

2013-14 Annual Monitoring Report

Chapter One Introduction

1.1 Planning seeks to deliver our spatial objectives, through planning policy and its implementation via the development management process. The role of local plan monitoring is to evaluate and demonstrate the effectiveness of planning policy and decision making, and to identify areas where objectives and targets aren't being met and changes to policy or development management might be needed. This helps to deliver a flexible planning system that is responsive to local circumstances and the needs of the area, as well as one that helps to achieve sustainable development.

1.2 Monitoring is a key element of the current planning regime and a requirement under the 2004 Planning and Compulsory Purchase Act (section 35). The 2011 Localism Act and the subsequent 2012 Local Planning Regulations remove the requirement for local planning authorities to submit an Annual Monitoring Report to the Secretary of State, whilst retaining the overall duty to monitor, and to report this to the public at least once every 12 months. Under the 2012 Regulations, the Authority Monitoring Report (AMR) has replaced the Annual Monitoring Report, and local authorities now have more freedom to choose what to monitor in relation to the current local plan and to focus on local priorities and goals.

1.3 The Authority Monitoring Report (AMR) has a number of functions, these include:

- Reviewing progress of the council's Local Plan [chapter two]
- Reporting on how the Council has undertaken it's Duty to Co-operate [chapter three]
- Reporting on Neighbourhood Planning [chapter four]
- Reporting on progress with the Community Infrastructure Levy [chapter five]
- Providing information which the Local Planning Authority have collected for monitoring purposes [chapter six]

Chapter Two Progress with the Local Plan

2.1 This section reports on the timetable set out in the relevant Local Development Scheme (LDS). For the purposes of this year's AMR the relevant LDS is that approved by Cabinet in February 2012 and the updated timetable in the Local Plan Preferred Option document approved for consultation in June 2013.

2.2 The table below illustrates the progress that was made with the Local Plan during the period April 2013 to March 2014.

Local Plan				
Key milestone	Date in 2012 LDS	Date in 2013 LDS update	Date met?	Comment
Start of preparation	January 2009	January 2009	✓	
Early consultation	To November 2012	To September 2013	✗/✗	Not met due to the need to undertake additional studies to inform the Local Plan preferred option [see below].
Publication	April 2013	August – September 2014	✗/✗	
Submission	July 2013	November 2014	✗/✗	
Examination	November 2013	January 2015	✗/✗	
Adoption	April 2014	May 2015	✗/✗	

2.3 We undertook a significant consultation exercise during the summer of 2013. Just under 1,200 individual representations were received in total and a further 1670 people signed one of two petitions. These were reported to the Council's Cabinet on 16 January 2014. The response to a number of these responses committed the Council to undertake a small number of further studies, notably updating the housing requirement once the population projection data was released in May 2014, an assessment of landscape quality and transport studies.

2.4 Despite these additional studies the Council remains committed to publishing the Local Plan in 2014, although this is likely to be in October 2014 now. This slight delay may have implications for the later stages and further discussions with the Planning Inspectorate is likely to clarify more clearly the timescales for the examination and beyond. Future monitoring updates will provide clarification on the Local Plan timetable and is likely to result in a Local Development Scheme revision.

Joint Merseyside Waste Plan

2.5 In addition to the Local Plan the second key document scheduled in the 2012 Local Development Scheme is the joint Waste Development Local Plan This has been co-ordinated by the Merseyside Environmental Advisory Service. The table below summarises progress with this document during 2013/14.

Merseyside Joint Waste Local Plan			
Key milestone	Date in 2012 LDS	Date met?	Comment
Start of preparation	December 2006	✓	
Early consultation	To June 2011	✓	Actual June 2011
Publication	November 2011	✓	Actual November 2011
Submission	February 2012	✓	Actual February 2012
Examination	June 2012	✓	Actual June 2012
Adoption	December 2012	✗	Actual July 2013

2.6 The Waste Local Plan met all the timescales in the 2012 Local Development Scheme up to and including the examination in June 2012. Following the examination an additional consultation period on proposed modifications was needed. This was undertaken during November 2012 to January 2013. As a result the Waste Local Plan was unable to be adopted in December 2012. Following the additional consultation on proposed modifications the Waste Local Plan was subsequently adopted as part of the Local Plans of the six constituent authorities in July 2013 [i.e. outside the monitoring period of this Authority Monitoring Report].

