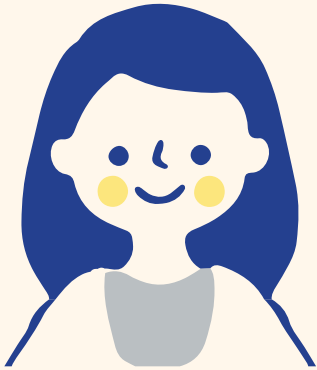
Monitoring indicator

- The amount of money secured from new development and expended on Environmental Improvements





Implementation and Monitoring



06

Implementation and Monitoring 06

The draft policies in this document will be assessed for how successful they are being implemented through monitoring the indicators in the table below. These will be reported on each year within the Council's Authority Monitoring Report. An in depth monitoring report for the Bootle AAP will be prepared and published for 2030, 2035 and 2040 which will assess how successful the policies are, how they are being implemented, whether the outcomes are as expected and if any changes are required. These 5 yearly in depth reports will include input and commentary from key stakeholders and will inform the required review of the AAP and how policies should be taken forward or replaced. The five-yearly in-depth reports will also inform other Council policies and strategies to determine if they are needed to deliver on the objectives of the AAP.

Policy	Indicator(s)	Target/Direction of Travel
BAAP1 Design	Number and location of Design Codes/Masterplans submitted and approved by the Council in the AAP area.	All opportunity areas covered by 2030.
BAAP2 Best Use of Resources	Number of major schemes that include measures to reduce greenhouse gas emissions.	100% of eligible schemes
BAAP2 Best Use of Resources	Number of homes built with measures to enable water consumption to fewer than 110 litres per person per day.	100% of all new build housing schemes
BAAP3 Bootle Central Area	None (covered by BAAP4-6 below)	
BAAP4 Bootle Town Centre	Vacancy rate in Bootle town centre	Reduction in short term and to <10% by 2040 (23% vacancy unit rate in 2020)
BAAP4 Bootle Town Centre	Area (m2) of improved public realm	No target – but area to be maximised in each relevant proposal. Commentary on quality to be provided in monitoring report.
BAAP4 Bootle Town Centre	Footfall within Strand shopping centre	Annual increase
BAAP5 Bootle Office Quarter	New floorspace completed/converted by development type (office, residential, education) in office quarter.	No target but all identified sites/buildings on Figure 10 (sites in blue) to secure approval for new development.
BAAP5 Bootle Office Quarter	Vacant office space (m ²) in office quarter	<10%
BAAP6 Civic and Education Quarter	Floorspace in town hall complex reoccupied	No vacant/unused floorspace by 2040
BAAP7 Local Shopping Parades	Number and % of vacant ground floor units in shopping parades.	Reduction in short term and to <10% by 2040
BAAP7 Local Shopping Parades	Number of non-core blocks in longer shopping parades redeveloped.	No target but linked to previous indicator
BAAP8 Getting Around	Length of Priority Routes improved	No target but commentary to be provided on improvements secured and strength on policy in securing improvements.
BAAP8 Getting Around	Number of new / improved crossing points on priority routes	No target but commentary to be provided on improvements secured and strength on policy in securing improvements.
BAAP9 Nature	Area (ha) within the plan area created or improved through Biodiversity Net Gain	No target but commentary to be provided on improvements secured and strength on policy in securing improvements.
BAAP10 Healthy Bootle	Number of Health Impact Assessments submitted and agreed.	100% of eligible schemes
BAAP11 Public Green Spaces	Financial contributions secured for and expended on local parks and other areas of public green space.	See BAAP24 below
BAAP12 Employment Land Provision	The amount of land (ha) available for employment	No target but should make a significant contribution to Sefton's total employment land requirement.
BAAP12 Employment Land Provision	The floorspace (m ²) completed by employment type.	No target but all Strategic Employment Land development by 2040.
BAAP13 Protection of Employment Land	The amount of employment land (ha)/floorspace (m2) lost to non-employment uses	No loss that is not justified by policy.
BAAP14 Limiting the Impact of Industry on Residents	Number and type of employment proposals refused due to significant impact on living conditions of residents.	None (i.e. all issues to be addressed before determination)
BAAP15 Securing Opportunities for Employment and Skills from New Development	Number of approved Employment and Skills Plans secured.	100% on qualifying schemes

