

# Sefton Council



## Annual Monitoring Report

December 2005





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## **Executive Summary**

This is the first Annual Monitoring Report prepared under the new planning system. The main purposes of the report are to:

- Review progress in preparing documents set out in the Local Development Scheme
- Assess the extent to which the policies in the UDP are being implemented, and
- Identify the contribution the UDP and other policies are making to sustainability.

Progress towards these aims is measured through a series of indicators. These include contextual indicators to measure changes in the wider social environmental and economic context of Sefton, core output indicators that measure the impact of policies in planning documents, and sustainability indicators that measure the 'significant effects' of a plan.

The emerging Replacement Sefton Unitary Development Plan, when it is adopted, will form the key part of the Local Development Scheme. We expect the Plan to be adopted in mid-2006, following a public inquiry into proposed modifications in late January. There has been some slippage in preparing other documents in the Local Development Scheme, mainly because we have under-estimated the amount of preparatory work involved, new issues have emerged and there has been delay in filling key posts.

Looking at Sefton as a whole, the most significant measures are whether the gap is narrowing between deprived neighbourhoods and the rest, and how Sefton fares when compared to other Merseyside authorities or across the North West. In most cases it is too early to identify longer-term trends or to define targets, but these will become clearer as we measure the same information over a period of time.

These broad conclusions also apply to the core output indicators. We are at the early stages of gathering information so no trends are yet apparent. In other cases, we do not yet have systems in place to gather the information we need in the required form.

There are a number of challenges for the year ahead if we are going to enhance the quality of our monitoring. We need to improve some of our databases, in particular those relating to housing. We will aim to link our approach to monitoring more closely to that used for the Community Strategy by using the same indicators where we can. And we will also work with the other Greater Merseyside authorities and other partner organisations to establish common indicators and monitoring processes.



## **Introduction**

In 2004 the Government introduced the Planning and Compulsory Purchase Act. Its main aims are to modernise the planning system by speeding up the planning process and increase flexibility enabling planning policies to be kept up to date. To achieve this the Act makes a number of significant changes to the development plan system.

To make sure that implementation of the new system is kept on track each authority is required to produce a Local Development Scheme. This is a project plan that sets out a programme for preparing our local development documents. We published our local development scheme in March 2005.

Another key part of the Local Development Framework is the Annual Monitoring Report. Its overall purpose is to assess how well we are implementing the local development scheme and the policies in our local development documents. This is our first Annual Monitoring Report and it covers the period 1 April 2004 – 31 March 2005.

### **Purposes of the Annual Monitoring Report**

- (1) Review progress in preparing the documents set out in our Local Development Scheme:
  - *This is the subject of Section A*
- (2) Assess the extent to which policies in the adopted and emerging Unitary Development Plans (UDPs) are being implemented:
  - *Sections B & C*
- (3) Identify the contribution which existing UDP and policies in other planning documents are making to sustainability:
  - *Section D*
- (4) Set out how we will monitor in the future, including how we will fill any current gaps:
  - *Section E*

The Annual Monitoring Report also has a wider significance. It can identify the contribution that the planning system can make to meet the challenges we face in the Borough.

The key challenge in Sefton is perhaps best set out in the vision for neighbourhood renewal set out in our Community Strategy 2004 – 09 (*A Vision for Sefton*).

‘We want to ensure that by 2011 none of Sefton’s residents and service users will be seriously disadvantaged by where they live. This means supporting action for employment, education, health, learning, community safety, housing and the environment in order to narrow the gap between deprived neighbourhoods and the rest’.

Overall the Annual Monitoring Report measures progress in a whole range of areas against ‘indicators’. The government provides clear guidance on what these indicators should be. The different types of indicators used in this report are set out in the Box below. As this is the first year of preparing the report there are a number of gaps in the data being measured. We are already taking steps to remedy this.

### Indicators and Targets

#### Indicators

A number of different types of indicators have been used in this report:

- **Contextual indicators** measure changes in the wider social, environmental and economic background and against which policies operate (*Section B*)
- **Core output indicators** measure the impact of policies in planning documents. Government guidance lists 22 of these and we use these ([shown in brighter blue](#)) together with indicators listed in the emerging Unitary Development Plan (*Section C*)
- **Sustainability indicators** measure the significant effects of a plan (*Section D*).

These indicators overlap. Appendix 1 sets out all the indicators we use, notes the source of the indicator, and sets out which section of the report they may be found.

#### Targets

To help us focus our policy monitoring we will be setting performance targets for some of these indicators. First we need to establish more robust information on baseline conditions and trends so that we can set targets which are SMART – Specific, Measurable, Achievable, Realistic and Time-bound. We hope to include such targets in a future Annual Monitoring Report.

**We welcome your views on the content and presentation of this report so we can improve it for next year.**



## **SECTION A - PROGRESS ON LOCAL DEVELOPMENT FRAMEWORK**

This chapter focuses on our performance in document production against the timetable set out in the Local Development Scheme and the status of the 1995 and emerging Unitary Development Plans and their policies. It sets out:

- The status of the 'saved' 1995 UDP, and comment on policies being implemented;
- The status of the emerging replacement UDP, and proposals for amending or replacing any of its policies;
- Progress in preparing documents against the timetable set out in the Local Development Scheme, and new timetable; *and*
- How we are likely to amend the 2006 Local Development Scheme to reflect this.

### **A1 The 'saved' 1995 adopted Sefton Unitary Development Plan (UDP)**

The adopted 1995 Unitary Development Plan (UDP) is a 'saved' plan in the Local Development Framework until it is superseded by the replacement UDP. The adopted UDP continues to have some weight in making decisions on planning proposals, largely because it remains the approved development plan.

In effect, the 1995 UDP policies are not currently being implemented. In summary, this is because:

- (a) Many of the site-specific allocations and policies have already been implemented
- (b) The content of many policies has been superseded by national planning policy advice
- (c) Most have been replaced by policies in the emerging UDP.

### **A2 Emerging replacement Sefton Unitary Development Plan**

The emerging replacement Unitary Development Plan (UDP) for Sefton is at an advanced stage of preparation.

The most up-to-date version of the emerging UDP is the Proposed Modifications UDP, published in June 2005. A Public Local Inquiry into objections to these modifications is due to be held in January 2006.

It is anticipated that the emerging UDP will be adopted as the Replacement Sefton UDP in late spring 2006.

### **A3 Proposals to amend or replace selected emerging UDP policies**

The 2005 Local Development Scheme for Sefton includes Development Plan Documents that would, once adopted, replace one or more policies in the emerging UDP. This is summarised in table A1 below.

**Table A1 – Replacement of emerging UDP policies with proposed or potential Development Plan Documents**

<b>Proposed / potential DPD</b>	<b>Emerging UDP policies to be replaced / potentially replaced</b>	<b>Proposed date of adoption of DPD / policy replacement</b>
Core Strategy DPD	CS1 'Development and Regeneration', CS2 'Restraint on development and protection of environmental assets' and CS3 'Development principles', and potentially other Part 1 policies.	2008
Joint Merseyside Waste DPD	EMW5 'Waste Management Strategy', EMW6 'Waste Management Facilities', EMW7 'Landfill sites' and EMW8 'Recycling Facilities'.	Likely to be 2008 or after
Southport Commerce Park DPD	Proposals Map, linked to policies EDT1 'Strategic Employment Locations', EDT2 'Provision of Employment Land', EDT4 'Southport Commerce' and H4 'Land at Town Lane, Southport'.	2007
Affordable Housing DPD (subject to confirmation)	H2 'Requirement for Affordable and Key Worker Housing'	2007

### **A4 Other Local Development Scheme documents**

The Sefton Local Development Scheme, which came into effect in April 2005, sets out the documents that will form the Local Development Framework for Sefton. Thirteen documents were proposed within the Local Development Scheme, as set out in tables A2 and A3 below: the Statement of Community Involvement, two Development Plan Documents (DPDs) and ten Supplementary Planning Documents.

Progress on the preparation of each document, proposed amendments to the timetables for the production of each document and changes to the list of documents in the 2005 Local Development Scheme are set out in tables A2 and A3 and Appendix 1 below. A revised Local Development Scheme will be submitted to Government Office North West in early 2006. In particular we will wish to revise the sections dealing with 'risk' and 'resources' in the light of our experience to date. Any changes will be subject to the approval of the Secretary of State.

No progress has been made in preparing the Seaforth Local Centre DPD as the issues it would have addressed are being dealt with through the Modifications Public Inquiry.

**Table A2 – Progress on preparation of Development Plan Documents**

Development Plan Document title	Preparation starts		Public participation on preferred options & sustainability appraisal report		Submission date to Secretary of State		Date of Pre-examination meeting		Start of Examination		Proposed date for adoption	
	LDS date	Actual	LDS date	Actual	LDS date	Actual	LDS date	Actual	LDS date	Actual	LDS date	Actual
Statement of Community Involvement	Mar 2005	Mar 2005	Sept - Oct 2005	Nov-Dec 2005	Feb 2006	Feb - Mar 2006	April 2006	April 2006	June 2006	June 2006	Sept 2006	Oct 2006
Core Strategy	Jan 2006	Jan 2006	Sept-Oct 2006	Oct - Nov 2006	Mar 2007	Apr 2007	July 2007	July 2007	Sept 2007	Sept 2007	June 2008	June 2008
Seaforth Local Centre	Issues being dealt with as proposed Modifications to UDP											

**Table A3 – Progress on preparation of Supplementary Planning Documents**

Supplementary Planning Document title	Preparation starts		Public participation on preferred options & sustainability appraisal report		Proposed date for adoption	
	LDS date	Actual	LDS date	Actual	LDS date	Actual
Christ Church, Waterloo - Conservation Area Statement	Not SPD - ODPM advice after the LDS came into effect was that Conservation Area Statements should not be SPDs.					
Managing the supply of housing land	May 2005	June 2005	Nov – Dec 2005	Autumn 2006	March 2006	Early 2007
Bedford Queens Neighbourhood: Redevelopment of Stanley Road Frontage	May 2005	July 2005	Nov – Dec 2005	Jan – Feb 2006	March 2006	June 2006
Churchtown, Southport - Conservation Area Statement	Not SPD - ODPM advice after the LDS came into effect was that Conservation Area Statements should not be SPDs.					
Affordable housing – supplementary guidance	Nov 2005	Feb 2006	March – April 2006	Oct –Nov 2006	July 2006	Jan 2007
Southport Commerce Park (Now DPD – see Appendix 1)	Nov 2005	Now DPD	March – April 2006	Now DPD	June 2006	Now DPD
Southport Town Centre	Jan 2006	Jan 2006	June – July 2006	Mar – Apr 07	Nov 2006	Sept 2007
South Sefton Housing Market Renewal: Knowsley – Peel area	March 2006	March 2006	Sept –Nov 2006	Oct –Nov 2006	March 2007	March 2007
South Sefton Housing Market Renewal: LinacreOne	March 2006	March 2006	Sept –Nov 2006	Oct –Nov 2006	March 2007	March 2007

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Supplementary Planning Document title	Preparation starts		Public participation on preferred options & sustainability appraisal report		Proposed date for adoption	
	LDS date	Actual	LDS date	Actual	LDS date	Actual
Derby Park, Bootle - Conservation Area Statement	Not SPD - ODPM advice after the LDS came into effect was that Conservation Area Statements should not be SPDs.					

In summary the main reasons for these changes and slippage of timescales are:

- Under-estimates of preparatory work involved;
- Changing circumstances and emerging issues (for example regarding affordable housing);
- Desirability of consultation, additional to that in government advice;
- Need to establish a Sustainability Framework for Sefton, to deal with sustainability appraisal and strategic environmental assessment;
- Resource issues – although a key long-term vacancy has just been filled.

More detail about the revised timescales for each of the above documents is set out in Appendix 1.

## SECTION B – SEFTON IN CONTEXT

### Introduction

The implementation of the policies in the Unitary Development Plan / LDF is one of a number of local, regional and national policy interventions which will help to achieve the over-arching aim of sustainable development in Sefton. The way the UDP can contribute to this aim is set out in Chapters 1-3 of the Revised Deposit Draft; the Core Strategy (Policies CS1-3) in particular. These aims are closely aligned with the objectives and priorities set out in the Community Strategy A *Vision for Sefton* approved by the Sefton Borough Partnership.

It is important for the Council and its partners to keep track of the overall social, economic and environmental conditions in the Borough, as this will help to ensure that policy interventions take changing circumstances into account.

Government advice recommends that a number of **Contextual Indicators** should be used to track these baseline conditions.

### Contextual Indicators

The six Greater Merseyside districts have agreed upon a set of common contextual indicators to be used for all of their Annual Monitoring Reports. In line with government advice, these indicators cover 5 broad thematic areas:

- Social and community issues
- Economic issues
- Natural Environment and Resources
- Housing
- Transport and accessibility

We have set out information relating to Sefton, and have tried to emphasise:

- The performance of Sefton in comparison to Greater Merseyside or the North West;
- Differences in performance within Sefton between the Neighbourhood Renewal Fund wards and the rest of Sefton.

In most cases it is too early to identify longer-term trends or to define targets.

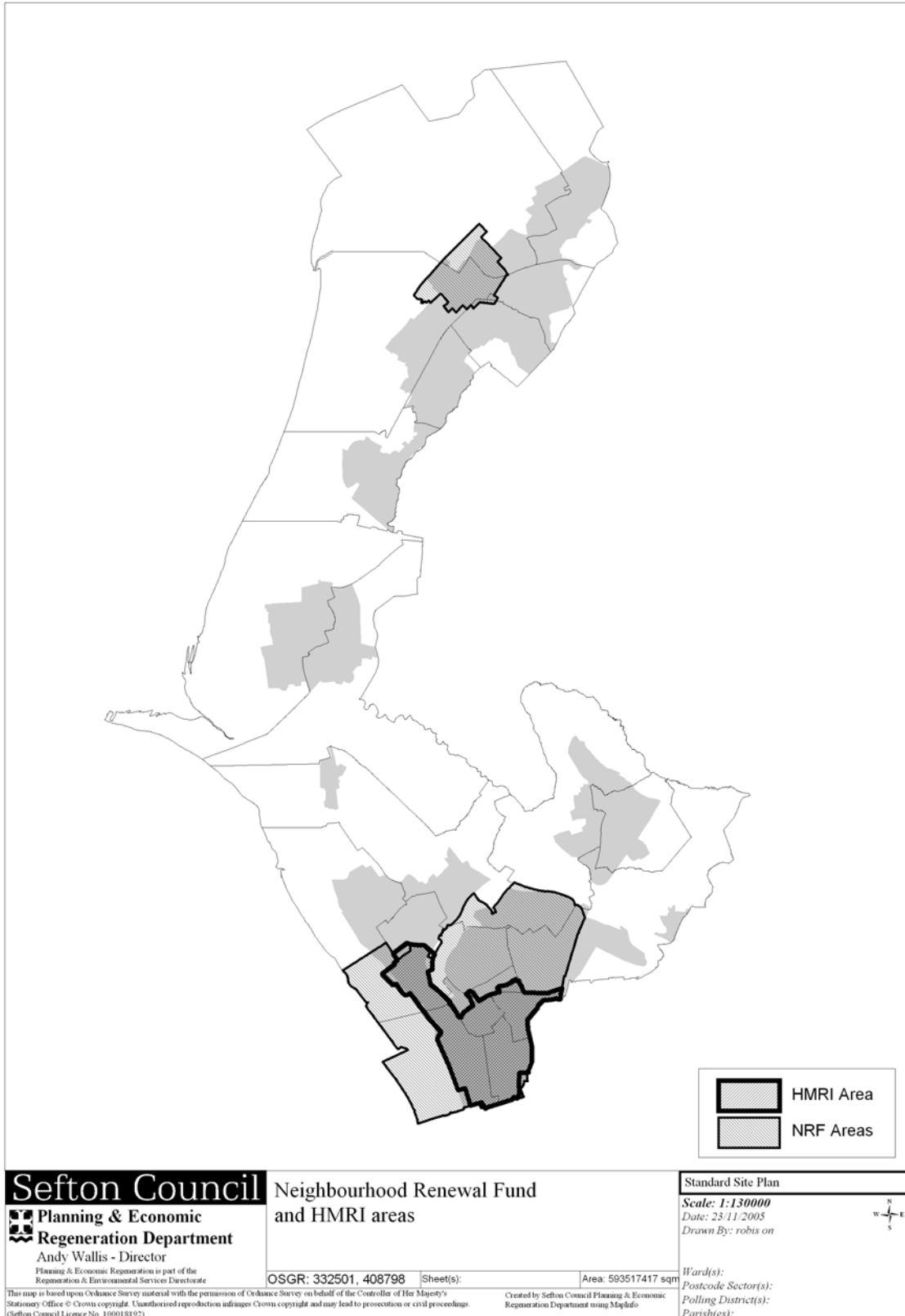
There is already a good degree of alignment between these indicators and those that are used to monitor the Community Strategy, and we will be working with our partners to improve consistency.

### **B1 About Sefton**

Sefton is a borough of contrasts – for example between the densely built up older urban areas of Bootle, Litherland, Seaforth and Waterloo and inner Southport, the more recent ‘dormitory settlements’ such as Formby and Hightown, the resort of

Southport and the miles of countryside and open coast which is mostly of national and international nature conservation importance.

One of the most significant contrasts is that between the most deprived and the least deprived wards in Sefton. The most deprived wards generally have higher levels of residents with low incomes, unemployment, crime and other aspects of social and economic deprivation. The most deprived wards are designated as Neighbourhood Renewal Fund (NRF) wards, named after the funding they receive from the government. These 9 wards are shown in the figure below – they comprise most of Bootle, Litherland and Netherton, and parts of Southport. We, and our partner organisations and the community are working to close the gaps between the NRF areas and the rest of Sefton.



Because of these differences between the NRF areas and the rest of Sefton, the contextual information is provided separately for the NRF wards, rest of Sefton and whole of Sefton where possible. Sometimes information is only available at the level of the parliamentary constituency. Bootle Parliamentary Constituency is broadly equivalent to the NRF wards in south Sefton and so is used as a substitute for the NRF wards in the south of the Borough where more detailed information is

not available. There is no such equivalent for the Neighbourhood Renewal Fund areas in Southport.