2.7 The adopted Merseyside and Halton Joint Waste Local Plan supersedes the following 'saved' Sefton Unitary Development Plan policies:

- EMW6 Waste Management Strategy
- EMW7 Waste Management Facilities
- EMW8 Landfill Sites

Chapter Three Duty to Co-operate

Background

3.1 The duty to cooperate was created in the Localism Act 2011, and amends the Planning and Compulsory Purchase Act 2004. It places a legal duty on local planning authorities 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.

3.2 Local planning authorities must demonstrate how they have complied with the duty at the independent examination of their Local Plans. If a local planning authority cannot demonstrate that it has complied with the duty then the Local Plan will not be able to proceed further in examination.

3.3 Local Authorities must also, through their Authority's Monitoring Report, give details on what actions they have taken during the period covered by the report in co-operating with other local planning authorities and others under the duty.

Liverpool city region

3.4 Sefton is part of the Liverpool city region. The Liverpool City Region comprises the 6 local authorities of Halton, Knowsley, Liverpool, St Helens, Wirral and Sefton. Each of these is a unitary [i.e. single tier] local authority, between which there are strong and developing governance arrangements.

3.5 The Liverpool City Region Cabinet comprises the Leaders of the six local authorities and is supported by thematic groups, one of which [the Housing and Spatial Planning Forum] covers planning matters. The Liverpool City Region Local Enterprise Partnership [LEP] was formally constituted in March 2012 and includes representatives from the private, voluntary and local authority sectors. The Liverpool City Region Local Nature Partnership [LNP] was formally recognised on 17 July 2012 and includes representatives from a wide range of organisations.

3.6 All the districts within the City Region apart from Halton comprise the former Merseyside county area.

3.7 The Merseyside Integrated Transport Authority (otherwise known as Merseytravel) covers the five Merseyside districts (Knowsley, Liverpool, St Helens, Sefton and Wirral) and leads on the provision of a sustainable transport system and the preparation of the Merseyside Local Transport Plan.

3.8 The five Merseyside districts are also members of the Merseyside Recycling and Waste Authority (which leads on the management and disposal of Local Authority Collected

Waste), the Merseyside Fire and Civil Defence Authority and the Merseyside Police Authority.

3.9 There are also several officer level bodies including the Liverpool City Region District Planning Officers and its sub groups. The Merseyside Environmental Advisory Service provides specialist support and advice to the City Region authorities on environmental planning, waste, minerals, contaminated land and ecology. The North Merseyside Local Sites Partnership (LSP) includes officers from voluntary and statutory agency partners and co-ordinates the Local Wildlife and Geological Sites system in the Liverpool City Region.

Joint working on planning strategies across the City Region

3.10 The Liverpool City Region authorities have a strong history of co-operative working on strategic planning matters.

3.11 When the Regional Spatial Strategy for the North West (RSS) was being produced in 2005, 2006 and 2007, the Liverpool City Region authorities collaborated with the former regional planning body (4NW) and with each other in the drafting of the document and its evidence base. This collaboration also included the presentation of agreed approaches to the various issues during the examination in public stage of the RSS e.g. covering housing numbers, settlement hierarchy and Green Belts.

3.12 The Liverpool City Region authorities have also collaborated for several years in a wide range of joint evidence base studies specifically to underpin their emerging Core Strategies and Local Plans.

3.13 The Liverpool City Region authorities have worked together on a wide range of other activities which have a bearing on the approach to specific planning issues. Examples of this include the Liverpool City Region Housing Strategy (2007), the Merseyside Local Transport Plan (2011), the Liverpool City Region Renewable Energy Capacity Study (2011), the Liverpool City Region Housing and Economic Development Evidence Base Overview Study (2011) the Liverpool City Region Local Investment Plan (2011) and the Liverpool City Region Economic Review (2012).

