

# Authority Monitoring Report

## 2019/20



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## Introduction

This is the Council's sixteenth Authority Monitoring Report (AMR) (formerly Annual Monitoring Report). Previous publications are available at [www.sefton.gov.uk/AMR](http://www.sefton.gov.uk/AMR). This is the fifth AMR published following the adoption of the Sefton Local Plan in April 2017. It uses the monitoring framework set out at Appendix 3 of the Local Plan.

As the monitoring framework has been established for five years trend-based information is strengthening and progress with many of the strategic aims of the Local Plan and the policies that seek to secure them is demonstrated. Points for action are noted wherever this is not the case.

The AMR is split into a number of distinct sections.

**Key Headlines for 2019/20** provides a summary of the main points of interest for the year

**Section A** looks at direct impact indicators - those which the implementation of planning policies influence in a direct way.

**Section B** covers indirect indicators – those which the implementation of planning policy may influence, but which are also influenced by other factors.

**Section C** reports on the progress the Council has made on its duty to co-operate.

**Section D** reports on the progress with the Local Development Scheme, setting out the Planning Documents we have produced and aim to produce in the future.

**Section E** reports on the progress of Neighbourhood Plans in the borough.

**Section F** reports on progress of Infrastructure Working Group Recommendations

## Key Headlines for 2019/20

### Direct Impact Indicators

- the Council can demonstrate a 6.0 year supply of housing land
- During 2019/20 there were 741 net additional dwellings in Sefton
- As of 31 March 2020, there have been 644 homes completed on the Local Plan housing allocations, an increase of 420 in the past year.
- The total area of land and premises lost from employment to other uses was 1.49ha, which is significantly less than the 5.89ha lost in 2018/19, 10.72ha lost in 2016/17
- During 2019/20 there was a total of 3,705m<sup>2</sup> of [floorspace developed for employment use. This is the lowest amount of floorspace developed since 2012/13.
- During 2019/20 there were 48 approvals for town centre uses in Sefton. 23 of these were outside either a designated centre or edge of centre site.
- During 2019/20 there were 141 affordable homes completed, the same as the previous year. This is likely to increase significantly as a number of large housing sites are currently under construction.
- During 2019/20 no schemes for older people were approved
- There were three schemes that were required to provide for 20% of the homes as M4(2) accessible and adaptable standard, and they all met that requirement
- As at 30 October 2020 there is a total of 166 individuals on the Council's Sefton Build register list.
- During 2019/20 there were 12 applications for HMOs that were assessed. 8 of the applications were granted, 3 applications were refused and 1 withdrawn.
- The Council can demonstrate a five-year of permanent traveller pitches

### Indirect Impact Indicators

- The most recently published data (2018) shows that there are 103,000 jobs in Sefton. The jobs density in Sefton of 0.63 (i.e. the ratio of total jobs to population aged 16-64) remains much lower than both the north-west (0.84) and national average (0.86).
- The unemployment rate in Sefton has continued to drop in recent years and from April 2019 to March 2020 the rate stood at 3% which is the same as the same period the previous year. This is lower than the regional and national average.
- At 31st March 2019 the number of active applicants on the Sefton Housing Register was 5,290, a decrease of 7% from the previous year.
- The most recent estimate of the resident population in Sefton (2019) is 276,400. By 2030 Sefton's population is projected to increase to 280,000.
- The recently published 2019 Index of Multiple Deprivation shows that 30.49% of Sefton's population lives within the 20% most deprived neighbourhoods in England. This is an increase since 2015 when 25.7% of Sefton's population were in the 20% most deprived neighbourhoods in England.
- In 2018 (from data published June 2020) the total amount of CO<sub>2</sub> emissions for Sefton was 1,176.4kt. This is a 2% decrease from the previous year and continues an overall downward trend.
- The vacant home rate in Sefton at October 2019 was 4.15%. This is a marginal decrease on the previous year. The long-term vacancy rate (i.e. vacant 6 months+) stands at 2.31%, a rate that has largely remained unchanged since 2016.

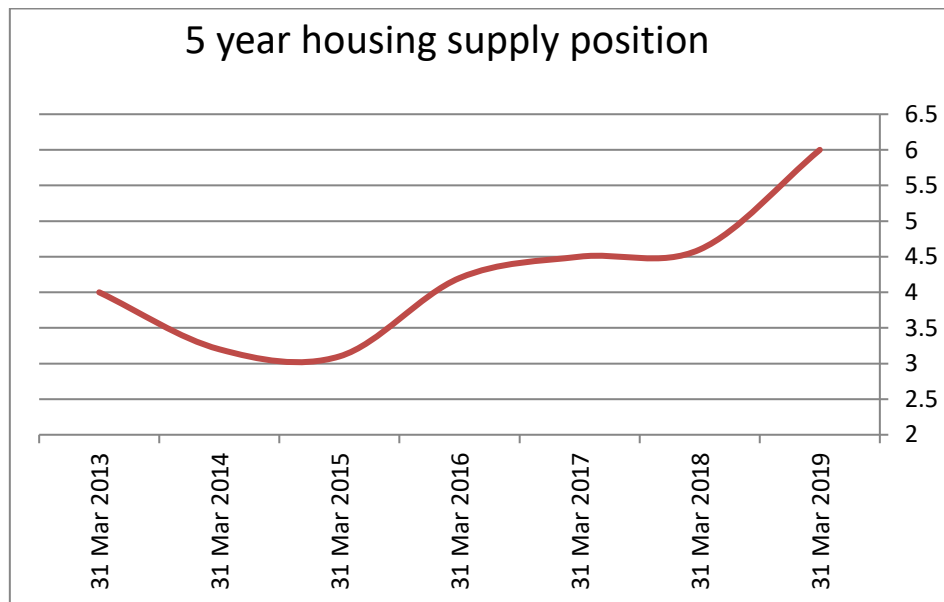
# SECTION A

## DIRECT IMPACT INDICATORS

### 1. Meeting Sefton's Needs

#### Indicator 1 – (Policy MN1) Five Year Housing Supply Position

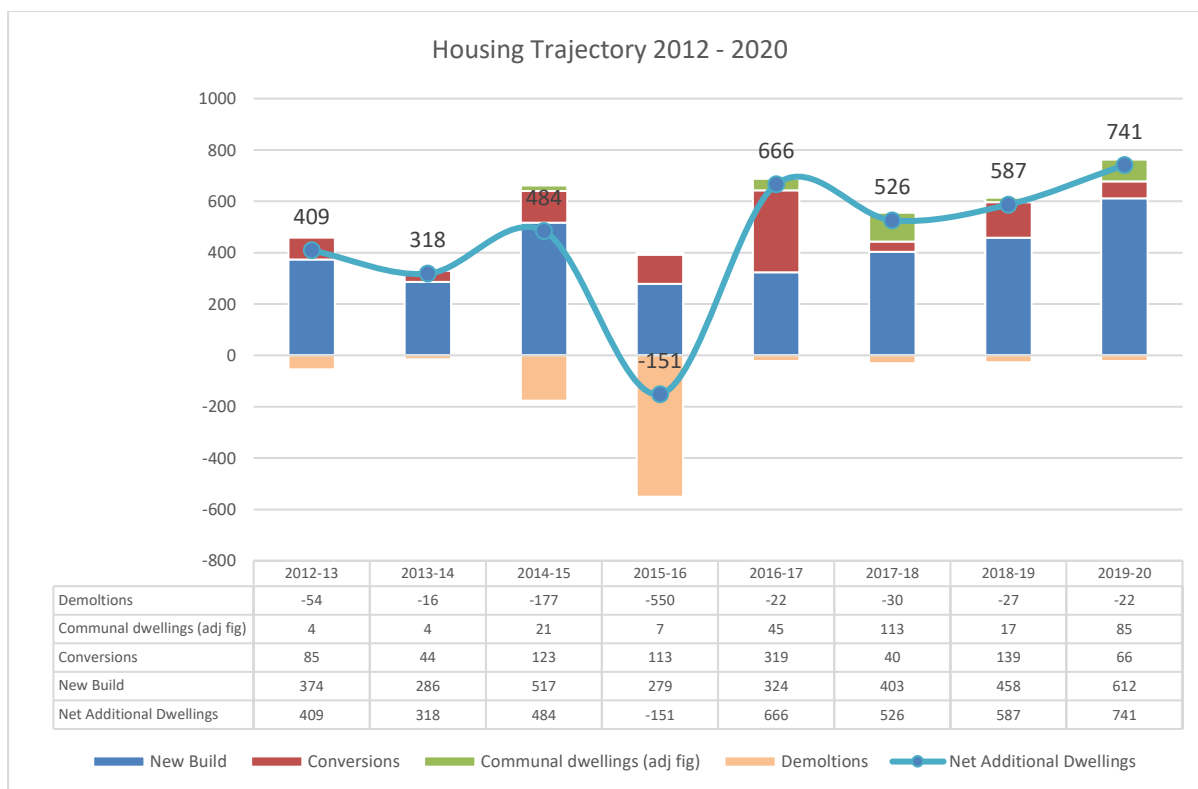
As of 31 March 2019, the Council has a 6.0 years housing supply, up from 4.6 years at 31 March 2018. The graph below illustrates how Sefton has gradually moved towards achieving a 5-year supply. Information on this can be found within the Strategic Housing Land Availability Assessment which will be updated once the latest Housing Delivery Test results are published.



**Actions:** Continue to contact developers of allocated sites to support and assist where necessary to determine likely delivery rates.

#### Indicator 2 – (Policy MN2) Net additional dwellings (total/on allocated sites)

During 2019/20 there were 741 net additional dwellings in Sefton. This is the highest amount in recent years and reflects the delivery of homes on several the Local Plan housing allocations. It also reflects a low number of demolitions as many of the planned demolition of homes in the regeneration areas in Bootle have now largely been completed.



There has now been a total of 644 new dwellings completed on Local Plan allocated sites (as at 31 March 2020), an increase of 420 during 2019/20. It is expected that this will increase significantly over the next 2-3 years.

	2017/18	2018/19	2019/20
Total number of units completed on allocated sites	162	224 (+62)	644 (+420)

Progress of the 46 sites allocated for housing development in the Local Plan are set out in the table below.

Site Ref & Name	Local plan capacity	approved	% of LP target to date	Total completions at Mar 20*	Application Reference and comments
MN2.1 Land adjacent to Bartons Close	36	30	83%	-	DC/2019/01069
MN2.2 Land at Bankfield Lane, Southport	300	328 <sup>1</sup>	109.3% (94.7%)	-	DC/2017/00821
MN2.3 Former Phillip's Factory, Balmoral Drive, Southport	158	157	99.4%	-	DC/2017/01325
MN 2.4 Land at Moss Lane, Churchtown	450	0	0%	-	-

<sup>1</sup> 128 (full) + up to 200 (outline) (could reduce to 284 with reserved matters application). Reserved matters received for 156 dwellings November 2020.

MN2.5	Land at Crowland Street, Southport	678	0	0%	-	-
MN2.6	Land at Broome Road, Southport	174	0	0%	-	-
MN2.7	Land West of Lynton Road	25	0	0%	-	-
MN2.8	Former Ainsdale Hope School, Ainsdale	120	0	0%	-	-
MN2.9	Former St John Stone School, Meadow Lane, Ainsdale	40	47	117.5%	-	Planning permission granted DC/2019/01164
MN2.10	Land at Sandbrook Road, Ainsdale	83	24	28.9%	24	Part of site (approved) DC/2014/02171 (current application) DC/2020/02187 130 dwellings plus respite centre
MN2.11	Land south of Moor Lane, Ainsdale	69	0	0%	-	-
MN2.12	Land north of Brackenway, Formby	286	286	100%	-	Planning committee minded to approve outline permission S106 pending
MN2.13	Land at West Lane, Formby	40	0	0%	-	-
MN2.14	Former Holy Trinity School, Lonsdale Rd, Formby (part)	50	42	84%	42	DC/2015/003330
MN2.15	Land at Shorrocks Hill, Lifeboat Road, Formby	34	0	0%	-	-
MN2.16	Formby Professional Development Centre, Park Road, Formby	15	0	0%	-	-
MN2.17	Land at Liverpool Road, Formby (west part)	319	68	117%	-	DC/2018/00588
MN2.17	Land at Liverpool Road Formby (east part),		304		-	DC/2018/00658
MN2.18	Land at Altcar Lane, Formby	29	24	83%	-	DC/2018/00020



MN2.1 9	Power House phase 2, Hoggs Hill Lane, Formby	12	9	75%	-	DC/2018/01105
MN2.2 0	Land at Andrew's Close, Formby	87	99	114%	35	DC/2016/01740 DC/2018/00101 DC/2018/00181
MN2.2 1	Land at Elmcroft Lane, Hightown	120	0	0%	-	-
MN2.2 2	Land at Sandy Lane, Hightown	10	0	0%	-	-
MN2.2 3	Land at Hall Road West, Crosby	14	14	100%	14	DC/2016/01523-
MN2.2 4	Land at Southport Old Road, Thornton	85	0	-	-	-
MN2.2 5	Land at Holgate, Thornton	221	14	6.3%	-	DC/2018/01568
MN2.2 6	Land at Lydiate Lane, Thornton	265	268	101.1%	-	DC/2017/00434 Outline planning application for up to 268 dwelling houses approved
MN2.2 7	Land south of Runnell's Lane, Thornton	137	183	133.5%	-	DC/2018/02199
MN2.2 8	Land at Turnbridge Road, Maghull	40	39	98%	-	DC/2017/00456
MN2.2 9	Land north of Kenyons Lane, Lydiate	295	0	0%	-	-
MN2.3 0	Former Prison Site, Park Lane, Maghull	370	369	99%	192	DC/2015/01527
MN2.3 1	Land east of Waddicar Lane, Melling	178	149	83.7%	12	DC/2017/02359
MN2.3 2	Wadacre Farm, Chapel Lane, Melling	135	0	0%	-	-
MN2.3 3	Land South of Spencers Lane, Melling	18	29	161%	-	DC/2019/00691- Planning Committee resolution to approve pending s106
MN2.3 4	Land at Wango Lane, Aintree	25	43	172%	-	DC/2017/02298

MN2.3 5	Aintree Curve Site, Ridgewood Way, Netherton	109	109	100%	109	DC/2014/01655
MN2.3 6	Former Z Block Sites, Buckley Hill Lane, Netherton	100	26	57% to date	26	DC/2016/01092 (middle site)
	Former Z Block Sites, Buckley Hill Lane, Netherton		31	57% to date	31	DC/2016/02302 (southern site)
	Former Z Block Sites, Buckley Hill Lane, Netherton		0	-	-	(northern site) DC/2020/01853 current application for 70 dwellings
MN2.3 7	Former St Raymond's School playing field, Harrops Croft, Netherton	53	0	0%	-	-
MN2.3 8	Land at Pendle Drive, Netherton	29	0	0%	-	-
MN2.3 9	Land at the former Bootle High School, Browns Lane, Netherton	63	0	0%	-	-
MN2.4 0	Former Daleacre School, Daleacre Drive, Netherton	37	0	0%	-	-
MN2.4 1	Former Rawson Road Primary School, Rawson Road, Bootle	20	0	0%	-	-
MN2.4 2	Former St Wilfrid's School, Orrell Road, Bootle	160	185	115.6%	-	DC/2019/01356
MN2.4 3	Klondyke Phases 2 and 3, Bootle	142	142	100%	108	DC/2014/00642
MN2.4 4	Peoples site, Linacre Lane, Bootle	110	0	0%	-	-
MN2.4 5	Former St Joan of Arc School, Rimrose Road, Bootle	51	51	100%	51	DC/2014/00605
MN2.4 6	Former St Mary's Primary School playing fields,	72	0	0%	-	DC/2020/00705

	Waverley Street, Bootle					Application currently with Council for 107 dwellings and 80-unit extra care facility
MN2.4 7	Land East of Maghull Northern Site	1,400	0	0%	-	DC/2017/01528 Outline application with Council for up to 855 dwellings and 25 older person home
MN2.4 7	Land East of Maghull Southern Site		0	0%	-	DC/2017/01532 Hybrid application with Council for up to 841 dwellings and 25 older person home
<b>Total indicative dwellings on allocated sites</b>		<b>7,264</b>	<b>3,042</b>	<b>41.9%</b>	<b>644</b>	

The information in the table above indicates that by December 2020 planning approval has been granted, or committee minded to approve (subject to the signing of a section 106 agreement), 41.9% of the total indicative site capacity given in the Local Plan. As of 31 March 2020, 644 homes had been completed on allocated sites.

**Actions:** Continue to contact developers of allocated sites to determine likely delivery rates.

### Indicator 3 – (Policy MN1)

#### Land available for (general) employment (ha)

The following table sets out the land available for employment use in Sefton in 2019/20, the vast majority of which is on allocated sites. The current supply meets the five-year requirement.

	<b>B general (ha)</b>	<b>B1 (ha)</b>	<b>B1C (ha)</b>	<b>B2 (ha)</b>	<b>B8 (ha)</b>	<b>Grand Totals (ha)</b>
Allocated sites with no Planning Permission	42.14					42.14
Allocated sites with Planning Permission	20.87	9.9			2.57	33.3
Sites in Primarily Industrial Areas with Planning Permission	0.7		0.16	3.39	2.38	6.3

Sites in other policy areas		0.8	0.005		3	3.83
<b>Totals</b>	<b>63.71</b>	<b>10.68</b>	<b>0.21</b>	<b>3.39</b>	<b>7.93</b>	<b>85.93</b>

**Actions:** None at present. The required five years supply of employment land is expected to be not less than 22.66ha.

**Indicator 4 – (Policy MN1)  
Employment land lost to non-employment uses**

The following developments were completed in Sefton during 2019/20, resulting in the loss of employment land/units. The total area of employment use lost was 1.489ha, which is significantly less than the 5.89ha lost in 2018/19, 10.72ha lost in 2016/17 and 1.67ha lost in 2017/18. The largest employment site lost in 2019/20 was loss of land at Musker Street in Crosby/Hightown, which is now a residential development.