## **B2 Social and Community issues**

### **Population**

Over time the population and demographic trends reported below provide an important baseline for reviewing future housing needs and monitoring any significant divergence from the information upon which current housing policies were based. They are also useful indicators of the impact of regeneration initiatives such as the Housing Market Renewal Pathfinder and Neighbourhood Renewal Strategy in the South of the Borough.



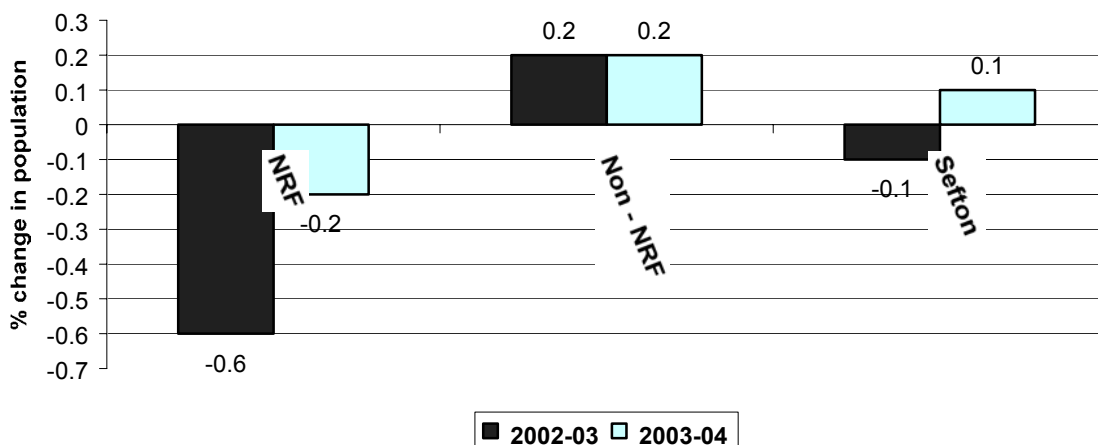
#### **1. Percentage annual change in overall population**

Sefton had a total population of 281,800 in 2004, forty percent of whom lived in the Neighbourhood Renewal Fund wards.

Between 2002 and 2004, the population of Sefton changed by – 0.1%, and between 2003 and 2004 it changed by +0.1%. For 2003-04 this compared to a rate of change of -0.2% in Greater Merseyside as a whole, 0.3% in the North West and 0.5% in England and Wales. While this small growth is encouraging after some decades of population decline, and in the face of the Greater Merseyside small decline in total population, it is too early to say whether this is a long-term trend.

However, within Sefton the rate of change varied significantly between the Neighbourhood Renewal Fund (NRF) wards and the rest of Sefton. The NRF wards and the Housing Market Renewal area showed a continuing, but reducing rate of decline in population and the rest of Sefton showed a small increase.

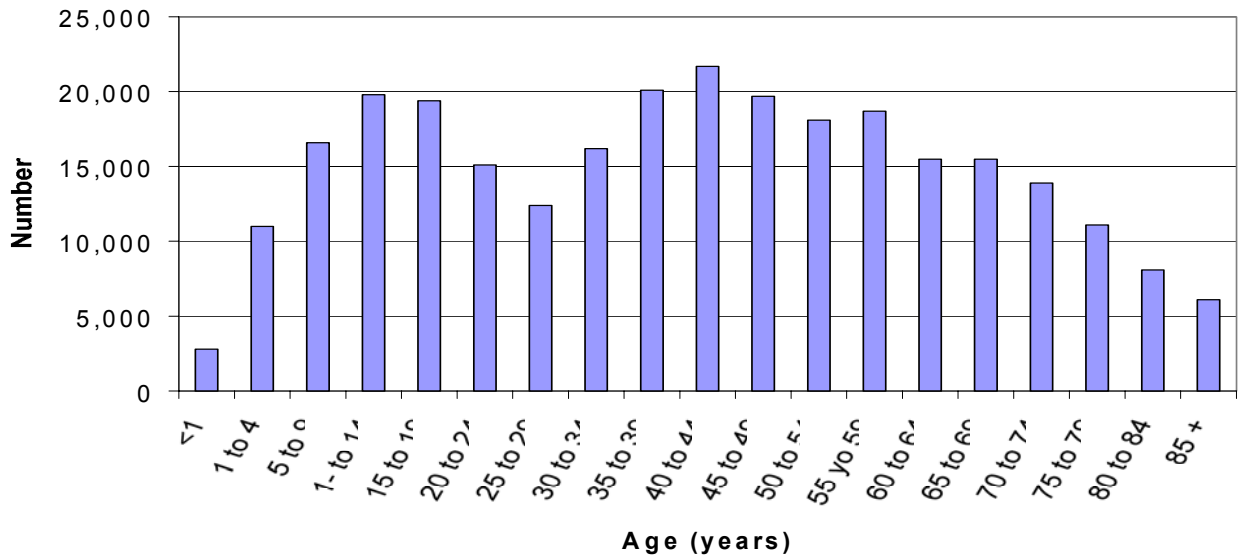
**Percentage change in population in Sefton 2002-2004**



Source: ONS Mid Year Estimates 2002-2004(NOMIS), with ward rates from MIS Mott MacDonald HMRI information from Mott MacDonald – estimates also based on Electoral Register data at ward level (2004 ward boundaries) and NHS patient register data (at output area level).



### Population Structure in 2004



Source: ONS Mid Year Estimates 2004 (NOMIS)



### 2. Numbers of 'non-white' population

2.2% of Sefton's residents were non-white in both 2003 and 2004, with lower percentages of 1.3% in 2003 and 1.2% in 2004 within Bootle Parliamentary Constituency. This is a lower rate than the North West as a whole, where 6.4% of the population in 2004 was non-white.

Source: Annual Population Survey 2004/Local Labour Force Survey 2003



### 3. Number of households per district

There were 118,000 households in Sefton in 2003, and with 281,800 residents in 2004; the average household size was 2.39 people per household. This is the same as the average household size for Merseyside, compared to 2.38 for the whole of North-West England.

Source: ODPM Mid Year Household Estimates for 2003 and ONS population estimates 2004.

### Health

Planning policies that promote “cleaner, greener and safer” patterns of development can contribute to our wider objectives for improving health and well-being. For example, our policies promote developments which design-out crime, provide safe pedestrian environments and create better opportunities for physical recreation. The indicators in this and the following section are used by our Health, Community Safety and Transport partners to provide a common baseline for monitoring performance.

Overall, health in Sefton continues to improve. A baby born in Sefton today can

expect to live an extra two years compared with a baby born seven years ago. And deaths from the major killers - heart disease and cancer - continue to fall. But there is a persistent gap in life expectancy between the neighbourhood renewal areas and the rest of Sefton. The health targets in the community strategy have been updated to ensure that we focus our efforts on reducing this gap.

Source: 2005 forthcoming public health annual report



#### 4. Proportion of the population with a Limiting Long Term Illness

	2001	
	Number	% of population
NRF	29623	25.9
Non-NRF	33216	19.7
Sefton	62839	22.2

Source: 2001 Census



#### 5. Years of Healthy Life Expectancy

Life expectancy data from 2002 showed that in Sefton males had a life expectancy of 74.3 years whilst females had a life expectancy of 79 years, compared to 76.2 years for men and 80.7 years for women nationally.

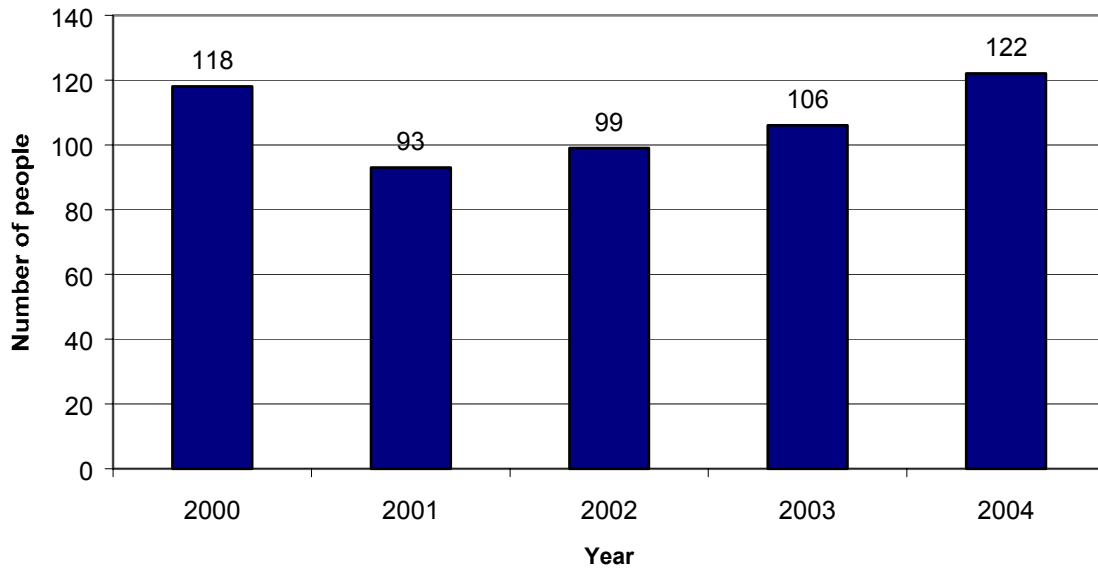
Source – Life Expectancy at Birth (ONS)



#### 6. Numbers killed / seriously injured in Road Traffic Accidents

The numbers of people killed or seriously injured in road traffic accidents in Sefton dropped in 2001 from 2000, but since then there has been a steady annual increase, past the 2000 figure to 122 in 2004. By contrast the number of people slightly injured, and total casualties (that is, those killed, seriously injured and slightly injured) have declined fairly steadily between 2000 and 2004. Total casualties fell from 1626 in 2000 to 1260 in 2004.

#### **People killed or seriously injured in Road Traffic Accidents 2000 -2004**



Source: Road accident data, Sefton MBC 'Breathing Space' website Dec 05

### Crime, safety and security



#### 7. Total recorded crime per 1000 population

Sefton had a total of 25,699 recorded crimes in 2004/2005 – a rate of 91.3 per 1000 population. The recorded crime rate per 1000 population in Merseyside was 125.2, and for England and Wales it was 105.1.

Source: Official Home Office CDRP Statistics 2004/2005

### Education



#### 8. Percent of 15 year olds achieving 5+ A-C grades at GCSE



#### 9. Percentage of adults educated to NVQ Level 3+

Educational achievement in Sefton is higher than the Merseyside and national average. GCSE data for 2004 showed that in Sefton, 55.4% of 15 year olds achieved five or more A-C grades at GCSE, up almost 7% from 2001. Sefton's achievement rate remains above England's and continues to increase at a greater rate.

In 2004 41.9% of adults living in Sefton were educated to NVQ level 3 *or higher*, compared to 39.1% in Greater Merseyside. Figures from 2003 for those achieving NVQ3 itself were 15.6% for the whole of Sefton, compared to 12.2% in Bootle Parliamentary Constituency.

In Year 11, 87.5% of learners continue in learning, 85.7% in full time education and 11.1% in work-based learning. A further 3.1% participate in employment with training. However, the number of those aged 19+ in Further Education has decreased by 10% since 2001/02.

Source:

DfES GCSE School Performance Tables

NVQ level 3+ - Annual Population Survey, Dec 2004 (NOMIS), Local Labour Force Survey 2003

Draft Community Strategy

## Income and social exclusion

The following are important headline indicators of quality of life and access to opportunity, and the extent of the gap between the most disadvantaged areas and the Borough as a whole. Clearly a whole range of public policy initiatives, including planning policy, can have a direct or indirect bearing on these, which are part of a common core of indicators used by the Council and its partners.



### 10. Annual Household Income

Average household income is notably lower in the Neighbourhood Renewal Fund (NRF) areas than the rest of Sefton, although the rates of increase in average household income from 2001-2004 was significantly higher.

	Average Household income		% change 2001 – 2004
	2001	2004	
NRF	£19,780	£21,477	+ 8.6
Non - NRF	£27,472	£29,218	+ 6.4
Sefton	£24,127	£26,051	+ 8.0

Source – CACI Wealth of the Nation Reports 2001 - 2004



### 11. Percent of the overall population who live in Super Output Areas ranked in the upper ten percent most deprived nationally

The 2004 Indices of Deprivation showed that 19.4% of the Sefton residents lived in areas that are amongst the most deprived 10% of such areas in England. This compares to 37% of Greater Merseyside's population who live the most deprived 10% of areas in England.

Source: ODPM Indices of Deprivation 2004, for Super Output Areas

## **B3 Economic issues**

The policies set out in the Economic Development and Tourism chapter of the emerging UDP contribute to the wider Jobs and Prosperity objectives set out in the Community Strategy, and the indicators below are common to both. As with other policy interventions a key objective is to narrow the prosperity and employment gap between the NRF priority areas and the rest of the Borough.

The latest government data for 2003 shows that 106,000 people were employed in 12,200 workplaces across Sefton – an increase of 12,500 jobs in 5 years. The Port of Liverpool now handles more tonnage than at any time in its history. Sefton's 106 maritime businesses employ 1,700 people and contribute about £100 million each year to the local economy. Total output in 2002 was £2,861 million, or £10,152 per

head. This is 66% of the average for the UK – partly due to the fact commuters' output is counted in other districts' totals, but nevertheless revealing a clear productivity gap between Sefton and the rest of the country.

Source: *Annual Business Inquiry*



## 12. VAT registrations (new registrations and total stock) 2003

Sefton has the highest rate of self-employment on Merseyside, and a good overall survival rate for new businesses. But the level of start-ups is much lower in the south of the borough. 535 new firms registered for VAT purposes in 2004, equivalent to 9.8% of the total number of 5,455 VAT registered firms. This rate compared to 10.8% in Greater Merseyside. Firms that are VAT-registered have higher turnovers and incomes, and so this is a measure of business success.

Source: *VAT Registrations data 2004 (NOMIS)*



## 13. Proportion of working age population who are in employment



## 14. Proportion of working age population who are 'workless'



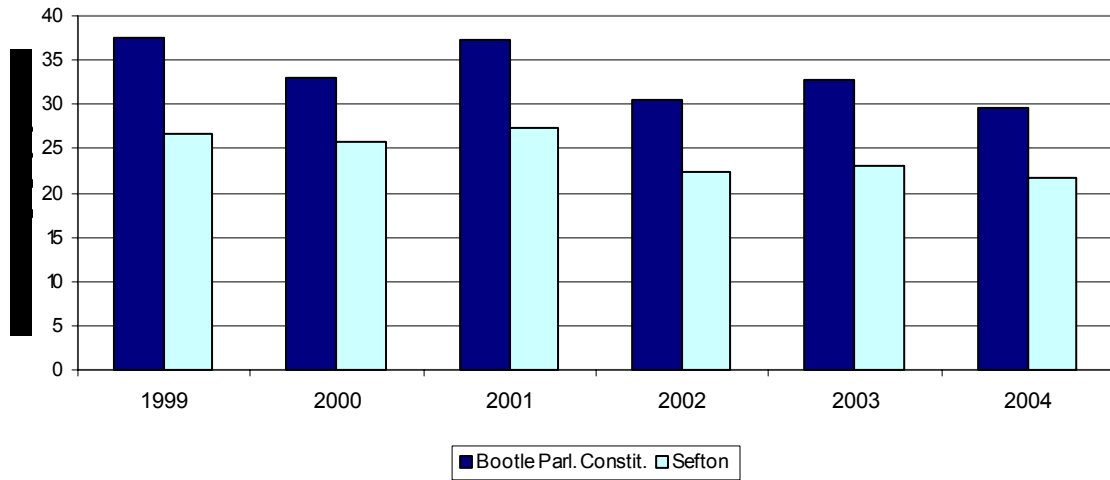
## 15. Proportion of working age population who are economically inactive

The employment rate in Sefton – that is the percentage of working age residents who are in employment - is 73.6%. This compares to 68.1% in Greater Merseyside as a whole. However, within the Bootle Parliamentary Constituency, the percentage of working age residents in employment was 61.45% in 2004, notably lower than the Sefton average.

Worklessness, defined as claimants of Incapacity Benefit, Severe Disablement Allowance, Income Support and Job Seeker's Allowance, and expressed as a percentage of the working age population, has been calculated as 22.0% in Sefton. This compares to 28.9% in Greater Merseyside as a whole.

Economic inactivity rates stood at 21.7% for Sefton in 2004, compared to 27.3% in Greater Merseyside as a whole. However, within the Bootle Parliamentary Constituency, the percentage of working age residents who were economically inactive was 29.7% in 2004, notably higher than the Sefton average.

