

**SEFTON LOCAL PLAN
APPENDIX THREE LOCAL PLAN MONITORING**

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The aim of the monitoring framework is to provide a robust approach to ensuring the strategy, objectives and policies of the Local Plan for Sefton are being implemented correctly and that in doing so they are having the required effect. The monitoring framework is split into two clear sections. The first considers indicators that measure the direct impacts of specific policies. The second looks at indirect indicators, i.e. those they are influenced by the policies in the Local Plan but which are much more influenced by other external factors.

Below is the list of objectives from the Local Plan and the indicators that will measure how well they are being met. The numbers relate to the indicator number from the tables of indicators that follow.

To support **urban regeneration** and **priorities for investment** in Sefton

3 5 6 7 12 14 15 16 19 20 21 22 23 61 71

To help meet the **housing needs** of Sefton's changing population for market and affordable housing; homes for families, the elderly, people with other special housing needs and others

1 2 24 25 26 26 27 31 62 63 64 71

To promote **economic growth, tourism** and **jobs creation** and support new and existing businesses

3 5 6 7 13 15 16 17 18 57 58

To **meet** the diverse **needs** for homes, jobs, services and facilities, **as close to where they arise as possible**

1 2 24 25 26 28 29 30 31 33 34 35 36 37 57 58 62 63

To help Sefton's **town, district and local centres** to diversify and thrive

12 15 19 20 21 22 23 59 60

To make the most of the value of **the Port** to the local economy and jobs, while making sure that the impact on the environment and local communities is mitigated

5 10 11

To make sure that new developments include the essential **infrastructure, services** and **facilities** that they require

40 41 42 46 47

To improve **access to services, facilities and jobs**

38 40 41 42 46 47 57 58 59 60 65

To protect and enhance Sefton's **natural and heritage assets**

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8 9 32 43 44 45 46 47 48 49 50 52 53 54 55 56 70 72 73 74 75

To achieve high quality **design** and a **healthy** environment

8 9 32 43 44 45 46 47 48 49 50 52 53 54 55 56 66 69 72 74 75 76

To respond to the challenge of **climate change**, encouraging best use of **resources and assets**

8 9 32 43 44 45 49 50 51 52 67 68 71 72 73 74 75 76

To work with partners and make the most of Sefton's place within the **Liverpool City Region**

5 10 11

TABLE 1 DIRECT IMPACT INDICATORS

Policy	Indicator	Baseline	Target or direction of travel	Implication of not meeting target
MN1	1. Five year housing supply position	2.9 years [2015]	5.25 ¹ years by 1 st April 2017 and beyond	<ul style="list-style-type: none"> • Contact landowners of housing allocations to determine causes of delay in submitting planning applications • Review policy constraints on housing sites • Undertake annual call for sites exercise • Review of the Local Plan
	2. Net additional dwellings [total/on allocated sites]	454 net completions [total] [2014/15]	500 pa [2012-17] 660 pa [2017-30]	<ul style="list-style-type: none"> • Contact developers with planning permission for new homes to determine causes of delay in implementing planning applications • Review constraints [including planning obligations] that may be preventing housing delivery • Work with housing colleagues to identify potential funding to help unlock sites for housing, particularly in relation to the need to remediate brownfield sites. • Review housing allocations to assess suitability for housing • Undertake call for sites exercise

¹ Five years plus 5% as per paragraph 47 of NPPF

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Policy	Indicator	Baseline	Target or direction of travel	Implication of not meeting target
				<ul style="list-style-type: none"> Review of the Local Plan
	3. Land available for [general] employment [ha]	56ha [2015]	Not less than 24.6ha ²	<ul style="list-style-type: none"> Undertake call for sites process Review of the Local Plan
	4. Employment land lost to non-employment uses	Not available	None	<ul style="list-style-type: none"> Review employment site designations to determine if they remain suitable for employment Contact landowners to determine reasons why sites are not being developed for employment
	5. Land available for Port related employment	0ha [2015]	Currently not known. Sefton's requirement to be determined through strategic study. [note: Not less than 125ha in city region ³]	<ul style="list-style-type: none"> Undertake call for sites process Review of the Local Plan
	6. Floorspace [m ²] developed for employment [by type (B1, B2, B8)/location]	1,278m ² 270m ² [B1A - office] 1008m ² [B8 – storage/distribution] [2015]	Increase	<ul style="list-style-type: none"> Review employment allocations to determine barriers to development Contact landowners of employment allocations to determine level of interest in development of site Work with economic development colleagues to identify potential funding to help unlock sites for economic development
	7. Number of jobs [full time equivalent] created on employment sites	Not available	Increase	<ul style="list-style-type: none"> Review employment allocations to determine barriers to development Consider restricting development on certain sites for more labour intensive uses. Work with economic development colleagues to identify potential opportunities for increasing investment in Sefton that will bring in jobs