Land Type	Application	Site Address	Description of Development	Previous Use Class	New Use Class	Area Ha
LP ED3 - Employment Area	DC/2018/01115	67 Brasenose Road Bootle L20 8HE	Change of use of former industrial unit to gym (D2)	0.039	LP ED3 - Employment Area	DC/2018/01115
LP ED4 - Mixed Use Area	DC/2016/00905	Land Bounded By St Albans Road And Trinity Road Daniel House Trinity Road Bootle	Retail (A1) and gym (D2) development in mixed use area	0.0436	LP ED4 - Mixed Use Area	DC/2016/00905
LP HC3 - Primarily Residential Area	DC/2019/00168	1B Marsh Lane Bootle L20 4LZ	Change of use of former Office/Industrial (B1/B2) to Retail (A1)	0.015	LP HC3 - Primarily Residential Area	DC/2019/00168
LP ED2 - Town District & Local Centre	DC/2018/01121	22 London Street Southport	Change of use of former office (B1) to residential (C3)	0.02	LP ED2 - Town District & Local Centre	DC/2018/01121
LP HC3 - Primarily Residential Area	DC/2018/02277	38 Queens Road Bootle	Change of use of former office (B1) to residential (C3)	0.02	LP HC3 - Primarily Residential Area	DC/2018/02277
LP HC3 - Primarily Residential	DC/2018/01922	Mayflower Industrial Estate (C2 pt) Liverpool	Care home development on former industrial site	0.47	LP HC3 - Primarily Residential	DC/2018/01922

Land Type	Application	Site Address	Description of Development	Previous Use Class	New Use Class	Area Ha
Area		Road Formby			Area	
LP HC3 - Primarily Residential Area	DC/2014/01124	Land at Musker Street Crosby & Hightown	Residential development on former industrial site	0.67	LP HC3 - Primarily Residential Area	DC/2014/01124
LP ED4 - Mixed Use Area	DC/2014/01639	43-45 MERTON ROAD Bootle	Change of use of former office (B1) to residential (C3)	0.19	LP ED4 - Mixed Use Area	DC/2014/01639
LP ED2 - Town District & Local Centre	DC/2017/01884	18 Crosby Road North Crosby & Hightown	Change of use of former office (B1) to residential (C3)	0.02	LP ED2 - Town District & Local Centre	DC/2017/01884

It is important to note this indicator monitors schemes completed in this monitoring year rather than planning approvals and as such picks up schemes some of which were approved many years ago, prior to Local Plan adoption.

**Actions:** None. The Council retains a 5 year supply of employment land.

#### Indicator 5 – (Policy MN1)

##### Land available for port related employment

The Liverpool City Region Combined Authority (Halton, Knowsley, Liverpool, St Helens, Sefton, Wirral and West Lancashire) produced a Strategic Housing and Employment Land Market Assessment (SHELMA) published in March 2018. This also considers the need for land for Port-related employment (i.e. large scale B8 logistics and warehousing development). The SHELMA identifies a need of between 308 and 397ha of land required to 2037 for large scale B8 warehousing. This figure is for the City Region as a whole and has not been disaggregated.

A further study was commissioned by the Liverpool City Region Combined Authority to undertake a series of site assessments in respect of potential future strategic distribution and warehousing requirements as identified in the SHELMA

The study<sup>2</sup> (August 2019) concluded that:

*'The total developable land from the sites assessed is 378 Ha and vary in times of delivery (unadjusted for B2 demand). Adjusting this figure by 20% to account for B2 use on the site results in 281.0 Ha of B8 developable land. Subject to further investigation this land area is in excess of that required to achieve the 'Do Something' strategic B8 requirement and thus fulfilling future growth requirements.'*

<sup>2</sup> Liverpool City Region Areas of Search Assessment, GL Hearn August 2019

**Actions:** Nothing at this stage in advance of a Local Plan review

**Indicator 6 – (Policy MN1)**

**Floorspace (m<sup>2</sup>) developed for employment (by type (B1, B2, B8) and location)**

During 2019/20 there was a total of 3705m<sup>2</sup> of floorspace developed for employment use. This is the lowest amount of floorspace developed since 2012/13. Despite this, there are currently large plots under construction for employment space, for example at Mersey Reach on Dunnings Bridge Road.

Period	B1A	B1C	B2	B8	B gen	Sui Generis	Total m <sup>2</sup>
2010/11	598	978	-	525	8070	-	10171
2011/12	-	-	1740	-	-	-	1740
2012/13	212	372	-	500	-	418	1502
2013/14	4323	-	-	-	-	1200	5523
2014/15	270	-	-	24234	2158	-	26662
2015/16	506	-	2531	726	-	2605	6368
2016/17	2625	333	3860	6425	-	720	13963
2017/18	2370	-	6833	6833	-	-	16036
2018/19	351	945	1162		2850		5308
2019/20	851		1427	-430*	568	1289	3705

\*The negative figure exists due to a net loss of B8 floorspace on one development.

**Actions:** None at the moment. The allocation of sites for employment in the Local Plan will help improve the delivery of employment development in Sefton.

**Indicator 7 – (Policy MN1)**

**Number of jobs (full-time equivalent) created on employment sites**

The table below shows the number of jobs created on employment sites due to development. This is based on the information supplied by the applicant and during 2019/20 showed that 51 full time posts were created at various sites. This is an increase on the information provided for 2018/19 which showed that 32 full time posts were created. The application at Canal Street produced no new jobs but ensured a retention of the 56 existing. It must be noted however that this figure may not represent a net increase in jobs.

Site address	Proposal	Site area	Full time jobs equivalent	Part time jobs
Brook Farm Moss Side	Erection of 4 outbuildings following removal of existing open frontage	0.7846	No job information	No job information

Formby Liverpool L37 0AF	storage barn		made available.	made available.
Moor Farm Moss Lane Hightown Liverpool L38 3RA	Change of use to form dog hotel with small extension and various alterations	0.5186	6	6
75 - 77 Strand Road Bootle L20 4BB	Erection of a two-storey block of 10 industrial/office units with Use Classes B2 and B8 permitted at ground floor and B1 at first floor.	0.148		20
Orrell Mount Bootle L20 6NS	Part change of use from B8 (warehousing, storage & distribution) to Sui Generis truck maintenance & repair depot with ancillary offices, involving demolition and part demolition of buildings and reduction of site levels to areas.	0.3652	10	
47 Canal Street Bootle L20 8AE	Erection of a warehouse unit for manufacturing, storage and office space after the demolition of the existing units 24, 25 and 26.	0.6669		
4 - 6 St Johns Road Waterloo L22 9QG	Change of use of the premises from solicitors office (A2) to construction administration (B1)	0.1554	23	3
27 Windsor Road Southport PR9 0SG	Change of use of the Conservative club (Sui Generis) to light industrial (B1c), general industrial (B2) and storage and distribution (B8) with associated vehicle parking and access arrangements.	0.0639	12	1

**Actions:** Continue to monitor job outputs from completed employment development. Through the pre-application process advise that the Council's preference for employment development is those that maximise job outputs.

#### Indicator 8 – (Policy MN7)

##### Approvals in the Green Belt and % inappropriate

During 2019/20 there were 30 approvals in the Green Belt. 27 of these were considered 'appropriate' and the remaining 3 were considered to demonstrate 'very special circumstances' that outweighed any harm to the Green Belt, in accordance with the NPPF.

This compares to 2018/19 when there were 8 approvals in the Green Belt with all but 2 considered 'appropriate' and the remaining two demonstrating 'very special circumstances'. The unusually high number of applications in the current monitoring period is due to 5 applications by Formby and Hillside Golf Clubs and

4 specifically related to countryside recreation facilities. A further 3 approvals are related to the provision of infrastructure.

The 27 considered **appropriate** are set out in the table below:

Application	Site Address	Proposal
DC/2019/01479	2 Alexandra Road, Formby	Certificate of Lawful Development for the proposed use of the detached outbuilding to be used as a garage.
DC/2019/01746	End Cottage, 4 Mount Cottages, Prescott Road, Melling	Certificate of Lawful Development for the proposed erection of a garden annex building.
DC/2019/01828	Pinetree Cottage, Alexandra Road, Formby	Certificate of Lawful Development for the proposed erection of a single storey extension to the side, a dormer extension to the rear and alterations to the front elevation of the dwellinghouse.
DC/2019/02043	Greenloons Farm, Kirklake Road, Formby	Certificate of Lawfulness for the implementation of planning permission DC/2017/00543 by virtue of the demolition.
DC/2018/02288	The Glass Houses, Moss Side, Formby	Erection of a detached dwellinghouse following the demolition of the existing dwellinghouse.
DC/2019/00229	Hightown Recycling Orrell Hill Lane Ince Blundell	Erection of a compost processing and storage building
DC/2019/00372	Land South of Lunt Meadows Nature Reserve Car Park, Lunt Road, Sefton	Erection of a composting toilet
DC/2019/00419	Marshside RSPB Nature Reserve, Marine Drive, Southport	Installation of a Parkeon Solar powered ticket payment machine in the RSPB Nature Reserve car park
DC/2019/00459	The Former Victoria Club, 1 Victoria Road, Ince Blundell	Change of use from a (D2) Snooker Club to a day centre (D1) and cafe (A3)
DC/2019/00472	13 The Smallholdings, Millbank Lane, Maghull	Extension to existing sand paddock
DC/2019/00682	Fox Bridge Farm, 83 Spencers Lane, Melling	Erection of an agricultural building
DC/2019/00885	Cycle Route Alongside Maghull Lane / Prescott Road / Bank Lane, Maghull	To provide a new shared use cycle route linking Maghull and Kirkby starting at Maghull Lane / Prescott Road continuing along the A506 Prescott Road / Bank Lane to join the existing facilities at the Knowsley border
DC/2019/00945	National Trust Car Park, Victoria Road, Formby	Installation of three pay and display machines
DC/2019/01147	1 & 2 Woodhey, Southport Old Road, Formby	Alterations to 2 No. semi-detached dwellings, including works to extend both existing dwellings to the rear up to two stories and convert to form 4 No. residential apartments with associated landscaping and parking
DC/2019/01237	1-3 Sandy Lane, Lydiate	Creation of a gap to separate the houses and erection of a two storey extension the side of No. 3 Sandy Lane.
DC/2019/01329	Raven Meols Farm, Kew Road, Formby	Change of use of existing barn to residential with limited extensions
DC/2019/01631	Formby Golf Club, Golf Road, Formby	Erection of a single story flat roof extension to extend the greenskeepers staff room
DC/2019/01800	Sunnyview, Church Lane,	Change of use of detached building from Cattery (sui



Application	Site Address	Proposal
	Lydiate	generis) to a granny flat (C3).
DC/2019/02006	Formby Golf Club, Golf Road, Formby	Erection of an accessible on-course single WC midway along the course.
DC/2019/02038	Hillside Golf Club, Hastings Road, Birkdale	Erection of a single storey rear extension to the existing Pro Shop and a new external covered golf swing cabin sited near the 18th hole.
DC/2019/02057	South Moss House, Pasture Lane, Formby	Erection of one detached two storey dwellinghouse with garage adjacent to South Moss House. (Amended application).
DC/2019/02074	Hillside Golf Club, Hastings Road, Birkdale	Erection of a single storey rooftop extension to accommodate a swing room analysis suite, a putting academy and associated accommodation.
DC/2019/02131	Various Locations Adjacent to Liverpool-Ormskirk and Liverpool-Kirkby Railway Lines	Installation of nine telecommunication masts in nine separate locations, each with 4 no. antenna, plus one electricity cabinet and associated equipment to support and enhance internet connectivity for the future Merseyrail fleet
DC/2018/01271	The Piggeries Site, Southport Old Road, Formby	Erection of 7 dwellings with associated access, car parking and landscaping following demolition of the existing storage buildings.
DC/2019/00662	Car Park, Lifeboat Road, Formby	Erection of four bin surrounds and three pay and display machines with associated works, works to the main and overflow car parking areas, temporary male/female and disabled toilet units and staff welfare unit surrounded by security fencing
DC/2018/02152	Hillside Golf Club, Hastings Road, Birkdale	Outline planning application with all matters reserved for the erection of a first floor extension to the side to provide a swing room analysis suite, a putting academy and accommodations, with alterations to the entrance lobby
DC/2018/02294	The Glass Houses, Moss Side, Formby	Application for approval of reserved matters pursuant to outline planning permission DC/2016/02196 granted 23/08/2018 for the erection of 7 detached dwellinghouses regarding the layout, scale, appearance and landscaping.

The 3 that were considered to demonstrate ‘very special circumstances’ that outweighed any harm to the Green Belt are as follows:

Application	Site Address	Proposal
DC/2018/01603	Land Rear of Porters Fuchsias, Southport Old Road, Formby	Proposed Equestrian Retirement Livery including stables, all weather ménage and temporary residential accommodation for staff incorporating office space and WC
DC/2019/01687	Plex Moss Caravan Site, Woodvale Sidings, Moor Lane, Ainsdale	Change of use of land to a caravan park to accommodate the siting of a replacement site office and warden's accommodation after removal of the existing site office and warden's accommodation.
DC/2019/02231	East Lodge Farm, East Lane, Ince Blundell	Erection of a single storey building for use as an [animal] adoption centre following demolition of existing 2 pre-fabricated structures

**Actions:** Nothing at this stage as development is largely appropriate. The Policy Team will continue to advise on applications in the Green Belt to ensure inappropriate development is avoided unless there are very special circumstances that would indicate otherwise.

**Indicator 9 – (Policy MN7)**

**Approvals in Safeguarded Land and % inappropriate**

The emerging Local Plan has allocated two areas of safeguarded land (Lamshear Lane, Lydiate and Land adjacent to Ashworth Hospital, Maghull). These are sites between the edge of the Green Belt and the urban area that have been removed from the Green Belt to meet longer term development needs. There were no approvals in the Safeguarded Land during 2019/20.

**Actions:** Nothing at this stage. Continue to monitor.

## 2. Economic development and regeneration

### Indicator 10 – (Policy ED1)

#### Approvals in Port and Maritime Zone and % inappropriate

Application	Site Address	Proposal	Appropriate?
DC/2019/01591	70 Regent Road, Bootle	Certificate of lawfulness for the proposed change of use from Retail (A1) at ground floor with ancillary office/store/wc facilities above to two flats.	YES (permitted development)

The use compliments port related activities and is permitted development.

**Actions:** Nothing at this stage. Continue to monitor.

### Indicator 11 – (Policy ED1)

#### Improved access to the port consulted on/approved/implemented

This is a Highways England project. Public consultation on the preferred access to the Port of Liverpool option was undertaken in January and February 2017 and Highways England announced the preferred route in August 2017. The decision-making process was challenged and went through a Judicial Review process, which was dismissed in November 2018. Site investigation and environmental survey work continued in 2020. Public consultation on the emerging design of the route through the Rimrose Valley was delayed in 2020 due to the covid-19 pandemic. For more information see <https://highwaysengland.co.uk/projects/a5036-port-of-liverpool-access/>

Progress as at August 2020:

Consulted on	✓
Approved	✗
Implemented	✗

**Actions:** This project is being led by Highways England.

### Indicator 12 – (Policy ED2)

#### Number and % of approved retail/leisure/other town centre uses development in

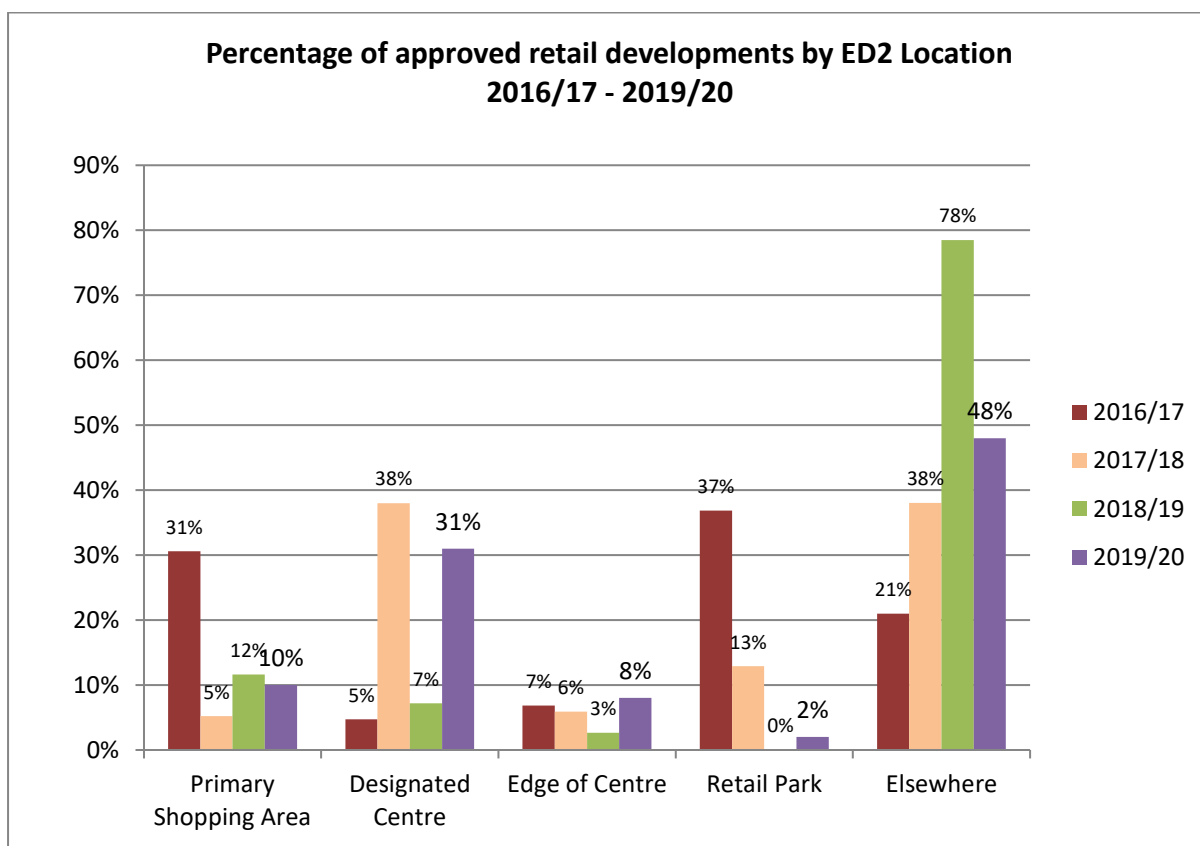
- designated centres (Primary Shopping Areas)
- edge of centre
- retail parks
- elsewhere

During 2019/20 there were 48 approvals for town centre uses in Sefton. 24 of these were outside either a designated centre or edge of centre site. This compares with 23 approvals in 2018/19, 13 of which were outside a designated centres or edge of centre

Use Class	Primary Shopping Areas	Designated Centres	Edge of Centre	Retail Park	Elsewhere	Total
	Count Floor space %*	Count Floor space %	Count Floor space %	Count Floor space %	Count Floor space %	
<b>A Retail</b>	5 370m <sup>2</sup> 11%	14 999m <sup>2</sup> 31%	3 722 22%	1 0 0%	9 1174m <sup>2</sup> 36%	32 3265m <sup>2</sup>
<b>B1 Office</b>	-	-	1 267m <sup>2</sup> 68%	-	1 127m <sup>2</sup> 32%	2 394m <sup>2</sup>
<b>D Leisure</b>	-	1 411 12%	-	-	13 4333m <sup>2</sup> 61%	14 3443 m <sup>2</sup>

\*% of floor space in each location type

20 of the 48 schemes approved for these uses were in Primary Shopping Areas or within the boundary of a designated centre, this represents 25% of the floorspace. The majority of new floorspace (75%) was approved in locations out of centre (edge of centre, on retail parks or elsewhere). This included proposals for the appropriate redevelopment of existing uses 'elsewhere', particularly to café and restaurant use. However, the most notable proposal was an upgraded sports/ leisure facility at Maguire Avenue in Bootle. The graph below compares the percentage of approved floorspace by location between 2016/17 and 2018/19.