**Percentage of Sefton’s working age population who are economically inactive**



Source:

Working age population in employment- Annual Population Survey, December 2004 (NOMIS) & Local Labour Force Survey 98-03

Worklessness: DWP Benefit Claimant datasets, SOA level amalgamated to district

Percentage rate based on 'working age' population supplied with dataset

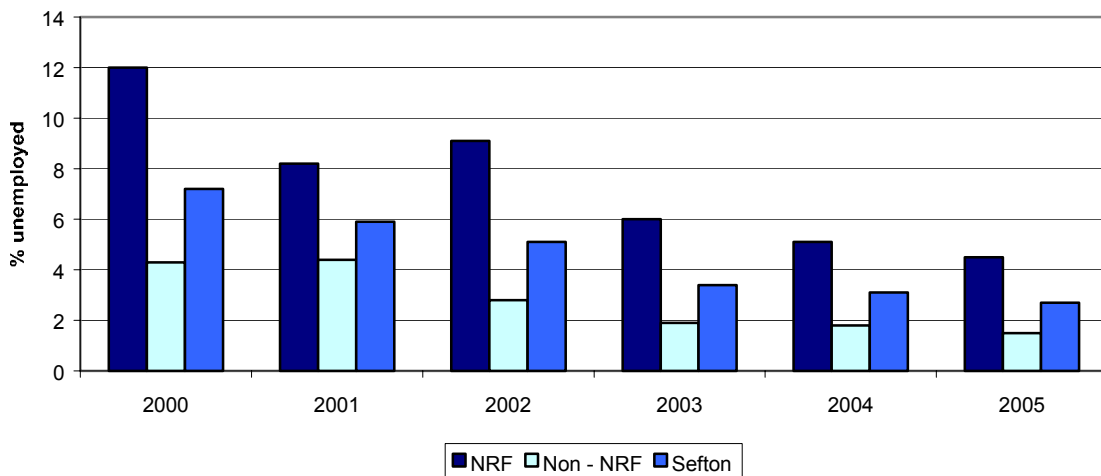
Economic inactivity rates - Annual Population Survey, Dec 2004 (NOMIS) & Local Labour Force Survey 98-03



**16. Percentage annual change in unemployment claimant rates (including long term unemployment)**

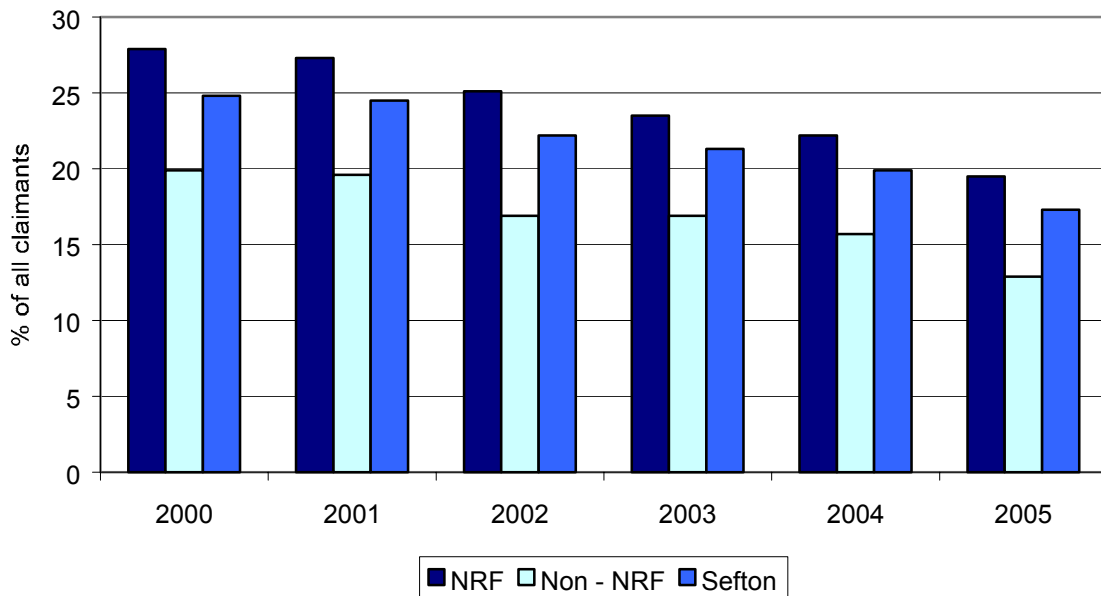
There has been a steady overall decline in the number of claimants for job seeker’s allowance, both within the Neighbourhood Renewal Fund (NRF) area and throughout Sefton. The rates of decline are broadly common to all areas, although the unemployment rate declined by 62.5% in the NRF areas and whole of Sefton between 2002 and 2005, and by 65.2% in the rest of Sefton. Nevertheless this is a welcome trend.

**Change in percentage of unemployed (job seeker’s allowance)**



Source: Job Seeker’s Allowance Claimant Data (NOMIS)

**Long-term claimant rates (12 months or more) as a percent of total claimants**



Again, the numbers and rates of those claiming job seekers allowance for 12 months or more are higher in the Neighbourhood Renewal Fund (NRF) areas than in the whole of Sefton. Trends show a notable, and welcome, fall between 2000 and 2005. In the NRF area the fall was 8.4%, compared to 7% in non-NRF areas.

Source: Job Seeker's Allowance Claimant Data (NOMIS)

**B4 Natural Environment and Resources**

Many of our planning policies have a direct effect on the natural environment. One of our Core Strategy policies states that development will not be permitted where it would cause significant harm to a variety of environmental assets. This is supplemented by detailed policies protecting sites with natural and heritage value. Other policies require developers to address issues such as flood risk, the need for sustainable drainage and recycling facilities. The indicators in this section are used nationally to provide a common baseline for monitoring performance.

**Water quality and flood risk**



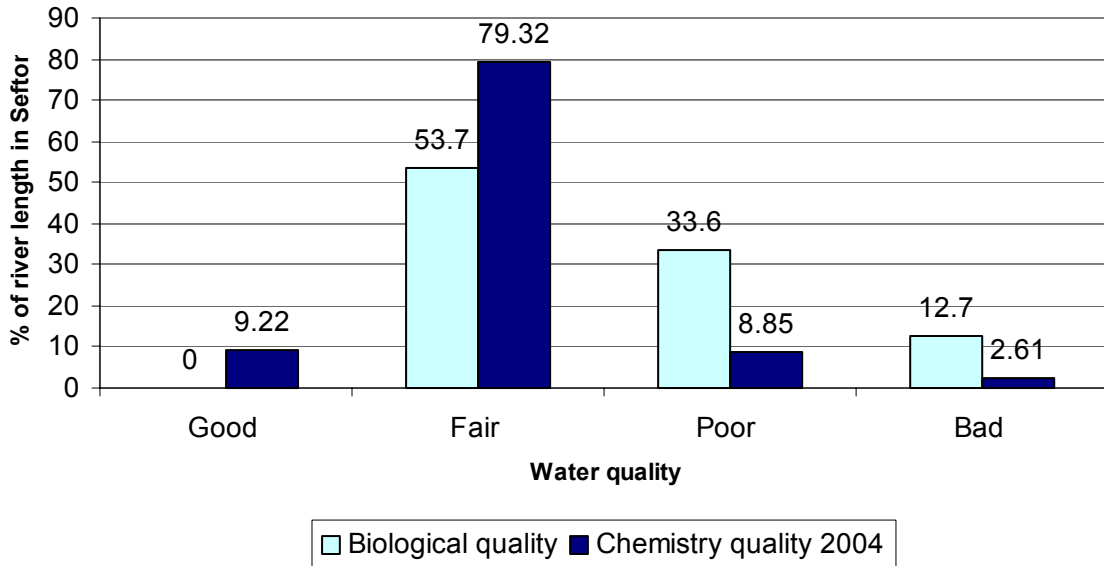
**17. Water quality - rivers**

Sefton has very few rivers - the River Alt and Fine Jane's Brook being the main surface rivers other than the Mersey Estuary – and these run mostly through the rural, agricultural area rather than the urban area.

Water quality in Sefton's rivers is significantly less than for the North West as a whole. The chart below shows that only 9.22% of Sefton's river length had good chemical water quality in 2004 (compared to 60.8% for the North West). None of Sefton's river lengths were of good biological quality (compared to 53.4% for the

North West). Although a high proportion of river length in Sefton is fair, the proportion that is poor or bad quality is significantly higher than the figures for the North West.

### River water quality in Sefton



Source: Environment Agency



### 18. Water quality - Coastal Bathing waters

There are three 'bathing beaches' in Sefton, as defined by the EU Bathing Waters Directive, and all have met or exceed the mandatory standards since 2002. In 2005 both Ainsdale and Formby beaches were classed as 'excellent', and Southport was classed as 'good'. (There are only three classes: 'excellent', 'good' and 'fail').

Beach	Year						
	1999	2000	2001	2002	2003	2004	2005
Ainsdale	Fail	Good	Fail	Good	Excellent	Good	Excellent
Formby	Good	Good	Good	Excellent	Excellent	Excellent	Excellent
Southport	Fail	Good	Good	Good	Good	Good	Good

Source: Bathing Waters data supplied by the Environment Agency.

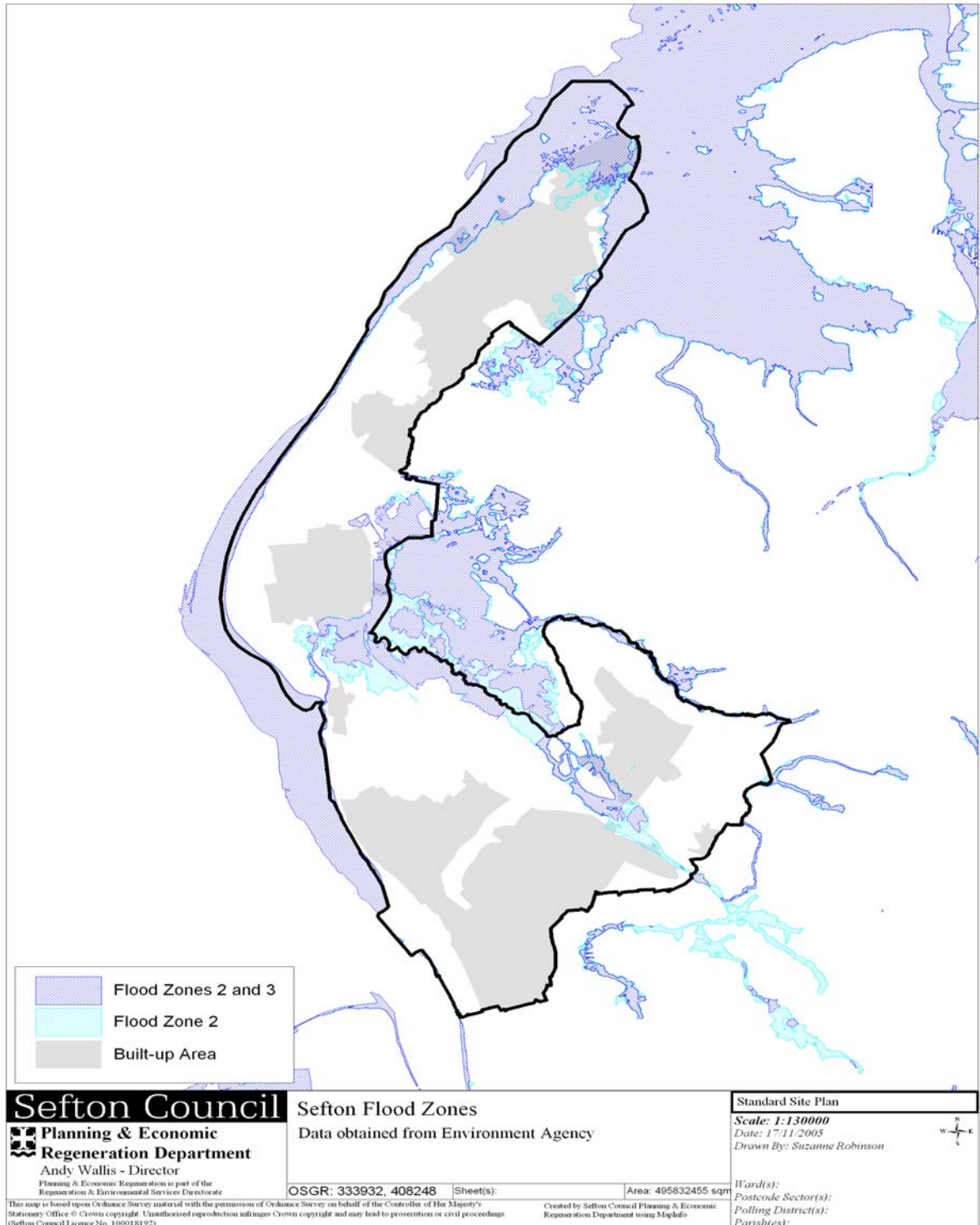


### 19. Area of land at risk of flooding

The plan below shows the areas in Sefton with both a low-to-medium and a high



risk of flooding. According to the Environment Agency, flood zone 2 is low to medium risk. For this zone the annual probability of flooding from rivers is 0.1 to 1% and from tidal and coastal flooding is 0.1 to 0.5%. For flood zone 3, the high-risk zone, the annual probability of flooding, even with defences where they exist, is 1% greater for river flooding and 0.5% of greater for tidal and coastal flooding.



Source: Environment Agency 2005 flood data

## Nature Conservation



### 20. Sites of Special Scientific Interest – extent and area

35% of the borough to the high-water mark - the coast including the Mersey and Ribble estuaries - (or 17.5% of the Borough to the low-water mark) is of national and international nature conservation importance. There are 7 designated sites:

- 4 Sites of Special Scientific Interest (SSSIs) – of national importance, some of which run up to and across the Borough boundary;
- Candidate Special Area of Conservation (SAC) - of international habitats importance;
- 1 Special Protection Area (SPA) – of international importance for the conservation of wild birds;
- 1 "Ramsar site" - of international importance as a wetland habitat, especially for waterfowl.

Some areas fall into more than one of these designations. These sites form part of the Natura 2000 network of important European wildlife sites that must be managed effectively to prevent their decline and conserve the endangered species that share our community space

*Source: English Nature, GIS analysis of Sefton's UDP data*

## Heritage



### 21. Number of Listed Buildings, and numbers of Listed Buildings 'at risk'



### 22. Numbers of conservation areas

Sefton's 25 Conservation Areas include the impressive boulevard of Lord Street, Southport; Waterloo Seafront; the Derby Park area, Bootle; Churchtown 'Village' and areas of large late Victorian and Edwardian villas in Birkdale and Blundellsands. The Victorian dock structure in Bootle and the Leeds and Liverpool Canal are important parts of the Borough's cultural and industrial archaeology.

Many of the Conservation Areas are centred on Listed Buildings, which are recognised nationally as having historic or architectural merit, and are on English Heritage's 'List' of such buildings. Sefton has two Grade I Listed Buildings (those with greatest merit), 21 Grade II\* and 705 Grade II Listed Buildings. One of these Listed Buildings - Ince Blundell Old Hall, which is Grade II\* - is on English Heritage's 'Buildings At Risk' register, and is listed as being in 'poor' condition.

*Source: Department for Culture, Media and Sport (correct up to December 2003; English Heritage (Obtained October 2005); Sefton MBC Planning and Economic Regeneration Conservation Area records*

## Waste and recycling

As a Council we are required to develop a more sustainable approach to the management of solid waste. We aim to reduce the rate (currently 3%) at which the amount of waste produced in Sefton grows, to recycle more waste and to

encourage alternatives to landfill disposal - especially for biodegradable waste.



**23. Amount of Recycling and composting of domestic (household) waste 2003/2004**

District	Kg of household waste collected per head	% Recycled	% Composted
<b>Sefton</b>	<b>394</b>	<b>9.46%</b>	<b>2.27%</b>
North West	441.2	9.7%	5.6%
England	438.7	13.26%	3.95%

While Sefton’s recycling was in line with that for the North West, its composting rate was significantly lower.

During 2004 the green waste scheme was shut down between April and mid June, due to planning and logistical difficulties. This reduced the available tonnage for the year.

*Source: ODPM, BVPI –BV82a and BV82b, 2003-2004, Sefton MBC Environmental Protection department records*

**B5 Housing**

The planning system plays a fundamental role in directing where new housing should be located. The current policy approach encourages new housing into the regeneration areas to complement the aims of the Housing Market Renewal (HMR) Initiative. Specific planning policies also help to deliver the detailed restructuring proposals of HMR within the different neighbourhoods in this area. Progress within the HMR area is discussed in Section C4.

A major issue of concern is the lack of affordable housing in many parts of the Borough. A study identifying the extent of this need is just concluding and the implications of this will be addressed in a new policy document under the Local Development Framework. This will be prepared jointly with our Housing Partners both within the Council and outside.



**24. Average house prices by house types (April-June 2005)**

District	Detached	Semi-Detached	Terraced	Flat/Maisonette	Overall
<b>Sefton</b>	<b>283,843</b>	<b>160,800</b>	<b>90,112</b>	<b>132,635</b>	<b>156,462</b>
Gtr Merseyside	250,746	138,476	84,686	126,469	126,531

The overall average house price in Sefton in April-June 2005 was £156,462. The spread was between £90,112 for terraced houses and £283,843 for detached houses.

*Source: Land Registry House Prices dataset*



**25. Percentage annual change in house prices (April-June 2004 to April-June 2005)**

District	Detached	Semi-Detached	Terraced	Flat/Maisonette	Overall
Sefton	4.5%	14.9%	20.0%	6.6%	12.3%
Gtr Merseyside	17.1%	11.8%	14.6%	5.9%	8.9%
North West	12.9%	12.0%	12.0%	9.2%	8.0%
England & Wales	9.1%	7.5%	6.3%	4.1%	5.4%

Overall house prices increased by 12.3% between April-June 2004 and April-June 2005. Amongst the individual housing types, the greatest increase was seen in terraced houses (20.0%). This increase, which greatly exceeds that on Merseyside and across the North West, and it, is likely that this is due, at least in part, to the contribution made by the Housing Market Renewal Initiative.

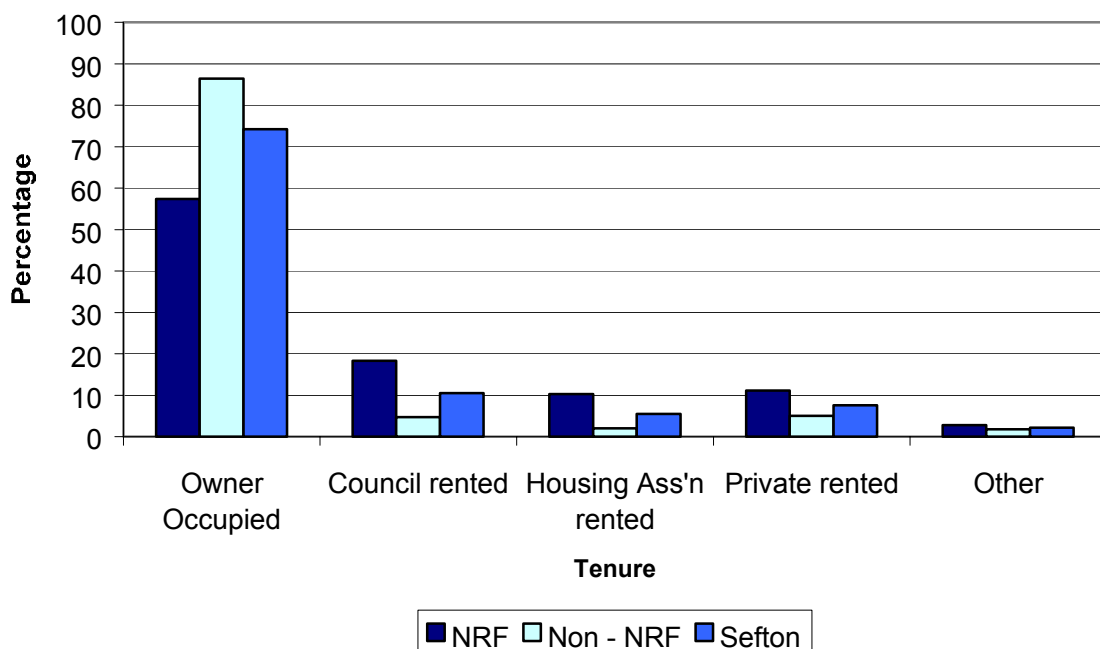
Source: Land Registry House Prices dataset



**26. Tenure Type**

While 72.4% of Sefton households own their own home, compared to 64.9% of households in Greater Merseyside as a whole, the table shows that the figure in the Neighbourhood Renewal Fund (NRF) areas is notably lower, at 57.4%. In the NRF areas all forms of renting – from the Council, Housing Associations and private landlords is much more common than in the rest of Sefton.

