

Planning Department,
Ground Floor,
Magdalen House,
Trinity Road,
Bootle
L20 3NJ



SENT BY EMAIL
bootleaap@sefton.gov.uk
07/01/2022

Dear Planning Policy Team,

OUR FUTURE OUR BOOTLE: BOOTLE AREA ACTION PLAN ISSUES AND OPTIONS

1. Thank you for consulting with the Home Builders Federation (HBF) on Our Future Our Bootle: Bootle Area Action Plan Issues and Options consultation.
2. The HBF is the principal representative body of the house-building industry in England and Wales. Our representations reflect the views of our membership, which includes multi-national PLC's, regional developers and small, local builders. In any one year, our members account for over 80% of all new "for sale" market housing built in England and Wales as well as a large proportion of newly built affordable housing.

Issue 5: How can social value benefits be secured and opportunities maximised for Bootle residents from new development?

3. Many residential developments will bring with them social benefits, through the provision of new more sustainable homes and potentially through the provision of affordable homes and other infrastructure provided through planning obligations. In 2018 the HBF and Lichfields' produced a report on The Economic Footprint of House Building in England and Wales¹ this document not only highlighted the economic benefits but also the social benefits. It highlighted that in 2017 house building created nearly 698,000 jobs, supported 4,300 apprentices, 525 graduates and 2,900 other trainees, provided £4.2bn of new affordable homes, £841m provided for infrastructure including £122m on new and improved schools, £45m invested in open space, community, sport and leisure facilities and an additional £5.9bn spent in local shops and services by residents of these new homes.
4. However, the HBF does not consider that it is necessary to include a policy requiring major proposals to provide details of what social value outcomes will be delivered and how this will be measured and assessed. This is an unnecessary burden to place on

1

https://www.hbf.co.uk/documents/7876/The_Economic_Footprint_of_UK_House_Building_July_2018L.R.pdf



applicants and is unlikely to add value to a development, over and above the general benefits associated with development as set out above.

Issue 6: 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.

5. The HBF supports the Council in looking to address the vacant homes issue in Bootle. Investigating opportunities for funding or partnerships to bring these homes back into use appears a sensible approach, as does the delivery of wider regeneration of Bootle to increase housing demand.

Issue 7: 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.

6. The HBF understands the need for a mix of dwelling types and is generally supportive of providing a range and choice of homes to meet the needs of the local area. It is, however, important that any policy is workable and ensures that housing delivery will not be compromised or stalled due to overly prescriptive requirements; requiring a mix that does not consider the scale of the site; or the need to provide additional evidence. The HBF considers that the Council should also ensure that the mix reflects the market demand and aspirations of the local community.

Issue 9: Bootle, like many other areas, has an ageing population and there are 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.

7. The HBF is generally supportive of providing homes for older and disabled persons. The HBF considers that this could be done through the identification of housing redevelopment sites that could be specifically for older people and / or people with special needs.
8. If the Council wishes to adopt the higher optional standards for accessible & adaptable homes the Council should only do so by applying the criteria set out in the PPG. PPG² identifies the type of evidence required to introduce such a policy, including the likely future need; the size, location, type and quality of dwellings needed; the accessibility and adaptability of the existing stock; how the needs vary across different housing tenures; and the overall viability.

Issue 10: 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.

9. The HBF considers that the identification of new areas for public open space, a clear list of social infrastructure endorsed by local residents and the identification of important social and cultural spaces, infrastructure and buildings would be beneficial in producing policies for the area. The HBF considers that these policies should be prepared with

² ID: 56-007-20150327

engagement from local residents, local landowners, local business owners and the development industry to ensure that the policies are realistic and deliverable.

Issue 11: 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.

10. The HBF considers that the Council should work closely with the development industry to help to bring forward these potentially contaminated and previously developed sites. It is likely that in order to create viable development on these sites that the Council will have to reduce or limit the developer contributions and policy requirements expected.

Issue 20: 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.

11. The Council's policy approach on design should accord with the NPPF, the latest PPG, the National Design Guide and National Model Design Code. The policy approach should provide specific local guidance rather than just repeating national policy or guidance. It may be that it is appropriate for this to be done at a Sefton-wide level or a more specific guide for Bootle. The HBF would however, recommend that the Council seeks to ensure that any additional policies do not create an unnecessary additional burden on the developer, that could reduce the viability and deliverability of development.
12. The HBF considers that key to good design is that a development is fit for purpose and durable, we consider that a well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making appropriate choices at many levels, including consideration of the site layout; the form and scale of buildings; appearance; landscape; materials; detailing, local character, site characteristics and topography, local aspiration, market demand and site viability.

Future Engagement

13. I trust that the Council will find these comments useful as it continues to progress its Local Plan. I would be happy to discuss these issues in greater detail or assist in facilitating discussions with the wider house building industry.
14. The HBF would like to be kept informed of all forthcoming consultations upon the Local Plan and associated documents. Please use the contact details provided below for future correspondence.

Yours sincerely,



Joanne Harding
Planning Manager – Local Plan (North)

Email: joanne.harding@hbf.co.uk

Phone: 07972 774 229