**Actions:** The majority of town centre uses were approved in out-of-centre locations. The Council are currently updating its Retail Strategy Review and its Town and District Health. These will assist in determining the

impact out-of-centre development (and other issues) on Sefton’s key centres and set out options for their protection/improvement.

**Indicator 13 – (Policy ED5)  
Approvals by type in locations listed in Policy ED5 ‘Tourism’**

Policy ED5 of the Local Plan lists four locations that are strategic tourism locations in the borough. These are:

- Southport Seafront and Southport Central Area
- Crosby Coastal Park
- Aintree Racecourse
- Adjacent to the Leeds and Liverpool canal

During 2019/20 there were **33** approvals within the Southport Seafront and within or adjacent to Southport Central Area and **10** approvals adjacent to the Leeds and Liverpool Canal. In Southport this included 2 changes of use to apart-hotels, 9 changes of use to residential, 4 changes of use from retail to a café, restaurant or bar and 1 to a hot food takeaway, 2 outdoor seating areas, 2 changes from residential or office to HMOs and 1 change of use of land to site caravans. These are set out in the table below. The remaining 12 approvals were for general alterations to premises and temporary uses not directly related to tourism.

The 10 approvals adjacent to the canal were related to the industrial or residential use of the adjacent premises and not to tourism so are not listed.

This compares with 2018/19 when there were **20** approvals within the Southport Seafront and within or adjacent to Southport Central Area including 7 changes of use to residential and 5 prior notifications of changes from office to residential use, 4 applications for new dwellinghouses, 3 for changes of use from retail to café/restaurant and 2 for changes of use to hotel/apart-hotel use.

This compares with 2017/18 there were **15** approvals within the Southport Seafront and Southport Central Area including an application to change the use from a restaurant/café to a cinema. It continues the trend towards leisure and residential uses in the Southport Central Area.

During 2018/19 there were **four** approvals adjacent to Crosby Coastal Park which were residential and not related to tourism, compared with one in 2017/18. There were no approvals at Aintree Racecourse. There were **five** applications approved adjacent to the Leeds and Liverpool canal, none which were related to tourism.

Application	Site Address	Proposal	ED5 Location
DC/2017/02069	22 Promenade, Southport	Single storey front extension, alterations to existing front extension, revised boundary treatment and access ramp to the front.	Within Southport Central Area
DC/2018/01705	55-57 Eastbank Street, Southport	Change of use of first and second floors from (C3) Dwelling Houses & (B1) Business to (Sui Generis) HMO	Within Southport Central Area

Application	Site Address	Proposal	ED5 Location
DC/2018/01800	423-427 Lord Street, Southport	Change of Use of ground floor to Bar (A4) / Restaurant (A3) use, enclosure of internal courtyard and internal works	Within Southport Central Area
DC/2018/02215	4-6 Coronation Walk, Southport	Change of use of first and second floors from existing night club (Sui Generis) to 16 self-contained apartments (C3)	Within Southport Central Area
DC/2019/00623	Southport District Scout Headquarters, Waterside Lodge, Marine Drive	Change of use of the land to site 13 caravans/motor homes.	Within Southport Seafront Area
DC/2019/00827	31-33 Nevill Street, Southport	Layout of an outdoor seating area to the front of the premises.	Within Southport Central Area
DC/2019/00842	Stanley House, 21B Stanley Street, Southport	Change of use to an apart-hotel (20 rooms) with communal facilities, internal alterations, demolition and rebuilding to create two further floors and a three-storey extension to side	Within Southport Central Area
DC/2019/00901	459 Lord Street, Southport	New frontage, formation of a ground floor flat and modification to existing 1st and 2nd floor flat to existing commercial unit	Within Southport Central Area
DC/2019/01029	24/24A Eastbank Street, Southport	Change of use of No. 24a from retail (A1) to hot food takeaway (A5), extending the existing hot food takeaway at No. 24 to provide customer seating.	Within Southport Central Area
DC/2019/01032	479-481 Lord Street, Southport	Conversion of 1 <sup>st</sup> and 2 <sup>nd</sup> floors and partial conversion of ground floor to form a new apart-hotel of 10 self-contained 1 bedroom apartments.	Within Southport Central Area
DC/2019/01170	4A Bold Street, Southport	Change of use from A1 shop to A4 drinking establishment with outdoor seating area	Within Southport Central Area
DC/2019/01529	8 Cable Street, Southport	Change of use of existing public house (A4) to 8 self-contained apartments (C3)	Within Southport Central Area
DC/2019/01563	1 Bank Square, Southport	Change of use from C3 (dwelling house) to C4 (5 bed house in multiple occupation) (Retrospective)	Within Southport Central Area

Application	Site Address	Proposal	ED5 Location
DC/2019/01602	12 King Street, Southport	Change of use of ground floor to retail (A1) and 1 <sup>st</sup> and 2 <sup>nd</sup> floors to 10 self-contained apartments (C3).	Within Southport Central Area
DC/2019/01711	4-12 Hoghton Street, Southport	Change of use of 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> floors from office (B1) and residential (C3) to 11 serviced apartments (Use class C1)	Within Southport Central Area
DC/2019/01728	4C Bold Street, Southport	Change of use of ground floor from A1 (hairdressers) to A4 (drinking establishment)	Within Southport Central Area
DC/2019/01879	140 Lord Street, Southport	Change of use from A2 to C3 with elevational alterations and proposed external fire escape stairs.	Within Southport Central Area
DC/2019/01953	6 Gordon Street, Southport	Change of use and redevelopment of upper floors from storage/seating areas to 3 studio apartments.	Within Southport Central Area
DC/2019/02277	409-411, Lord Street, Southport	Layout of an outdoor seating area to the front of the premises.	Within Southport Central Area
DC/2020/00128	14 Post Office Avenue, Southport	Prior notification for change of use of ground and 1 <sup>st</sup> floor from Estate Agents (A2) to a Cafe and Art Gallery (A3)	Within Southport Central Area

The move towards more residential conversions, apparent in 2017/18 and 2018/19 is continuing. This investment helps to keep the area vibrant and provides support for the existing businesses, especially those relating to the evening economy.

**Actions:** None at present. Continue to monitor.

#### Indicator 14 – (Policy ED6)

#### Approvals in locations listed in Policy ED6 ‘Regeneration Areas’ by type

During 2019/20 the following planning applications were approved in the regeneration areas listed in Policy ED6 of the Local Plan:

Use Type	Application	Site Address	Proposal
<b>1.a Regeneration in Bootle – Bootle Central Area</b>			

Use Type	Application	Site Address	Proposal
?	DC/2019/01560	Land Between Merton Hotel And St Hughs House Stanley Road Bootle	Continuation of use of the land as a car boot sale venue on Sundays and occasional Bank Holidays
?	DC/2019/00825	Magdalen & St Peters Car Parks Bootle L20 3NJ	Temporary use of car park area for overspill for Bootle car boot sales
?	DC/2019/01558	Land Between Merton Hotel And St Hughs House Stanley Road Bootle	Continued use of the land as a car park Monday to Friday
?	DC/2019/01559	Balliol House Car Park Trinity Road Bootle L20 7BD	Continuation of the use of the car park for car boot sale stalls on Sundays during peak season (April to October) for a period of 5 years.
A3	DC/2019/01554	155 New Strand Parkside Bootle L20 4XX	Change of use of the vacant shop unit (A1 - retail) to a coffee shop (A3)
C2D1	DC/2019/00675	64-68 Balliol Road Bootle L20 7EJ	Change of use to a rehabilitation facility including day centre and residential accommodation (Retrospective application)
C3	DC/2019/00890	Linacre House Stanley Road Bootle L20 3QA	Prior Approval for the change of use of B1(a) offices to C3 residential to provide 62 one-bed apartments
C3	DC/2019/00887	Linacre House Stanley Road Bootle L20 3QA	External alterations to facilitate the prior approval for the change of use from B1(a) office to C3 residential.
D1	DC/2019/00500	15 Merton Road Bootle L20 3BG	Change of use from bank/offices to children's nursery with alterations to the rear elevation and boundary wall
<b>1.b (i) Regeneration in Bootle – Regeneration Opportunity Sites – 501- 509 Hawthorne Road</b>			



Use Type	Application	Site Address	Proposal
	None		
<b>1.b (ii) Regeneration in Bootle – Regeneration Opportunity Sites – Former Gasworks Site</b>			
	None		
<b>2.a Regeneration of Centres – Central Southport</b>			
?	DC/2019/0062 3	Southport District Scout Headquarters Waterside Lodge Marine Drive Southport PR8 1SQ	Change of use of the land to site 13 caravans/motor homes.
A1	DC/2017/0206 9	22 Promenade Southport PR8 1QU	Erection of a single storey front extension including alterations to existing front extension and associated works including revised boundary treatment and access ramp to the front of the premises.
A3	DC/2019/0082 7	31-33 Nevill Street Southport PR9 0DE	Layout of an outdoor seating area to the front of the premises.
A3	DC/2019/0227 7	409-411 Lord Street Southport PR9 0AG	Layout of an outdoor seating area to the front of the premises.
A3/A4	DC/2018/0180 0	423-427 Lord Street Southport PR9 0AG	Change of Use of the ground floor to Bar (A4) / Restaurant (A3) use, enclosure of internal courtyard and associated internal works
A4	DC/2019/0172 8	4C Bold Street Southport PR9 0DD	Change of use of the ground floor from A1 (hairdressers) to A4 (drinking establishment)
A4	DC/2019/0117 0	4A Bold Street Southport PR9 0DD	Change of use from an A1 shop to an A4 drinking establishment with an outdoor seating area

Use Type	Application	Site Address	Proposal
A5	DC/2019/0102 9	24/24A Eastbank Street Southport PR8 1DT	Change of use of No. 24a Eastbank Street from retail (A1) to hot food takeaway (A5) to extend the existing hot food takeaway at No. 24 Eastbank Street to provide a customer seating area including alterations to the existing shopfronts.
B2?	DC/2019/0091 8	Land Off Marine Drive Esplanade Southport PR8 1RX	Laying of a cross sea fibre optic cable and formation of a cable landing station
C1	DC/2019/0171 1	4-12 Hoghton Street Southport PR9 0TF	Change of use of the first, second and third floors from office (B1) and residential (C3) to 11 serviced apartments (Use class C1)
C1	DC/2019/0084 2	Stanley House 21B Stanley Street Southport PR9 0BS	Change of use of the premises to an apart-hotel (20 rooms) with communal facilities, including internal alterations, demolition and rebuilding the front upper facade raising the roof to create two further floors and a three storey extension to the side (a
C1	DC/2018/0223 0	4-6 Coronation Walk Southport PR8 1RE	Change of use of the first and second floors from an existing night club (Sui Generis) to 16 self-contained apartments to be used as serviced accommodation (C1)
C1	DC/2019/0103 2	479-481 Lord Street Southport PR9 0AQ	Conversion of the first and second floors and partial conversion of the ground floor to form access and ancillary accommodation to a new apart-hotel to comprise 10 self-contained 1 bedroom apartments. Partial removal of existing rear lower roof, and form
C3	DC/2019/0152 9	8 Cable Street Southport PR9 0DF	Change of use of the existing public house (A4) to 8 self-contained apartments (C3)

Use Type	Application	Site Address	Proposal
C3	DC/2019/0160 2	12 King Street Southport PR8 1JZ	Change of use of the ground floor to retail (A1) and the first and second floors to 10 self-contained apartments (C3) including the erection of 2 dormers to the front elevation.
C3	DC/2019/0187 9	140 Lord Street Southport PR9 0AH	Change of use from A2 to C3 with elevational alterations and proposed external fire escape stairs.
C3	DC/2018/0221 5	4-6 Coronation Walk Southport PR8 1RE	Change of use of the first and second floors from an existing night club (Sui Generis) to 16 self-contained apartments (C3)
C3	DC/2019/0090 1	459 Lord Street Southport PR9 0AQ	Remodelling of existing commercial unit including new frontage, formation of a ground floor flat and modification to existing 1st and 2nd floor flat
C3	DC/2019/0195 3	6 Gordon Street Southport PR9 0BG	Change of use and redevelopment of upper floors (mezzanine, first and second) from storage/seating areas to 3 studio apartments.
C4	DC/2019/0156 3	1 Bank Square Southport PR9 0DG	Change of use from C3 (dwelling house) to C4 (5 bed house in multiple occupation) (Retrospective application)
SUI (TANNING)	DC/2020/0006 9	Unit 11 Central 12 Retail Park Derby Road Southport PR9 0TY	Change of use of part of Unit 11 (to be known as Unit 11B) from retail (Class A1) to tanning shop (Sui Generis).
SUI (TATTOO)	DC/2019/0225 2	2 Post Office Avenue Southport PR9 0US	Change of use from an Estate Agent (A2) to a Tattoo studio (Sui Generis).
SUI (TAXI)	DC/2019/0222 4	Office 5 Hesketh Mount 92-96 Lord Street Southport	Change of use from office (no 5 on first floor) to taxi hire office (sui generis)

Use Type	Application	Site Address	Proposal
		PR8 1JR	
SUI HMO	DC/2018/0170 5	55-57 Eastbank Street Southport PR8 1DY	Change of use of the first and second floors from (C3) Dwelling Houses & (B1) Business to (Sui Generis) House of Multiple Occupancy
X	DC/2019/0213 7	Victoria Park Rotten Row Southport	Certificate of lawfulness for the proposed erection of a single storey extension to the existing building.
X	DC/2019/0190 0	162 Lord Street Southport PR9 0QA	Erection of two, 2 storey bay windows with a window over the entrance, replacement of existing windows and doors, external and internal alterations and associated alterations to front forecourt to provide additional in-curtilage parking
X	DC/2019/0099 3	Lakeside Christian Centre Fairway Southport PR9 0LA	Extension of temporary permission previously given (Ref: DC/2015/02144) to allow two containers joined by a central covered walkway to remain on site to be used as warehouse space for Southport Foodbank.
<b>2.b Regeneration of Centres – Crosby Centre</b>			
A1	DC/2019/0116 2	80 Coronation Road Crosby Liverpool L23 5RH	Change of use from A2 Financial and Professional Services to A1 Retail and external window alterations
A3	DC/2019/0078 2	Hampsons 55 Coronation Road Crosby Liverpool L23 5RE	Layout of an outdoor seating area to the front of the premises
A3	DC/2019/0055 7	8B Moor Lane Crosby L23 4UE	Prior notification application for the change of use from Shop (A1) to Cafe (A3)
C3	DC/2019/0140	4-14 Liverpool Road	Change of use of part of the first floor

Use Type	Application	Site Address	Proposal
	8	Crosby Liverpool L23 5SF	storage and open flat roof area to form 3 no. one bedroom and 1 no. two bedroom apartments incorporating external terraces
C3	DC/2018/0226 4	The Crosby Hotel 75 Liverpool Road Crosby Liverpool L23 5SE	Conversion of the existing public house (A4) containing 2 residential units (C3) to 9 residential units (C3) including extensions to the rear, installation of a dormer and roof lights, alterations to the existing elevations, creation of a car park and acc
<b>2.c Regeneration of Centres – Maghull Centre</b>			
	None		
<b>2.d Regeneration of Centres – Seaforth Centre</b>			
A3	DC/2019/0111 1	Minnies Munchies 51 Seaforth Road Seaforth Liverpool L21 3TX	Prior notification application for the change of use from Retail (A1) to Restaurants and Cafes (A3).
C3	DC/2019/0200 2	11 Seaforth Road Seaforth L21 3TX	Certificate of Lawful Development for the formation of up to 2 self contained flats above the retail unit
<b>3 Regeneration of the Dunning's Bridge Road Corridor</b>			
B1	DC/2019/0138 7	Santander Uk Plc Bridle Road Netherton L30 4GB	Erection of new 20,211 sq. metre (GIA) office buildings (Use Class B1) and three pavilions comprising a total of 496 sq. metres (GIA) of floorspace (Use Classes A1/A2/A3/A4/A5/D1/D2), together with associated surface car and cycle parking, works to public
B2	DC/2019/0053 4	KTC Edible Oils Rear Of Allied Bakeries Dunnings Bridge Road Netherton Bootle L30 6TG	Erection of a single storey building to the side elevation

Use Type	Application	Site Address	Proposal
B8	DC/2019/0052 7	KTC Edible Oils Ltd Rear Of Allied Bakeries Dunnings Bridge Road Netherton Bootle L30 6TG	Erection of a single storey extension to the side of the warehouse, a new acoustic barrier to 3m in height in the north-west corner of the site and a replacement acoustic barrier to 3.5m in height along the canal boundary of the site.
D2	DC/2019/0149 1	Berry Street Garage Stadium Vesty Business Park Netherton L30 1NY	Erection of 10 no. amenity buildings, 1 no. turnstile, 2m high timber security fencing and re-lamping of 6 no. floodlights
X	DC/2019/0040 5	Telecommunications Mast Park Lane Car Sales Park Lane West Netherton L30 6UH	Installation of a replacement 25m tower with 12 antennae, 1 x 300m dish and 3 x 600mm dishes, plus ancillary equipment, following the removal of existing communications apparatus

**Actions:** None. Continue to monitor.

#### Indicator 15 – (Policy ED7)

##### Approvals in Southport Central Area by type

During 2019/20 there were 32 approvals in Southport Central Area. This compares with **19** approvals during 2018/19. These were for the following uses with comparison figures for the previous years:

Use	2016/17	2017/18*	2018/19*	2019/20*
Restaurant/cafe	2	-	3	3
Hot food takeaway	1	1	-	1
Public House / bar	1	2	-	1
Hotel / apart-hotel	1	-	1	2
Outdoor seating area	-	-	-	2
Retail	-	1	-	-
Offices	1	1	1	-
Residential	10	8	15	9
Home in Multiple Occupation	1	-	-	2
Gym	1	-	-	-
Mixed use	1	-	-	-
Cinema	-	1	-	-
Nursery	-	-	1	-
Land to site caravans	-	-	-	1
Other	-	-	-	12

\*Some approvals contained more than one use

It is evident that the trend towards conversion to residential is continuing, particularly within the Southport Central Area. The Southport Township Heritage bid has led to a number of general improvement applications coming forward, recorded under other in the table. Further details of the proposals are given below.