Cooperation on Sefton's evidence and Local Plan

3.14 The 2012-13 monitoring report set out that Sefton had commissioned a 'Consequences Study' to look at the implications of each of the Local Plan options. It was also explained that as part of the study each of our neighbouring authorities views were sought on how each of the options would affect them. The Consequences Study was approved in May 2013.

3.15 Council's are required in their Local Plan to identify sites for travellers. The amount of traveller pitches required in each Local Authority was previously set out in the Regional Spatial Strategy which has now been revoked. The evidence that underpinned this is also out of date [reported in February 2008]. The five Merseyside authorities and West Lancashire decided that working together to update the evidence on the traveller needs assessment would be preferable. In March 2013 arc4 were commissioned to undertake an assessment on behalf of the authorities. This study included consultation and input with a whole range of Council and other public sector teams from across the study area. The report, when complete, will set out the need for new pitches across Merseyside and West Lancashire.

Duty to Co-Operate Group

3.16 It has been agreed between the Merseyside and West Lancashire planning policy teams to form a specific group to discuss and manage cross boundary issues in relation to each authority's Local Plans. This is to help meet the Duty to Co-operate but primarily to achieve better planning outcomes. The group is expected to be lead by St Helens Council and to be initiated in 2014. The terms of reference of the group and the outcomes of the early meetings will be reported in subsequent updates of the Authority's Monitoring Report.

Chapter Four Neighbourhood Planning

4.1 Neighbourhood planning was introduced in the Localism Act 2011. The Town and Country Planning England Neighbourhood Planning (General) Regulations 2012 came into force on 6 April 2012 and prescribe the process that needs to take place to enable a Neighbourhood Plan to be produced and the procedures that need to be undertaken by the Local Planning Authority.

4.2 The first formal stage in the preparation of a Neighbourhood Plan is for an appropriate organisation to submit their proposed neighbourhood area to the local planning authority for designation as a Neighbourhood area. The Council then holds a public consultation on the application, and makes a decision.

4.3 A Neighbourhood Plan is a planning document that covers a geographic area and sets out the vision for the area and contains policies for the development and use of land. Neighbourhood Plans must however be consistent with the current adopted Local Plan. They will also be subject to an independent examination into their soundness, and if found to be sound, subject to a local referendum.

4.4 If approved by the majority vote of the local community, the borough council must adopt the Neighbourhood Plan as part of the statutory development plan for that area and will be used in determining planning applications. Due to the process undertaken these plans will hold far more weight than other local documents such as parish plans and village design statements.

Formby and Little Altcar Parishes

4.5 Sefton Council received an application from Formby Town Council in March 2013 to designate a neighbourhood area. The area requested to be designated was the parish of Formby. During consultation on the application a number of comments were received that questioned the logic of not having a joint neighbourhood plan that covered by Formby and Little Altcar Parishes. At a subsequent meeting between the two parishes it was agreed to resubmit the application to include the two parish areas in the neighbourhood area. The designation of the neighbourhood area was approved by Cabinet on 12 September 2013. A map showing the approved neighbourhood area is provided at Annex A.

4.6 Work on the neighbourhood plan for Formby and Little Altcar is underway. The Neighbourhood Plan is proposed to include policies covering:

- Safety and security
- The local economy
- The environment
- Health and well-being.

Consultation with Formby residents commenced during the summer of 2014 and this will be reported on in subsequent monitoring reports.

Maghull and Melling

4.7 On 26 February 2014 the Council received an application from Maghull Town Council to designate a neighbourhood area. This was consulted upon for a six week period until xx 2014.

4.8 On the 5 March 2014 the Council received an application from Melling Parish Council for part of their parish area to be designated a neighbourhood area. This was consulted on for a six week period until Friday 25 April 2014.

4.9 As Maghull and Melling are neighbours there are some issues about where the relevant boundaries of the neighbourhood areas should be. Further discussions are underway and this is likely to result in amended applications for both areas which will be consulted on again. An update will be provided in subsequent monitoring reports.