BAAP15 Securing Opportunities for Employment and Skills from New Development	Number of jobs/training places to be provided in secured Employment and Skills Plans	No target but maximised on qualifying schemes.
BAAP16 Housing Land Provision	Number of new homes approved and completed.	94 per annum
BAAP17 Affordable Housing and Housing Mix	Number and tenure of affordable homes approved and completed.	≥15% on schemes of 15 homes+ ≥33% as affordable/social rent ≥25% as First Homes
BAAP17 Affordable Housing and Housing Mix	Housing Mix of homes approved and completed (market and affordable).	On schemes of 25 homes+ Market ≥25% 1 or 2 bedroom ≥40% 3 bedroom Affordable ≥ 25% 1 bedroom ≥ 60% 1 or 2 bedroom ≥ 85% 3 bedroom
BAAP17 Affordable Housing and Housing Mix	Number of homes approved and completed that are M4(2) standard.	100% of all new homes
BAAP17 Affordable Housing and Housing Mix	Number of homes approved and completed that are M4(3) standard.	≥5% on qualifying schemes
BAAP17 Affordable Housing and Housing Mix	Number of custom and/or self-build plots made available.	10 plots in total approved on sites of 100 homes+ by 2040
BAAP18 Housing for Older People and Supported Homes	Number and type of housing for older people approved and completed.	Increase in all types (except assisted living homes in market sector)
BAAP18 Housing for Older People and Supported Homes	Number of children's care homes approved and completed.	None within 400m of existing children's home meeting similar needs None in terraced homes if >1 child None in semi-detached home if > 2 children
BAAP19 Conversions to Flats and Homes in Multiple Occupation	Number of conversions to flats or HMOS approved and completed.	No conversion of HMO or flat allowed contrary to policy in relation to: • The loss of family home that has not been vacant for >6 months • an over concentration of conversions – as defined in SPD • a dwelling being sandwiched between 2 previously converted flats of HMOS
BAAP20 Hawthorne Road/ Canal Corridor Regeneration Opportunity Area	Area of land (ha) developed by type (housing, employment, open space, other)	Increase in the % of land redeveloped. By 2040, no vacant land in area.
BAAP21 Bootle Village Regeneration Opportunity Area	Floorspace (m ²) brought back into use through development.	By 2040, no vacant floorspace.
BAAP22 Open land between Irlam Road and the Asda Store Regeneration Opportunity Area	Area of land (ha) developed by type (employment, leisure, retail, open space)	By 2040, site redeveloped.
BAAP23 Coffee House Bridge Regeneration Opportunity Area	Area of land (ha) developed by type (housing, community, employment, open space, other)	By 2040, site redeveloped. 85 dwellings provided
BAAP24 Environmental Improvements	The amount of money secured from new development and expended on Environmental Improvements.	Income and spend maximised with c£1 million by 2035 and a stretch target of c£2 million by 2040.

Glossary

Accessibility

The ability of people to move around an area and to reach places and facilities. This includes people with limited mobility, e.g. elderly people and those with young children.

Affordable housing

Social rented, affordable rented and affordable home ownership housing (such as First Homes or discounted market homes), provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. They should remain available for future eligible households. This definition does not include 'low cost market housing'

Air Quality Management Areas

Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

Allocation(s)

A site specifically identified in the Local Plan, and shown on the Policies Map, for housing, employment, mixed use or other development.

Area Action Plan

An Area Action Plan (or AAP) is a planning document that sets a strategy and policies for a defined geographic area.

Article 4 direction

A direction which withdraws automatic planning permission (permitted development rights) granted by the General Permitted Development Order. A building or area with an article 4 in place will instead need planning permission for what may have previously been permitted development. An article 4 direction does not mean that a type of development will no longer be allowed.

Biodiversity Net Gain

Biodiversity net gain (BNG) is a way to contribute to the recovery of nature while developing land. It is making sure the habitat for wildlife is in a better state than it was before development. A development will have to show that there is more habitat available post development than before the development. This is ideally done on site but could include improvements made elsewhere.

Blue infrastructure

Usually relates to urban water infrastructure, including ponds, lakes, canals, streams, rivers, wetlands and storm water storage provision.

Business Park

An area suitable for employment development which may include light industry, offices, research and development general industry, distribution/storage and other limited employment generating uses. It is not allocated for retail or other commercial development. For some sites, the AAP seeks to focus usage to more tightly defined uses.

Bootle Canal Corridor

The area either side of the Leeds to Liverpool canal in the area that was traditional used for various forms of industry.

Climate change

Climate change is the observed, actual or expected climatic factors and trends or their effects, such as increased rainfall intensity, rising temperatures, increased storminess and rising sea levels.

Combined Authority (of Liverpool City Region)

The Liverpool City Region Combined Authority is led by the City Region Mayor and brings together the region's six local authorities – Halton, Knowsley, Liverpool, Sefton, St Helens and Wirral.

Comparison and Convenience shopping

Comparison shopping is where you shop for goods where the customer makes comparison between different shops e.g. clothing and footwear, do-it-yourself goods, household and recreational goods. Convenience Shopping is for relatively low-value goods, such as food or newspapers, which are bought on a frequent and regular basis and where the customer prefers convenience over cost.

Conservation Area

An area designated by the Council for its special architectural or historic interest, and where it is important that this special character is preserved or enhanced.

Contaminated land

Land which is polluted by the presence of radioactive materials or chemical substances at concentrations which could make it unsafe for development without action to remove the source of contamination.

Designation(s)

Areas of land identified on the Policies Map to which specific planning policies apply, e.g. Green Belt, Primarily Residential Areas, etc.

Design Code

A design code is a set of simple, concise, illustrated design requirements that are visual and numerical wherever possible to provide specific, detailed parameters for the physical development of a site or area.

Duty to Co-operate

The Duty to Co-operate places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters. The duty to cooperate was created in the Localism Act 2011.

Dwelling(s)

Self-contained units of residential accommodation. This includes houses, apartments, and maisonettes.

First Homes

A home that is discounted by 30% from the market price and capped at £250,000 and is available to first time buyers. It is a form of market housing.

Flood risk

This is the risk (often characterised by a chance of flooding by number of years for a site. Often A site-specific flood risk assessment is required by a developer to assess the flood risk to and from a development site, to show how flood risk will be managed now and over the lifetime of a development, taking climate change into account, and with regard to the vulnerability of its users.

Green infrastructure

A network of multi-functional urban and rural green space which is capable of delivering a wider range of environmental and quality of life benefits for local communities. The main components of green infrastructure in Sefton are the Sefton Coast, open space, the green network of strategic paths and cycleways, designated sites of nature/geological importance and priority habitats, water bodies and land formally designed to manage surface water and flood risk, including adopted Sustainable Drainage Systems (SuDS), agricultural land, and trees and landscaping.