Proposed Use Class	Application	Site Address	Proposal
A3	DC/2019/00827	31-33 Nevill Street, Southport	Layout of an outdoor seating area to the front of the premises.
A3	DC/2019/02277	409-411, Lord Street, Southport	Layout of an outdoor seating area to the front of the premises.
A3	DC/2020/00128	14 Post Office Avenue, Southport	Prior notification for change of use of ground and 1 <sup>st</sup> floor from Estate Agents (A2) to a Cafe and Art Gallery (A3)
A3 / A4	DC/2018/01800	423-427 Lord Street, Southport	Change of Use of ground floor to Bar (A4) / Restaurant (A3) use, enclosure of internal courtyard and internal works
A4	DC/2019/01170	4A Bold Street, Southport	Change of use from A1 shop to A4 drinking establishment with outdoor seating area
A4	DC/2019/01728	4C Bold Street, Southport	Change of use of ground floor from A1 (hairdressers) to A4 (drinking establishment)
A5	DC/2019/01029	24/24A Eastbank Street, Southport	Change of use of No. 24a from retail (A1) to hot food takeaway (A5), extending the existing hot food takeaway at No. 24 to provide customer seating.
B1	DC/2017/02069	22 Promenade, Southport	Single storey front extension, alterations to existing front extension, revised boundary treatment and access ramp to the front.
C1	DC/2019/00842	Stanley House, 21B Stanley Street, Southport	Change of use to an apart-hotel (20 rooms) with communal facilities, internal alterations, demolition and rebuilding to create two further floors and a three-storey extension to side
C1	DC/2019/01711	4-12 Hoghton Street, Southport	Change of use of 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> floors from office (B1) and residential (C3) to 11 serviced apartments (Use class C1)
C3	DC/2018/02215	4-6 Coronation Walk, Southport	Change of use of first and second floors from existing night club (Sui Generis) to 16 self-contained apartments (C3)

Proposed Use Class	Application	Site Address	Proposal
C3	DC/2019/00901	459 Lord Street, Southport	New frontage, formation of a ground floor flat and modification to existing 1st and 2nd floor flat to existing commercial unit
C1	DC/2019/01032	479-481 Lord Street, Southport	Conversion of 1 <sup>st</sup> and 2 <sup>nd</sup> floors and partial conversion of ground floor to form a new apart-hotel of 10 self-contained 1 bedroom apartments.
C3	DC/2019/01529	8 Cable Street, Southport	Change of use of existing public house (A4) to 8 self-contained apartments (C3)
C3	DC/2019/01602	12 King Street, Southport	Change of use of ground floor to retail (A1) and 1 <sup>st</sup> and 2 <sup>nd</sup> floors to 10 self-contained apartments (C3).
C3	DC/2019/01879	140 Lord Street, Southport	Change of use from A2 to C3 with elevational alterations and proposed external fire escape stairs.
C3	DC/2019/01953	6 Gordon Street, Southport	Change of use and redevelopment of upper floors from storage/seating areas to 3 studio apartments.
C4	DC/2019/01563	1 Bank Square, Southport	Change of use from C3 (dwelling house) to C4 (5 bed house in multiple occupation) (Retrospective)
Sui Generis	DC/2018/01705	55-57 Eastbank Street, Southport	Change of use of first and second floors from (C3) Dwelling Houses & (B1) Business to (Sui Generis) HMO

**Actions:** None at present. Continue to monitor.

**Indicator 16 – (Policy ED8)  
Approval in Southport Seafront by Type**

Proposed Use Class	Application	Site Address	Proposal
B2?	DC/2019/00918	Land Off Marine Drive Esplanade Southport	Laying of a cross sea fibre optic cable and formation of a cable landing station



		PR8 1RX	
?	DC/2019/0213 7	Victoria Park Rotten Row Southport	Certificate of lawfulness for the proposed erection of a single storey extension to the existing building.
?	DC/2019/0099 3	Lakeside Christian Centre Fairway Southport PR9 0LA	Extension of temporary permission previously given (Ref: DC/2015/02144) to allow two containers joined by a central covered walkway to remain on site to be used as warehouse space for Southport Foodbank.
?	DC/2019/0062 3	Southport District Scout Headquarters Waterside Lodge Marine Drive Southport PR8 1SQ	Change of use of the land to site 13 caravans/motor homes.

In 2016/17 there were 6 approvals in the Southport Seafront area, and one each in 2018/19, 2017/18 and 2018/19.

Actions: None. Continue to monitor.

**Indicator 17 – (Policy ED10)  
Approvals in Aintree Racecourse (in the Green Belt Area) by Type**

No approvals during 2019/20, 2018/19, 2017/18 or 2016/17.

Actions: None. Continue to monitor.

**Indicator 18 – (Policy ED10)  
Approvals in Aintree Racecourse (outside the Green Belt Area) by Type**

No approvals during 2019/20, 2018/19, 2017/18 or 2016/17.

Actions: None. Continue to monitor.

**Indicator 19 – (Policy ED11)  
Approvals in Crosby Centre by Type**

During 2019/20 there were five approvals within Crosby Town Centre.

Use Type	Application	Site Address	Proposal
C3	DC/2019/0140 8	4-14 Liverpool Road Crosby Liverpool L23 5SF	Change of use of part of the first floor storage and open flat roof area to form 3 no. one bedroom and 1 no. two bedroom apartments incorporating external terraces
A3	DC/2019/0055 7	8B Moor Lane Crosby Liverpool L23 4UE	Prior notification application for the change of use from Shop (A1) to Cafe (A3)
C3	DC/2018/0226 4	The Crosby Hotel 75 Liverpool Road Crosby Liverpool L23 5SE	Conversion of the existing public house (A4) containing 2 residential units (C3) to 9 residential units (C3) including extensions to the rear, installation of a dormer and roof lights, alterations to the existing elevations, creation of a car park and acc
A3	DC/2019/0078 2	Hampsons 55 Coronation Road Crosby Liverpool L23 5RE	Layout of an outdoor seating area to the front of the premises
A1	DC/2019/0116 2	80 Coronation Road Crosby Liverpool L23 5RH	Change of use from A2 Financial and Professional Services to A1 Retail and external window alterations

This compares with four approvals in 2018/19, three approvals in 2017/18 and two in 2016/17.

**Actions:** None. Continue to monitor.

**Indicator 20-23 – (Policy ED11)**

**Total units in Crosby Centre**

**Total floorspace in Crosby Centre**

**Reduction in vacancies in Crosby Centre**

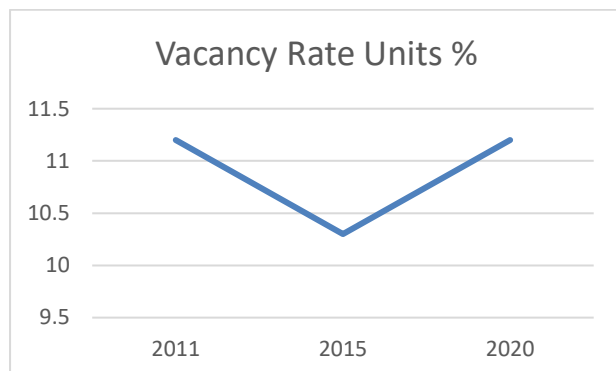
**Number of National Retailers in Crosby Centre**

The Crosby District Centre Health Check was last completed in September 2020.

125 Total units in Crosby District Centre as at September 2020

21,450m<sup>2</sup> total floorspace in Crosby District Centre as at September 2020

11.2% vacant units in Crosby District Centre as at September 2020. This is more than reported in 2015 and is back to rates reported at 2011.



25 National Retailers in Crosby District Centre as at September 2020

**Actions:** None. Continue to monitor.

### 3. Housing and Communities

#### Indicator 24 – (Policy HC1)

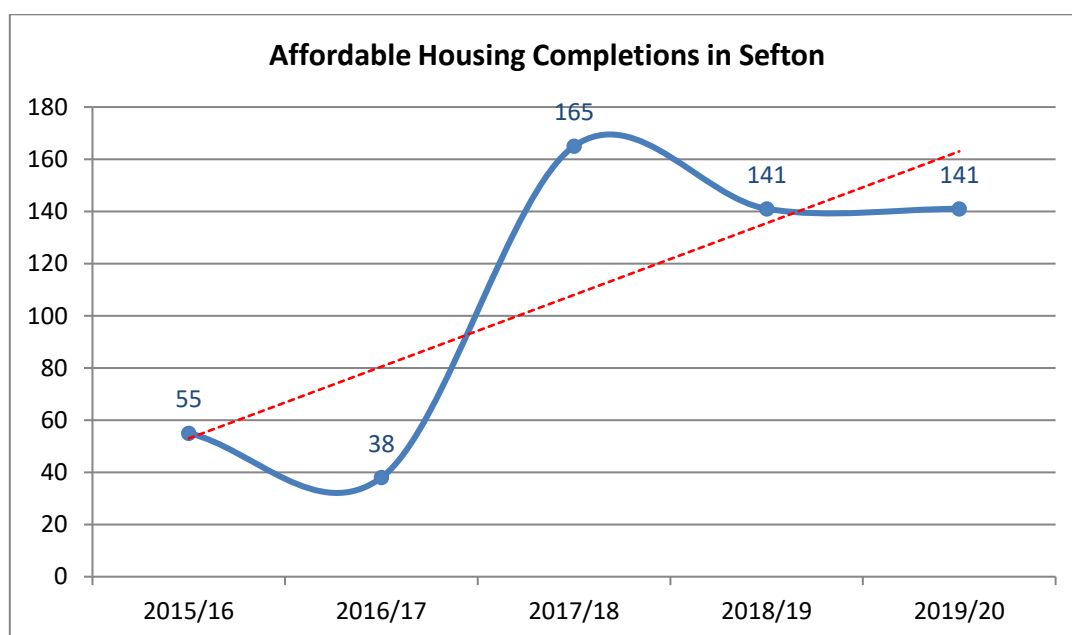
Number of affordable housing completions by type (social rented, affordable rented, intermediate, through section 106) and location.

The following table sets out the completions of affordable housing during 2019/20.

Application	Site Name	Total Capacity	Affordable dwellings			Section 106
			Social Rent	Affordable Rent	Intermediate	
DC/2017/02347	240 Hawthorne Road	20			20	N
DC/2017/01178	Windles Green, Runnells Lane	36		4	9	N
S/2005/0908	Former Royal British Legion Club, Crosby Road North	20			1	N
DC/2014/01124	Land at Musker Street	30		4	1	Y
DC/2017/00606	Land to the south	99			4	Y

DC/2017/02138	Land at Leonard Cheshire Home, Andrews Lane	34		4	1	Y
DC/2016/01043	Parkhaven Trust, Liverpool Road South	57	6		2	Y
DC/2015/01527	Former Ashworth Hospital Site (South), School Lane	369		32	4	Y
DC/2018/01425	Land at Albert Schweitzer Avenue	8	8			N
DC/2014/01655	Land at Aintree Curve, Ridgewood Way	109	7			Y
S/2012/0400	Town Lane - David Wilson Homes, Town Lane	759		20	5	Y
DC/2018/00402	1a & Bowling Green to rear, Virginia Street	23	9			N

During this period there were 141 affordable housing completions, an identical amount to 2018/19, slightly lower than 165 completed in 2017/18 but significantly higher than the 37 completed in 2016/17. 90 of the 141 or 63.8% of the affordable units that have been completed during 2019/20 were secured through the section 106 process. Delivery of affordable new build homes over a number of years is illustrated in the graph below.



The number of affordable housing completions during 2019/20 has consolidated a return towards levels secured in previous years following much lower figures in 2016/17 that were partially explained by a change in government funding regimes for affordable housing and uncertainty on the approach to starter homes. This period also predates the adoption of the Sefton Local Plan (April 2017) and early indications are this is boosting the provision of affordable homes, including through the section 106 process.

**Actions:** Robustly apply the affordable housing policy, particularly to Local Plan allocation sites.

**Indicator 25 – (Policy HC1)**

**% of bedspaces that are affordable in approvals for new homes in qualifying schemes (15 homes or more) (total and by settlement)**

Policy HC1 of the Local Plan sets out a requirement that developments of 15 homes of more should provide affordable housing. In Bootle and Netherton the requirement is for 15% of the total scheme (measured by bedspaces) to be provided as affordable homes. Outside Bootle and Netherton the requirement is for 30% of the total scheme (measured by bedspaces) to be provided as affordable homes. During 2019/20 there were 10 approvals on schemes in which the Council’s affordable housing requirement was triggered. The total percentage of bedspaces that are affordable is given in the table below. For the purposes of this table, the outline application at Lydiate Lane has been excluded, as the details of units have not yet been provided.

Settlement area	Affordable Housing %	Market dwellings %
Crosby & Hightown	34.9%	65.1%
Bootle & Netherton	19.2%	80.8%
Formby	30.6%	69.4%
Maghull & Aintree	-	-
Southport	30.6%	69.4%
<b>Grand Total</b>	<b>28.6%</b>	<b>71.4%</b>

A detailed breakdown of the ten schemes approved is given below. Provision of affordable dwellings at the St Wilfred’s site was deemed unviable. The Land at Lydiate Lane application was outline, with no details of units yet provided.

Application	Site Name, location	Total Dwellings	Affordable Dwellings	Total Bed spaces	Market Bed spaces	Affordable Bed spaces
DC/2019/01830	Land at Capricorn Way	28	28	116	0	116
DC/2019/01831	Land near Chapel Terrace	16	16	48	0	48
DC/2019/01356	Former St Wilfrid’s School, Orrell Road	185	0	928	928	0
DC/2017/00434 (Outline application)	Land at Lydiate Lane (Rakes Park), Crosby	268	tbd	tbd	Up to 70% of total	At least 30% of total

DC/2018/02199	Land rear of 1 to 93, Runnells Lane, Crosby	183	51	893	626	267
DC/2019/00492	Fmr Churchill & Montgomery Houses, Kings Park, Crosby	21	21	85	0	85
DC/2018/00588	Morris Homes part of alloc site, Liverpool Road, Formby	68	24	278	192	86
DC/2018/00020	Land opposite 34 to 70 Altcar Lane, Formby	24	9	111	78	33
DC/2019/01069	Land adjacent to Barton's Close, Southport	30	10	145	101	44
DC/2019/01164	Former St John Stone RC Primary, Southport	47	13	231	169	62

In December 2019 the Council decided to calculate the affordable housing requirement by units rather than bed spaces. In future monitoring reports the % of units as affordable will be reported.

**Actions:** Robustly apply the affordable housing policy, particularly to Local Plan allocation sites.

#### Indicator 26 – (Policy HC2)

In developments of 25 homes or more the number and % of homes with:

- 1 or 2 bedrooms – target: minimum of 25% of market dwellings only
- 3 bedrooms - target: minimum of 40% of market dwellings only
- 4 bedrooms or more: maximum of 35% of market dwellings only

During 2019/20 there were five schemes approved that were relevant for this indicator and these are listed below. This policy does not apply to affordable housing, wholly flatted development or sheltered housing. The total is therefore the number of market homes on the development only and not the market and affordable together which triggers the housing mix requirement.

Application	Location	1 or 2 Bedrooms		3 Bedrooms		4+ Bedrooms		Totals
		No.	%	No.	%	No.	%	No.
DC/2018/02199	Land rear of 1 to 93	33	25.00%	67	50.76%	32	24.24%	132
DC/2018/00588	Morris Homes part of alloc site	12	27.27%	19	43.18%	13	29.55%	44
DC/2019/01356	Former St Wilfrid's School	48	25.95%	79	42.70%	58	31.35%	185
DC/2019/01069	Land adjacent to Former St John	5	25.00%	9	45.00%	6	30.00%	20
DC/2019/01164	Stone RC Primary	11	32.35%	13	38.24%	10	29.41%	34

Application	Location	1 or2 Bedrooms		3 Bedrooms		4+ Bedrooms		Totals
		No.	%	No.	%	No.	%	No.
		109	26.27%	187	45.06%	119	28.67%	415

**Actions:** Nothing at this stage. Continue to robustly apply and monitor the policy requirement, particularly for 1 or 2 bed homes.

**Indicator 27 – (Policy HC2)**

**Approvals of older persons housing by type, tenure and settlement (including extra care, sheltered accommodation, nursing homes etc.)**

During 2019/20 no schemes for older people were approved.

**Actions:** Nothing at this stage. Sufficient numbers of schemes are currently being approved.

**Indicator 28 – (Policy HC2)**

**In approved schemes of 50 or more dwellings, the % of market homes designed to meet Building Regulation Requirement M4 (2) ‘accessible and adaptable dwellings’.**

This requirement was introduced through the Local Plan and monitored from 2017/18. The target is that at least 20% of new market properties meet this standard. This policy is now fully operational.

There were 3 full planning applications approved in 2019/20 of 50 or more dwellings and all secured accessible and adaptable homes through Section 106 agreements as follows:

Application	Location	Accessible and adaptable homes	
		No.	% of new market properties
DC/2018/01299	Land Rear of 1 To 93 Runnells Lane, Crosby	27	20%
DC/2018/00588	Land North of Liverpool Road, Formby	9	20%
DC/2019/01356	Site of St Wilfrids Catholic High School, Orrell Road, Litherland	36	20%

In 2018/19 There were 5 applications of 50 or more dwellings, submission of 3 of which predated the adoption of the Local Plan which introduced this requirement. The other 2 both secured accessible and adaptable homes through Section 106 agreements. In 2017/18 there were 4 applications. 3 predated the adoption of the Local Plan and the 4<sup>th</sup> was a prior notification so no units were subject to this policy requirement.