² 24.6ha equates to five years employment land requirement when the total Local Plan employment land requirement of 88.59 is annualised [i.e. 4.9ha per annum]

³ 125ha equates to five years port related employment land requirement when the total port related employment land requirement of 500ha over 20 years [as identified in The Liverpool City Region Superport Market Analysis] is annualised [i.e. 25ha per annum]

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Policy	Indicator	Baseline	Target or direction of travel	Implication of not meeting target
MN7	8. Approvals in the Green Belt and % inappropriate	Tbc for 2014/15	No inappropriate approvals	<ul style="list-style-type: none"> ● Review implementation of policy on inappropriate approvals ● Consider Supplementary Planning Document to set out more specific guidance on implementation of policy and NPPF
	9. Approvals in Safeguarded Land and % inappropriate	Not applicable	No inappropriate approvals	
ED1	10. Approvals in Port and Maritime Zone and % inappropriate	Tbc for 2014/15	No inappropriate approvals	<ul style="list-style-type: none"> ● Review implementation of policy on inappropriate approvals ● Liaise with Port of Liverpool to determine any issues with scope of implementation of port policy
	11. Improved access to the port consulted on/approved/implemented	Not applicable	Consulted on by 2016 Approved by tbd Implemented tbd	
ED2	12. Number and % of approved retail/leisure/other town centre uses development in <ul style="list-style-type: none"> ● designated centres (Primary Shopping Areas) ● edge of centre ● retail parks ● elsewhere 	9,469m ² [528m ² (5.6%) in town centre, 7,168m ² (75.7%) in edge of centre, 1,773m ² (18.7%) out of centre] A1-5 [shops and services]- 4,577m ² B1a [office] – 270m ² D2 [Leisure] – 1,858m ² [2014-15]	Increase in approvals in designated centres. Decrease in number of approvals for retail/leisure/other centre uses approved outside designated centres.	<ul style="list-style-type: none"> ● Review implementation of sequential test ● Work with colleagues to review the regeneration strategies for Central Southport, Crosby and Maghull to review potential issues restricting investment in Sefton's tourism areas. ● Work with economic development colleagues to determine potential issues restricting investment in Sefton's centres. ● Consider Supplementary Planning Document to set out more specific guidance on implementation of sequential test
ED5	13. Approvals by type in locations listed in Policy ED5 'Tourism'	Tbc for 2014/15	Increase of appropriate approvals and no inappropriate approvals	<ul style="list-style-type: none"> ● Review implementation of policy. ● Work with Tourism colleagues to determine potential issues restricting investment in Sefton's tourism areas.
ED6	14. Approvals by in locations listed in Policy ED6 'Regeneration Areas' by type	Tbc for 2014/15	Increase of appropriate approvals and no inappropriate approvals	<ul style="list-style-type: none"> ● Review implementation of policy. ● Contact landowners to determine intentions/expectations ● Work with economic regeneration colleagues to determine potential issues restricting investment in

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				<p>regeneration areas and to determine what funding may be available to assist regeneration objectives.</p> <ul style="list-style-type: none"> • Consider Supplementary Planning Document or Area Action Plans to set out more specific guidance on how regeneration objectives can be implemented
ED7	15. Approvals in Southport Central Area by type	Tbc for 2014/15	Increase in uses listed in policy	<ul style="list-style-type: none"> • Review implementation of policy. • Undertake an audit of the sites available in the Southport Central Area and assess potential for development • Contact landowners to determine intentions/expectations • Work with Tourism colleagues and partners to determine potential issues restricting investment in Southport Central Area • Consider Supplementary Planning Document or Area Action Plan to set out more specific guidance on how development in Southport Central Area will be managed
ED8	16. Approvals in Southport Seafront Area by type	Tbc for 2014/15	Increase in uses listed in part 1 of policy	<ul style="list-style-type: none"> • Review implementation of policy. • Undertake an audit of the sites available in the Southport Seafront Area and assess potential for development • Contact landowners to determine intentions/expectations • Work with Tourism colleagues and partners to determine potential issues restricting investment in Southport Seafront Area • Consider Supplementary Planning Document or Area Action Plan to set out more specific guidance on how development in Southport Seafront will be managed
ED8B	17. Approvals in Aintree Racecourse [in Green Belt Area] by type 18. Approvals in Aintree Racecourse	Tbc for 2014/15	a. no inappropriate approvals b. Increase in uses listed in	<ul style="list-style-type: none"> • Review implementation of policy. • Contact landowners to determine intentions/expectations • Work with Tourism colleagues and partners to