Habitats Regulations Assessment (HRA)

A Development Plan Document (including an AAP) must be subject to a Habitats Regulations Assessment (HRA) to assess its potential effects on internationally important nature sites and their supporting habitat; in line with them Habitats Regulations 2010 (as amended). Some planning applications require site-specific (or project) Habitats Regulations Assessment.

Heritage asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including through the local list).

House in Multiple Occupation (HMO)

A house occupied by unrelated individuals, some of whom share one or more of the basic facilities. Commonly shared facilities include: bathrooms, toilets, shower rooms, living rooms and kitchens. A building defined as a HMO may consist entirely of bedsit unit type accommodation (where some or all amenities are shared) or a combination of both bedsits and self-contained flats.

Indices of Multiple Deprivation

A means of measuring whether an area is deprived using a variety of indicators including, income, employment, education, health, crime, barriers to housing and services and living environment.

Invest Sefton

InvestSefton is the Council's enterprise, business growth and inward investment service. It provides free, professional business advice and guidance - [**Invest Sefton - Developing Opportunities Delivering Success Invest Sefton.**](#)

Liverpool City Region (LCR)

The Liverpool City Region is the geographical, economic and political area centred on Liverpool, which also includes the local authorities of Knowsley, Sefton, St Helens and Wirral (all in the former county of Merseyside) and Halton. West Lancashire is a non-constituent member of the Liverpool City Region Combined Authority.

Listed Building

Listed buildings are those statutorily defined as being 'of special architectural or historic interest'. They are listed by the government based on the advice of English Heritage. These buildings are protected to preserve the best of the built heritage. Listed buildings are graded as Grade I, II* or II according to their architectural quality or historical significance.

Liverpool Combined Authority Spatial Development Strategy

The SDS is a strategic plan for the whole Liverpool City sub-region that sets out a framework for which local policies will sit within.

Local Planning Authority

The local authority or council whose duty it is to carry out specific planning functions within its area, including preparation of the Local Plan and development management. Has the meaning given in section 1 of the Town and Country Planning Act 1990.

Low Carbon

Low Carbon solutions or design is part of, and often symbolises, the wider process of reducing greenhouse gas emissions, and use of energy derived from fossil fuels. Greenhouse gases include carbon dioxide and methane.

Main Town Centre Uses

Retail development (including warehouses, clubs and factory outlet centres); leisure, entertainment facilities, the more intensive sport and recreation uses (including cinemas, restaurants, drivethrough restaurants, bars and pubs, nightclubs, 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, hotel and conference facilities).

Masterplan (site-specific)

In planning a masterplan is normally a site specific document that sets out how a site will be laid out and will provide various details including design principles, road layout, site uses, utilities, drainage and open space. Future planning applications will set out more specific details. Typically a masterplan is used where there is a large site with multiple landowners and/or where a complex and long term development is anticipated.

National Planning Policy Framework (NPPF)

National planning guidance published by the Department of Communities and Local Government in March 2012, last updated in July 2021.

Older people

People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

Open space

Open space (including areas of water such as canals and lakes) which offer important opportunities for sport and recreation and can also act as a visual amenity. In Sefton, open space comprises both public open space and other outdoor sports and recreation sites available to the public.

Permitted Development (Rights)

Certain types of work allowed without needing to apply for planning permission. They derive from a general planning permission granted by the government, not by the local planning authority.

Planning Policy

Sets out what is included in a Local Plan or Area Action Plan and sets out what is expected from development for a particular subject.

Policy Map

The map which accompanies the Local Plan written statement. This illustrates which land is subject to different designations and allocations. The policies map is not included with the AAP but where there are changes to land use designations or allocations, those areas will be shown.

Pollution

Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.

Previously developed land

Land which is or was occupied by a permanent structure, including land within its curtilage and any fixed surface infrastructure. There are various exceptions to this which are set out in the National Planning Policy Framework.

Requirement (Housing)

The number of new homes or amount of employment land identified as being required in the Local Plan.

Renewable and low carbon energy (Sustainable energy)

Renewable energy covers those energy flows that occur naturally and repeatedly in the environment - from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels). Renewable and low carbon energy includes energy for heating and cooling as well as for generating electricity.

Section 106 agreement

Section 106 agreements, also known as planning obligations, are agreements between developers and local planning authorities that are negotiated as part of a condition of planning consent. These are legally enforceable obligations entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal. Such obligations could ensure the developer contributes towards a range of infrastructure and services, such as community facilities, public open space, transport improvements and/or affordable housing.

Sefton Local Plan

The Planning Strategy and policies for the whole of Sefton Borough.

Sefton@work

Sefton at Work provide a free, professional recruitment service to employers to help them to recruit locally to find the right person for the job - [Home - Sefton at Work](#).

Shopping Parade

A shopping parade is usually a planned development of purpose built shop units consisting mostly of shops, cafes, takeaways and local offices. For planning purposes these would normally have a minimum of six units. Town centres are not considered to be parades.

Significance (for heritage policy)

Significance is the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Strategic Housing Market Assessment (SHMA)

A study prepared by a local planning authority to provide a long-term strategic assessment of housing need and demand (including affordable housing need).

Sui generis Use

Uses which do not fit into one of the other categories or classes, they are unique in themselves.

Supplementary Planning Document (SPD)

A document which provides further guidance to the policies in a Local Plan. They are capable of being a material consideration in planning decisions but are not part of the Development Plan. This is also known as supplementary guidance.

Sustainable development

Development which meets the needs of the present without compromising the ability of future generations to meet their own needs.