Chapter Five Community Infrastructure Levy

5.1 The Community Infrastructure Levy (CIL) is a new levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want.

5.2 As at March 2014 no decision had been made on whether CIL will be implemented in Sefton. Work has been commissioned to determine if there is the economic viability in Sefton to set CIL in the future and this is expected to be available from August 2014. Subsequent monitoring reports will provide information on the progress with CIL.

Chapter Six Information collected for monitoring purposes

Economic Development and Tourism

Employment land (in hectares) available, by type.

6.1 A total of 65.39 hectares of Employment Land was known to be available at the end of 2013/14. This is approximately 5 hectares less than most recently reported in 2011. The difference is mainly due to a size threshold of 250sqm of floorspace being introduced - this has reduced the quantity of sites being monitored.

	Mixed B Uses	B1	B2	B8	SUI	Total
Allocated with no PP	48.11	4.19	1.13			53.43
Other sites with PP		0.34	0.89	8.00		9.23
Sites in PIAs with PP		0.13	0.67		0.93	1.73
Allocated sites with PP		1.00				1.00
Grand Total	48.11	5.66	2.69	8.00	0.93	65.39

Floorspace developed for employment, by type.

6.2 The total floorspace developed during the past year was 3523sqm. This is better than the two previous years but below average for the prior five years.

This year's development was on one site, the Merseyside Fire and Rescue Service Headquarters on Bridle Road in Netherton.

	B1a	B1b	B1c	B2	B8	Mixed B Use	Total	Count of Sites
2005/06	46463.3	0	2138.5	10679	16029.5	0	75310.3	8
2006/07	6086	0	0	5053	2911	1278	15328	9
2007/08	100	0	825	1200	522	341	2988	5
2008/09	11063	0	0	13101	867		25031	5
2009/10	5441	0	2052	1395	903	4218	14009	12
2010/11	598	0	978	0	525	8070	10171	7
2011/12	0	0	0	0	0	0	0	0
2012/13	0	0	0	0	0	0	0	0
2013/14	3523	0	0	0	0	0	3523	1
Grand Total	73274.3	0	5993.5	31428	21757.5	13907	146360.3	47

Floorspace (m2) of new office developments (use B1a) of 2,500m2 or more, and the percentage of this which is in town, district, or local centres.

6.3 The Merseyside Fire and Rescue Service Headquarters, on Bridle Road in Netherton, is in an out of centre location. So 0% of new office developments were in town, district, or local centres.

Proportion of new business and industrial development using previously developed land and buildings.

6.4 The Merseyside Fire and Rescue Service Headquarters was developed on PDL.

Area (hectares) of land and floorspace (m2) developed for business and industry (Use Classes B1, B2 and B8) and the number of jobs generated:

- in Sefton as a whole,
- within Strategic Employment Locations
- on Strategic Sites and other Allocated Sites,
- in the Maritime and Tourism sectors,
- in other Regional Economic Strategy key sectors,
- in Urban Priority Areas.

Site name	Site Ref	Site area	B Class floorspace completed [m ²]	Jobs	In Strategic Location or Allocated UDP Site	Sector	In Urban Priority Area*
Merseyside Fire and Rescue Service Headquarters, Bridle Road, Netherton	DP/2014/00089	2.9316	3523	80	Yes part of EDT 6.5	n/a	Yes

Amount of employment land on Allocated Sites, or within Primarily Industrial Areas, lost from business and industry (Use Classes B1, B2 and B8):

- In Sefton as a whole, in

- Urban Priority Areas, to housing uses

6.5 There were no non-industrial completions on industrial sites in 2013/14. There was therefore no land lost from Business and Industry.

Housing

6.6 Government guidance requires Local Planning Authorities to monitor and report on a range of housing matters, including how many new dwellings have been completed, whether they are on previously developed land, and how many units are affordable. This chapter also explores progress against Sefton's housing target, to date.

Plan period and housing targets

6.7 Sefton's housing target was formerly set at 500 dwellings per annum by the Regional Spatial Strategy for the North West (RSS), which was revoked on 20th May 2013. However, as revocation took place after the start of the financial year, housing delivery in 2013/14 is benchmarked against this target.