**Percentage of housing in different tenures, for NRF areas and the rest of Sefton**



Source: 2001 Census



## 27. Proportion of vacant dwellings

The overall vacancy rate for all types of dwellings in Sefton was 4.1% (averaging vacancy rates for each tenure type). This is higher than the regional target of 3% vacancy rates for existing homes, which reflects the 'normal' vacancy rates due to people moving house, or buying or selling homes. The highest vacancy rates were in privately rented and owner-occupied homes (4.7%) and just under half of these had been vacant for more than six months. 3.4% of homes rented from the Council were vacant, about a quarter of these for more than 6 months. 4.3% of homes rented from Housing Associations (Registered Social Landlords) were vacant.

Source: Housing "General Demand Indicators" (ONS)



## 28. Unfit dwellings as a percentage of total dwelling stock

The percentage of unfit dwellings in Sefton was 3.1% in 2004. Again the highest rates were in privately rented and owner-occupied homes (3.6%), with 0.5% of homes rented from Housing Associations (Registered Social Landlords) being classed as unfit and no Council homes falling into this category.

Source: Dwelling Stock by Tenure and Condition dataset (ONS)

## **B6 Transport and accessibility**

Our planning policies have a direct effect on national, regional and local transport and accessibility objectives. Local objectives are set out in the Merseyside Local Transport Plan (2000). The 4 main Local Transport Plan objectives are:

- To ensure that transport supports sustainable economic development and regeneration;
- To moderate the upward trend in car use and secure a shift to more sustainable forms of transport such as walking, cycling and public transport;
- To secure the most efficient and effective use of the existing transport network;
- To enhance the quality of life of those who live, working, and visit Merseyside.

One of our Core Strategy policies aims to make sure that development is sited appropriately in relation to other land uses and to the transport network - so that the need to travel is reduced, and car and lorry traffic is minimised. Another Core Strategy policy states that all development proposals should provide a choice of means of transport to and within development sites, and should give priority to pedestrians, cyclists and public transport users. Other more detailed policies further these aims of accessible development and reduction in car use. Also they support the development of good public transport, walking and cycling networks, as well as the road and freight networks. We operate a 'sequential test' to make sure that the most accessible sites are developed for housing first.

We are aiming to work with our transport partners – Merseytravel and the other local councils with whom we jointly prepare the Local Transport Plan – to use

common transport indicators.

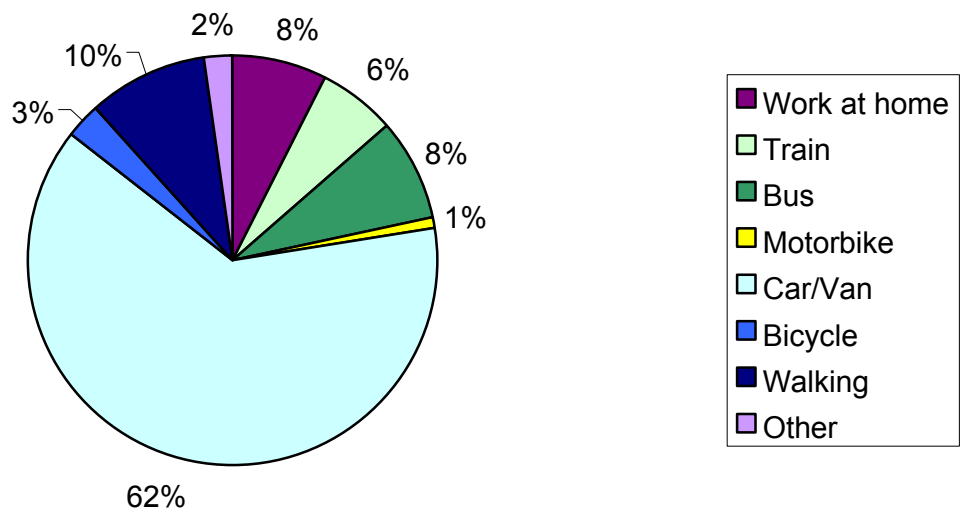
Sefton links to the national motorway network via the M57 and M58, and the route from their end points at Switch Island is an important freight route to the docks and employment areas in the south of the Borough, to the resort of Southport and to Sefton residents. Most of the borough, especially our northern areas, acts as commuter settlements for centres of employment to the south and west. This can cause congestion in peak hours at particular pinch-points, such as Switch Island and through Crosby/Waterloo. Congestion can also occur in summer time to events in Southport through access from the west via Ormskirk.

Our public transport network provides an effective service to most of the borough. Large numbers of people in south Sefton live within 200m of bus services with a 15-minute weekday frequency, and about half of our community live within 200m of bus services. The Merseyrail Northern line rail routes also provide a valuable service, and in recent years provision for cyclists and pedestrians, including those with limited mobility, has increased. People over 60, and those who are registered disabled, are entitled to a free public transport pass.



**29. Means of travel to work**

The rates of use of different means of travel to work used by Sefton residents are very similar to the figures for Merseyside as a whole. Almost two thirds of journeys are made by car or van, but almost one in ten people walked to work.



Source: 2001 Census (calculated by MM MIS Official Census Profiles)

## **SECTION C – CORE OUTPUT INDICATORS**

In this section we look at the core output and local indicators that measure the effectiveness of policies in the emerging Unitary Development Plan. We have found that:

- Often we have not been able to look at trends as we have data for one or two years only;
- It is not yet possible to identify suitable targets.

### **Introduction**

C2 to C13 in this section focus on the core output and local indicators that we use to monitor the effectiveness of policies in the emerging Unitary Development Plan (UDP). We have arranged these indicators in topic areas relating to the chapter structure of the emerging Unitary Development Plan, with the exception of transport. We are dealing with both transport infrastructure and accessible development in C6.

The rest of the section is divided as follows:

- C2 - Urban Priority Areas
- C3 - Economic Development and Tourism
- C4 - Housing and Neighbourhood Renewal
- C5 - Retail Development and Town Centres
- C6 - Transport Infrastructure and Accessible Development
- C7 - Energy, Minerals and Waste
- C8 - Green Belt and Countryside
- C9 - Nature Conservation
- C10 - The Coast
- C11 - Urban Greenspace and Recreation
- C12 - Heritage Conservation
- C13 - Design and Environmental Quality
- C14 - Environmental Protection

## **C1 - Aims and objectives of the emerging Unitary Development Plan**

The broad aim of the emerging Unitary Development Plan is:

“ To make a positive contribution to the prosperity and quality of life to all Sefton’s communities by promoting sustainable development”.

The emerging UDP defines sustainable development as “achieving a better quality of life for everyone, now and for generations to come”. The contribution of the Plan to sustainable development was summarised in three themes:

- Promoting urban regeneration;
- Caring for the environment;
- Reducing disadvantage.

The emerging UDP has 26 objectives, which are set out in a table in chapter 1 of the UDP and at the beginning of the chapters to which they refer. They are set out here in sections C2 to C14, and are highlighted in blue boxes.

The only UDP objective that is not dealt with in these sections that follow is that which relates to the Miscellaneous Development chapter of the emerging UDP. The objective refers to somewhat subjective issues, and there are currently insufficient resources to carry out the necessary public perception and other surveys to monitor this.



## C2 – Urban Priority Areas

### Emerging 2005 UDP Objective:

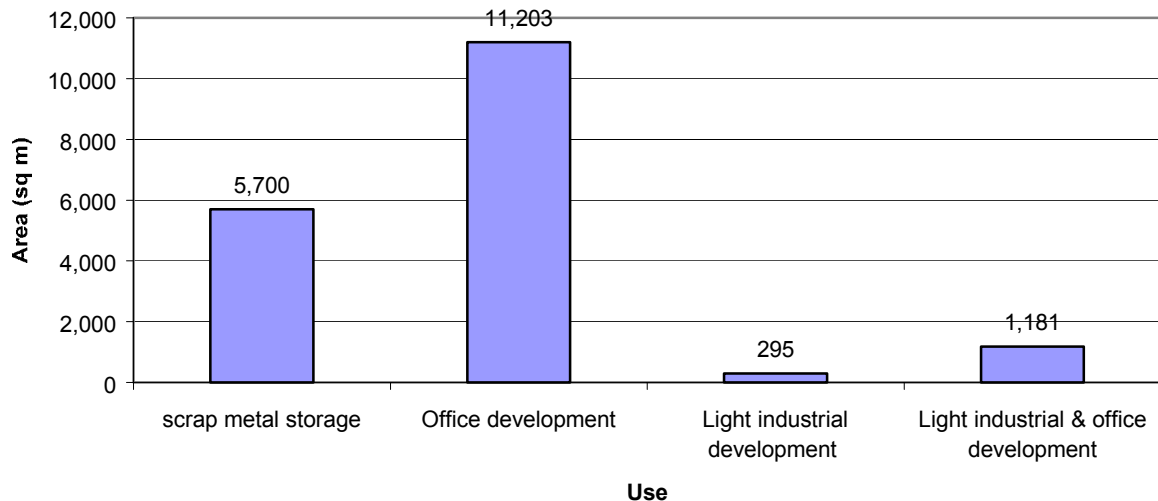
- To promote regeneration in the urban priority areas by concentrating development and infrastructure investment in support of strategies agreed by local partnerships.



### 30. Amount of land developed for employment, by type, which is in the Urban Priority Area defined in the UDP.

In 2004-05 18,379 sq m of land was developed for industrial employment uses, as shown on the chart below. In 2003-04 no land was developed within the Urban Priority Areas for these uses. Some large office schemes are nearing completion, and these floorspace figures will be included within the 2006 Annual Monitoring Report.

**Land developed for industrial uses in the Urban Priority Areas (sq metres)**



*Source: Sefton MBC Planning and Economic Regeneration Department – manual interpretation of planning records (including iPlan database)*

## **C3 - Economic Development and Tourism**

### Emerging 2005 UDP Objectives:

- To promote development and employment in key economic sectors and strategic locations
- To ensure that land and premises are available to maximise inward investment opportunities and meet the needs of local businesses
- To consolidate and enhance Southport’s role as a major tourist destination.

### **C3.1 Employment and industry**



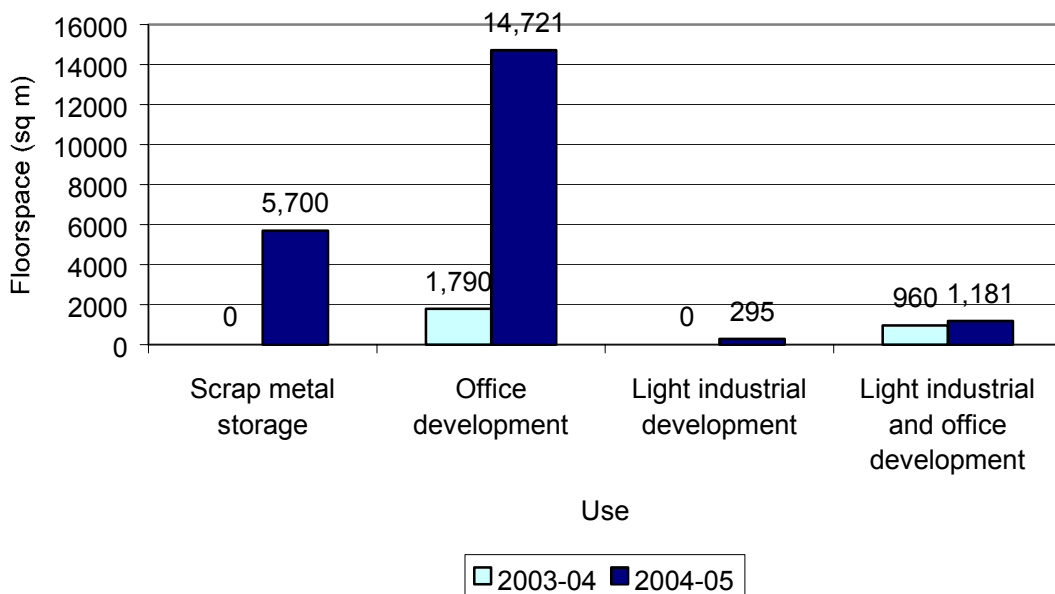
#### **31. Amount of Land developed for employment by type.**



#### **32. Percentage of land developed for employment that is on Previously Developed Land.**

21,897 sq m of land was developed for employment uses within Sefton in 2004-05, a significant increase on the 2,750 sq m of land developed in 2003-04. The type of development is illustrated in the chart below. All of this was on previously developed land.

Land developed by employment type



The figures are likely to rise significantly again in 2005-06, due to the probable completion of a major office development for the Health and Safety Executive in Bootle Office Quarter, and developments in the Atlantic Gateway regeneration area, especially within the Dunnings Bridge Road corridor in Bootle.

*Source: Sefton MBC Planning and Economic Regeneration Department – manual interpretation of planning records (including iPlan database)*



**33. Amount of employment land lost to residential development.**

No employment land was lost to residential development between 1 April 2004 and 31 March 2005, or in the 2003-04 monitoring period.

Throughout the 2003-2004 and 2004-2005 monitoring periods, there have been significant changes to Sefton's housing and employment site allocations through the UDP review process. This has resulted in de-allocating many employment sites and subsequently re-allocating these for housing development and employment opportunity/ housing opportunity sites, particularly in the Hawthorne Road/ Canal Corridor area. This is to accommodate development in connection with Sefton's Housing Market Renewal Initiative (HMRI). However no land has been lost to completed residential uses in the current or previous monitoring period as work in the HMRI area has focused more on preparing sites rather than building new development.

*Source: Sefton MBC Planning and Economic Regeneration Department – manual interpretation of planning records (including iPlan database)*

### **C3.2 Tourism**



**34. Total number of visitors to Sefton as a whole / Total number of visitors to Southport.**

Tourism is a vital part of Sefton's economy, with over 5000 jobs directly reliant on the sector. The Council is working with partners to regenerate and stimulate tourism, particularly in Southport, which is the second most popular coastal resort in the North West, after Blackpool.

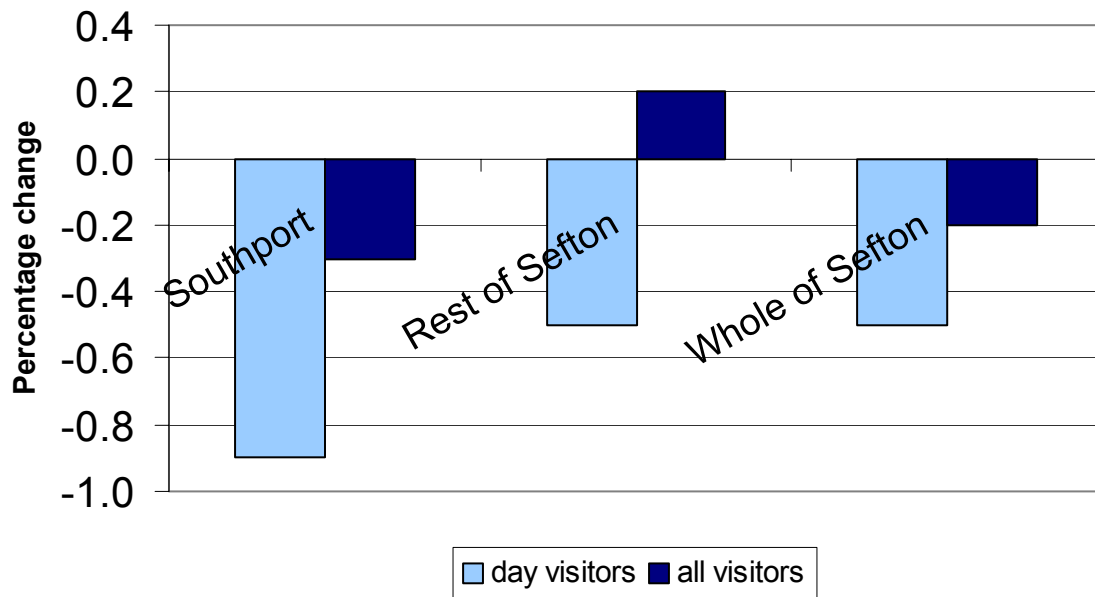
Southport's key strengths have proved to be short stay leisure holidays and greatly improved events and business tourism, especially the conference market which has bucked the national trend by increasing at a rate of 33% a year. Golf and bird watching are major attractions. Significant numbers of day visitors are attracted both by Southport as a resort, and for shopping, centred on Lord Street.

Attractions outside Southport include Aintree Racecourse, famous for the Grand National, but also developing an important role for conferences. The undeveloped Sefton Coast at Formby, Freshfield and Ainsdale are also popular. In recent months Antony Gormley's 'Another Place' statues at Crosby have proved to be a notable visitor attraction. Sefton's countryside and footpath and cycle links, including the Trans Pennine Trail, the Leeds and Liverpool canal and along the coast, are of regional significance.

Most visitors to Sefton in 2003 and 2004 were day visitors, rather than visitors who stayed for one night or more, and the vast majority of visitors came to Southport.

Percentage change in number of visitors 2003 – 2004

Sefton Council – Annual Monitoring Report 2005



Tourist numbers (to nearest hundred)	2003 (Calendar year)		2004 (Calendar year)		% change 2003-2004	
	Day visitors	Total visitors	Day visitors	Total visitors	Day visitors	Total visitors
<b>Southport</b>	10,517,800	10,950,500	10,418,000	10,919,400	<b>-0.9%</b>	<b>-0.3%</b>
<b>Rest of Sefton</b>	1,830,100	2,107,800	1,820,400	2,111,700	<b>-0.5%</b>	<b>+0.2%</b>
<b>Whole of Sefton</b>	12,347,900	<b>13,058,300</b>	12,282,200	<b>13,031,100</b>	<b>-0.5%</b>	<b>-0.2%</b>

Source: 'STEAM' data supplied by Sefton's Tourism Department, to nearest hundred. Note that 2003 was the first year that a new methodology was used to collect this information; it is not yet possible to assess trends.