**Actions:** Ensure all future qualifying housing schemes meet this requirement.

#### Indicator 29 – (Policy HC2)

##### Number of approved custom or self-build homes

The Self-Build and Custom Housebuilding Act 2015 requires that the Council secure sufficient planning permissions to meet the number of requests on the custom and self-build register (see Indicator 30). This information is also required for the government online data (DELTA) return, which operates to the timescale indicated. Analysis of approvals for single dwellings has shown that the following number of approvals can be considered custom or self-build:

31 October 2015 – 30 October 2016	8 homes
31 October 2016 – 30 October 2017	6 homes
31 October 2017 - 30 October 2018	31 homes
31 October 2018 – 30 October 2019	28 homes
31 October 2019 – 30 October 2020	7 homes

In 2017/18, in addition to single dwellings received planning approval there were 2 applications of 3 dwellings each described as being for custom-build homes. These have been included in the above figures.

**Actions:** Continue to identify and monitor approvals for custom and self-build homes in the future. Identify sites for potential custom or self-build homes.

#### Indicator 30 – (Policy HC2)

##### Number of people registered on Sefton’s Custom and Self-Build Register

The Sefton Self-Build register was established in April 2016 and contains the following information:

Base Period	Number registered
1 – to 30/10/2016	54
2 – to 30/10/2017	37
3 – to 30/10/2018	25
4 – to 30/10/2019	26
5 – to 30/10/2020	24
<b>Total number of people on register</b>	<b>166</b>

The Council does not set local eligibility criteria for entry onto the register (as set out in the [Regulations](#)). As such Sefton’s register does not have two parts. It must also be noted some people register multiple times and only their most recent registration is counted. This accounts for amendments to base-period figures reported in previous AMRs.

**Actions:** Continue to make available, market and maintain the self-build register.



**Indicator 31 – (Policy HC3)****Approvals in Primary Residential Area (PRA) that are not residential and inappropriate**

During late 2019 and 2020 the following non-residential approvals were granted in the PRA. All of these are considered appropriate. More information is given in the comments column.

Application	Site Address	Proposal	Comments
DC/2019/0099 3	Lakeside Christian Centre Fairway Southport PR9 0LA	Extension of temporary permission previously given (Ref: DC/2015/02144) to allow two containers joined by a central covered walkway to remain on site to be used as warehouse space for Southport Foodbank.	Extension of temporary permission.
DC/2019/0038 6	165A College Road Crosby Liverpool L23 3AT	Change of use of the first floor from a self-contained flat (Use Class C3) to beauty treatment rooms (Sui Generis) including a covered stairway to the rear elevation	College Road is a shopping parade which comprises multiple businesses of differing uses. In this respect it is considered that the proposal would be in keeping with the varied character of the area.
DC/2019/0016 8	1B Marsh Lane Bootle L20 4LZ	Change of use from Office/Industrial (B1/B2) to Retail (A1)	Building already used for non-residential purposes, therefore this change of use is considered acceptable within a primarily residential area.
DC/2019/0203 1	18-20 Hawthorne Road Bootle L20 2DN	Change of use and subdivision of ground floor only from former Gymnasium (D2) to 2 retail (A1) units including alterations to the front and side elevations and communal commercial bin store to rear yard area.	Building already used for non-residential purposes, therefore this change of use is considered acceptable within a primarily residential area.
DC/2019/0025 5	70 Harington Road Formby Liverpool L37 1NU	Use of the ground floor premises for a mixed use as retail/showroom (A1) and a cafe (A3) with an outdoor seating area to the front	Building already used for non-residential purposes, therefore this change of use is considered acceptable within a primarily residential area.
DC/2018/0163 1	Old Roan Hotel Copy Lane Netherton Bootle L30 8RD	Change of use from A4 (drinking establishment) to A3 (restaurant) with a glazed extension to the South elevation and demolition of the existing coach house to create additional parking.	Building already used for non-residential purposes, therefore this change of use is considered acceptable within a primarily residential area.

Application	Site Address	Proposal	Comments
DC/2019/0079 4	24 Endbutt Lane Crosby Liverpool L23 0TR	Layout of outdoor seating area	Extension of existing business. Building already used for non-residential purposes, therefore this change of use is considered acceptable within a primarily residential area.
DC/2019/0076 7	20 Sefton Road Litherland Liverpool L21 7PG	Change of use of land to provide an external seating area to the front of the building	Extension of existing business.
DC/2019/0188 7	Land To The Side Of Hightown Pharmacy Lower Alt Road Hightown L38 0BF	Erection of a building to form a Coffee shop (A3), joined to the existing pharmacy, with outdoor seating areas	Compatible with the character of the residential area and does not undermine the housing delivery objectives of the local plan. Therefore, an acceptable change of use within a primarily residential area.
DC/2019/0150 8	5 Copy Lane Netherton Bootle L30 8RA	Change of use of ground floor from Hair Salon (Use Class A1) to Coffee Shop (A3) alterations to the front elevation and installation of access ramp	Building already used for non-residential purposes, therefore this change of use is considered acceptable within a primarily residential area.
DC/2019/0107 4	5 Copy Lane Netherton Bootle L30 8RA	Prior notification application for the change of use from Hairdresser (A1) to Restaurants and Cafes (A3).	Building already used for non-residential purposes, therefore this change of use is considered acceptable within a primarily residential area.
DC/2020/0015 9	32 Princes Street Southport PR8 1EQ	Change of use of building to offices from classroom based training facility (retrospective application)	Building already used for non-residential purposes, therefore this change of use is considered acceptable within a primarily residential area.
DC/2019/0159 7	37 Hesketh Road Southport PR9 9PB	Change of use of the lower ground floor (basement) only from a dwelling (C3) to offices (B1). (Retrospective)	The scale of development is so small it would not compromise the Council's objectively assessed needs through a loss of sites or capacity that would make it difficult to meet future housing needs. Therefore, this change of use is considered acceptable within a primary residential area.
DC/2020/0022 8	5 Crown Buildings Liverpool Road Birkdale Southport PR8 3BY	Prior notification procedure for the change of use from hairdressers (A1) to offices (B1(a))	Building already used for non-residential purposes, therefore this change of use is considered acceptable within a primarily residential area.
DC/2019/0199 0	4 Hope Square Southport PR9 ORN	Certificate of lawfulness for the continuation of use as a Vehicle Repair Garage B1(c).	In use as a commercial garage for over 10 years.

Application	Site Address	Proposal	Comments
DC/2019/0032 1	27 Windsor Road Southport PR9 0SG	Change of use of the Conservative club (Sui Generis) to light industrial (B1c), general industrial (B2) and storage and distribution (B8) with associated vehicle parking and access arrangements.	Building already used for non-residential purposes, therefore this change of use is considered acceptable within a primarily residential area.
DC/2020/0003 5	Sheet Metal Services (Seaforth) Ltd Sandy Lane Seaforth Liverpool L21 1AF	Erection of a single storey industrial building ancillary to existing operations (Retrospective application)	Building is ancillary to existing operations and its scale would not compromise the councils future housing needs. The development is considered appropriate within a primarily residential area.
DC/2019/0200 1	153A Upper Aughton Road Birkdale Southport PR8 5EX	Certificate of Lawful Development for the proposed change of use from B1 (Business) to B8 (storage)	Building already used for non-residential purposes, therefore this change of use is considered acceptable within a primarily residential area.
DC/2019/0042 4	1-3 Avondale Road Southport PR9 0EP	Change of use of partial ground floor and first floor to hotel and alterations to the elevations	Building already used for non-residential purposes, therefore this change of use is considered acceptable within a primarily residential area.
DC/2019/0135 8	The Banjo 1 Queens Road Bootle L20 7BN	Change of use from existing public house and ancillary accommodation to upper floors to a guesthouse with 11 bedrooms. (Alternative to DC/2019/00704 withdrawn 3 July 2019) (Part retrospective)	Building already used for non-residential purposes, therefore this change of use is considered acceptable within a primarily residential area.
DC/2019/0030 1	39 Caithness Drive Crosby Liverpool L23 0RG	Change of use of part of the ground floor of the dwelling to mixed use residential (C3) and dog grooming salon (sui generis) (Retrospective application)	Mixed use comprising residential. The scale of the grooming salon is not considered to compromise the Councils ability to meet future housing needs.
DC/2019/0217 1	681 Liverpool Road Ainsdale Southport PR8 3NS	Change of use from C3 (Residential) to D1 (Clinic)	The proposal complies with Local Plan policies relevant to primarily residential areas and the provisions of the NPPF. The development would not compromise the Council's objectively assessed needs through a loss of sites or capacity that would make it difficult to meet future housing needs. Therefore, this change of use is considered

Application	Site Address	Proposal	Comments
			acceptable within a primary residential area.
DC/2020/0015 1	137-141 Manchester Road Southport PR9 9BD	Change of use from a childrens play centre (D2) to a Childrens day care centre (D1)	Building already used for non-residential purposes, therefore this change of use is considered acceptable within a primarily residential area.
DC/2019/0081 7	38 Poplar Street Southport PR8 6DX	Change of use (part ground floor and first floor) to a performing arts training centre	The proposal complies with Local Plan policies relevant to primarily residential areas and the provisions of the NPPF. The development would not compromise the Council's objectively assessed needs through a loss of sites or capacity that would make it difficult to meet future housing needs. Therefore, this change of use is considered acceptable within a primary residential area.
DC/2019/0135 4	86 College Road Crosby Liverpool L23 0RP	Change of use of the ground floor from an A1 retail unit to a D1 private tuition centre	Building already used for non-residential purposes, therefore this change of use is considered acceptable within a primarily residential area.
DC/2019/0203 9	34 Grosvenor Road Birkdale Southport PR8 2JQ	Change of use of the existing private swimming pool to a public swimming pool	Building already used for non-residential purposes, therefore this change of use is considered acceptable within a primarily residential area.
DC/2019/0092 5	3 Redgate Formby Liverpool L37 4EN	Prior Notification application for the proposed change of use from a hair salon (A1) to small soft play and sensory centre (D2).	Building already used for non-residential purposes, therefore this change of use is considered acceptable within a primarily residential area.
DC/2019/0081 2	41 Mallory Avenue Lydiate Liverpool L31 4JS	Change of use of the existing garage (C3) to a beauty room (Sui Generis).	Building already used for non-residential purposes, therefore this change of use is considered acceptable within a primarily residential area.
DC/2019/0151 8	44 Hartwood Road Southport PR9 9AW	Change of use of part of the garden to a Cattery at the rear of the dwellinghouse along with the retention of 5 (five) detached wooden structures to be used in connection with the cattery	Cattery is based in large rear garden. The main residential property will remain a dwellinghouse. The scale of the grooming salon is not considered to compromise the Council's ability to meet future housing needs.
DC/2019/0228 2	3 Blundellsands Road East Crosby Liverpool	Change of use from dwellinghouse (C3) to a mixed use comprising dental surgery and cosmetic surgery (Sui	The development would not compromise the Council's objectively assessed needs through a loss of sites or capacity that would make it difficult to meet future housing needs. Therefore, this change of use is

Application	Site Address	Proposal	Comments
	L23 8SE	Generis), installation of access ramp and associated parking to the front of the property	considered acceptable within a primary residential area.
DC/2019/0203 3	Room 14 3rd Floor 97 Stanley Road Bootle L20 7DA	Change of use of office to a private hire administration and booking office (sui generis)	Building already used for non-residential purposes, therefore this change of use is considered acceptable within a primarily residential area.

**Actions:** Nothing at this stage. Continue to monitor.

### Indicator 32 – (Policy HC3) Densities in approvals for residential development

Policy HC3 of the Local Plan requires that new residential development should achieve a minimum density of 30 per hectare (dph). During 2019/20 over 82% of residential approvals were at 30 dwellings/hectare or more. This is above the levels achieved in 2018/19 (72.5%) 2017/18 (71%) and 2016/17 (over 70%).

Densities (dwellings/hectare)	0 to 30	30 to 50	over 50
Number of dwellings 2019/20	202 (18%)	839 (76%)	68(6%)
Number of dwellings 2018/19	434(27.5%)	887(56.2%)	257(16.3%)
Number of dwellings 2017/18	158 (28.5%)	333 (60%)	64 (11.5%)
Number of dwellings 2016/17	179 (29.9%)	290 (48.5%)	129 (21.6%)

Some of the highlights of approved schemes in 2019/20 include Orchard Farm, which did not meet the required density but was allowed by an inspector on appeal. Outline permission given for 268 dwellings at Land North of Lydiate Lane in Thornton which includes a condition to ensure a density of 30 dwellings per hectare. Former Site of St Wilfrid's Catholic Highschool in Litherland was granted permission for 185 dwellings which achieved a density of around 28 per hectare which is consistent with the Council's standards given the requirement for on-site open space.

**Actions:** Nothing at this stage. Continue to monitor.

### Indicator 33 – (Policy HC4) Applications for conversions to Homes in Multiple Occupation (HMO) and the proportions refused/approved

During late 2019 and 2020 twelve applications for HMOs were determined. Eight of the applications were granted, one of which was for a certificate of lawfulness. Three applications were refused. One further applications were withdrawn.

Application	Site Address	Proposal	Decision
DC/2019/01265	31 Cecil Road, Seaforth, Liverpool, L21 1DB	Change of use from a dwellinghouse (C3) to a House in Multiple Occupation (HMO) (C4) (6 persons).	Approved with conditions
DC/2019/01688	9 St Edmonds Road, Bootle, L20 7AJ	Change of use from dwellinghouse (C3) to a house in multiple occupation (HMO) (C4) including an accessible room on the ground floor, an access ramp to the side, the erection of a single storey extension to the rear, a canopy to the side, alterations to the front elevation and the removal of the chimney stacks.	Approved with conditions
DC/2019/01301	169 Bedford Road, Bootle, L20 2DR	Change of use from dwellinghouse (Class C3) to five bed House in Multiple Occupation (Class C4) including erection of a dormer to the front, partial demolition of the rear outrigger and alterations to the rear elevation	Approved with conditions
DC/2019/00494	32 Oriel Road, Bootle, L20 7AH	Change of use from a dwellinghouse (C3) to a house in multiple occupation (HMO) (Sui Generis) (6 Units)	Approved with conditions
DC/2019/01563	1 Bank Square, Southport, PR9 0DG	Change of use from C3 (dwelling house) to C4 (5 bed house in multiple occupation) (Retrospective application)	Approved with conditions
DC/2018/01705	55-57 Eastbank Street, Southport, PR8 1DY	Change of use of the first and second floors from (C3) Dwelling Houses & (B1) Business to (Sui Generis) House of Multiple Occupancy	Approved with conditions
DC/2019/02023	90 And 90A Litherland Road, Bootle, L20 3HZ	Change of use from C3 (dwelling house) to C4 (5 bed house in multiple occupation) (Retrospective application)	Approved with conditions
DC/2019/00316	18 Hero Street, Bootle, L20 2HA	Certificate of lawfulness for the continuation of use as a HMO (House in Multiple Occupation) (C4).	Certificate issued
DC/2018/02038	41-43, King Street, Southport, PR8 1LG	Proposed change of use of 41 and 43 King Street from a guesthouse (C1) to a 10 bed House in Multiple Occupation (Sui Generis) including the erection of a dormer to the front elevation. Resubmission of DC/2018/00231, withdrawn on 27.04.2018	Refused- This proposal failed to provide adequate outdoor space and living conditions.

Application	Site Address	Proposal	Decision
DC/2019/00132	35 King Street, Southport, PR8 1LG	Change of use from a Guest House (C1) to a House in multiple occupation HMO (Sui Generis) (8 units)	Refused- Failed to provide sufficient useable private amenity space for future occupiers
DC/2017/01299	408 Stanley Road, Bootle, L20 5AB	Change of use from A2 (advice centre and offices) to 8 bed House in Multiple Occupation (HMO) including a dormer extension to the rear of the property (Alternative to DC/2017/00879 refused 29/06/2017)	Refused-Failed to provide an acceptable level of outdoor amenity space and had a detrimental positioning of bin storage.
DC/2019/02436	89 Oxford Road, Waterloo, Liverpool, L22 7RE	Change of use from a shop (Use Class A1) with accommodation above (C3) to a House in Multiple Occupation (HMO) (C4) (up to 6 persons) including a dormer extension to the rear elevation.	Withdrawn

The Flats and Houses in Multiple Occupation SPD was adopted in June 2018. The SPD sets out the Council's expectations in respect of room sizes, outlook and prospect, rooms in basements and roof spaces, outdoor amenity, bin stores, access, parking and cycle storage. It also gives advice on reducing impact on neighbouring properties by setting out spacing criteria along a street. It will be a material consideration in future planning decisions. See [www.sefton.gov.uk/media/1448665/Flats-and-Homes-in-Multiple-Occupation-June-2018.pdf](http://www.sefton.gov.uk/media/1448665/Flats-and-Homes-in-Multiple-Occupation-June-2018.pdf).

In addition, two article 4 directions for small HMOs came into force in September 2018. The Article 4 areas cover Bootle, Seaforth, Waterloo and central Southport. In these areas the Council has removed the permitted development rights to convert a dwellinghouse (C3 use) to a House in Multiple Occupation for 3 to 6 individuals (C4 use) and permission is required for all HMOs. Elsewhere in Sefton permission is only required if the HMO is to have 7 individuals or more. See <https://www.sefton.gov.uk/planning-building-control/planning-policy-including-local-plan-and-neighbourhood-planning/article-4-direction-for-houses-in-multiple-occupation.aspx> for more information and maps of the Article 4 areas.

**Actions:** Continue to monitor the impact of HMO development

**Indicator 34 – (Policy HC4)**  
**Total number of HMOs in Sefton and by ward**

This information is not currently available but will be provided in due course.

**Actions:** tbd

**Indicator 35 – (Policy HC5)  
Five year traveller pitch supply**

In accordance with the Planning Policy for Traveller Sites document (August 2015) the Council need to demonstrate that it has a supply of specific deliverable sites enough to provide 5 years' worth of sites against their locally set targets. The Council are also required to identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15.