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	[outside Green Belt Area] by type		part 2 of policy	determine potential issues restricting investment in Aintree Racecourse <ul style="list-style-type: none"> Consider Supplementary Planning Document or Area Action Plan to set out more specific guidance on how development in Aintree Racecourse will be managed
ED9	19. Approvals in Crosby Centre by type	Tbc for 2014/15	Increase in 'town centre' approvals	<ul style="list-style-type: none"> Review implementation of policy. Undertake an audit of the sites available in the Crosby Centre Area and assess potential for development Contact landowners to determine intentions/expectations Work with Economic Development colleagues and partners to determine potential issues restricting investment in Crosby Centre Consider Area Action Plan to set out more specific guidance on how development in Crosby Centre will be managed
	20. Total units in Crosby Centre	117 [2015]	Increase	
	21. Total floorspace in Crosby Centre	18,563m ² [2015]	Increase	
	22. Reduction in vacancies in Crosby Centre	12 units [10.3%] 1,269m ² [6.8%] [2015]	Decrease	
	23. Number of National Retailers in Crosby Centre ⁴	29 [2015]	Increase	
HC1	24. Number of affordable housing completions [by type (social rented, affordable rented, intermediate, through section 106) and location]	111 [2014/5]	434 ⁵ Annual increase	<ul style="list-style-type: none"> Review implementation of policy. Contact developers of stalled schemes with an affordable housing element to determine reasons for delay Review planning obligations to determine if these are preventing implementation of development
	25. % of bedspaces that are affordable in approvals for new homes in qualifying schemes [15 homes or more] [total and by settlement]	Not available	15% in Bootle and Netherton 30% elsewhere	

⁴ Town and District Centre Health checks are likely to be undertaken every 3 to 5 years so indicators b to e are unlikely to be monitored annually.

⁵ This is the annual requirement if all households in housing need were to be provided with an affordable home. This is significantly above likely (or realistic) levels of affordable housing delivery and such a scale of need is unlikely to be fully addressed through the Section 106 process [SHMA, JGA, November 2014, para 10.15]

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				and other types of affordable homes
HC2	26. In developments of 15 homes of more the number and % of homes with: <ul style="list-style-type: none"> • 1 or 2 bedrooms • 3 bedrooms • 4 bedrooms or more 	No data	Minimum of 25% 1 or 2 bedrooms Minimum of 40% 3 bedroom Maximum 35% 4 or more bedrooms	<ul style="list-style-type: none"> • Review implementation of policy. • Review viability implications of policy • Consider Supplementary Planning Document to provide additional guidance to developers for meeting the policy requirement
	27. Approvals of older persons housing by type, tenure and settlement [inc extra care, sheltered accommodation, nursing homes etc]	Tbc for 2014/15	100 units per year	<ul style="list-style-type: none"> • Consider allocating Council owned sites specifically for housing for older people • Work with providers of homes for older people to see if they can assist in delivery of schemes for older people • Consider Council or external funding sources to cross subsidise delivery of homes for older people
	28. In approved schemes of 50 or more dwellings, the % of market homes designed to meet Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings'.	No data	20%	<ul style="list-style-type: none"> • Review implementation of policy. • Review viability implications of policy • Consider Information Note or Supplementary Planning Document to provide additional guidance to developers for meeting the policy requirement
	29. Number of approved custom or self-build homes 30. Number of people registered on Sefton's Custom and Self-Build Register	No data	To be determined once custom build homes register has been live for minimum six months [June 2016]	<ul style="list-style-type: none"> • Allocate Council land specifically for custom or self-build housing. • Provide support services to those who wish to self or custom-build their own home
HC3	31. Approvals in PRA that are not residential and inappropriate	Tbc for 2014/15	No inappropriate approvals	<ul style="list-style-type: none"> • Review implementation of policy. • Consider Supplementary Planning Document to provide additional guidance to developers
	32. Densities in approvals for residential development	Tbc for 2014/15	Minimum 30 dwellings per hectare (developable area)	<ul style="list-style-type: none"> • Review implementation of policy. • Review Supplementary Planning Document to provide additional guidance to developers