## **C4 - Housing and Neighbourhood Renewal**

### Emerging 2005 UDP Objectives:

- To ensure that adequate provision is made for additional housing, including affordable housing, having regard to Regional Spatial Strategy.
- To identify areas for clearance and replacement of homes which are unfit or where improvement is no longer practicable.
- To encourage innovative design, the efficient use of land and maintain residential amenity.

### **C4.1 New Housing – requirement for new dwellings**



35. Housing Trajectory showing: (i) net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer; (ii) net additional dwellings for the current year; (iii) projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer; (iv) the annual net additional dwelling requirement; and (v) annual average number of net additional dwellings needed to meet housing requirements, having regard to previous years performances.

#### ***Housing allocations in the ‘saved’ 1995 Unitary Development Plan (UDP)***

75 of the 79 sites allocated in the 1995 UDP Policy H1 ‘Housing Land Allocations’ (95%) have been developed for housing, mostly in the 1990s. In effect the 1995 UDP housing policies have long-expired and been replaced.

#### ***The emerging Unitary Development Plan***

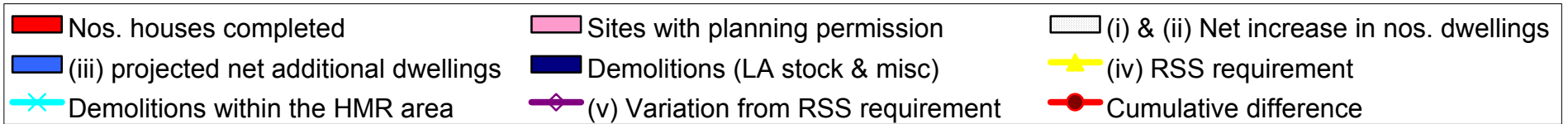
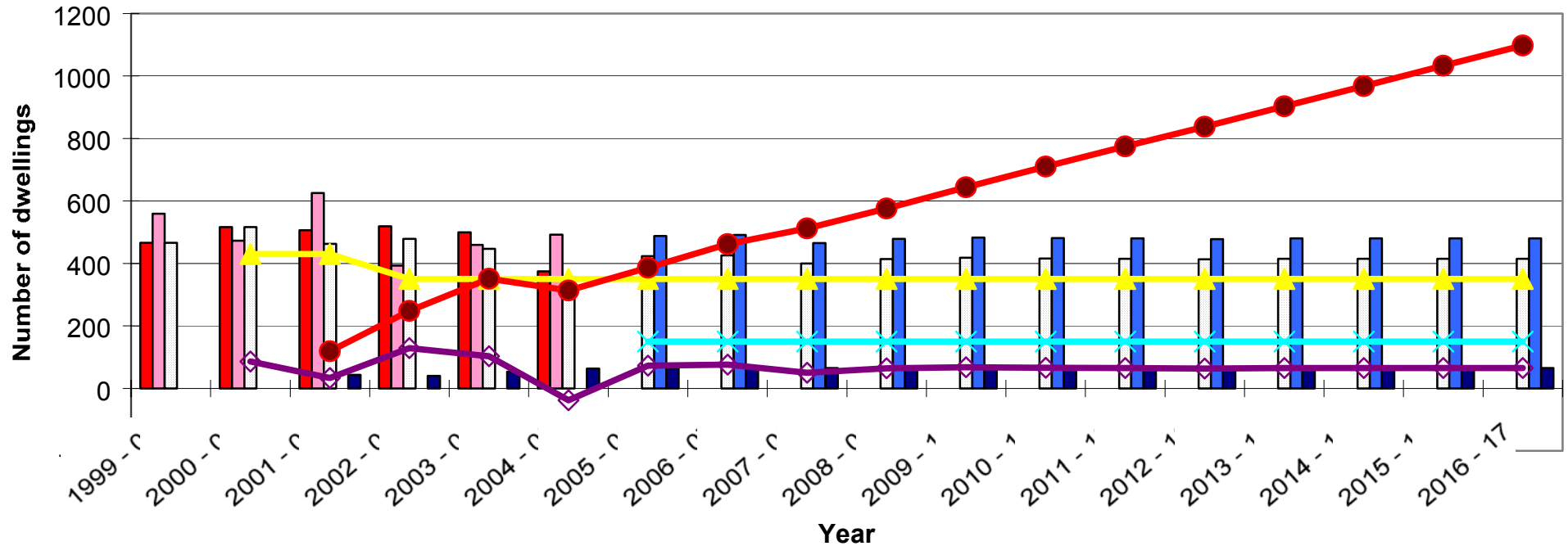
Housing monitoring, including the housing trajectory is based on the figures and approach set out in emerging UDP policies H1 ‘Housing Requirement’, and H3 ‘Housing Land Supply’. The Plan period runs from 2002-2017.

Policy H1 sets an average annual requirement for 350 homes a year, which is the current average annual requirements set out in Table 5.1 of RPG13. Policy H3 sets out how this will be achieved, and the Supplementary Planning Guidance Note (SPG) ‘Regulating the Supply of Housing Land’ (July 2003) provides more detail about this.

As part of its adoption of the ‘plan, monitor, manage’ approach set out in Policy H3 the Council has, since April 2003, published quarterly reports which indicate the Council’s position in relation to the Regional Planning Guidance (RPG)(now the Regional Spatial Strategy (RSS)) requirement. This approach was fully endorsed by the Inspector who carried out the 2004 Inquiry into objections to the replacement Sefton UDP. When the number of new dwellings built over the

previous three years exceeds the RPG (RSS) requirement by more than 20%, planning permission for new housing, excluding conversions, is only permitted if the development has significant urban regeneration effects, or meets an identified affordable housing requirement.

**Housing Trajectory 1999 – 2017 (chart)**



**Housing Trajectory 1999 – 2017 (data table)**

	1999-2000	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
<b>Nos. houses completed</b>	466	516	506	519	500	375												
<b>Sites with planning permission</b>	559	473	625	393	459	492												
<b>(i) &amp; (ii) Net increase in nos. dwellings</b>	466	516	463	479	447	312	423	426	400	414	418	416	415	413	415	415	415	415
<b>(iii) Projected net additional dwellings</b>							488	491	465	479	483	481	480	478	480	480	480	480
<b>Demolitions (LA stock &amp; miscellaneous)</b>	n/a	n/a	43	40	53	63	65	65	65	65	65	65	65	65	65	65	65	65
<b>(iv) RSS requirement</b>		430	430	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350
<b>Demolitions within the HMR area</b>							150	150	150	150	150	150	150	150	150	150	150	150
<b>(v) Variation from RSS requirement</b>		86	33	129	103	-38	73	76	50	64	68	66	65	63	65	65	65	65
<b>Cumulative difference</b>			119	248	351	313	386	462	512	576	644	710	775	838	903	968	1033	1098

**Notes:**

- –1999 – 2000 to 2003 - 2004 represents the 5-year period prior to the date of this Annual Monitoring Report.
- The Plan period covers the period from 2002 –2017.
- "(iii) Projected net additional dwellings" is "(iii) the projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption whichever is the longer". It is 'planning pipeline data', i.e. the average of the previous 5 years' figures.
- "(iv) RSS requirement" is "(iv) the annual net additional dwelling requirement".
- Projected clearance replacement in HMR area = New Heartlands Prospectus (2003) anticipated demolition of 1921 dwellings 2003 - 2018 (approx 150 per year from 2005-06 onwards. Only occupied dwellings need to be replaced, in order to reduce vacancy levels to the RSS target.
- "(v) Variation from RSS requirement" is "(v) annual average number of dwellings needed to meet housing requirements, having regard to previous years performances".
- Data on demolitions in LA stock, and miscellaneous, is not available for 1999-00 and 2000- 01



### *The Housing Trajectory*

Information on past trends is sourced from Council planning and building control records. As the emerging UDP covers the period from 2002 –2017, the housing trajectory needs to reflect trends from 1999 – 2003 (i.e. the previous 5 year period).

As a result of the application of the Council's housing restraint policy (Policy H3), increasing numbers of homes are provided through conversions, although current records do not allow this total to be recorded accurately. However we are currently taking steps hand to refine the housing monitoring database to enable this information to be disaggregated in future. This is a priority for us. The figures for 1 April 2003 to 31 March 2005 are consequently net of conversions. The predictions about future trends are based on the following:

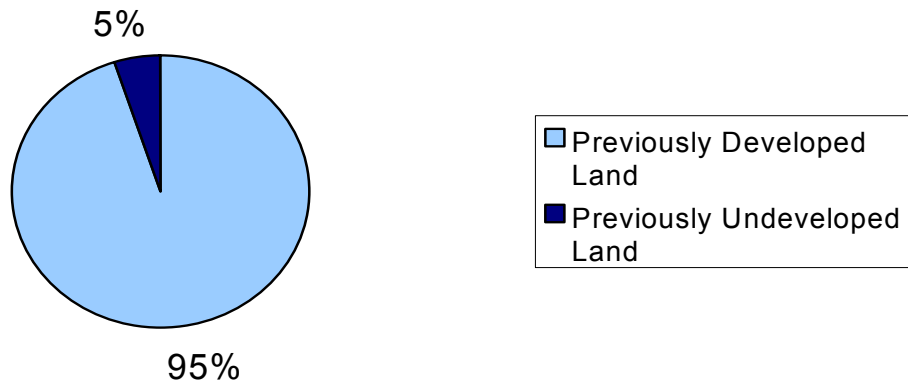
- Future demolitions – This will come from 3 sources - an allowance of approximately 100 dwellings per year for the demolition of low demand local authority housing; an allowance of 29 dwellings per year for the miscellaneous demolition of dwellings as part of redevelopment proposals; and an allowance of 150 dwellings each year in the Housing Market Renewal Pathfinder area.
- Future completions – trends suggest that it takes on an average about 18 months to build a new dwelling. Start dates vary tremendously across Sefton, and the interval between a permission being granted and the development commencing tends to be shortest in areas where there is a strong housing market. The delay has traditionally been longest in the Bootle area. This is not likely to change as a result of (a) having to take compulsory purchase action in order to secure site assembly within the Housing Market Renewal Pathfinder area, and (b) the need to re-mediate heavily contaminated sites. All the sites allocated in the emerging UDP are in the Pathfinder area, and are therefore often dependant on the allocation of external funding - notably from the ODPM and the Housing Corporation - to enable development to proceed. The operation of the Council's housing restraint policy is likely to continue this trend, so the overall effect is likely to be neutral.

Future requirements – emerging affordable housing needs across the whole of Sefton, together with the need to secure new development as part of wider regeneration strategies means that it is not appropriate to place a moratorium on all new housing, so future building rates are likely to remain above the RSS requirement for the foreseeable future.

*Sources: Sefton MBC Planning and Economic Regeneration 'HLAD' database and Building Regulations/Planning permission records (iPlan database), November 2005.*



36. Percentage of new and converted dwellings on previously developed land.



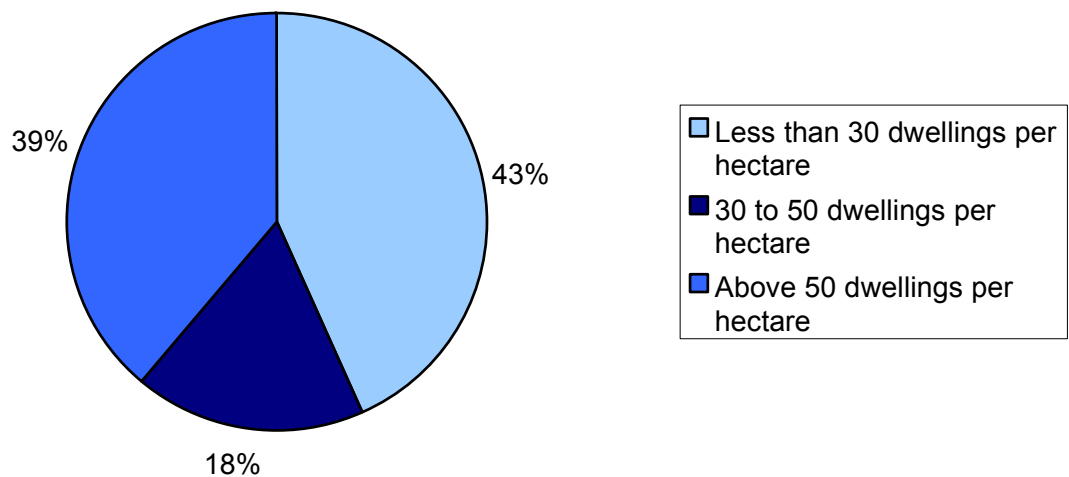
Sources: Sefton MBC Planning and Economic Regeneration 'HLAD' database and Building Regulations/planning permission records (iPlan database).

**C4.2 Housing Density**



37. Percentage of new dwellings completed at: (i) less than 30 dwellings per hectare; (ii) between 30 and 50 dwellings per hectare; and (iii) above 50 dwellings per hectare.

Information is available only for new built homes, not for conversions. As shown on the chart below, nearly two thirds of new homes were built at densities of 30 or more dwellings per hectare, which are the densities recommended in Planning Policy Guidance Note 3 'Housing' to ensure an efficient use of land and buildings. Often the conversions, which include conversions from single homes to flats, are on very small sites and achieve high densities.



Sources: Sefton MBC Planning and Economic Regeneration planning permission records (iPlan database).

### C4.3 Affordable Housing



#### 38. Affordable housing completions

Affordable and key worker housing is not subject to the restraints imposed by Policy H3. However, no affordable homes were built in 2004/05, even though there is a policy in the emerging UDP (Policy H2 'Requirement for Affordable and Key Worker Housing').

The Inspector's Report into the 2004 UDP Public Local Inquiry (para 6.85 f) recommended that the UDP be modified to make clear that policy H2 would not be implemented until a supplementary planning document on affordable housing had been produced. The Inspector recommended that the SPD clarify how policy H2 seeks the provision for affordable housing in a manner that clearly reflects the significant disparity of affordable housing need in different parts of the Borough.

A 2005 update of the 2003 Housing Needs Assessment is almost complete and, together with a further study on affordable housing needs in Southport, will be used to inform the preparation of this SPD.

Sources: Sefton MBC Planning and Economic Regeneration planning permission records (iPlan database).

### C4.4 The Housing Market Renewal Initiative in south Sefton

The area of south Sefton covered by the **Housing Market Renewal (HMR) Initiative** is shown in the plan in section B2. The main problems identified in the Housing Market Renewal area are:

- High vacancy rates in some streets;
- Areas where there is a high turnover and a transient population;
- An over-supply of social housing;
- Insufficient choice in house types and values; *and*
- A poor environment and infrastructure.

Sefton has commenced its programme for the Housing Market Renewal, and the following indicators are designed to monitor the key aims and effects of the emerging UDP policies H6 'Housing Renewal and Regeneration', H6A 'Redevelopment in the Pathfinder Area' and H6B Hawthorne Road/ Canal Corridor'.



39. Hectares and percentage of the Housing Market Renewal area covered by approved SPG or SPD.

Document	Hectares	% of total HMRI area (887.8 hectares)
Approved SPG for Bedford Road / Queens Road area	11.49	1.3%
Approved SPG for Klondyke / Canal Corridor area	33.63	3.8%
<i>Forthcoming SPD for Knowsley / Peel HMRI neighbourhood</i>	<i>118.2</i>	<i>13.3%</i>
<i>Forthcoming SPD for LinacreOne HMRI neighbourhood</i>	<i>101.2</i>	<i>11.4%</i>

The Housing Market Renewal Area covers 887.8 hectares of South Sefton and includes five HMRI neighbourhoods. Of this, 45.2 hectares - 5.1% of the HMRI area - are covered by approved Supplementary Planning Guidance (SPG) - Bedford Road /Queens Road and Klondyke/ Canal Corridor. These SPGs provide an important, and more detailed, framework for the clearance, redevelopment and regeneration of specific parts of these neighbourhoods. These areas covered by these SPGs are the priority areas within the overall Housing Market Renewal area.

Redevelopment has commenced in the areas covered by these two SPGs. A small number of homes have been demolished, much of the area has planning permission for residential (re)development and Compulsory Purchase Orders have been served.

*Source: Sefton MBC Planning and Economic Regeneration GIS analysis of HMRI and SPG areas*



40. Number of dwellings demolished in the Housing Market Renewal area.

23 units were demolished between 1 April 2004 and 31 March 2005 in the Housing Market Renewal Area –all in the area covered by the Bedford Road/Queens Road SPG, and related to the programme for clearance, regeneration and redevelopment.

*Sources: Sefton MBC Planning and Economic Regeneration 'HLAD' database and Building Regulations/planning permission records (iPlan database).*



41. Number of new dwellings permitted in the Housing Market Renewal area, and in the Housing Market Renewal priority neighbourhoods identified in SPGs within this total.