Policy HC5 sets out the need for traveller pitches in Sefton. This was identified in the Merseyside and West Lancashire 2014 Gypsy and Traveller Accommodation Assessment. The identified need for Sefton is:

Permanent traveller pitches 2013-2018	4
Permanent traveller pitches 2018-2023	6
Permanent traveller pitches 2023-2028	4
Permanent traveller pitches 2028-2033	1
Transit pitches after 2013	4

For the current 5-year period (2020-2025) this equates to a requirement of eight permanent pitches. This is made up from 6 pitches from the period 2018-23 and two pitches for the period 2023-25 (see table above).

On 16 May 2018 the Council approved a planning application for eight permanent traveller pitches and associated development at Plex Moss Lane, Ainsdale (site HC5.3 from table 4.2 above). As at January 2020 the site has had some works commenced and completed, including works to the access and boundary treatment, and the site has two caravans on the site. Given the progress with site at Plex Moss Lane the Council considers that it can demonstrate a five-year supply of specific deliverable sites.

The Council refused an application at Spurriers Lane, Melling for 6 permanent pitches. This was appealed and the Inspector upheld the appeal. However, the Council are currently seeking a review of that decision.

**Actions:** None. Continue to monitor.

**Indicator 36 – (Policy HC5)  
Provision of traveller pitches (permanent/transit)**

None during 2019/20 subject to the above.

**Actions:** None. Continue to monitor.

**Indicator 37 – (Policy HC5)  
Number, size and duration of unauthorised traveller encampments**



During 2019/20 there were 17 cases of unauthorised traveller encampments in the locations shown in the table below. This compares with 15 cases spread across the borough during 2018-19. The Kew Park and Ride has had numerous unauthorised traveller encampments pitched over the previous few years.

DATE ARRIVED/VACATED	ADDRESS	NO. OF VEHICLES
9 <sup>th</sup> April 2019-17 <sup>th</sup> April 2019	Kew Park & Ride Southport	5 Caravans and 5 Associated Vehicles
25 <sup>th</sup> April 2019 - unknown	The Northern Perimeter Road, Netherton, L30	4 Caravans/2 Associated vehicles
9 <sup>th</sup> May 2019 – 11 <sup>th</sup> May 2019	Kew Park & Ride Southport	8 Caravans/8 Associated vehicles
25 <sup>th</sup> May 2019 – 28 <sup>th</sup> May 2019	Kew Park & Ride Southport	19 Caravans/5 Associated Vehicles
10 <sup>th</sup> June 2019 – 11 <sup>th</sup> June 2020	Tulketh Street 2, Ground Level Car Park, Southport	7 caravans/7 Associated vehicles
9 <sup>th</sup> June 2019 – 11 <sup>th</sup> June 2019	Aintree Retail Car Park (Besides DFS)	30 +caravans/Associated vehicles
8 <sup>th</sup> July 2019 – 11 <sup>th</sup> July 2019	Fairway Car Park, Southport-	4 Caravans/3 Associated Vehicles.
11 <sup>th</sup> July 2019 – 12 <sup>th</sup> July 2019	Kew Park & Ride, Southport	4 Caravans/3 Associated Vehicles.
11 <sup>th</sup> July 2019 – 13 <sup>th</sup> July 2019	Meols Cop Field, Southport	6 Caravans/6 Associated Vehicles.
15 <sup>th</sup> July 2019	Grassland adjacent to Sefton Meadows Leisure Centre, Maghull (next to Play area)	6 Caravans/3 Associated Vehicles
23 <sup>rd</sup> August 2019	Fairway Car Park, Southport	7 Caravans and 5 Associated vehicles
23 <sup>rd</sup> August 2019 – 27 <sup>th</sup> August 2019	Dunes Splash World Car Park	4 Caravans/4 Associated Vehicles
13 <sup>th</sup> September 2019 – 16 <sup>th</sup> September 2019	Pendle Drive Car Park, Netherton, L30	1 Caravan/2 Associated Vehicles
19 <sup>th</sup> October 2019 – 21 <sup>st</sup> October 2019	Tulketh Street Car Park (West)	15 Caravans
28 <sup>th</sup> October 2019	Dunes Splash World Car Park, Southport	1 Caravan
14 <sup>th</sup> November 2019	Kew Park & Ride Southport	4 Caravans and 4 Associated Vehicles
28 <sup>th</sup> November 2019	Aldi, Liverpool Road, Birkdale	unknown



	Average no. Caravans	Average no. days
2016/17	8	4
2017/18	6	4
2018/19	11	3
2019/20	8	3

**Actions:** None. Continue to monitor.

**Indicator 38 – (Policy HC6)**

**No. of applications that affect an Asset of Community Value and the proportions refused/approved (with some explanatory text)**

The construction of a roof terrace at first floor of to the rear of Stamps Bar, 4 Crown buildings, Coronation Road, Crosby, was approved with conditions.

**Actions:** None. Continue to monitor.

**Indicator 39 – (Policy HC7)**

**Approvals in Sites of Education and Care Institutions and % inappropriate**

There were 18 approvals during 2019/20 within sites designated as Education or Care Institution. These were considered appropriate in line with Policy HC7 (part 1a) of the Local Plan. In previous years, those that could not be considered appropriate were considered suitable alternative uses were the land was accepted to be surplus to requirements.

Application	Site Address	Proposal	Appropriate?
DC/2019/01268	Formby High School Freshfield Road Formby Liverpool L37 3HW	Erection of a single storey extension to Block P creating 2 general teaching classrooms	Yes
DC/2019/01535	Peterhouse School Preston New Road Southport PR9 8PA	Erection of two single storey temporary portakabin buildings to be used as offices (for a period of 3 years)	Yes
DC/2019/01312	Presfield High School & Specialist College 79 Preston New Road Southport PR9 8PA	Erection of a single storey timber outbuilding to rear garden of the existing building	Yes
DC/2019/00708	Great Crosby Catholic Primary School The Northern Road Crosby Liverpool L23 2RQ	Proposed extensions to form new classrooms, extension to hall, together with extension to main entrance and kitchen	Yes
DC/2019/02034	Our Lady Of Walsingham Catholic Junior School Stand Park Avenue Netherton	Erection of a single storey infill extension to form new library	Yes
DC/2019/00765	Kings Meadow Primary School Meadow Lane	Installation of Multi-use games area on the existing playing fields to the rear of the main school	Yes

	Ainsdale Southport PR8 3RS		
DC/2019/00391	Kids Planet Day Nurseries 137 Liverpool Road Crosby Liverpool L23 5TE	Erection of a first floor extension and the installation of wrought iron railings to the main roof	Yes
DC/2019/00679	Merchant Taylors School For Girls Liverpool Road Crosby Liverpool L23 5SP	Erection of a single storey cold room in the courtyard	Yes
DC/2019/00205	Greenbank High School Hastings Road Birkdale Southport PR8 2LT	Erection of 8 replacement floodlights to the Hockey Pitch at the rear of the School (Retrospective).	Yes
DC/2019/00951	English Martyrs Catholic Primary School School Lane Litherland Liverpool L21 7LX	Internal remodelling of Nursery space complete with external covered canopy	Yes
DC/2019/00923	Merchant Taylors School For Boys Liverpool Road Crosby Liverpool L23 0QP	Refurbishment of the North and West elevations of the Luft Building. Overcladding of existing timber frames with new brickwork and renewal of existing windows with new white powder coated aluminium	Yes
DC/2019/02381	Hillside High School Breeze Hill Bootle L20 9NU	Installation of new windows and proposed landscape works involving alterations to car park	Yes
DC/2019/00716	Forefield Infant School Forefield Lane Crosby Liverpool L23 9SL	Replacement of the existing 1.6m high metal round bar railed fence to the school playing field with 2.0m high Diamex metal railed fence to match the existing fence on Trevor Drive	Yes
DC/2019/00318	Redgate Primary School Redgate Formby	Erection of three 5m high lamp posts to the car park and path to the front of the School.	Yes

	Liverpool L37 4EW		
DC/2019/00267	Norwood Primary School Norwood Crescent Southport PR9 7DU	Proposed replacement of existing stepped ramp with new graded pathway and installation of a new entrance gate	Yes
DC/2019/01749	Chesterfield High School Chesterfield Road Crosby Liverpool L23 9YB	Installation of new external lift, via the removal of existing curtain walling panels and integration of new free standing lift tied back into the structure to the south elevation	Yes
DC/2019/02153	Rowan Park School Sterrix Lane Litherland Liverpool L21 0DB	Erection of a single storey extension to the rear, eight new car parking spaces and new vehicle access.	Yes
DC/2019/01612	Holy Family Catholic High School Virgins Lane Thornton Liverpool L23 4UL	Installation of a 2.4m high powder coated weldmesh security fence to 3 elevations around the existing school playing field following removal of the existing low level metal rail fence	Yes

**Actions:** None. Continue to monitor.

## 4. Infrastructure

Indicator 41 – (Policy IN2)

Number of schemes in part 1 of Policy IN2 implemented

A commentary on the progress of the various schemes is provided in the table below.

<p><b>Improved access to the Port of Liverpool by a range of transport types</b></p> <p>Network Rail is bringing forward three improvement schemes to enhance rail capacity to the Port. These were expected to be delivered in 2017-2019, but some delays have been experienced. The first is scheduled for completion in 2021. Highways England announced the preferred route option for a new access to the Port of Liverpool in August 2017. The decision-making process was challenged and went through a Judicial Review process, which was dismissed in November 2018. Since then, Highways England has continued the development of the preferred option. Site investigation work was due to be carried out in 2020 but was delayed due to the Covid pandemic and the statutory consultation will now take place in 2021.</p>
<p><b>A new train station and park and ride facilities at Maghull North</b></p> <p>Maghull North Station and park and ride opened on 18 June 2018. This project is now complete.</p>
<p><b>Development or extension of park and ride facilities at Hall Road, Seaforth &amp; Litherland and Waterloo rail stations.</b></p> <p>Complete/no progress/no progress respectively</p>
<p><b>The provision of interchange facilities in Southport, Crosby and Maghull centres</b></p> <p>A detailed access and connectivity study was undertaken for Southport town centre as part of a strategy for improving the economic performance of the town. Specific proposals are being developed as part of a Town Fund Bid, which will include a consideration of public transport provision and potential improvements to the railway station. The interchange facility in Crosby centre is part of emerging redevelopment proposals which include changes to the transport infrastructure and the car park provision in the town centre. No work has been undertaken on Maghull centre at this stage.</p>
<p><b>Improved parking facilities in Bootle, Southport, Crosby and Maghull centres</b></p> <p>Detailed access and connectivity studies have been undertaken for Bootle and Southport town centres as part of strategies for improving the economic performance of the towns. Specific proposals being developed in 2020, which will include a consideration of parking facilities. The parking provision in Crosby centre has been reviewed as part of emerging redevelopment proposals which include changes to the transport infrastructure and the car park provision in the town centre. No work has been undertaken on Maghull centre at this stage.</p>
<p><b>Upgrading of the motorway access at Junction 1 on the M58</b></p> <p>Scheme and funding was approved by the Combined Authority in 2016. The contractor was appointed and the planning application was submitted and approved in 2017. The start of the scheme was delayed due to problems with land access and with securing the CPO notices from Highways England. Construction started in 2019 and after a delay due to the Covid pandemic, the scheme opened to traffic in August 2020.</p>
<p><b>Traffic management improvements to the A565 and A5036</b></p> <p>Three schemes on the A565, in Seaforth, Waterloo and Thornton have received funding allocation from the City Region Sustainable Transport Enhancement Package for delivery in 2017/18 – 2019/20. The Seaforth scheme was completed in 2018. The second stage of the Thornton scheme was completed early in 2020. The development work and public consultation on the Waterloo scheme has been completed works are planned to start early in 2021.</p>
<p><b>Improved access to Southport from the east (A570 corridor)</b></p> <p>The Southport traffic model has been updated. Options testing and modelling and feasibility work has been completed and a Strategic Outline Case was submitted to the Combined Authority (CA) in early 2019. Funding for the development of an Outline Business Case was approved by the CA in 2019 and work started on the business case preparation. The OBC will be completed in autumn 2020 and submitted to the Combined Authority.</p>
<p><b>Safeguarding the rail link between Bootle New Strand and Aintree rail station (the North Mersey Branch</b></p>

**line).**

The link has been safeguarded in the Local Plan.

Actions: Continue to monitor and liaise with Merseytravel

## 5. Design and Environmental Quality

### Indicator 42 – (Policy EQ3)

#### % of new build housing within appropriate (SPD) distance to bus stop; rail station; GP; Primary School

There were 1112 'new build' dwellings granted planning permission in 2019/20, on 67 sites. These were assessed against the Travel SPD measures of accessibility, which determine whether a development site is accessible in the three bands shown.

	High	Medium	Low
Bus Stop	98.7%	1.3%	0.0%
Rail Station	17.4%	20.8%	61.8%
GP	79.7%	8.9%	11.4%
School	93.1%	4.9%	2.1%

**Actions:** Nothing. Continue to monitor.

### Indicator 43 – (Policy EQ6)

#### Contaminated land remediated as part of development

Sefton Borough has a legacy of land contamination as a consequence of historical industrial land uses. Issues vary significantly in their nature and extent across the Borough. Progress on remediation is difficult to monitor as the risk depends on the proposed end use, nature of contamination and proximity to a potential source of contamination. For example, the potential for cross boundary contamination onto sites that may not appear to be affected by contamination is also considered. Typically, the assessment of a site is undertaken in four stages and each stage requires a specific report. During 2020 and 2019 151 reports were reviewed and these are set out in the tables below.

Assessment	2020	
	No. of reports prepared	Area covered
Phase 1 – Preliminary Investigation	14	20.94 Ha
Phase 2 – Site Investigation & Risk Assessment	25	39.07 Ha
Phase 3 – Remediation Strategy	21	34.12 Ha
Phase 4 – Verification Report	17	34.52 Ha



Assessment	2019	
	No. of reports prepared	Area covered
Phase 1 – Preliminary Investigation	11	20.56 Ha
Phase 2 – Site Investigation & Risk Assessment	25	66.4 Ha
Phase 3 – Remediation Strategy	8	13.87 Ha
Phase 4 – Verification Report	30	257.54 Ha

**Actions:** Continue to implement policy.

#### Indicator 44 – (Policy EQ8)

##### Number of applications refused on flood risk grounds

None during 2019/20

**Actions:** Continue to implement policy.

#### Indicator 45 – (Policy EQ8)

##### Number of major applications approved with conditions and/or legal agreements related to SuDs

There were 22 major applications that were relevant to this indicator in 2019/20. Of these 17 (77%) were approved with conditions related to SuDs. In 2018/19 77%, 2017/18 86% and 2016/12 78% of relevant applications were approved with conditions related to SuDS, so the trend remains consistent.

Note: The text in the comment field below is a very short summary indicating the requirements stated in the conditions, the full text can be found in the decision notice for each application.

\*The number relates to the number of the condition on the planning approval

Application	Site Address	Proposal	SuDS Conditions imposed *	Approved
DC/2016/02476	139A Hart Street Southport PR8 6DY	Erection of three dwellinghouses and a block of 10 self-contained flats with associated access, parking and landscaping following demolition of existing building	Cond 17: foul and surface water to be drained on separate systems. Cond18: SuDS details to be submitted & approved by LPA before development commences, no surface	15-Jul-19

Application	Site Address	Proposal	SuDS Conditions imposed *	Approved
			water to discharge to public sewers.	
DC/2017/00434	Land North Of Lydiate Lane Thornton	Outline planning application for up to 268 no. dwelling houses with some matters reserved in respect of: (Appearance, Landscaping, Layout and Scale) with Access applied for at this stage	Cond 17: Detailed SuDS scheme to be submitted to & agreed in writing by LPA, to include arrangements for adoption or management & maintenance by a management company. SuDS scheme to be implemented as approved. Cond 18: SuDS scheme to meet principles of site's Flood Risk Assessment & Drainage Strategy. No surface water discharge to public sewers. SuDS scheme to be implemented as approved. Cond 19: Validation report for implementation to be submitted and approved by the LPA; approved works to retained as approved thereafter.	15-Jan-20
DC/2018/00020	Land Opposite 34 To 70 Altcar Lane Formby Liverpool L37 6AY	Erection of 24 dwellings with associated landscaping and infrastructure	Cond 1: Development to be carried out in accordance with listed details and plans which include Flood Risk Assessment & Drainage Strategy. Cond 7: SuDS details and method of implementation (including funding and maintenance) for the lifetime of the development to be submitted and approved by LPA. Implementation, management and maintenance to be in accordance with the	13-Aug-19

Application	Site Address	Proposal	SuDS Conditions imposed *	Approved
			approved scheme.	
DC/2018/00588	Land North Of Liverpool Road Formby	Erection of 68 dwellings with associated access, parking, landscaping and infrastructure.	Conds 15 and 17: SuDS details in line with the submitted Flood Risk Assessment & Drainage Strategy, plus method of implementation (including funding and maintenance) for the lifetime of the development, to be submitted and approved by LPA & subsequently carried out as approved. Cond 16: relates to drainage ditch improvements on eastern site boundary. Cond 18: Validation report for implementation to be submitted and approved by LPA; approved works to retained as approved thereafter. Cond 19: Foul and surface water to be drained on separate systems. Conds 20-21: Details of ground levels and finished floor/surface levels to be submitted to and approved by the LPA. Development to be in accordance with the approved levels; validation / remediation process to ensure this. Cond 35 relates to new pumping station.	26-Sep-19
DC/2018/00990	3tc House 16 Crosby Road North Waterloo Liverpool L22 0NY	Change of use of the first floor front block from D1 Use Class to 11 apartments. Demolition of the existing front block roof level maintenance store and lift motor room and erection	No SuDS conditions	31-May-19

Application	Site Address	Proposal	SuDS Conditions imposed *	Approved
		of a single storey rooftop extension to provide 3 apartments. Demolition		
DC/2018/01105	Site Of The Power House Hoggs Hill Lane/Park Road Formby	Erection of 9 detached houses with associated works	Cond3: Detailed SuDS Strategy to be submitted to & approved in writing by LPA, in consultation with LLFA. SuDS Strategy to be as set out in sites' SuDS Pro-Forma. If infiltration not possible discharge to watercourse limited to 2.5l/s or less.	17-May-19
DC/2018/01271	The Piggeries Site Southport Old Road Formby	Erection of 7 dwellings with associated access, car parking and landscaping following demolition of the existing storage buildings.	Cond 8: SuDS Strategy to be submitted in writing for approval of LPA. SuDS Strategy must be as set out in site-specific FRA, must not increase flood risk off site, must be fully implemented prior to occupation of the development.	23-Mar-20
DC/2018/02199	Land Rear Of 1 To 93 Runnells Lane Crosby	Erection of 183 dwellinghouses, vehicular access, surface water attenuation, public open space including play equipment, landscaping and ancillary infrastructure	Cond13: Approved SuDS Strategy to be implemented, and maintained at all times thereafter. Cond 14: Validation report for implementation to be submitted and approved by the LPA; approved works to retained as approved thereafter. Cond 15: Foul and surface water to be drained on separate systems. Cond 16: Ground levels. Conds 17&18 : Details of ground levels and finished floor/surface levels have to be submitted to	27-Jun-19