Surface water

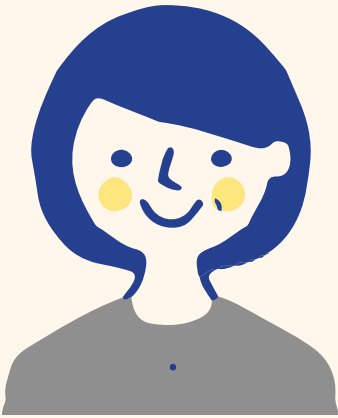
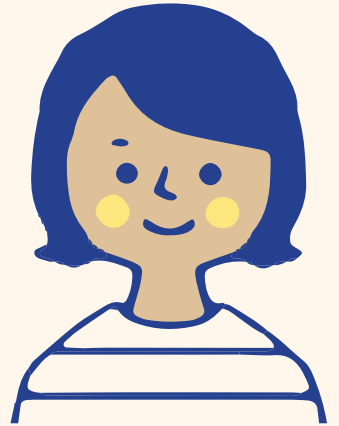
Surface water comes from rain or snow falling on to the ground which may then collect and flow over the land surface (hard-surfaces or green space) as 'overland flow'.

Use Classes

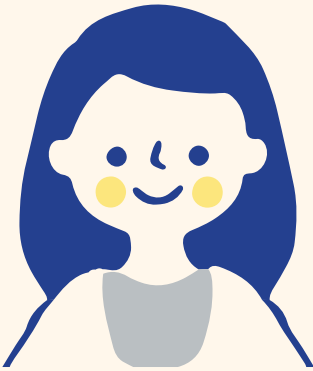
Use classes are how land uses are categorised in the planning system. What class a development type falls into is set out in the Town and Country Planning (Use Classes) Order 1987 (as amended).

Vacant building credit

National policy provides an incentive for brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building, the developer is offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought. Affordable housing contributions may be required for any increase in floorspace.



Appendices



Local Plan policies/allocations to be supplemented or superseded by the Bootle AAP.

Once adopted the Bootle Area Action Plan will supplement or supersede existing adopted policies in the Sefton Local Plan.

Bootle AAP Policy Number	Bootle AAP Policy Name	Local Plan Policies supplemented or superseded in relation to the Bootle AAP area	Comments
BAAP1	Design	None	Adds local context to policy ED2 Design which will remain valid
BAAP2	Best Use of Resources	EQ7 Energy Efficient and Low Carbon Design	
BAAP3	Bootle Central Area	ED6 Regeneration Areas part 1 a	
BAAP4	Bootle Town Centre	None	Updates the extent of Bootle Town Centre and the Primary Shopping Area in relation to Local Plan Policy ED2 'Retail, Leisure and other Town Centre uses'. Removes the primary and secondary shopping areas in Bootle
BAAP5	Bootle Office Quarter	ED6 Regeneration Areas. Part 1 a	
BAAP6	Civic and Education Quarter	ED6 Regeneration Areas. Part 1 a	
BAAP7	Local Shopping Parades	ED2 Retail, Leisure and other Town centres uses. Part 8	
BAAP8	Getting Around	EQ3 Accessibility	
BAAP9	Nature	None	Additional to Local Plan policies NH2 and NH3
BAAP10	Healthy Bootle	EQ1 Healthy Sefton. Links to EQ10 Food and drink noted in policy	
BAAP11	Public Green Spaces	EQ9 'Provision of public open space, strategic paths and trees' parts 1 – 4 NH5 'Protection of open space and Countryside Recreation Areas' HC7 Education and Care institutions for two sites	The Local Plan 'institutions' designation for the St Elizabeth of Hungary/Lander Road school playing field and the playing field used by Hillside High School are now designated under BAAP11
BAAP12	Employment Land Provision	MN2 Employment Allocations part 6 (part), 7, and 11 (sites MN2.53 and MN2.54).	
BAAP13	Protection of Employment Land	ED3 Existing Employment Areas	
BAAP14	Limiting the impact of Industry on Residents	None	In addition to Local Plan policies EQ4, EQ5 and EQ6
BAAP15	Securing Opportunities for Employment and Skills from New Development	None	

Bootle AAP Policy Number	Bootle AAP Policy Name	Local Plan Policies supplemented or superseded in relation to the Bootle AAP area	Comments
BAAP16	Housing Land Provision	MN2 Housing Allocations part 1 ED6 Regeneration part 1	Deletes allocation MN2.41 Rawson Road, expands allocation MN2.46 Former St Mary's School site (now called Coffee House Bridge), adds new allocations
BAAP17	Affordable Housing and Housing Mix	HC1 Affordable Housing HC2 Housing Type, Mix and Choice	
BAAP18	Housing for Older People and Supported Homes	None	
BAAP19	Conversions to Flats and Homes in Multiple Occupation	HC4 part 2	
BAAP20	Hawthorne Road/Canal Corridor	ED6 Regeneration part 1 b	
BAAP21	Bootle Village	HC3 Residential development and Primarily Residential Areas (only for the Bootle Village area)	
BAAP22	Open land between Irlam Road and the Asda Store	NH5 'Protection of open space and Countryside Recreation Areas' (only for the open land between Irlam Road and the Asda store)	
BAAP23	Coffee House Bridge	Policy MN2, allocation MN2.46 and the relevant section of Appendix 1; policy HC3; policy ED3 Existing Employment Areas (only for the Coffee House Bridge Area in each case)	Policies BAAP1, BAAP8, BAAP11 and BAAP24 are also relevant in relation to the canal and its environmental, access and recreation role
BAAP24	Environmental Improvements	None	See also BAAP11.

A1.2 Once adopted the Bootle Area Action Plan will amend the allocations/designations on policy map of the Sefton Local Plan.