Housing Trajectory & Managed Delivery Target (Including Assessment of 5 Year Supply)

6.8 The housing trajectory shows the delivery of housing since the start of the RSS plan period (2003/04) to date.

6.9 The trajectory focuses on the net additional dwellings for each financial year, which is comprised of the gains from new housing development and losses from housing demolitions. It covers all forms of housing development in the Borough that create or lose dwelling units. It does not, on CLG advice, include vacant dwellings brought back into use.

Housing Trajectory Table:

	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14
Demolitions	-53	-78	-101	-243	-295	-336	-159	-222	-137	-53	-11
Completions	532	465	527	521	859	600	560	489	609	458	323
Net Additional Dwellings	479	387	426	278	564	264	401	267	472	405	312

Housing Provision to Date

6.10 As can be seen above in the Housing Trajectory Table 1, a total of 312 (net) dwellings were constructed during 2013/14.

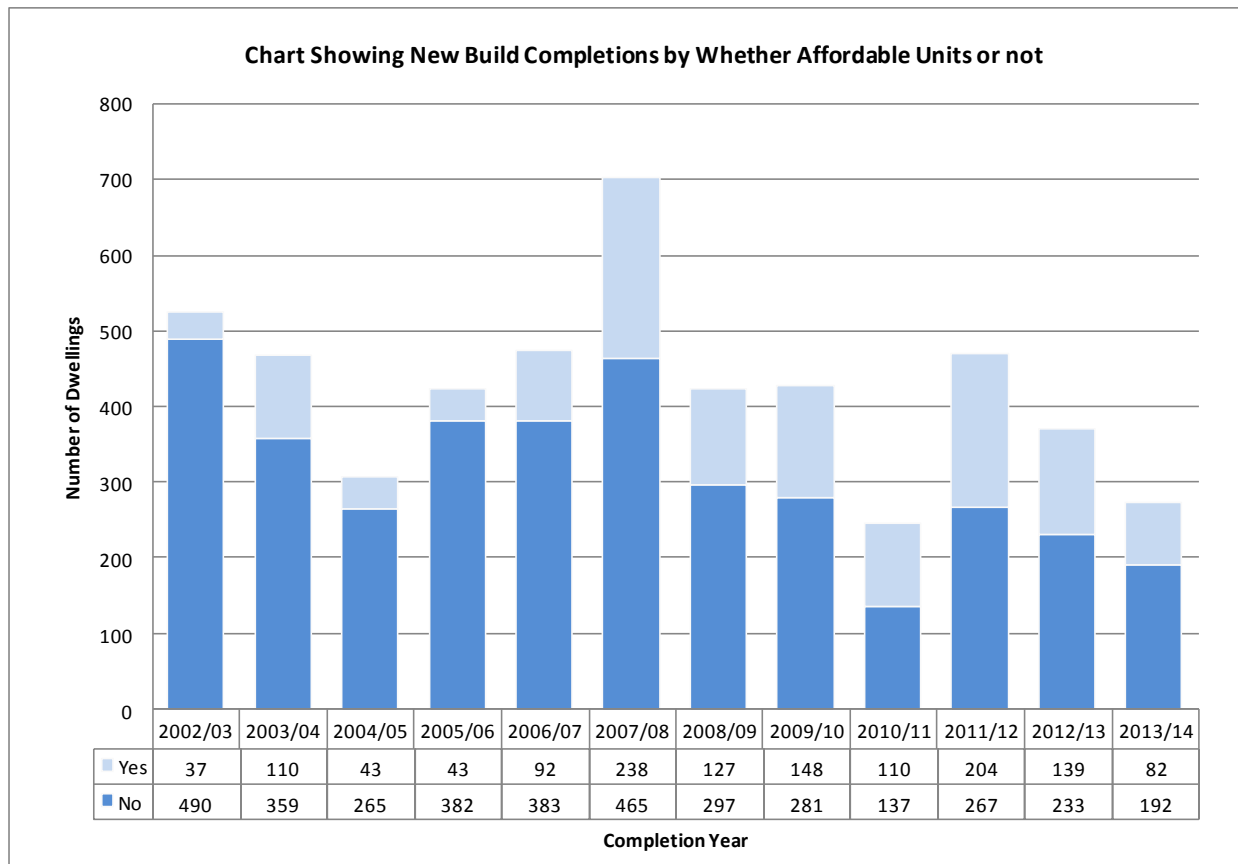
6.11 Since the start of the plan period (2003/04) to the monitoring year (2013/14) which covers 11 years, there has been a total net addition to the housing stock of 4255 dwellings. This figure is 1245 short of the target of 5500 (500 per year).