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Policy	Indicator	Baseline	Target or direction of travel	Implication of not meeting target
HC4	33. Applications for conversions to HMOs and the proportions refused/approved (with some explanatory text) 34. Total number of HMOs in Sefton and by ward	Tbc for 2014/15	No specific target for these two indicators but commentary will be provide on whether the impact of clusters of HMOs is occurring and whether this is causing significant harm to the character of an area or harming the living conditions of residents	<ul style="list-style-type: none"> • Review implementation of policy and existing Supplementary Planning Document • Consider the use of an article 4 direction to restrict HMOs in specific areas
HC5	35. Five year traveller pitch supply	0 years [2015]	5 years by 1 st April 2017	<ul style="list-style-type: none"> • Contact landowners of allocated traveller sites to determine any causes of planning applications being delayed • Review policy constraints on allocated sites • Update traveller needs assessment to determine if identified need remains valid
	36. Provision of traveller pitches [permanent/transit]	0 in 2014/15	4 additional permanent pitches by 2017/18 10 additional permanent pitches 2018/19 to 2027/28 4 transit pitches by 2017/18	
	37. Number, size and duration of unauthorised traveller encampments		0	<ul style="list-style-type: none"> • Work with traveller liaison officer determine reasons for unauthorised encampments and to ensure Council transit site [when provided] is well advertised • Review access/pricing policy for Council transit site is suitable • Work with neighbouring authorities to ensure they are providing their identified transit pitches • Consider extension of or additional transit site
HC6	38. No. of applications that affect an Asset of Community Value and the proportions refused/approved (with some explanatory text)	No data	No target but commentary will consider the impact of the policy	
HC7	39. Approvals in Sites of Education and Care Institutions and % inappropriate	No data	No inappropriate approvals	<ul style="list-style-type: none"> • Review implementation of policy on inappropriate approvals • Consider Supplementary Planning Document to set

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Policy	Indicator	Baseline	Target or direction of travel	Implication of not meeting target
				out more specific guidance on implementation of policy
IN1	40. Amount of Community Infrastructure Levy secured [total/by area]	No data	To be determined if and when CIL is implemented	To be determined if and when CIL is implemented
IN2	41. No. of schemes in part 1 of the policy implemented	Not applicable	All implemented by 2030. Annual review undertaken to determine progress.	<ul style="list-style-type: none"> • Work with transport colleagues to determine potential issues restricting investment in transport schemes. • Look at potential funding sources including from developer contributions
EQ3	42. % of new build housing within appropriate [SPD] distance to bus stop; rail station; GP; primary school	Tbc for 2014/15	Increase	<ul style="list-style-type: none"> • Work with transport colleagues to maximise public transport improvements on larger development sites
EQ6	43. Contaminated land remediated as part of development	No data	No target but commentary will consider impact of the policy	<ul style="list-style-type: none"> • Review implementation of policy • Liaise with contaminated land colleagues to assess whether advice on contamination is being correctly used in planning decisions
EQ8	44. Number of applications refused on flood risk grounds	Tbc for 2014/15	No target but commentary will consider the impact of the policy.	<ul style="list-style-type: none"> • Review implementation of policy • Liaise with drainage colleagues to assess whether advice on flood risk/drainage is being correctly used in planning decisions • Consider Supplementary Planning Document to set out more specific guidance on implementation of policy
	45. Number of major applications approved with conditions and/or legal agreements related to SuDs	Tbc for 2014/15		
EQ9	46. Area of new Public Open Space approved on: <ul style="list-style-type: none"> • schemes of 150 or more dwellings • Proposals for 11 to 149 dwellings on sites which are more than 2km from a main parks or Countryside Recreation Areas' 	No data	40m ² per home	<ul style="list-style-type: none"> • Review implementation of policy • Review other planning obligations to determine if this is limiting implementation of policy • Work with leisure colleagues to ensure policy approach is securing the improvements required • Determine the best approach to ensuring this policy and the implementation of the [potential] Community Infrastructure Levy are compatible and maximise improvements.