42. Number of new dwellings completed in the Housing Market Renewal area.

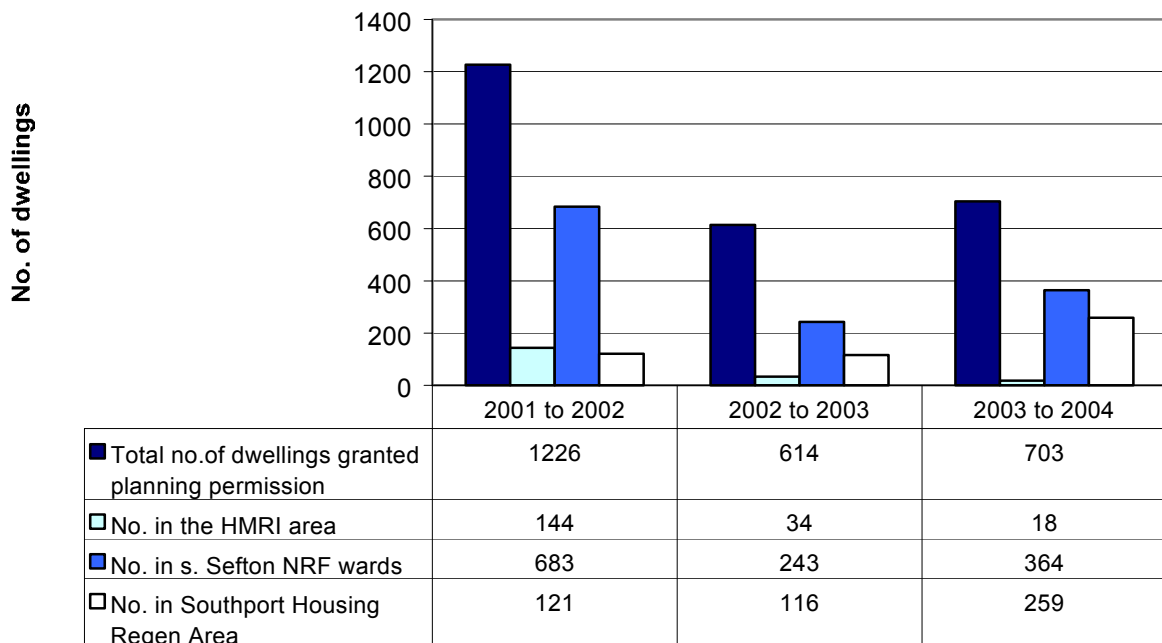
The housing restraint mechanism set out in emerging UDP Policy H3 'Housing Land Supply' and the Supplementary Planning Guidance Note 'Regulating the Supply of Residential Land' aims to limit the overall numbers of dwellings granted

permission in Sefton, in line with the RSS regional housing requirement (see indicator 35 above) and to direct housing to the urban regeneration priority areas in Sefton.

The table shows the number of new dwellings granted in the Housing Market Renewal area from 2001 to 2004. We are not able to provide similar, detailed figures for 2004/2005 at the present time. All the sites within the initial phases of redevelopment within the priority HMR neighbourhoods identified in SPGs in the Housing Market Renewal area have the benefit of outline planning permission for redevelopment, and a number of sites have full planning permission. 238 new dwellings have full permission, to meet clearance replacement requirements as well as to provide some general market housing. We will not know how many of these are clearance replacement dwellings until the new houses are sold, although we know that a proportion are to be provided in the social rented sector and for shared ownership.

While the inadequacies of the existing housing monitoring database and systems mean that we cannot analyse the distribution of new permissions to date, it is apparent that the housing restraint mechanism is having an impact on where new permissions are being sought, and that it is beginning to be successful in helping urban regeneration by directing new homes towards the Housing Market Renewal area in south Sefton and the Neighbourhood Renewal Fund wards across the borough.

**New dwellings granted permission in the HMRI area and other regeneration areas**



Until the introduction of the housing restraint policy there were two planning applications for private –sector housing in the Housing Market Renewal area since 1990. The rest were for housing association / Registered Social housing / that is, the social housing sector. Since the restraint mechanism, national house-builders have shown an interest in the Housing Market Renewal and Neighbourhood Renewal Fund areas - for the first time in decades.

Sources: Sefton MBC Planning and Economic Regeneration 'HLAD' database and Building Regulations/planning permission records (iPlan database), report to Planning Committee 1 June 2005 'Regulating the Supply of Residential Land – Policy H3 Quarterly Update – January to April 2005'.



43. Percentage of completed new dwellings in the Housing Market Renewal area that are owner-occupied, privately rented and 'social landlords', and % affordable and special needs housing.

We have no overall information available for affordable housing and special needs housing in the Housing Market Renewal area, as set out in relation to indicator 38 above. We are giving high priority to the creation of a robust, comprehensive housing database, to improve monitoring of all housing indicators.

However, for example we know that for the Toprain, 511 Hawthorne Road and Mel Inn sites within the Canal/Klondyke priority HMR neighbourhood, 54% of the homes with planning permission are for sale, 21% are for rent (via Registered Social Landlords) and 25% are for shared ownership. Where our developer partners are providing housing for sale, new dwellings are offered in the first instance to people affected by the redevelopment proposals and shared ownership and equity-sharing packages are available.

Sources: Sefton MBC Planning and Economic Regeneration 'HLAD' database and Building Regulations/planning permission records (iPlan database).



44. Within the Housing Market Renewal area, the net change in floorspace/area of:

- Shops
- Industrial units and premises;
- Local services (Post office, primary health care, pre-school / primary education buildings, community buildings);
- Publicly accessible open space.

To date we have not measured these indicators for the HMRI area, although we intend to collect this information for the 2006 Annual Monitoring Report.

The active redevelopment and regeneration process in the HMRI area is limited to the Bedford Road/ Queens Road area and Klondyke /Canal Corridor area, and is still at an early stage. This means that the net change in floorspace and area relating to these premises has not changed significantly due to clearance. Anecdotal evidence indicates that some firms - including small shops and local services have left the area voluntarily and so their former business premises are effectively unoccupied. The larger 'People's Ford vehicles sales premises relocated within the HMRI area early in 2005.

There have been no changes to the amount of publicly accessible open space, although proposals are being drawn up for treatment of the canalside, including the towpaths and park in the Klondyke area, to complement the canal improvement works being funded with European Objective 1.

*Source: Sefton MBC Property Services and HMRI records*



45. Net change in jobs in the Housing Market Renewal area.

To date we have not measured these indicators for the Housing Market Renewal area, although we intend to collect this information for the 2006 Annual Monitoring Report.

We did not clear or buy by ‘compulsory purchase’ any employment sites in the Housing Market Renewal area in 2004/05. Other than potentially small scale losses set out in relation to the previous indicator, and which arose through ‘normal’ changes in lobs provisions, we think that any change in the number of jobs in the Housing Market Renewal area during 2004/05 were small in scale.

*Source: Sefton MBC Property Services and HMRI records*

## **C5 – Retail Development and Town Centres**

### Emerging UDP objective:

To ensure that where there is a need for major retail development, it is located where it will contribute to the vitality and viability of existing town, district and local shopping centres.

### **C5.1 Shopping, office and leisure development**

There are two town centres in Sefton – Bootle and Southport, and retail monitoring focuses on these in terms of planning permissions.

There are four district centres – Crosby, Formby, Maghull and Waterloo- and seven local centres - Ainsdale, Birkdale, Churchtown, Seaforth (although it is proposed that this should no longer be a district centre), Netherton, Old Roan and Shakespeare Street, Southport.

Bootle Central Area – which includes Bootle Town Centre - is one of Sefton's most important employment areas where some 5,000 people work, mainly in retail services and public sector agencies. There are important links, both physically and functionally, between the various parts of the Central Area. Its main components are:

- The shopping centre focused on the Strand precinct;
- The Office Quarter focused along Stanley Road to the south;
- Areas adjacent to the shopping centre and office precinct that support the central area.

Southport Town Centre and the adjacent Resort and Seafront Areas are major employment areas where some 12,000 people work. The area contains the largest shopping centre in Sefton, and is the second most popular coastal resort in the North West, after Blackpool. Its main components are:

- The shopping centre focused on Lord Street and the Chapel Street areas;
- The Seafront area, which is undergoing considerable investment and renewal;
- A thriving office area concentrated on Hoghton Street;
- A civic and cultural area that includes the Town Hall and the Atkinson library and art gallery.



### **46. Percentage of completed retail, office and leisure development in town centres [and Bootle Office Quarter].**

The proportion of completed retail, office and leisure development in town centres (and in the Bootle Office Quarter) for the 2004-2005 monitoring period is **0%**. Although there have been several retail planning applications, including 3 major



large-scale proposals, no retail developments have been completed during the period 1 April 2004 to 31 March 2005.

Source: Sefton MBC Planning and Economic Regeneration Department – planning records



47. Vitality and viability of town, district and local centres measured by: (a) Position in national shopping centre rankings (Southport and Bootle); (b) Footfall on primary retail frontages; (c) Retail rents and yields; (d) Retail vacancy rates.

Measure	Bootle	Southport
National Retail Centre Ranking 2002 (as recorded by Experion)	217th	94th
Prime Zone A Rental Levels (as recorded by Chesterton in 2002)	£55 per sq foot	£90 per sq foot
Number of requirements recorded in terms of the national ranking in April 2002 by Focus)	368th	116th
Yields at July 2005	8.5%	7.0%
Vacancy rates – as a % of total outlets at 2002	8.8%	42.7%
Vacancy rates – as a % of total floorspace (all sectors) at 2002	5.6%	8.5%

The yields quoted above are ‘all risk yields’ which are calculated by dividing the annual rent by the capital value or sale price of property. Broadly speaking low yields indicate that a town is considered to be a more attractive investment than a town with high yields.

Pedestrian Flow count information from 2003 shows the following:

- Southport - the greatest number of pedestrians throughout the day in Southport is around the entrance to the railway station off Chapel Street. Other significant areas of activity include the junction of London Street and Lord Street and along Tulketh Street where Waitrose (formerly Morrison’s) is located.
- Bootle - the greatest number of pedestrians throughout the day in Bootle is around the three entrances to the Strand Shopping Centre and on the opposite side of Stanley Road. This is not surprising given that this area is physically regarded as the centre of the town, with the main bus stops located in this area and access to most shops and services here.

We are in the process of updating the Town Centre Health Checks to a July 2005 base date and that will include updated pedestrian flow counts for Southport and Bootle Town Centres. This document will also include the results of questionnaire surveys of both shoppers and operators. This study is due to be completed in January 2006.

The 2003 Southport and Bootle Vitality and Viability Study concluded as follows:

- Southport - whilst Southport Town Centre may appear to be vital and viable,

the centre has declined somewhat since the strong performance of the early 1990s. Whilst any centre's performance can change over time, the study notes that it is surprising that Southport's vitality and viability has been declining during a period of significant growth in the retail and leisure sectors since 1994. Given this, the centre faces a serious challenge, in the short to medium term, to re-establish itself as one of the key shopping centres within both the North West Region and the Merseyside sub-region.

- Bootle - it has signs of a vital and viable town centre, whilst recognising that the town centre will always be restricted by the close proximity of Liverpool City Centre. The study notes that the percentage of retail floorspace in the centre has decreased in recent years, but this should not be seen as a significant problem given the recent activity in the service sector. Notwithstanding this, the study warns that the future level of retail provision within the centre should not be allowed to diminish further or this will risk a dilution of its core role as a shopping location.

*Sources:*

*Southport and Bootle Vitality and Viability Study 2003*

*Yields: Valuation Office Agency 2005*

## **C6 -Transport Infrastructure and Accessible Development**

As set out in Section A, Sefton has a good public transport network and good road links to the motorway network and within the borough. Estimated traffic flows for all motor vehicles rose from 1,053 million vehicle kilometres in 1993 to 1,141 in 2003.

### **C6.1 Transport Infrastructure**

#### Emerging 2005 UDP Objective:

- To safeguard and promote an integrated, sustainable transport network.

We have not yet been able to find suitable indicators which are easy to collect in relation to this objective, but if we find any we will include them in future Annual Monitoring Reports.

### **C6.2 Accessible development**

#### Emerging 2005 UDP Objectives:

- To ensure that there is a realistic choice of access to all development sites, for everyone.
- To reduce the adverse traffic impacts of a development by promoting more sustainable alternatives to single occupancy car use, especially for trips to and from work.



48. Percentage of new residential development within 30 minutes of public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.

It has not been possible to collect data for this indicator for this Annual Monitoring Report, due to difficulties in processing the locations of new housing development. Information about public transport time in relation to GPs, hospitals, primary and secondary schools, employment and major health centres is available, and so it is hoped to measure this indicator in the 2006 Annual Monitoring Report.

*Source: Sefton MBC – Strategic Transportation Planning Unit and planning department records (Housing Land Availability database information).*



49. Percentage of completed non-residential development complying with car parking standards set out in the emerging Unitary Development Plan.

The information for this indicator has not been recorded on a systematic basis for

the period 1 April 2004 to 31 March 2005 but it is hoped to put in place a recording system to enable the data to be collected for the financial year 2006/2007. This is also likely to be an indicator in the Merseyside Local Transport Plan and Sefton's next Community Strategy.

The indicator is a useful proxy for the amount of 'additional' car travel compared to other means of transport, resulting from development. In line with national and regional policy, the car parking standards in Policy AD2 'Ensuring Choice of Travel' and the approved SPG 'Providing a Choice of Travel' are *maximum* standards. This means that to comply with these standards the amount of new car parking should be equal to or less than the standard. This means that greater prominence should be given to other means of travel – walking, cycling and public transport.

Anecdotal evidence from the team who assess the amount of car parking identified in submitted planning applications suggests that, in almost all cases, the minimum car parking standards are complied with. The exceptions tend to be a few more major developments where the need to comply has been balanced against the major economic and regeneration benefits brought to Sefton.

*Sources: (once in place) Sefton MBC Planning and Economic Regeneration planning permission records (iPlan database, and Technical Services Department 'DC consultation' records).*

## **C7 – Energy, Minerals and Waste**

### Emerging 2005 UDP Objectives:

- To increase the provision of renewable energy infrastructure to reduce reliance on fossil fuel
- To ensure that the winning and working of minerals minimises any adverse social and environmental impacts and is consistent with national policy guidance and strategic policy guidance for the North West.
- To ensure that waste is dealt with in a manner that does not allow any net losses to social and environmental interests.



### 50. Renewable energy capacity installed by type – and the amount achieved by UDP Policy DQ1A

We have not collected detailed data for the period 2004/2005, but intend to do so for the 2007 Annual Monitoring Report. However, we know that the Southport EcoCentre, which was developed in 2004, has a 20W wind turbine.

Emerging UDP policy DQ1A 'Renewable Energy in Development' requires non-residential developments of 1000 sq m or more to provide at least 10% of their predicted energy requirements from on-site renewable sources. It has significant weight in the decision-making process about planning applications, and has been applied on a consistent basis for the last 10 or so months.

In this time it has proved relevant to an estimated 30 planning applications. Only informal monitoring has been carried out to date, but anecdotally on the basis of this it appears that:

- There has been initial resistance from developers, but most have accepted the validity of the policy although some have felt that 10% on-site renewable energy within their schemes is not practical at present;
- Perhaps surprisingly, in only a few cases has site-specific and costs advice been sought from Sefton Council's Sustainable Energy Officer;
- Planning conditions have been imposed on the majority of these planning permissions, at both outline and full permission stage (mostly a standardised wording), and have been challenged in 3 cases;
- Proposals for renewable energy have been incorporated at the full application stage for some schemes, for example IKEA, but many developers have not yet met the conditions and so they have not yet been discharged.

However, none of these planning applications has yet been implemented. Nevertheless, current indications are that the policy and its aspirations are having a positive effect.

*Information Sources: Sefton MBC Planning and Economic Regeneration records about number of planning applications where Policy DQ1A may apply, Sustainable Energy Officer records of*

*completed developments.*



**51. Capacity of new waste management facilities by type**

We have not been able to collect this information for this Annual Monitoring Report, but we intend to provide it for the 2006 Report.

*Source: Sefton MBC Planning and Economic Development Department planning application records, Merseyside Waste Disposal Authority.*



**52. Amount of waste arising, and managed by management type, and the percentage each management type represents of the waste managed.**

We have not been able to collect this information for this Annual Monitoring Report as the Merseyside Waste Disposal Authority holds this information but we intend to provide it for the 2006 Report.

*Source: Merseyside Waste Disposal Authority.*



**24. We have reported on tonnages of household green waste recycled or composted in Sefton in section B4.**

## **C8 - Green Belt and Countryside**

### Emerging 2005 UDP Objectives:

- To support urban regeneration and a sustainable pattern of development and physical change by restricting development in the Green Belt.
- To protect from development the best and most versatile agricultural land as a national resource.
- To enhance the environmental quality of Sefton's rural area.



### 53. The number, total area and type of developments approved within the Green Belt, and the proportion of these that is 'inappropriate' development.

In Sefton the Green Belt covers an area of 7,840 hectares, approximately 51% of the area of the Borough. The Green Belt includes significant areas of high quality agricultural land, substantial areas of nature conservation value, most of the undeveloped coast and has a varied landscape character.

The Green Belt is identified as a key environmental asset in Sefton and its protection from most development is essential in assisting urban regeneration. Therefore, the Council aims to limit development in the Green Belt to that which is 'appropriate', including:

- New buildings for agriculture and forestry, and for essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which retain the openness of the Green Belt;
- Limited extension, alteration or replacement of existing dwellings.

Our records indicate that 80 planning permissions (including certificates of lawfulness and 'prior notifications') were granted for sites in the Green Belt in 2004/05, and that 29 applications were refused. 15 planning applications for sites within the Green Belt were withdrawn during this period.

However, we are concerned about the accuracy of the analysis of our iPlan database, and so this data should be treated with a great deal of caution.

We will try to resolve these issues before the publication of the next Annual Monitoring Report.

These permissions and refusals are summarised in the table below. Although detailed analysis of each permission and refusal has not been carried out, due to resources constraints, many of the permitted uses listed in the table seem to be appropriate in principle in the Green Belt. Without detailed analysis, the reasons for refusal are not clear. However, Policy GBC 7 'Equestrian Development' limits the range of acceptable equestrian activities for example.

Grants		Planning applications in the Green Belt 2004-05 Use	Refusals	
No. of permissions	Area of site (Hectares)		No. of refusals	Area of site (Hectares)
43	7.62	Residential (including extensions)	7	1.52
5	1.18	Agriculture	3	1.6
8	83.54	Outdoor sport and recreation	0	0
5	1.64	Equestrian development	4	13.18
1	13.23	Composting	0	0
8	21.05	Minor works	2	0.27
3	0.51	Community	0	0
3	0.01	Telecommunications	10	1.3
4	22.17	Other	3	1.49

Source: Sefton MBC Planning & Economic Regeneration Department: manual sorting of records derived from the planning applications (iPlan) database.



54. Number of planning permissions granted that result in the loss of best and most versatile agricultural land (BMVAL) & the % of irreversible development taking place on BMVAL (grades 1,2,3) compared to poorer quality agricultural land (grades 4,5). Amount of land lost to such development.

Sefton has 3,770 hectares of the best and most versatile agricultural land (grades 1,2 and 3a), which makes up almost half (48%) of the Green Belt. This is a high percentage, and Sefton's best and most versatile agricultural land is recognised as a key environmental asset for the Borough.