Housing provision in future years

6.12 For a current position of future anticipated delivery please therefore refer to the most recent SHLAA Report which is available on www.sefton.gov.uk/shlaa.

Affordable Housing Completions

6.13 The chart below shows recent delivery of affordable housing.



6.14 As can be seen, there were 82 affordable homes completed in 2013/14. These were on the following sites;

Site Ref	Site Name	Number of Affordable Units completed in 13/14
B0108	Ph 1b&2 Bedford/Queens, Balliol Road, Bootle	2
B66	Klondyke Ph1, Hawthorne Road, Bootle	17
B89	Land, prems between Litherland Rd &, Well Lane, Bootle	41
C139	Littlewoods Site, Kershaw Avenue, Crosby	10
S0164	Land adj 10, Heather Close, Ainsdale	3
S0165	Land to rear 52-56, Lilac Avenue, Ainsdale	3
S0166	Land to rear 70-74, Lilac Avenue, Ainsdale	3
S0175	263-265, Sandbrook Road, Ainsdale	3

Percent of new and converted dwellings on Previously Developed Land (PDL)

	New Build (gross)	Conversions (net)	Total
Brownfield	250	49	299
Greenfield	24	0	24
Total	274	49	323
BF as % of Total	91.2	100.0	92.6

6.15 In 2013/14 there were twenty four new build dwellings on six Greenfield sites. Of these, five sites (with a total of six dwellings) were garden sites, and the largest site with 18 dwellings was the former Hugh Baird College site on Church Road in Litherland.

Net additional pitches for gypsies and travellers.

6.16 During 2013/14 permission was granted for four additional pitches on the Red Rose Traveller site at Broad Lane, Formby.

Town Centre Development and Retail

Amount of completed retail, office and leisure development (m2) in Sefton, including in town centres.

Year	Location	A1	A2	B1a	D2	Total
2004/05	Town Centre	0	0	0	0	7179
	Edge of Centre	1208	0	323	0	
	Out of Centre	0	0	4822	826	
2005/06	Town Centre	0	0	0	0	50703.3
	Edge of Centre	0	0	0	0	
	Out of Centre	4240	0	46463.3	0	
2006/07	Town Centre	0	0	0	0	12795
	Edge of Centre	1586	0	0	1800	
	Out of Centre	1903	0	6086	1420	
2007/08	Town Centre	0	0	0	0	9098
	Edge of Centre	366	0	0	0	
	Out of Centre	3307	0	0	5425	
2008/09	Town Centre	1635	0	0	0	42699

	Edge of Centre	6921	0	3988	0	
	Out of Centre	19815	0	7075	3265	
2009/10	Town Centre	99	0	0	333	30058
	Edge of Centre	2584	0	645	3234	
	Out of Centre	7404	0	5441	10318	
2010/11	Town Centre	0	0	414	0	6714
	Edge of Centre	463	0	0	0	
	Out of Centre	5332	0	184	321	
2011/12	Town Centre	0	0	0	0	2778
	Edge of Centre	0	0	0	2505	
	Out of Centre	273	0	0	0	
2012/13	Town Centre	602	0	0	0	4498
	Edge of Centre	0	0	0	0	
	Out of Centre	3896	0	0	0	
2013/14	Town Centre	0	0	0	0	4252
	Edge of Centre	0	0	0	0	
	Out of Centre	729	0	3523	0	

6.17 There were two recorded retail completions this year, in out of centre locations. The floorspace of these, plus the Merseyside Fire and Rescue Headquarters development, is shown in the above table.