Local Plan Ref	Bootle AAP ref	Site Name	Note
MN2.41	N/A	Former Rawson Road Primary School, Rawson Road, Bootle	Allocation deleted. Within Primary Residential Area
MN2.42	N/A	Former St Wilfrid's School, Orrell Road, Bootle	Construction well advanced. Within Primary Residential Area
MN2.43	N/A	Klondyke Phases 2 and 3, Bootle	Fully developed. Within Primary Residential Area
MN2.44	BH1	Peoples site, Linacre Lane, Bootle	Retained as a housing allocation
MN2.45	N/A	Former St Joan of Arc School, Rimrose Road, Bootle	Fully developed. Within Primary Residential Area
MN2.46	BH2	Former St Mary's Primary School playing fields, Waverley Street, Bootle	Retained as a housing allocation. Slightly larger than the Local Plan allocation.
N/A	BH3	Site of the former Bootle Gas Works	Regeneration Opportunity site in Local Plan
N/A	BH4	Site of Litherland House, Litherland Road	Within Primary Residential Area in the Local Plan.
N/A	BH5	Site of the former Johnsons Cleaners Site	Within Primary Residential Area in the Local Plan.
N/A	BH6	503-509 Hawthorne Road, Bootle	Regeneration Opportunity site in Local Plan
MN2.52	Part of BE6	Land at Farriers Way, Netherton	Within an Employment Area
MN2.53	Part of BE4	Former Lanstar Site, Hawthorne Road, Bootle	Within an Employment Area
MN2.54	Part of BAAP20	Land at Linacre Bridge, Linacre Lane, Bootle	BAAP20 Hawthorne Rd/ Canal Corridor Regeneration Opp Area in BAAP
MN2.48a	BE8	Atlantic Park	Retained as an Employment Area
MN2.48b	BE9	Senate Business Park	Retained as an Employment Area
Waste Local Plan F4	Part of BAAP20	Acorn Way	BAAP20 Hawthorne Rd/ Canal Corridor Regeneration Opp Area in BAAP
Waste Local Plan F3	Waste Local Plan F3 (within BE8)	North of Farriers Way	Retained as a Waste LP allocation and part of Employment Site BE8
N/A	N/A	Linacre Primary School	Was in Primary Residential in Local Plan. Education Institution in AAP.
N/A	N/A	Lander Road Primary School	Was in Primary Residential in Local Plan. Education Institution in AAP.
N/A	N/A	St Phillips Primary School	Extent of the education institution designation has changed to reflect changes on ground.
N/A	N/A	Pennington Road playing fields	Was Education Institution in Local Plan. In Public Greenspace in AAP
N/A	N/A	Stuart Road Playing Fields	Was Education Institution in Local Plan. In Public Greenspace in AAP

N/A	N/A	Land North of Gardner Road allotments and St Robert Bellarmine RC school	Was white land in Local Plan. In Public Greenspace in AAP
N/A	N/A	Seaforth centre	Was white land in Local Plan. In Primary Residential in AAP
N/A	N/A	Bootle Town Centre	Area reduced from the Local Plan to the AAP
N/A	N/A	Bootle Primary Shopping Area	Area reduced from the Local Plan to the AAP
N/A	N/A	Bootle Primary and Secondary Retail frontages	Removed in the AAP
N/A	BAAP5/BE6	Bootle Office Quarter	Mixed Use area in LP. Bootle Office Quarter and Employment Area in AAP
N/A	BAAP6	Civic and Education Quarter	Partly Mixed Use area, partly Primary Residential in LP. Covered by Policy BAAP6 in AAP
N/A	BAAP20	Hawthorne Road/canal Corridor Opportunity Area, Employment Area BE3, Housing Allocations BH1, BH3, BH4 and BH6	Area contains a mix of Regeneration Opportunity site, Housing allocation, Employment allocations and Employment Land in Local Plan. BAAP20 contains Housing Allocations, Opportunity Sites and Employment areas BE3
N/A	BAAP21	Bootle Village	Was in Primary Residential in Local Plan. Now Regeneration Opportunity site
N/A	BAAP22	Open land between Irlam Road and the Asda Store Regeneration Opportunity Area	Open Space in Local Plan. Now Regeneration Opportunity site.
N/A	BAAP23	Coffee House Bridge Regeneration Opportunity Area	Part Housing allocation, Primary Residential and Employment Land in the Local Plan. Now Regeneration Opportunity site