We are concerned about the accuracy of the analysis of our iPlan database in relation to this indicator, and so we have not felt able to report on it in this Annual Monitoring Report. We will try to resolve these problems before the publication of the next Annual Monitoring Report.

Source: Sefton MBC Planning & Economic Regeneration Department: manual sorting of records derived from the planning applications (iPlan) database.



## **C9 – Nature Conservation**

### Emerging 2005 UDP Objective:

- To protect, enhance and encourage the positive management of Sefton's sites, habitats and species of nature conservation value.

The coast including the Mersey and Ribble estuaries - 35% of the borough (to the mean high-water mark) - is of national and international nature conservation importance. There are 58 additional Sites of *Local* Biological Importance, covering 1,164 hectares, a further 7.5% of the borough (to the mean high-water mark). All of these sites are identified as key environmental assets for Sefton.



55. Change in areas and populations of biodiversity importance, including: (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.

We do not collect this information - English Nature do. Due to resource constraints, we have not been able to collect this data for this Annual Monitoring Report, but we hope to supply some information about this indicator next year.

*Source: English Nature*

## **C10 –The Coast**

### Emerging 2005 UDP Objective:

- To ensure that development within the Sefton Coastal Planning Zone is limited to land uses dependent on a coastal location and which maintain or enhance the special characteristics of the Sefton Coast.



### **56. Number and type of developments approved within the Coastal Planning Zone, and the proportion of these that are not 'coast-dependent'.**

The Coastal Planning Zone covers the low-lying area from the Ribble to the Mersey estuaries. The undeveloped coast has shallow inshore waters, extensive inter-tidal flats, dunes and marshes. There are two main areas of developed coast, both of which are major locations for employment: Southport, including Southport Seafront, and Bootle / Crosby, including the Port and Maritime Zone. Most of the Coastal Planning Zone is of international importance for nature conservation, and is a key environmental asset for Sefton.

The Council aims to restrict development within the Coastal Planning Zone to that which is 'coast-dependent' – that is, development which must be situated on the coast and cannot, functionally, be located elsewhere.

In the Sefton context, coast dependent activities include:

- Port-related uses within the Port and Maritime zone;
- Leisure- and tourism-related uses within Southport Seafront;
- Development required to assist the management of the natural areas and landscape features of the open coast or required for coastal defence;
- Development related to the use of the coast for informal, countryside recreation;
- Development comprising landfall facilities for offshore installations.

21 planning permissions were granted for sites within the Coastal Planning Zone in 2004/2005. However, 12 of these permissions were for minor extensions or works to existing premises.

Thus, 9 significant planning applications were granted for sites within the Coastal Planning Zone in 2004/2005. Of these, we consider 6 (67%) to be coast-dependent – 3 permissions for tourism-related development within Sefton Seafront, and 3 for Port-related development in the Port and Maritime Zone in Bootle.

3 permissions (33%) do not seem to be coast-dependent. One was for the erection of a 20-metre high telecommunications column with four equipment cabins, on the very edge of the Port and Maritime Zone in Seaforth. One was for the replacement of a two-storey dwelling after the demolition of the existing dwelling, in Formby. However, while this use is not coast-dependent, it is acceptable in terms of Green Belt policy and our housing restraint policy

mechanism – the other two key relevant policy areas. The other permission was for the continuation of use of land for carriage driving training and ancillary car parking by the RDA Group, the Wildlife Trust and adjacent Riding School together with provision of new vehicular access on land, in Formby.

*Source: GIS analysis of Sefton MBC Planning & Economic Regeneration planning application records (iPlan database)*

## **C11 – Urban Greenspace and Recreation**

### Emerging 2005 UDP Objectives:

- To protect and improve urban greenspaces within the urban area and ensure that the amenities urban greenspaces provide to local people are maintained.
- To protect existing recreational open space and facilities from inappropriate development.
- To protect and enhance the opportunities for countryside recreation in Sefton.

Urban greenspace is identified as a key environmental asset for Sefton, and accordingly is given high protection. Urban greenspace consists of all open sites within the urban area which are over 0.05 hectares and provide at least one of the following benefits: trees, visual amenity, quality, recreation and well-being, wildlife and habitat value, cultural and community resources and for their strategic value.

Some of these urban greenspaces are also used for formal recreation – for example as football pitches or bowling greens. Other sites – including those in the Green Belt, and the Countryside Recreation Areas - are valuable for recreation. Nationally and within Sefton there is increasing emphasis on quality and accessibility of open space or greenspace, and this is reflected in the indicators below.



### **57. Percentage of eligible open spaces managed to green flag award standard**

#### **Number of eligible open spaces managed to green flag award standard**

	<b>2000/01</b>	<b>2001/02</b>	<b>2002/03</b>	<b>2003/04</b>	<b>2004/05</b>	<b>2005/6</b>
Halton	2	2	3	2	4	5
Liverpool	-	-	3	-	8	10
Knowsley	3	6	6	6	7	4
<b>Sefton</b>	-	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>
St Helens	-	-	2	-	4	4
Wirral	-	-	1	-	3	3

The Green Flag award is the national standard for high quality parks and green spaces in England and Wales, awarded annually. Retention of the award requires year-on-year improvements to the standard of the park. From 2001/02 to 2004/05 Botanic Gardens, Southport was the only eligible open space in Sefton to receive the award. In 2005/06 Hesketh Park, Southport has also secured Green Flag status.

It is not possible to provide information about the number of spaces managed to Green Flag award status as a percentage of eligible open spaces (broadly, any

*freely accessible park* or green space) until the Open Space and Recreation Study has been completed and published (anticipated end 2006).

Source: [www.greenflagaward.org.uk](http://www.greenflagaward.org.uk), 15/09/05, forthcoming *Recreation and Open Space Study*.



58. Area (hectares) of accessible local recreational open space (AROS) per 1,000 population available for: (a) Pitch sports; (b) Non-pitch sports; (c) Children's play and informal use.

Data for this indicator is also dependent on the successful completion of the Open Space and Recreation Study. The information is unlikely to be available even for 2005/2006. The Council is taking steps to ensure the timely completion of the Study, and it is hoped that the necessary information will be available for the 2007 Annual Monitoring Report.

## **C12 - Heritage Conservation**

### Emerging 2005 UDP Objective:

To ensure that the historic and archaeological resource of the Borough is protected, preserved and, where appropriate, enhanced.



### **59. The Number of listed buildings on the [Sefton] Buildings at Risk register.**

One of Sefton's 728 Listed Buildings - Ince Blundell Old Hall, which is Grade II\* - is on English Heritage's Buildings at Risk Register.

*Source: English Heritage, Sefton MBC Planning & Economic Regeneration Department Conservation records.*



### **60. Number of Conservation Areas with an approved Conservation Area Appraisal**

There are 25 Conservation Areas in Sefton. Only 2 of those areas (8%) have adopted appraisals in place (Lord Street & The Promenade), although Conservation Area advisory leaflets – which give a basic description of the history and character of the area – have been prepared for most of them. A Conservation Area Appraisal for Christ Church Conservation Area, Waterloo, is currently being prepared, as set out in Chapter 2 above, and the Council intends to carry out appraisals of at least 10 of the remaining Conservation Areas over the next few years.

*Source: Sefton MBC Planning & Economic Regeneration Department Conservation records.*

## **C13 - Design and Environmental Quality**

### Emerging 2005 UDP Objective:

- To ensure that all development is well designed and makes a positive contribution to Sefton's environment and to quality of life for residents and visitors.



61. The percentage of new homes assessed in accordance with the EcoHomes Environmental Ratings for Homes scheme that are rated as Good, Very Good or Excellent.

It has not been possible to collect this information for this Annual Monitoring Report, due to the limitations of analysis based on the iPlan database of planning application information, but it is intended to provide the information for the 2006 Report.

However, the approved supplementary planning guidance notes and development briefs for the Housing Market Renewal Pathfinder area require new housing within those areas to achieve these particular EcoHomes ratings. Anecdotal evidence from case officers dealing with planning applications for housing within the Pathfinder area indicates that the planning permissions are being granted subject to conditions which require the appropriate EcoHomes rating to be achieved. Increasingly, similar conditions are being set for planning permissions for larger housing sites in the rest of Sefton.

*Source: Sefton MBC Planning and Economic Development Department planning application records (iPlan database).*

## **C14 – Environmental Protection**

### Emerging 2005 UDP Objective:

- To reduce the impact of development on the environment and people, and to minimise environmental risk.

### **C14.1 Flood risk and Water quality**



#### **62. Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.**

Our records indicate that the Environment Agency commented on 145 planning applications in 2004/2005, on issues such as land contamination as well as flood defence or water quality grounds. However, due to the current limitations of analysis based on the iPlan database of planning application information, manual analysis of these records would be required to determine the reason for the Environment Agency comment, whether the Agency advised refusal on flood defence or water quality grounds and whether the Council followed this advice. We have not had the resources to carry out this analysis. Nor have we had the resources to obtain this data from the Environment Agency (The data is not available from the Environment Agency's web-site). However, we intended to provide the information for the 2006 Annual Monitoring Report.

*Source: Sefton MBC Planning and Economic Development Department planning application records (iPlan database), Environment Agency.*

### **C14.2 Noise**



#### **63. Number of complaints about the following different types of noise in the local area:**

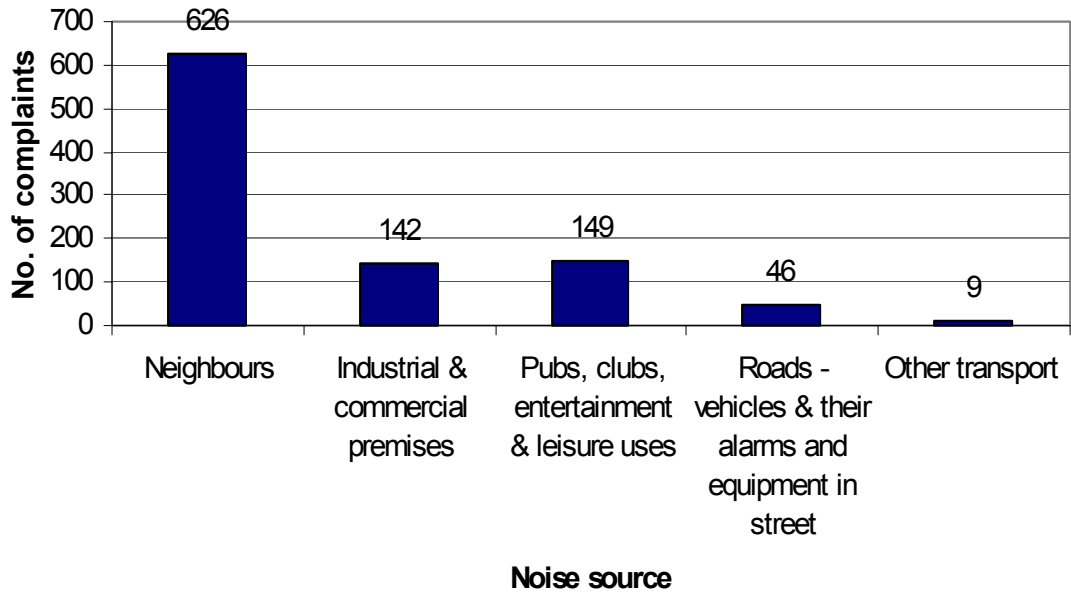
- Neighbours
- Industry & commerce
- Pubs, clubs, entertainment and leisure uses
- Roads and traffic
- Other transport

In 2004/05, 972 noise complaints were received by Sefton's Environmental Protection Department, indicating that less than 0.5% of the population complained about noise. The most complaints were received about noise from neighbours – this includes noise from music, televisions, house alarms, DIY and animals.

Note that the requirements for recording noise data changed from 1 April 2005, so the presentation of information may change in future years.



**Noise complaints 2004-05**



Source: Sefton MBC Environmental Protection Department Noise Complaints data, 1/4/04 to 31/3/05.



## SECTION D – SUSTAINABILITY APPRAISAL AND STRATEGIC ENVIRONMENTAL ASSESSMENT INDICATORS

### D1 – Sustainability appraisal and Strategic Environmental Assessment Monitoring

Many of the sustainability indicators identified by the Merseyside Councils working jointly, through the draft Sustainability Framework for Sefton, and set out in Appendix 2 have been reported in Sections B and C above.

However, there are 5 remaining sustainability indicators that are not covered in earlier chapters of this Annual Monitoring Report, as follows only:

- Amount of derelict land
- BREEAM Ratings for new (non-residential) development
- Number and area of locally designated nature conservation sites
- Number and total area of Air Quality Management Areas and population living in AQMAs
- Number of comments received to documents at consultation stage, the number and percentage of these that are ‘objections’, and the number of changes made as a result of the objections.

These are reported below.

#### D1. Sefton-wide sustainability indicators



##### 64. Amount of derelict land

We consider derelict land to be previously developed land not in active or beneficial use. We are not able to provide this information for this Annual Monitoring Report, as we have not had the resources to update our database of derelict land for several years. We intend to provide this information for the 2006 Annual Monitoring Report. However, we estimate that about a fifth (18%) of land in Sefton is *potentially* contaminated, compared to 27.8% for Merseyside (p4-122, SEA of LTP2: Baseline Report, 2005).

*Source: Sefton MBC Planning & Economic Regeneration derelict land database*



##### 65. BREEAM Ratings for new (non-residential) development

BREEAM ratings are the BRE (formerly the Building Research Establishment) Environmental Assessment Method ratings for sustainable buildings. There is a ‘standard’ BREEAM rating for some of the most common types of development – e.g. shops, offices, industrial premises and schools – and BREEAM standards can be worked out for some other types of development. The EcoHomes scheme for housing is in fact the BREEAM standard for housing.

BREEAM assesses the performance of buildings in a number of areas e.g. the use of *energy, land, materials and water; pollution, transport, and ecology*. An overall

score is produced and the building rated on a scale of 'pass', 'good', 'very good' or 'excellent'.

Although we are actively promoting the EcoHomes scheme for houses in relation to emerging UDP policies CS3 'Development Principles', EMW1 'Prudent Use of Resources' and DQ1 'Design', as set out in section C13 above, we are not yet actively promoting BREEAM schemes for other types of development.

However, it is understood that all schemes within Merseyside that gain Objective 1 funding, must achieve at least a 'pass' in the relevant BREEAM rating scheme. Anecdotal evidence indicates that this requirement may have led to two developments on Southport Commerce Park achieving the standard in 2004/05. We are also looking at whether this requirement is appropriate for redevelopment in the Housing Market Renewal Pathfinder Area.

*Source: Sefton MBC Planning & Economic Regeneration planning application records (iPlan database)*



**66. Number and area of locally designated nature conservation sites**

There are 62 locally designated nature conservation sites - Sites of Local Biological Interest, but most of these are also nationally and internationally important. There are 58 sites of local importance only. These 1,164 hectares, 7.5% of the borough (to mean high water mark).

*Source: GIS analysis of Sefton MBC Planning & Economic Regeneration planning application records (iPlan database)*



**67. Number and total area of Air Quality Management Areas and population living in AQMAs**

There are no Air Quality Management Areas in Sefton, although one or two areas are getting close to the thresholds for declaration of such Areas.

*Source: Sefton MBC Environmental Protection Department records*



**68. Number of comments received to documents at consultation stage, the number and percentage of these that are 'objections', and the number of changes made as a result of the objections.**

We think that it is more appropriate to record this in each consultation document, rather than in the Annual Monitoring Report. Each document will have a section or appendix which sets out the public participation / community involvement which took place, rather than in the Annual Monitoring Report.

**D2. Document-specific sustainability indicators**

Many of the policy documents we will be preparing will result in local impacts. It may well be helpful for us to have further sustainability indicators that will help us

to measure these, and where this is the case we will identify this in the Scoping Report for each policy document, in line with government guidance.

The only document that has reached this stage so far is the **Stanley Road, Bootle SPD**. We intend to measure a number of issues for a finite period - until a period 5 years from the time when refurbishment/re-use and re-development is substantially complete. We have had insufficient resources to monitor the data for inclusion in this Annual Monitoring Report, but we intend to include it the 2006 Annual Monitoring Report.

We intend to measure the following issues at the local level:

- Retention and improvement of employment opportunities and premises
- Access to local services and greenspaces
- Road safety and accidents
- Crime
- Energy and water efficiency – through use of conditions requiring specific EcoHomes or BREEAM ratings
- Noise complaints
- Perception of area.



## **SECTION E – FUTURE MONITORING AND IMPROVEMENTS**

There are a number of indicators which we have not been able to collect data for in this Annual Monitoring Report, and we have set these out in section C. In some cases this is because our existing databases and monitoring systems do not record this information, or it is not reliable. The most notable examples are our housing database, and the unreliability of analysis of our planning application iPlan database. In other cases the information is recorded but we would have had to analyse it manually. In most cases we did not have the resources to do this.

In other cases, we do not collect the data that is needed and we have not have the resources to obtain it from these other organisations, such as English Nature, the Environment Agency and Merseyside Waste Disposal Authority.

In a few cases, we may need to review whether current indicators should be included, changed, or new ones added in future Annual Monitoring Reports.

Where we have had problems, we have set out this information in sections C2 to C14, in relation to each indicator.

We hope to improve our databases and monitoring systems so that we can collect all of the required information in future, and to improve our liaison with other organisations. We will give priority to updating our housing database so we can easily provide reliable data about planning permissions for new housing, numbers and locations of new homes that have been built, conversions and affordable housing. We hope to provide information about tenure types and demolitions more easily as well.

In some cases we will be able to provide the information for indicators in time for the 2006 Annual Monitoring Report. In other cases, the new monitoring systems or database will not be ready until the beginning, or perhaps halfway through the monitoring period 2006/07 for the 2007 Annual Monitoring Report.

As the local development framework has a key role to play in implementing parts of the community strategy, there will be potential to develop a shared approach to monitoring in future years. We are therefore trying to make as many as possible of the indicators in our Community Strategy the same as those in this Annual Monitoring Report, in line with government advice.

We are also working with the other Greater Merseyside councils and other partner organisations (such as MIS Mott MacDonald) to establish common indicators and monitoring processes. This may mean that other organisations can collect some of the Annual Monitoring Report data for us, and that we can share information. We hope that it will also lead to a more unified, joint approach to regional monitoring. We have already started this joint working – some of the data for our contextual indicators was supplied by MIS Mott MacDonald.