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	47. Financial contributions secured through section 106 to improve existing public open space	Tbc for 2014/15	No target but commentary on reasons why off-site contributions was accepted and which existing public open spaces will be improved	
EQ10	48. Approvals of A5 uses in Sefton; designated centres; Shopping Parades; within 400m of secondary school or college [including those restricted to opening after 5pm]	Tbc for 2014/15	No inappropriate approvals	<ul style="list-style-type: none"> • Review implementation of policy and Supplementary Planning Document • Work with education and public health colleagues to determine whether additional A5 uses close to a particular secondary school or college is likely to change eating habits of students
NH2	49. Approvals in International, National and Local nature sites and % inappropriate	Tbc for 2014/15	No inappropriate approvals	<ul style="list-style-type: none"> • Review implementation of policy and Supplementary Planning Document • Liaise with colleagues in Merseyside Environmental Advisory Service and Natural England to determine whether policy approach is appropriate.
NH3	50. Approvals in Nature Improvements Areas and % inappropriate	Tbc for 2014/15	No inappropriate approvals	
NH4	51. Approvals in Coastal Change Management Area and % inappropriate	Tbc for 2014/15	No inappropriate approvals	<ul style="list-style-type: none"> • Review implementation of policy • Liaise with Coastal Management Team to determine whether policy approach is appropriate • Consider Supplementary Planning Document to set out more specific guidance on implementation of policy
NH5	52. Approvals in Public Open Space and % inappropriate	n/a	No inappropriate approvals	<ul style="list-style-type: none"> • Review implementation of policy • Liaise with Leisure colleagues to determine whether policy approach is appropriate • Consider Supplementary Planning Document to set out more specific guidance on implementation of policy
HN6	53. Approvals in Urban Golf Course and % inappropriate	n/a	No inappropriate approvals	<ul style="list-style-type: none"> • Review implementation of policy • Consider Supplementary Planning Document to set out more specific guidance on implementation of policy

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NH9-14	54. % of Listed Buildings surveyed per year 55. Conservation Area Appraisals adopted 56. Conservation Area Management Plans adopted	Not available 13/25 [2015] 0/25 [2015]	10-20% of Listed Buildings Increase Increase	• Review resources and priorities within Conservation Team

TABLE 2 INDIRECT IMPACT INDICATORS

SA Topic Area	Indicator	Baseline	Target or direction of travel
Economy	57. Number of jobs in Sefton 58. Unemployment rate	103,000 [2013] 5.3% [June 2015]	Increase Decrease
Local Centres	59. Retail ranking of Bootle and Southport 60. Vacancy rates [units] in designated centres	Bootle 235 th Southport 96 th [2014/15] 23% Bootle 13.1% Southport 10.3% Crosby 10.1% Maghull 9.5% Waterloo 2.8% Formby [July 2015]	Higher Ranking Decrease
Communities	61. % of Sefton's population living in 20% most deprived areas in England 62. Social housing waiting lists	27% [2015 IMD] 2883 [2015, OneVision Housing – Housing Register]	Decrease Decrease
Housing	63. Population in Sefton 64. Average house prices by area	273,500 [2014 ONS estimate] £86,458 Bootle £166,949 Maghull £168,945 Southport £216,557 Crosby £270,087 Formby	No target No target

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		[2015 Land Registry]	
Accessibility	65. Travel to work by transport mode	56.7% Car or van 9.5% On foot 8.3% Work from home 7.3% Train 6.9% Bus 6.0% Passenger in car or van 2.6% Bicycle 1.3% Taxi 0.7% Other 0.5% Motorcycle 0.4% Rapid transit [2011 Census]	Increase those using public transport and sustainable modes
Health & Wellbeing	66. Obesity rates in adults/children	19.6% of children [2012] 23.6% of adults [2012]	Decrease
Climate Change & Resource Use	67. Carbon emissions by source [tCO ₂ per person]	Total 5.0 Industrial and Commercial 1.8 Domestic 2.2 Transport 1.0 [2013] <i>Source DECC, 25 June 2015</i>	Decrease
Flooding	68. Total of homes and businesses classed at risk from flooding	tbc	No increase
Environmental Quality	69. Air quality at monitoring stations	Quoting lowest and highest levels of the five stations Nitric oxide: Waterloo Primary School 24.5ppb - Princess Way, Seaforth 49.6ppb [2015] Nitrogen dioxide: Waterloo Primary School 33.7µg/m ³ - Princess Way, Seaforth 44.1 µg/m ³ [2015] Oxides of Nitrogen: Waterloo Primary School 41.7ppb - Princess Way, Seaforth 72.2ppb [2015]	Decrease Decrease Decrease

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	70. River quality 71. Vacant home rate	tbc Local Term Vacant Rate – 3236 homes [2.56%]	Improvement Decrease
Landscape	None		
Biodiversity	72. Local sites and sites in positive conservation management	60 local sites; 30 sites in positive management [50%] 2014/15 Defra	Increase
Culture & Heritage	73. Number of listed buildings at risk	10 Grade II* Listed Buildings or Conservation Areas [2015]	Decrease
	74. Number of Conservation Areas ‘at risk’	6 [Historic England, 2015]	Decrease
	75. Number of Scheduled Monuments ‘at risk’	1 [Historic England, 2015]	Decrease
	76. Parks with green flag status	10 Green Flag awarded Parks [2015]	Increase