Application	Site Address	Proposal	SuDS Conditions imposed *	Approved
			and approved by the LPA (Cond 20): development in accordance with the approved levels; otherwise a new planning application(s) must be submitted.	
DC/2018/02215	4-6 Coronation Walk Southport PR8 1RE	Change of use of the first and second floors from an existing night club (Sui Generis) to 16 self-contained apartments (C3)	No SuDS conditions	05-Jul-19
DC/2019/00052	Land At Sandy Lane Seaforth Liverpool	Outline planning application for the erection of up to 46 dwellinghouses after demolition of the existing buildings, access applied for at this stage with some matters reserved (layout, scale, appearance, and landscaping reserved for future consideration)	Cond 26: Full details of SuDS and method of implementation (in accordance with outline SuDS scheme) to be submitted to LPA in consultation with LLFA. Cond 27: Foul and surface water to be drained on separate systems. Cond 28: SuDS scheme to be submitted to & approved in writing by LPA; with evidence of site infiltration assessment & in line with national standards. No surface water to discharge to public sewers unless agreed in writing by LPA. Implementation as approved.	07-Jul-19
DC/2019/00492	Kings Park Seaforth	Erection of 21 dwellinghouses including associated access and landscaping	Cond 15: Development in accordance with the approved site-specific Flood Risk Assessment which sets out mitigation measures including for sustainable drainage. Mitigation measures to be fully implemented prior to	03-Sep-19

Application	Site Address	Proposal	SuDS Conditions imposed *	Approved
			occupation or as otherwise agreed in writing by LPA.	
DC/2019/00527	KTC Edible Oils Ltd Rear Of Allied Bakeries Dunnings Bridge Road Netherton Bootle L30 6TG	Erection of a single storey extension to the side of the warehouse, a new acoustic barrier to 3m in height in the north-west corner of the site and a replacement acoustic barrier to 3.5m in height along the canal boundary of the site.	No SuDS conditions	15-Aug-19
DC/2019/00662	Car Park Lifeboat Road Formby	Erection of four bin surrounds and three pay and display machines with associated works, works to the main and overflow car parking areas, temporary male/female and disabled toilet units and staff welfare unit surrounded by security fencing, height restriction gantry and new gates	No SuDS conditions	20-Dec-19
DC/2019/00880	95 Linaker Street Southport PR8 5DQ	Erection of 11 two-storey dwellinghouses following demolition of the existing buildings.	Cond 8: SuDS scheme and site infiltration assessment to be submitted to & approved in writing by LPA. Surface water discharge to combined public sewer restricted to 27 l/s. Development to be carried out as approved. Cond 16: SuDS management & maintenance plan for the lifetime of the development shall be submitted to & agreed in writing by LPA. Implementation, management & maintenance in accordance with the approved plans. Cond 17: Foul and surface	16-Jan-20

Application	Site Address	Proposal	SuDS Conditions imposed *	Approved
			water to be drained on separate systems.	
DC/2019/00952	Activity For All Maguire Avenue Liverpool Bootle L20 9PQ	Demolition of Sports Hall 1 and ancillary building to be replaced with an upgraded sports/leisure facility	Cond 12: Confirmed/ final SuDS scheme to be submitted to & approved in writing by LPA; this must be based on the outline SUDS and be accompanied by a completed sustainable drainage Pro-Forma.	29-Aug-19
DC/2019/01069	Land To The North Of Bartons Close Southport PR9 8NF	Erection of 30 dwellings, construction of new vehicular access from Fell View and associated works	Conds 5&6: Nature re Three Pools Waterway. Cond 7: Full technical details of SUDS to be submitted to & approved in writing by LPA. Implementation of approved details and timetable. Cond 18: Details of funding and maintenance arrangements for the approved SUDS (Cond 7) for the lifetime of the development to be submitted to & approved in writing by LPA. Implementation, management & maintenance in accordance with the approved plans. Cond 30: No structures within 8m of Three Pools Waterway.	28-Oct-19
DC/2019/01164	St John Stone R C Primary School Meadow Lane Ainsdale	Erection of 47 dwellings, construction of new vehicular accesses from Meadow Lane and associated works	Cond 5: Nature re Sandy Brook. Cond 6: Full technical details of SUDS (in line with outline details) to be submitted to & approved in writing by LPA. Implementation of approved details and	28-Oct-19

Application	Site Address	Proposal	SuDS Conditions imposed *	Approved
			<p>timetable. Cond 14: Details of funding and maintenance arrangements for the approved SUDS (Cond 6) for the lifetime of the development to be submitted to &amp; approved in writing by LPA. Implementation, management &amp; maintenance in accordance with the approved plans.</p> <p>Cond 23: No structures within 8m of Sandy Brook.</p>	
DC/2019/01356	Former Site Of St Wilfrids Catholic High School Orrell Road Litherland	Full planning permission for the erection of 185 dwellings and associated landscaping and infrastructure including a new highway access junction from Hawthorne Road, 3 shared drive access points from Orrell Road, public open space including an equipped children's play area and detention basin, and a dedicated electricity substation.	<p>Cond 2: Development in accordance with approved plans including Drainage Feasibility Plans and Sections. Cond 8: Full technical details of SuDS and implementation timetable (in line with approved FRA and Drainage Feasibility Plans) have been submitted to &amp; approved in writing by LPA. Implementation and timetable as approved.</p> <p>Cond 9 : Details of ground levels and finished floor/surface levels to be submitted to and approved by the LPA. Development in accordance with the approved levels; otherwise a new planning application(s) must be submitted. Cond 20: Validation report for implementation to be submitted and approved by LPA; approved works to retained as approved</p>	02-Mar-20



Application	Site Address	Proposal	SuDS Conditions imposed *	Approved
			thereafter.	
DC/2019/01387	Santander Uk Plc Bridle Road Netherton L30 4GB	Erection of new 20,211 sq. metre (GIA) office buildings (Use Class B1) and three pavilions comprising a total of 496 sq. metres (GIA) of floorspace (Use Classes A1/A2/A3/A4/A5/D1/D2), together with associated surface car and cycle parking, works to public realm, landscaping, utilities and highways, and the demolition of existing buildings	Cond 2: Development in accordance with approved plans including specified Drainage Layout and FRA & Drainage Strategy.	19-Dec-19
DC/2019/01602	12 King Street Southport PR8 1JZ	Change of use of the ground floor to retail (A1) and the first and second floors to 10 self-contained apartments (C3) including the erection of 2 dormers to the front elevation.	No SuDS conditions	23-Dec-19
DC/2019/01830	Land Adjacent To Capricorn Way Bootle L20 4TR	Erection of 28 dwelling houses (100% affordable), with associated access, landscaping, parking and services.	Cond 10: Scheme for disposal of foul and surface water drainage to be submitted to & approved in writing by LPA. No use (occupation) until approved drainage system has been constructed as approved. Cond 11: Foul and surface water to be drained on separate systems at all times.	20-Jan-20
DC/2019/01831	Land Near Chapel Terrace Bootle L20 8NB	Erection of 10 dwelling houses and a block of 6 apartments (100% affordable), with associated access, landscaping, parking and services	Cond 10: SUDS scheme to be submitted to & approved in writing by LPA. SuDS scheme must include specified items. No use (occupation) until approved drainage system has been constructed and completed	06-Mar-20

Application	Site Address	Proposal	SuDS Conditions imposed *	Approved
			in accordance with approved plans/documents. Cond 11: Foul and surface water to be drained on separate systems at all times.	

**Actions:** None. Continue to monitor.

#### Indicator 46 – (Policy EQ9)

##### Area of new Public Open Space approved on:

- Schemes of 150 or more dwellings
- Proposals for 11 to 149 dwellings on sites which are more than 2km from a main park or Countryside Recreation Area

During late 2019 and 2020 three schemes were approved for 150 or more dwellings. These applications include the former site of St Wilfreds Catholic high school in Litherland (DC/2019/01356) which provided 7,200 sqm of Open Space. Land at the rear of 1 to 93 Runnells Lane in Crosby (DC/2018/02199) produced 5,640 sqm of open space. Land North of Lydiate Lane in Thornton (DC/2017/00434) will further provided public open space.

During the same period one application for 14 dwellings, which was more than 2km from a main park or Countryside Recreation Area was allowed on appeal. This application at Orchid Farm, Thornton (DC/2018/01568) deemed it unpracticable to request the provision Open Space for this development.

**Actions:** The Policy Team will continue to advise development management when proposals are identified as being in recreation deficiency areas.

#### Indicator 47 – (Policy EQ9)

##### Financial contributions secured through section 106 to improve existing open space

This indicator will be reported on separately as part of a planning obligations monitoring report, this planning obligation monitoring report will be available by the end of 2020.

**Actions:** None. The Policy Team will advise if financial contributions are appropriate in line with the Open Space SPD.

#### Indicator 48 – (Policy EQ10)

##### Approvals (and refusals) of A5 uses in designated centres, shopping parades, within 400m of a secondary school or college (including those restricted to opening after 5pm)

The Local Plan includes a policy supported by the Control of Hot Foods and Betting Shops Supplementary Planning Document (SPD) that seeks to restrict new A5 uses in areas that are close to secondary schools or colleges, and in centres and shopping parades where there is already considered to be an oversupply.

During late 2019 and 2020 the Council determined the following hot food takeaway (A5) applications, as shown in the table below. Both of these applications gained approval. The approval on Bridle Road, was for a multi-use development, and the approval at Eastbank Road was for the extension on an existing takeaway.

Application	Site Address	Proposal	In designated centre	In shopping parade	Within 400m of secondary school or college	Decision and Date
DC/2019/01387	Santander Uk Plc, Bridle Road, Netherton, L30 4GB	Erection of new 20,211 sq. metre (GIA) office buildings (Use Class B1) and three pavilions comprising a total of 496 sq. metres (GIA) of floorspace (Use Classes A1/A2/A3/A4/A5/D1/D2), together with associated surface car and cycle parking, works to public realm, landscaping, utilities and highways, and the demolition of existing buildings	No	No	Yes	Approved with conditions- 19/12/2019
DC/2019/01029	24/24A Eastbank Street, Southport, PR8 1DT	Change of use of No. 24a Eastbank Street from retail (A1) to hot food takeaway (A5) to extend the existing hot food takeaway at No. 24 Eastbank Street to provide a customer seating area including alterations to the existing shopfronts.	Yes	No	No	Approved with conditions - 18/07/2019

**Actions:** Nothing at this stage. Continue to implement SPD.

## 6. Natural and Heritage Assets

### Indicator 49 - – (Policy NH2)

#### Approvals in International, National and Local Nature Sites and % Inappropriate

During 2019/20 there were 8 permissions in International, National and Local Nature Sites.

Application	Site Address	Proposal	Appropriate development?
DC/2018/02152	Hillside Golf Club Hastings Road Birkdale PR8 2LU	Outline planning application with all matters reserved for the erection of a first floor extension to the side to provide a swing room analysis suite, a putting academy and accommodations, with alterations to the entrance lobby	Yes
DC/2019/00229	Hightown Recycling Orrell Hill Lane Ince Blundell L38 5DA	Erection of a compost processing and storage building.	Yes
DC/2019/00419	Marshside RSPB Nature Reserve Marine Drive Southport	Installation of a Parkeon Solar powered ticket payment machine in the RSPB Nature Reserve car park.	Yes
DC/2019/00662	Car Park Lifeboat Road Formby	Erection of four bin surrounds and three pay and display machines with associated works, works to the main and overflow car parking areas, temporary male/female and disabled toilet units and staff welfare unit surrounded by security fencing, height restriction gantry and new gates.	Yes
DC/2019/00945	National Trust Car Park Victoria Road	Installation of three pay and display machines.	Yes

	Formby		
DC/2019/02006	Formby Golf Club Golf Road Formby L37 1LQ	Erection of an accessible on-course single WC midway along the course.	Yes
DC/2019/02038	Hillside Golf Club Hastings Road Birkdale PR8 2LU	Erection of a single storey rear extension to the existing Pro Shop and a new external covered golf swing cabin sited near the 18th hole.	Yes
DC/2019/02043	Greenloons Farm Kirklake Road Formby Liverpool L37 2DD	Certificate of Lawfulness for the implementation of planning permission DC/2017/00543 by virtue of the demolition.	Yes

**Actions:** Continue to implement policy to ensure no inappropriate approvals

#### Indicator 50 – (Policy NH3)

#### Approvals in Nature Improvement Areas and % Inappropriate

Application	Site Address	Proposal	Approval date	Appropriate Development
DC/2018/02152	Hillside Golf Club, Hastings Road, Birkdale, PR8 2LU	Outline planning application with all matters reserved for the erection of a first floor extension to the side to provide a swing room analysis suite, a putting academy and accommodations, with alterations to the entrance lobby	05/07/2019	Yes
DC/2019/00229	Hightown Recycling, Orrell Hill Lane, Ince Blundell, L38 5DA	Erection of a compost processing and storage building.	24/04/2019	Yes
DC/2019/00419	Marshside RSPB Nature Reserve, Marine Drive, Southport	Installation of a Parkeon Solar powered ticket payment machine in the RSPB Nature Reserve car park.	12/04/2019	Yes
DC/2019/00662	Car Park, Lifeboat Road, Formby	Erection of four bin surrounds and three pay and display machines with associated works, works to the main and overflow car parking areas, temporary male/female and disabled toilet units and staff welfare unit	20.12.2019	Yes

		surrounded by security fencing, height restriction gantry and new gates		
DC/2019/00945	National Trust Car Park, Victoria Road, Formby	Installation of three pay and display machines	01/08/2020	Yes
DC/2019/02006	Formby Golf Club, Golf Road, Formby, L37 1LQ	Erection of an accessible on-course single WC midway along the course.	11/02/2020	Yes
DC/2019/02038	Hillside Golf Club, Hastings Road, Birkdale PR8 2LU	Erection of a single storey rear extension to the existing Pro Shop and a new external covered golf swing cabin sited near the 18th hole.	06/01/2020	Yes
DC/2019/02043	Greenloons Farm, Kirklake Road, Formby, Liverpool L37 2DD	Certificate of Lawfulness for the implementation of planning permission DC/2017/00543 by virtue of the demolition.	19/12/2019	Yes

**Actions:** Continue to implement policy to ensure no inappropriate approvals

#### Indicator 51 – (Policy NH4)

#### Approvals in Coastal Change Management Area and % Inappropriate

Application	Address	Address	Appropriate
DC/2019/00419	Marshside RSPB Nature Reserve Marine Drive Southport	Installation of a Parkeon Solar powered ticket payment machine in the RSPB Nature Reserve car park	Yes
DC/2019/00662	Car Park Lifeboat Road Formby	Erection of four bin surrounds and three pay and display machines with associated works, works to the main and overflow car parking areas, temporary male/female and disabled toilet units and staff welfare unit surrounded by security fencing, height restriction	Yes
DC/2019/00945	National Trust Car Park Victoria Road	Installation of three pay and display machines	Yes

	Formby		
DC/2019/02006	Formby Golf Club Golf Road Formby L37 1LQ	Erection of an accessible on-course single WC midway along the course.	Yes
DC/2019/02043	Greenloons Farm Kirklake Road Formby Liverpool L37 2DD	Certificate of Lawfulness for the implementation of planning permission DC/2017/00543 by virtue of the demolition.	Yes

**Actions:** Continue to implement policy to ensure no inappropriate approvals

**Indicator 52 – (Policy NH5)**

**Approvals in Public Open Space and % Inappropriate**

Application	Site Address	Proposal	Appropriate Development
DC/2019/00433	Lydiate Parish Council Sandy Lane Lydiate Liverpool L31 2LB	Erection of a single storey extension to the front of the building and internal alterations to provide a cafe	Yes
DC/2019/00453	Sefton Amateur Boxing Club 1A Harrops Croft Netherton L30 0QP	Erection of two single storey extensions to both sides of the Gym	Yes
DC/2019/00455	The Ainsdale Club 772A Liverpool Road Ainsdale PR8 3QF	Erection of a single storey extension to the rear and extension to the veranda to the front of the pavilion	Yes
DC/2019/00507	South Park Community Hut South Park Balliol Road Bootle	Erection of a detached hut within the centre of the park to be used as a multi-purpose facility for local community groups (part retrospective)	Yes
DC/2019/00623	Southport District Scout Headquarters Waterside Lodge Marine Drive Southport	Change of use of the land to site 13 caravans/motor homes.	Yes

	PR8 1SQ		
DC/2019/00952	Activity For All Maguire Avenue Liverpool Bootle L20 9PQ	Demolition of Sports Hall 1 and ancillary building to be replaced with an upgraded sports/leisure facility	Yes
DC/2019/01697	South Park Community Hut South Park Balliol Road Bootle	Erection of a detached hut within the centre of the park to be used as a multi-purpose facility for local community groups (alternative to DC/2019/00507 approved 06.06.2019)	Yes
DC/2019/02218	Southport Football Club Haig Avenue Southport PR8 6JZ	Erection of a single storey building to the front area of the football ground including pedestrian access onto Haig Avenue.	Yes
DC/2019/02312	Telecommunication Streetworks Site Gorse Lane Litherland	Installation of a replacement 20m monopole, accommodating 12 no. antennas with the upgrade of the equipment cabinets and ancillary development	Yes
DC/2019/02405	16 Timms Lane Formby Liverpool L37 7DN	Erection of an extension to the existing clubhouse to provide an enlarged bar seating and games area, following the demolition of the existing timber extension	Yes

**Actions:** Continue to implement policy to ensure no inappropriate approvals

#### Indicator 53 – (Policy NH6)

##### Approvals in Urban Golf Course and % Inappropriate

None in 2019/20.

**Actions:** Continue to implement policy to ensure no inappropriate approvals

#### Indicator 54 – (Policies NH9-14)

##### % of Listed Buildings surveyed as part of Heritage at Risk assessment

From January 2020 to October 2020 the Council surveyed 62 of its listed building entries (11%). This represents a decrease of 1% of the total list entries surveyed in 2019 and 13% of the total list entries surveyed in 2018. See indirect impact indicator 73 for more information.