Long Shopping Parades and 'core areas' for Policy BAAP7



Figure 22: Hawthorne Road South

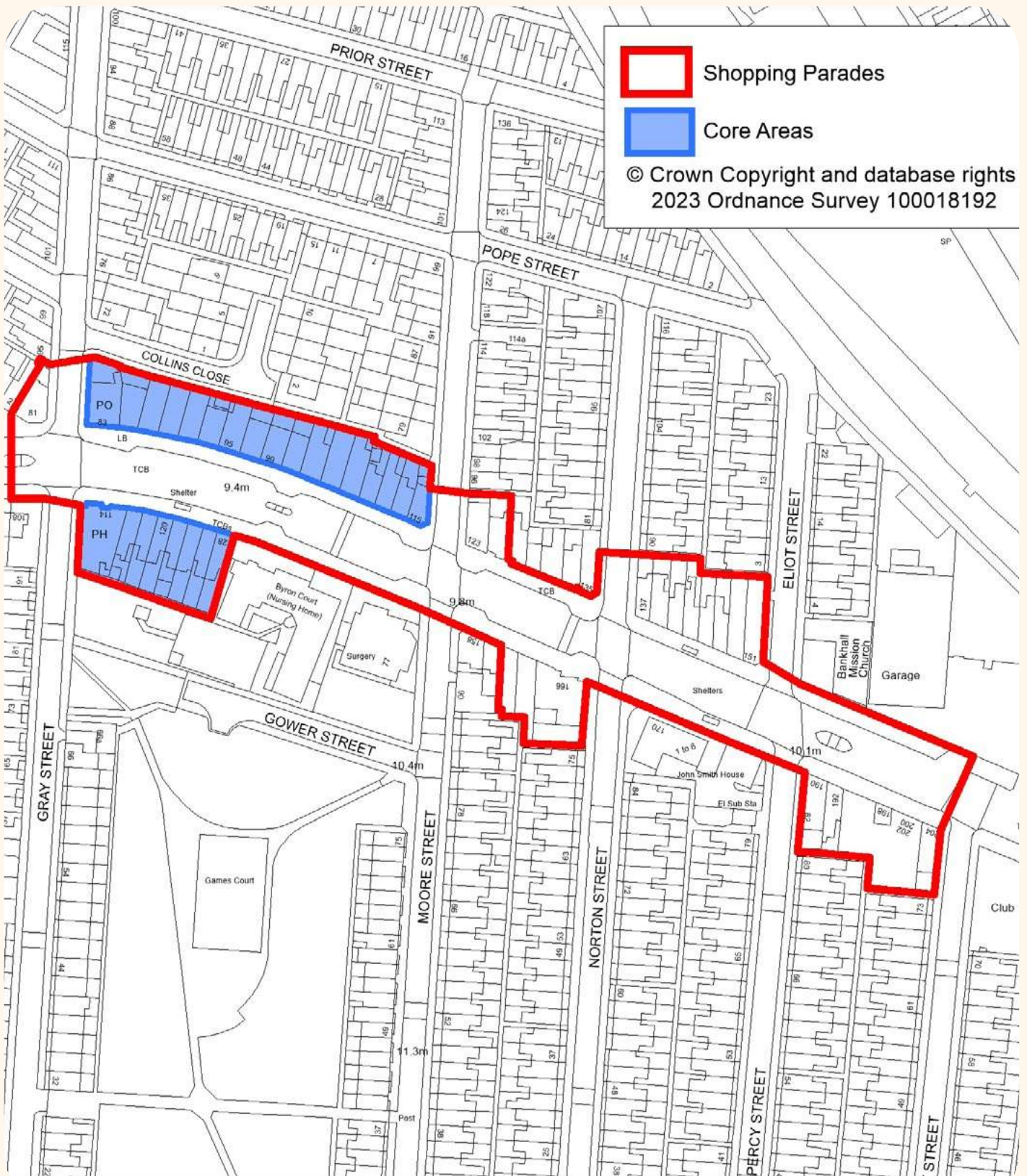


Figure 23: Knowsley Road

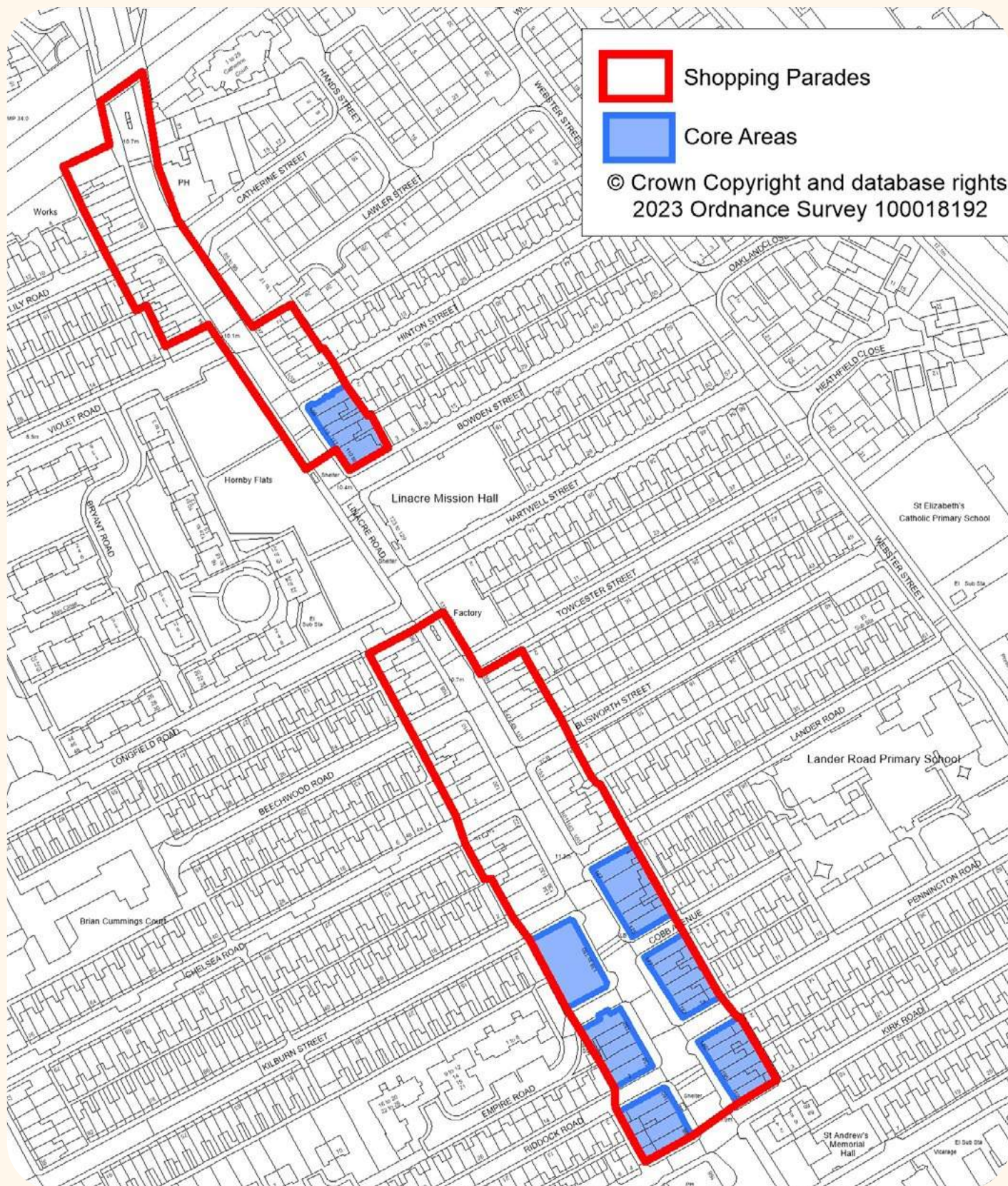


Figure 24: Linacre Road

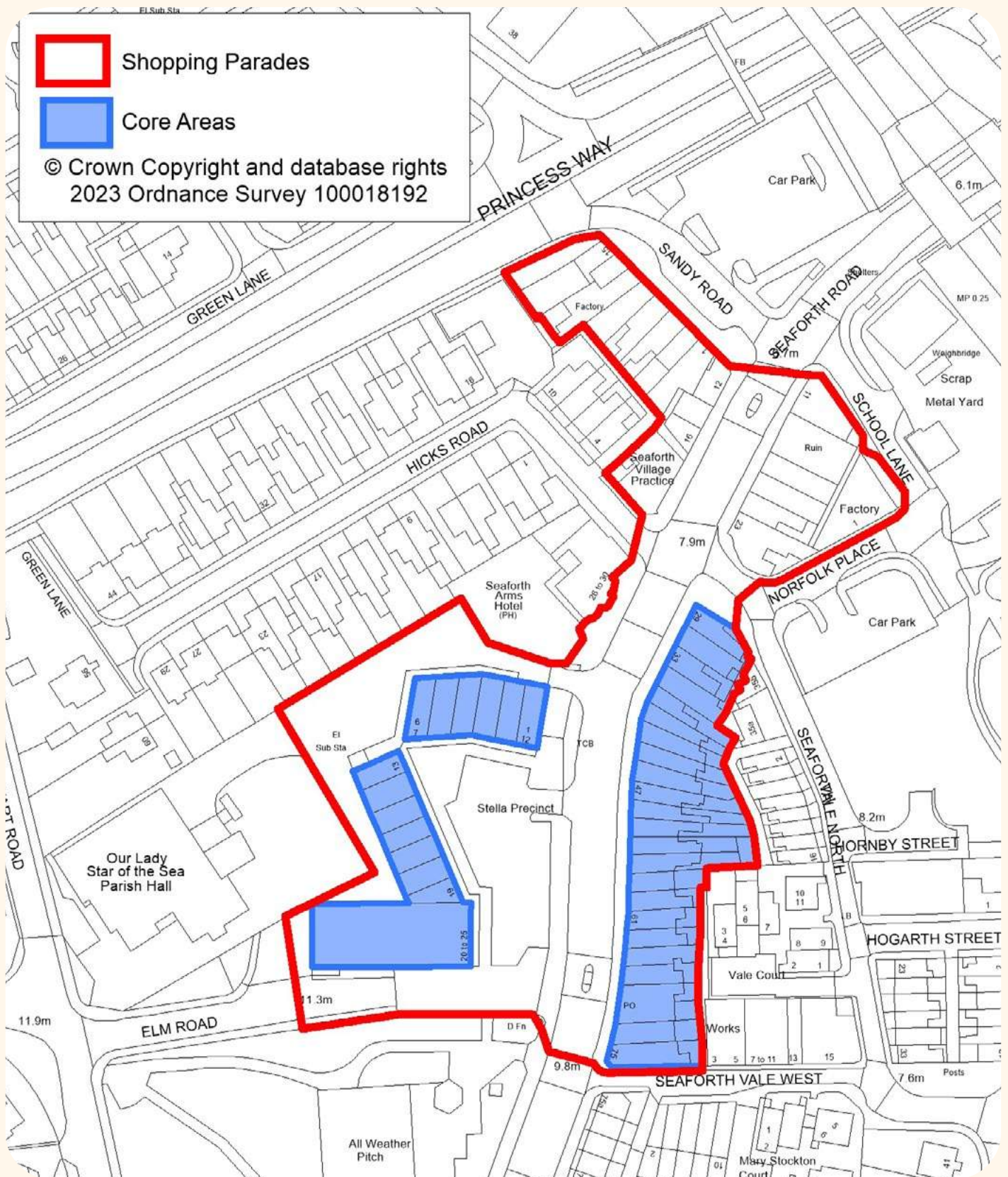


Figure 26: Seaforth Road

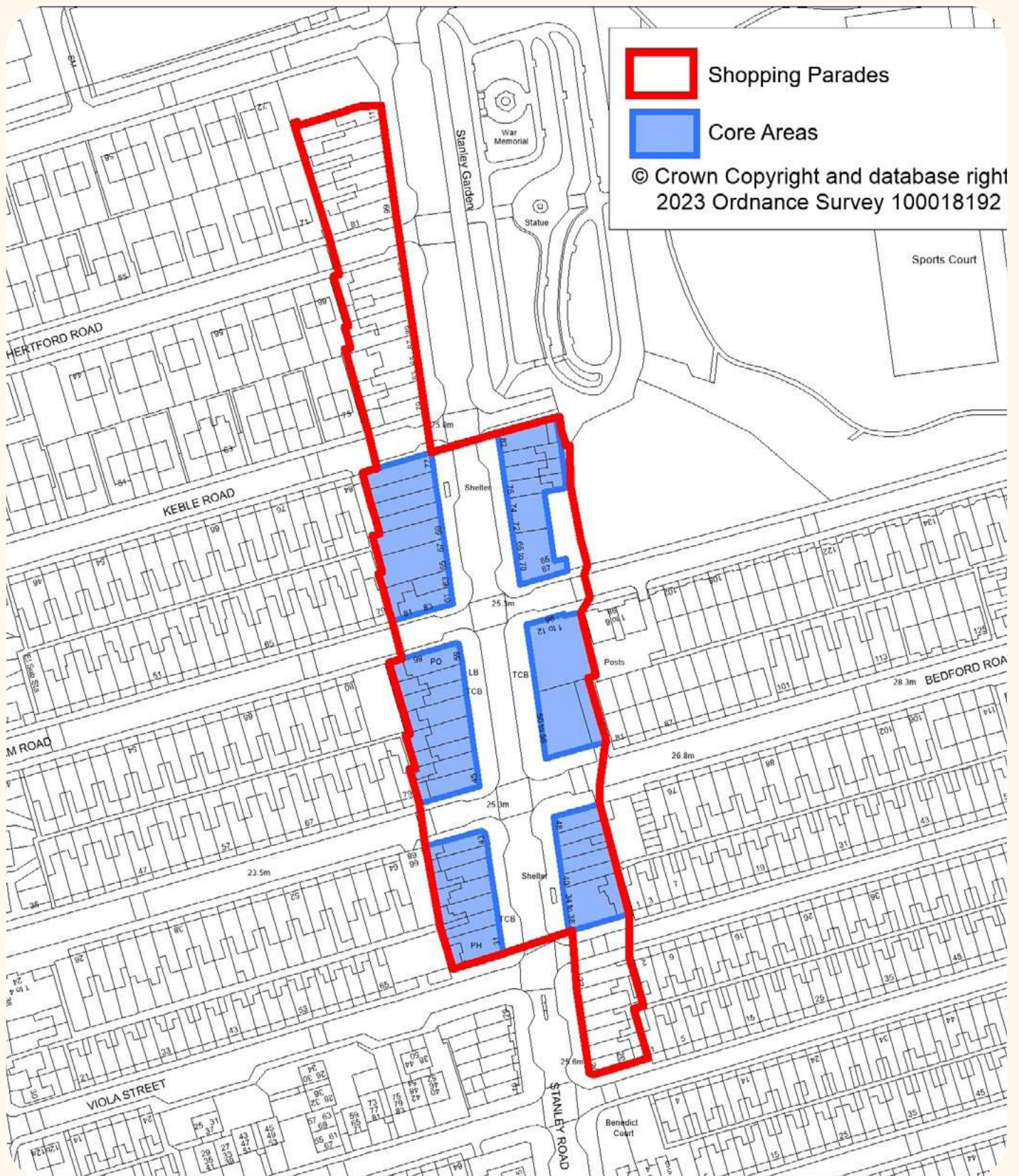


Figure 27: Stanley Road South

Which objectives do the AAP policies help achieve

The table below shows which of the AAP objectives will be met by each of the AAP policies.

Policy	Obj1	Obj2	Obj3	Obj4	Obj5	Obj6
BAAP1 Design			✓	✓		
BAAP2 Best Use of Resources		✓				
BAAP3 Bootle Central Area				✓	✓	✓
BAAP4 Bootle Town Centre				✓	✓	✓