## **APPENDIX 1 - Detailed information about changes to milestones and targets for documents in the Local Development Scheme**

### **Statement of Community Involvement**

Preparation of the Statement of Community Involvement (SCI) began in March 2005. There was delay because of uncertainty about what was required by way of pre-draft consultation. From August to October 2005 officers consulted informally with a range of community-based groups. Although this preparatory stage took longer than originally envisaged, it was considered to be very effective in establishing the preferred consultation and participation processes of these groups.

Consultation on the draft SCI took place in November-December 2005. It is intended to submit the document to the Secretary of State in February-March 2006, just one month behind schedule. It is anticipated that the SCI will be adopted by October 2006. Adoption may meet the original timetable if a public inquiry is not required.

### **Seaforth Local Centre Development Plan Document (DPD) – no longer required for original process**

A number of retail issues remained to be resolved for Seaforth Local Centre following the Inspector's Report (January 2005) into the UDP Public Local Inquiry and the completion of a study into the centre and its surrounding area. The Local Development Scheme made it clear that the Council's preferred option was to resolve these outstanding issues through a modification to the UDP, and that the proposal to prepare a Seaforth Local Centre DPD was held in reserve in case the issues were not able to be resolved quickly through the UDP process.

In fact, the main retail and related issues are being dealt with as modifications to the UDP, and objections to these are due to be heard at the UDP Modifications Public Inquiry in January 2006. So the Seaforth Local Centre DPD as originally envisaged has not been needed.

### **Core Strategy Development Plan Document (DPD)**

Paragraph 3.16 of the Local Development Scheme makes clear the linkages between preparing the Core Strategy and the emerging Regional Spatial Strategy (RSS). The RSS housing figures for Sefton, and the RSS Merseyside sub-regional context are needed to feed into the draft Core Strategy DPD. Despite the DPD being remaining a priority, its preparation may slip if there is further slippage on the preparation of the RSS. This will be reflected in the 2006 Local Development Scheme.

A Core Strategy DPD would replace the emerging UDP core strategy policies (Policies CS1 – CS3), and potentially other Part 1 policies.

### **Joint Merseyside Waste Development Plan Document (DPD)**

Paragraph 2.15 of the Local Development Scheme set out the intention of the 5 Merseyside Authorities, excluding Halton, to produce a joint waste LDD. Formal commitment from 4 of the 5 Districts has now been secured. A decision on the joint approach to preparing and funding a joint Waste LDD is expected by Liverpool City Council following Full Council consideration on 19th October 2005.

Assuming that this formal commitment is received, the 5 Merseyside Districts will agree a detailed timetable and the necessary specialist staff and consultants appointed to progress the joint Waste LDD. A preparation timetable for the Waste LDD will be included in the 2006 Local Development Scheme. Consultation and public participation will be co-ordinated through each District's Statement of Community Involvement (SCI). The SCIs will be supplemented by a targeted consultation process and strategy as an integral part of the waste LDD preparation process with public participation expected to commence in 2006.

A Waste DPD would be likely to replace emerging UDP waste policies EMW5 'Waste Management Strategy', EMW6 'Waste Management Facilities', EMW7 'Landfill sites' and EMW8 'Recycling Facilities'.

### **Need for a DPD for Southport Commerce Park**

The Local Development Scheme raised the possibility (paragraph 3.20) that preliminary work on the range of suitable business uses at Southport Commerce Park could show the need for a DPD rather than the listed SPD to be prepared for this site. This is now the case. In November 2005 the Council approved a consultants' study that made recommendations for specific employment uses on the Commerce Park and the integration of part of the long-term housing site into the Park.

The timetable for a DPD (to be confirmed in the 2006 LDS) differs from the proposed SPD timetable largely due to the different requirements of preparing a DPD. Potentially, the DPD could change the emerging UDP Proposals Map designation of the Southport Commerce Park and part of the Town Lane long-term housing site in relation to emerging UDP policies EDT1 'Strategic Employment Locations', EDT2 'Provision of Employment Land', EDT4 'Southport Commerce' and H4 'Land at Town Lane, Southport'. The DPD would represent an early replacement of these UDP policies.

### **Potential Town Lane Housing DPD**

Depending on the results of a study into affordable housing in Southport and the rest of Sefton, it may be necessary to bring forward the long-term housing site at Town Lane for affordable housing within the next five-year period. If this were the case, a DPD would be required. (Part of the long-term housing

site would be covered by the Southport Commerce Park DPD, as above). The need for the study and the timetable will be determined once this study has been completed and considered – most likely after April 2006.

### **Other DPDs**

It is still not possible to state what type of Local Development Document would be most effective to deal with any recreation and open space issues, as the Open Space and Recreation Study referred to in paragraph 3.21 of the Local Development Scheme is still being prepared. No further DPDs are currently proposed.

### **Conservation Area Statement SPDs for Christ Church, Waterloo; Churchtown, Southport; and Derby Park, Bootle**

The proposals to prepare Conservation Area Appraisals for these three Conservation Areas were included in the Local Development Scheme with the qualification that it was still unclear whether these needed to be prepared as SPD and thus included within the Scheme, and that advice was being sought on this. The ODPM has now clarified to Councils and English Heritage that Conservation Area Character Appraisal should not be a SPD. Therefore, they are no longer being progressed as SPDs and will be removed from the 2006 Local Development Scheme.

### **Managing the Supply of Residential Land Supplementary Planning Document (SPD)**

The main delay to this work has been a staffing shortage, though the post responsible for preparing this document has now been filled. Thus preparatory work on the SPD commenced in June rather than May 2005. The need to establish an up-to-date Sustainability Appraisal Framework for Sefton has also delayed the work.

It is now apparent that a draft SPD for public participation needs to take into account:

- The impact of the draft PPS3 Housing;
- Emerging regional housing figures and strategy;
- Housing Market Renewal issues;
- Work on housing markets in Sefton and reasons for moving (still to be commissioned); *and*
- The affordable housing study (report due spring 2006).

This means that preparatory work on the SPD will not be finished until the middle of 2006, and that public participation is unlikely to commence until autumn 2006.

**Bedford Queens Neighbourhood: Redevelopment of Stanley Road Frontage Supplementary Planning Document (SPD)**

This SPD is for an area within the Bedford Queens Housing Market Renewal neighbourhood, and preparatory work on the SPD was delayed from May to July 2005 due to factors relating to Housing Market Renewal.

There has been delay for consultation with the partners, and also for discussions between Housing Market Renewal Officers and the owners and occupiers of many of the properties. Public consultation on the draft SPD, including preferred options, is not likely to take place in January-February 2006. It is now anticipated that the SPD will be adopted in June 2006.

**Affordable housing Supplementary Planning Document (SPD)**

A 2005 update of the 2003 Housing Needs Assessment is almost complete. Together with any further work on affordable housing needs in Southport, it will be used to inform the preparation of this SPD, any Town Lane Housing DPD and the Regulating the Supply of Housing Land SPD. It is possible that an affordable housing DPD rather than an SPD would be required as an early replacement of emerging UDP Policy H2 'Requirements for Affordable and Key Worker Housing'.

Preparatory work for the SPD is likely to continue until summer 2006 and public participation is unlikely to begin until early autumn 2006.

**Southport Commerce Park Supplementary Planning Document (SPD)**

As set out above, this document is now likely to be a DPD rather than an SPD, and so no further issues relating to the SPD are relevant.

**Southport Town Centre Supplementary Planning Document (SPD)**

Preparatory work is due to begin in January 2006, as set out in the 2005 Local Development Scheme. However, due to the need to co-ordinate with other studies, and shortage of resources, it is currently envisaged that the SPD will not be adopted until the autumn of 2007.

**South Sefton Housing Market Renewal: Knowsley–Peel area SPD and LinacreOne Supplementary Planning Documents (SPDs)**

Both of these SPDs relate to neighbourhoods within the Housing Market Renewal Area in south Sefton. Preparation of each is due to start in March 2006 and to date the timescales for their preparation set out in the Local Development Scheme remain valid.

**Potential Seaforth Local Centre Supplementary Planning Document**

The need for a Seaforth Local Centre SPD is discussed in connection with the

DPD above.

**Possible joint Merseyside Supplementary Planning Documents  
'Providing a Choice of Travel'**

The issue of preparing a joint Merseyside SPD is still under consideration.

**Potential additional Supplementary Planning Documents**

It is likely that additional SPDs will need to be prepared in connection with the ***Bedford / Queens Neighbourhood Renewal Assessment*** which is due to commence towards the end of 2005 and ***Bootle Office Quarter***. Further details will be provided in the 2006 Local Development Scheme.



## Appendix 2 – List of all indicators in the Annual Monitoring Report.

	Indicator	Chapter	Contextual	Core Output	Sustainable	Source *
1	Percentage annual change in overall population	B2	Yes		Yes	M'y'side LAs
2	Numbers of 'non-white' population	B2	Yes			M'y'side LAs
3	Number of households per district	B2	Yes			M'y'side LAs
4	Proportion of the population with a Limiting Long Term Illness	B2	Yes		Yes	M'y'side LAs
5	Years of Healthy Life Expectancy	B2	Yes		Yes	M'y'side LAs
6	Numbers killed / seriously injured in Road Traffic Accidents	B2	Yes		Yes	M'y'side LAs
7	Total recorded crime per 1000 population	B2	Yes		Yes	M'y'side LAs
8	Percent of 15 year olds achieving 5+ A-C grades at GCSE	B2	Yes		Yes	M'y'side LAs
9	Percentage of adults educated to NVQ Level 3+	B2	Yes		Yes	M'y'side LAs
10	Annual Household Income	B2	Yes			M'y'side LAs
11	Percent of the overall population who live in Super Output Areas ranked in the upper ten percent most deprived nationally	B2	Yes		Yes	UDP 4.3, M'y'side LAs
12	VAT registrations (new registrations and total stock)	B3	Yes	Yes	Yes	UDP 5.1, M'y'side LAs
13	Proportion of working age population who are in employment	B3	Yes		Yes	M'y'side LAs
14	Proportion of working age population who are 'workless'	B3	Yes		Yes	M'y'side LAs
15	Proportion of working age population who are economically inactive	B3	Yes		Yes	M'y'side LAs
16	Percentage annual change in unemployment claimant	B3	Yes		Yes	M'y'side LAs

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	Indicator	Chapter	Contextual	Core Output	Sustainable	Source *
	rates (including long term unemployment)					
17	Water quality - rivers	B4	Yes		Yes	M'y'side LAs
18	Water quality - Coastal Bathing waters	B4	Yes		Yes	Local
19	Area of land at risk of flooding	B4	Yes		Yes	M'y'side LAs
20	Sites of Special Scientific Interest – extent and area	B4	Yes			M'y'side LAs
21	Number of Listed Buildings, and Numbers of Listed Buildings 'at risk'	B4	Yes			M'y'side LAs
22	Numbers of Conservation Areas	B4	Yes			M'y'side LAs
23	Amount of recycling and composting of domestic waste	B4	Yes	Yes	Yes	M'y'side LAs, UDP 9.1:
24	Average house prices by house types (April-June 2005)	B5	Yes			M'y'side LAs
25	Percentage annual change in house prices (April-June 2004 to April-June 2005)	B5	Yes			M'y'side LAs
26	Housing Tenure Type	B5	Yes			M'y'side LAs
27	Proportion of vacant dwellings	B5	Yes			M'y'side LAs
28	Unfit dwellings as a percentage of total dwelling stock	B5	Yes			M'y'side LAs
29	Means of travel to work	B6	Yes			UDP 8.1 / 15.1, M'y'side LAs
30	Amount of land developed for employment, by type, which is in the Urban Priority Area development defined in the UDP.	C2		Yes		LDF GPG 1b, UDP 4.4
31	Amount of Land developed for employment by type.	C3		Yes		LDF GPG 1a
32	Percentage of land developed for employment that is on Previously Developed Land.	C3		Yes	Yes	RPG 2.3:



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	Indicator	Chapter	Contextual	Core Output	Sustainable	Source *
33	Amount of employment land lost to residential development.	C3		Yes		LDF GPG 1f, UDP 5.4
34	Total number of visitors to Sefton as a whole / Total number of visitors to Southport.	C3		Yes	Yes	New (local)
35	Housing Trajectory showing: (i) net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer; (ii) net additional dwellings for the current year; (iii) projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer; (iv) the annual net additional dwelling requirement; and (v) annual average number of net additional dwellings needed to meet housing requirements, having regard to previous years performances.	C4		Yes		LDF GPG 2a
36	Percentage of new and converted dwellings on previously developed land.	C4		Yes	Yes	LDF GPG 2b, UDP 6.2
37	Percentage of new dwellings completed at: (i) less than 30 dwellings per hectare; (ii) between 30 and 50 dwellings per hectare; and (iii) above 50 dwellings per hectare.	C4		Yes		LDF GPG 2c, UDP 6.4
38	Affordable housing completions.	C4		Yes	Yes	LDF GPG 2d, UDP 6.3
39	Hectares and percentage of the Housing Market	C4		Yes		New (local)

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	Indicator	Chapter	Contextual	Core Output	Sustainable	Source *
	Renewal area covered by approved SPG or SPD.					
40	Number of dwellings demolished in the Housing Market Renewal area.	C4		Yes		New (local)
41	Number of new dwellings permitted in the Housing Market Renewal area, and in the HMR priority neighbourhoods identified in SPGs within this total.	C4		Yes		New (local)
42	Number of new dwellings completed in the Housing Market Renewal area.	C4		Yes		New (local)
43	Percentage of completed new dwellings in the Housing Market Renewal area that are owner-occupied, privately rented and 'social landlords', and % affordable and special needs housing.	C4		Yes	Yes	New (local)
44	Within the HMRI area, the net change in floorspace/area of: *shops; *Industrial units and premises: *Local services (PO, primary health care, pre-school / primary education buildings, community buildings); *Publicly accessible open space.	C4		Yes	Yes	New (local),
45	Net change in employment in the Housing Market Renewal area.	C4		Yes	Yes	New (local),
46	Percentage of completed retail, office and leisure development in town centres [and Bootle Office Quarter]	C5		Yes		LDF GPG 4b, UDP 5.5:
47	Vitality and viability of town, district and local centres measured by: (a) Position in national shopping centre rankings (Southport and Bootle); (b) Footfall on	C5		Yes	Yes	UDP 7.1, M'y'side LAs

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	Indicator	Chapter	Contextual	Core Output	Sustainable	Source *
	primary retail frontages; (c) Retail rents and yields; (d) Retail vacancy rates.					
48	Percentage of new residential development within 30 minutes of public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.	C6		Yes	Yes	LDF GPG 3b, M'y'side LAs
49	Percentage of completed non-residential development complying with car-parking standards set out in the emerging Unitary Development Plan.	C6		Yes	Yes	LDF GPG 3a, UDP 15.3
50	Renewable energy capacity installed by type – and the amount achieved by UDP Policy DQ1A	C7		Yes	Yes	LDF GPG 9, UDP 9.2/16.6
51	Capacity of new waste management facilities by type	C7		Yes	Yes	LDF GPG 6a
52	Amount of waste arising, and managed by management type, and the percentage each management type represents of the waste managed.	C7		Yes	Yes	LDF GPG 6b
53	The number, total area and type of developments approved within the Green Belt, and the proportion of these that is 'inappropriate' development.	C8		Yes		UDP 10.3:
54	Number of planning permissions granted that result in the loss of best and most versatile agricultural land (BMVAL) & the % of irreversible development taking place on BMVAL (grades 1,2,3) compared to poorer quality agricultural land (grades	C8		Yes	Yes	UDP 10.3

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	Indicator	Chapter	Contextual	Core Output	Sustainable	Source *
	4,5). Amount of land lost to such development.					
55	Change in areas and populations of biodiversity importance, including: (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.	C9		Yes	Yes	LDF GPG 8, M'yside LAs
56	Number and type of developments approved within the Coastal Planning Zone, and the proportion of these that are not 'coast-dependent'.	C10		Yes		UDP 12.3:
57	Percentage of eligible open spaces managed to green flag award standard	C11		Yes		LDF GPG 4c
58	Area (hectares) of accessible local recreational open space (AROS) per 1,000 population available for: (a) Pitch sports; (b) Non-pitch sports; (c) Children's play and informal use.	C11		Yes		UDP 13.1
59	The Number of listed buildings on the [Sefton] Buildings at Risk register.	C12		Yes	Yes	UDP 14.1, M'yside LAs
60	Number of Conservation Areas with a Conservation Area Appraisal	C12		Yes	Yes	New (local)
61	The percentage of new homes assessed in accordance with the EcoHomes Environmental Ratings for Homes scheme that are rated as Good, Very Good or Excellent.	C13		Yes	Yes	UDP 16.2
62	Number of planning permissions granted contrary to the advice of	C14		Yes	Yes	LDF GPG 7, UDP 17.1,

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	Indicator	Chapter	Contextual	Core Output	Sustainable	Source *
	the Environment Agency on either flood defence grounds or water quality.					M'yside LAs
63	Number of complaints about the following different types of noise in the local area: *Neighbours *Industry & commerce *Pubs, clubs, entertainment and leisure uses *Roads and traffic *Other transport	C14		Yes	Yes	UDP 17.1
64	Amount of derelict land	D1			Yes	M'yside LAs
65	BREAM ratings for new (non-residential) developments	D1			Yes	New (local)
66	Number (and area) of locally designated nature conservation sites	D1			Yes	New (local)
67	Number and total area of Air Quality Management Areas and population living in AQMAs	D1			Yes	New (local)
68	Number of comments received to documents at consultation stage, the number and percentage of these that are 'objections', and the number of changes made as a result of the objections. [NOTE: it is intended that this should be recorded in the sections of each policy or plan document which set out the public participation / community involvement which took place, rather than in the Annual Monitoring Report].	D1			Yes	New (local)

**\* Notes about sources of indicators – the indicators are based on:**  
*LDF GPG* - the 'Local Development Framework Monitoring: A Good Practice Guide', 2005, ODPM. The core output indicators in this guidance (table 4.4) are numbered, and these are the numbers referred to in the table.  
*UDP*- the emerging *Sefton Unitary Development Plan*. The numbers in the

table are those in the UDP.

*M'yside LAs* - joint work carried out by the 6 Greater Merseyside authorities in relation to sustainability appraisal and Strategic Environmental Assessment indicators.

*New (local)* - indicators we identified through sustainability or monitoring work.



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