BAAP5 Bootle Office Quarter					✓	✓
BAAP6 Civic and Education Quarter				✓	✓	✓
BAAP7 Local Shopping Parades			✓	✓		
BAAP8 Getting Around	✓		✓	✓	✓	✓
BAAP9 Nature						
BAAP10 Healthy Bootle						
BAAP11 Public Green Spaces				✓		
BAAP12 Employment Land Provision					✓	✓
BAAP13 Protection of Employment Land					✓	✓
BAAP14 Limiting the Impact of Industry on Residents						
BAAP15 Securing Opportunities for Employment and Skills from New Development					✓	✓
BAAP16 Housing Land Provision	✓				✓	
BAAP17 Affordable Housing and Housing Mix	✓	✓	✓	✓		
BAAP18 Housing for Older People and Supported Homes	✓		✓			
BAAP19 Conversions to Flats and Homes in Multiple Occupation	✓	✓	✓			
BAAP20 Hawthorne Road/Canal Corridor Regeneration Opportunity Area	✓				✓	
BAAP21 Bootle Village Regeneration Opportunity Area	✓				✓	
BAAP22 Open land between Irlam Road and the Asda Store Regeneration Opportunity Area					✓	
BAAP23 Coffee House Bridge Regeneration Opportunity Area	✓		✓	✓	✓	
BAAP24 Environmental Improvements						

Obj7	Obj8	Obj9	Obj10	Obj11	Obj12	Obj13	Obj14	Obj15
✓	✓			✓	✓	✓	✓	✓
		✓				✓	✓	
✓	✓	✓						
	✓	✓					✓	✓
✓		✓						
		✓			✓		✓	✓
		✓						
	✓		✓	✓	✓	✓		✓
			✓		✓			
				✓				✓
			✓	✓				✓
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				✓	✓			✓
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		✓	✓	✓	✓			
		✓						
		✓					✓	
		✓			✓			
✓			✓	✓	✓	✓	✓	
✓			✓	✓	✓			✓