**Actions:** Continue to survey listed buildings at risk throughout 2020.

**Indicator 55 - (Policies NH9-14)  
Conservation Area Appraisals adopted**

During 2019 no new appraisal were adopted, however consultation was undertaken on one Conservation Area Appraisal, originally intended to be formally adopted in early 2020. However due to staff shortages and COVID response work reprioritisation this work has been paused.

There are 25 Conservation Areas in Sefton, with 56% having adopted Appraisals to date.

**Actions:** Continue with work on draft Conservation Area Appraisals. Determine which of the other Conservation Areas are priorities for Conservation Area Appraisals.

**Indicator 56 - (Policies NH9-14)  
Conservation Area Management Plans adopted**

During 2019, 2 Conservation Areas, Lord Street and the Promenade had Management Plans adopted. This is an increase of 8%.

Consultation was undertaken on one Conservation Area Management Plan, to be formally adopted in early 2020. However due to staff shortages and COVID response work reprioritisation this work has been paused.

There are 25 Conservation Areas in Sefton, with 8% having adopted Management Plans to date

**Actions:** Adopt Management Plans for Conservation Areas as they are completed and determine which of the other Conservation Areas are priorities for having Management Plans.

## **SECTION B**

# **INDIRECT IMPACT INDICATORS**

**Indicator 57 – (Economy)  
Number of jobs in Sefton**

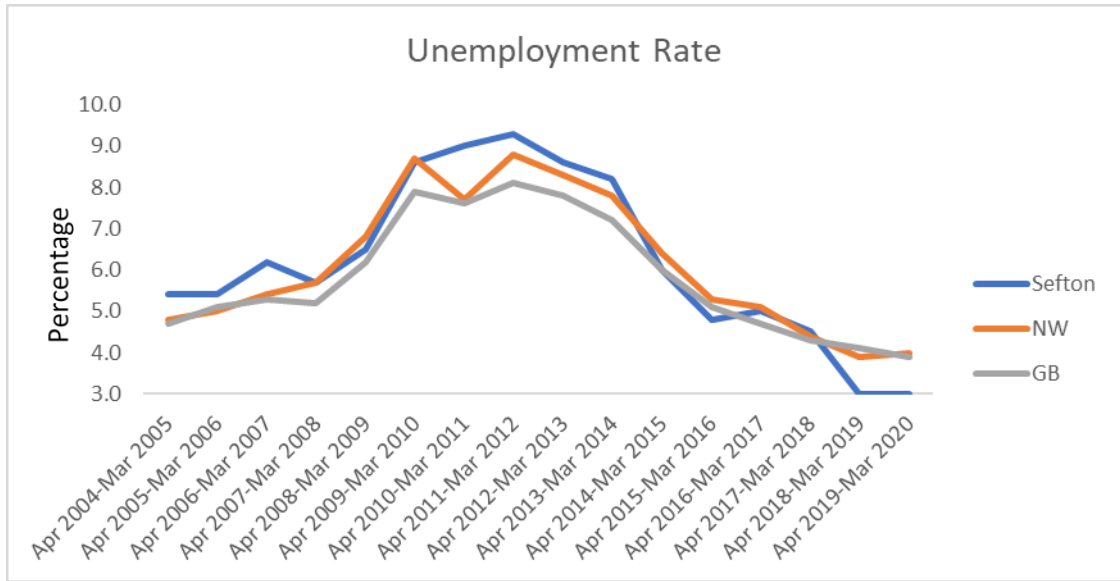
The number of jobs in has fallen quite considerably since 2002, although the numbers have started to recover from a low of 97,000 jobs in 2012. The most recently published data (2018) shows that there are 103,000 jobs in Sefton. The jobs density in Sefton of 0.63 (i.e. the ratio of total jobs to population aged 16-64) remains much lower than both the north-west (0.84) and national average (0.86). These figures reflect the historic role of Sefton as a commuter area. It is expected that the number of jobs will take a significant hit from the impact of the Covid-19 lockdown and this will be reported in future years.



(Source: Nomis)

**Indicator 58 – (Economy)  
Unemployment rate**

The unemployment rate in Sefton has continued to drop in recent years and from April 2019 to March 2020 the rate continued to stand at 3% (yearly average April – March). This is slightly lower than the North West average for the same period which stood at 4% and also slightly lower than the national average of 3.9%. The current decreasing trend in Sefton continues.



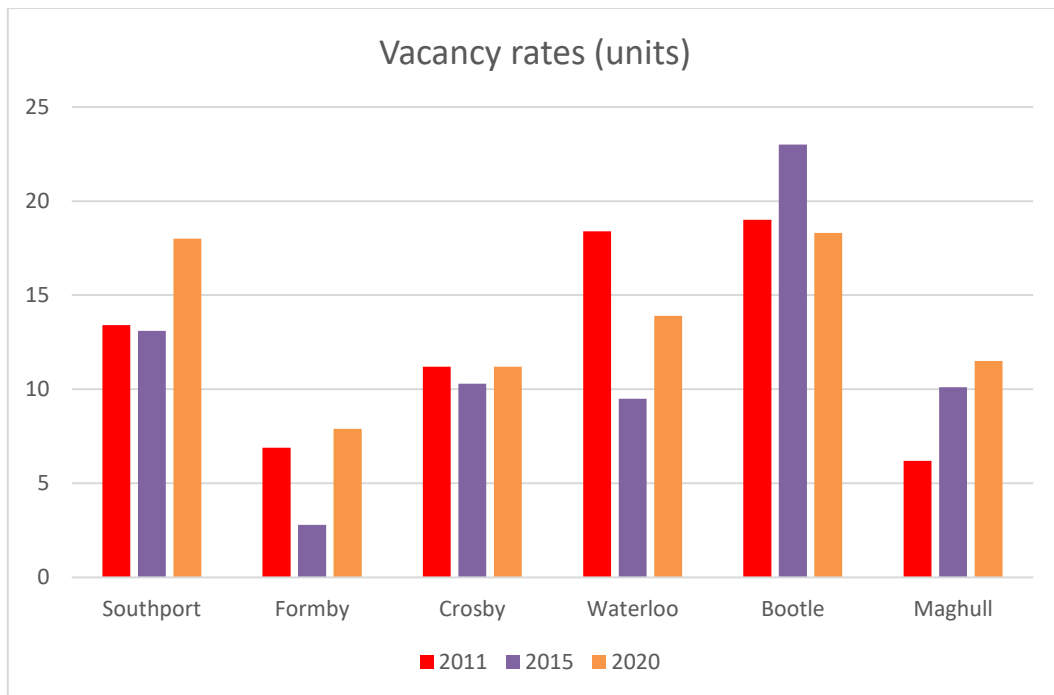
(Source: Nomis)

**Indicator 59 – (Local Centres)  
Retail ranking of Bootle and Southport**

We no longer receive this data

**Indicator 60 – (Local Centres)  
Vacancy rates (units) in designated centres**

The most recent data on vacancy rates in Sefton are from the 2020 Town and District Health Checks.



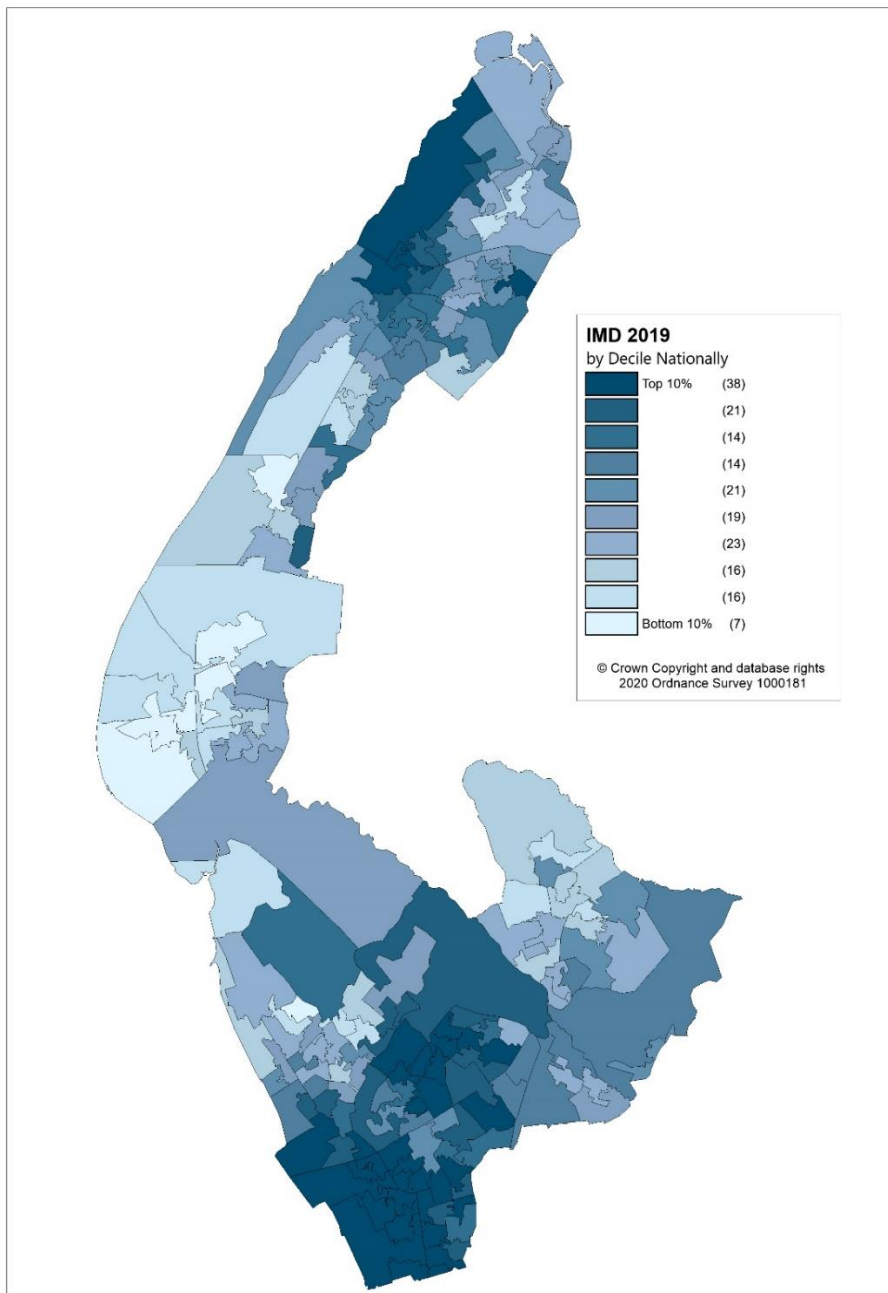
Whilst Bootle centre shows the highest vacancy rate percentage, it has been the only designated centre to reduce its percentage of vacant units from the 2015 data. Sefton's other district centres have seen an increase in their unit vacancy rate percentage since 2015, the largest of which is Formby (to 7.9%).

**Indicator 61 – (Communities)**

**% of Sefton's population living in 20% most deprived areas in England**

The most recently published information relating to this indicator is the 2019 Index of Multiple Deprivation. This shows that 30.49% of Sefton's population lives within the 20% most deprived neighbourhoods in England. This is an increase since 2015 when 25.7% of Sefton's population were in the 20% most deprived neighbourhoods in England.

The darkest colour in the map and chart represent the most deprived. The map shows that in Sefton most areas of Bootle and Netherton and parts of central Southport are classed as being within the 20% most deprived neighbourhoods in England.



**Indicator 62 – (Communities)  
Social Housing waiting lists**

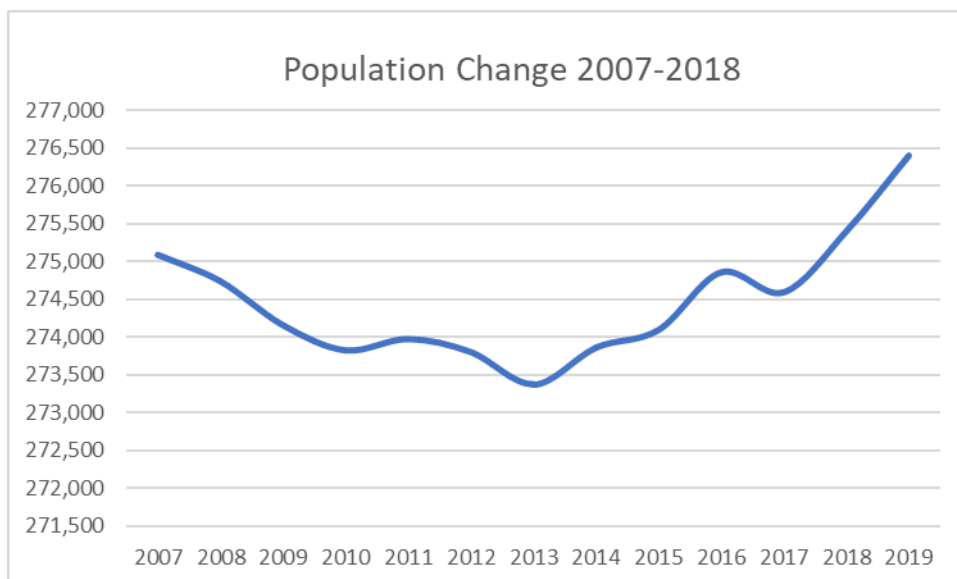
At 31<sup>st</sup> March 2020 the number of active applicants on the Sefton Housing Register was 5,290

At 31 <sup>st</sup> March	No. of active applicants on the Sefton Housing Register
2020	5,290
2019	5,693
2018	4,760
2017	3,917
2016	3,190
2015	4,648

Applicants are invited to renew their applications every 12 months. This enables them to inform us of any changes in their circumstances or to request closure of their application. Applications that do not receive a response to renewal are closed. The number of active applicants reduced slightly in 2019/20 after rising since a low in 2016.

**Indicator 63  
Population in Sefton**

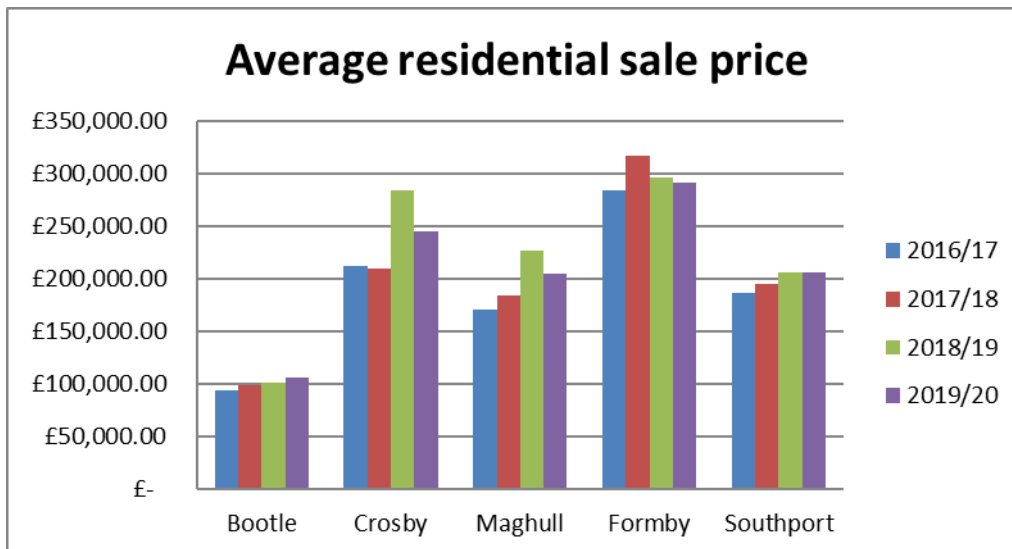
The 2019 population estimate for Sefton is 276,400. Between 2007 and 2013 the general trend in population was downwards. However, since 2013 this has reversed and since 2017 the population is rising more significantly. By 2030 Sefton’s population is projected to increase to 280,000.



(Source: Nomis)

**Indicator 64 – (Housing)  
Average House Prices by Area**

The chart below shows the average residential sale price in Sefton’s main towns.

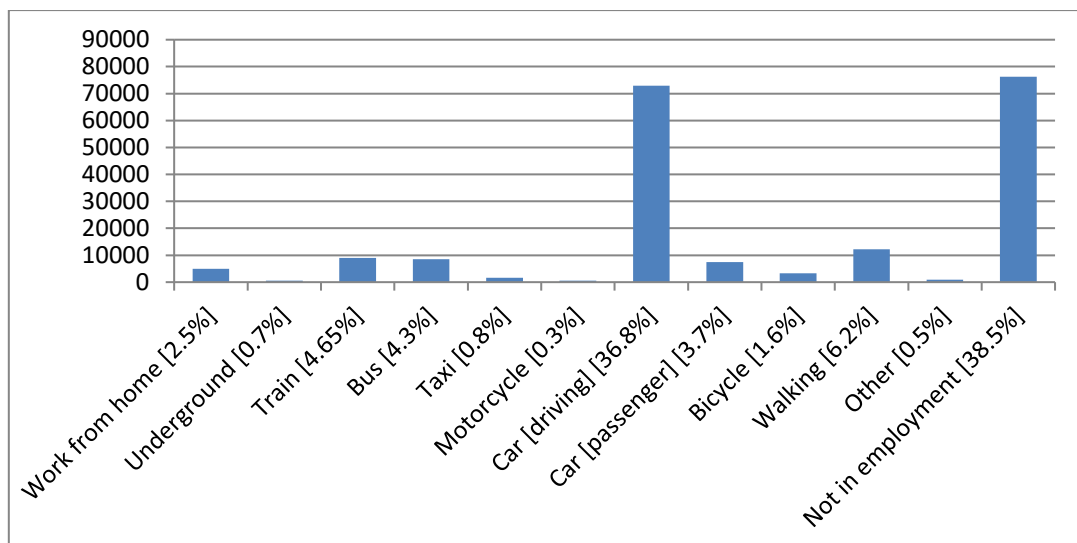


(Source Rightmove.com data accessed August 2020)

In all areas apart from Bootle average house prices decreased slightly over the past twelve months. Crosby had the greatest decrease, but there was an above average figure of expensive detached houses sold during March 2019 leading to the high figure for that year.

#### Indicator 65 – (Accessibility)

##### Travel to work by transport mode

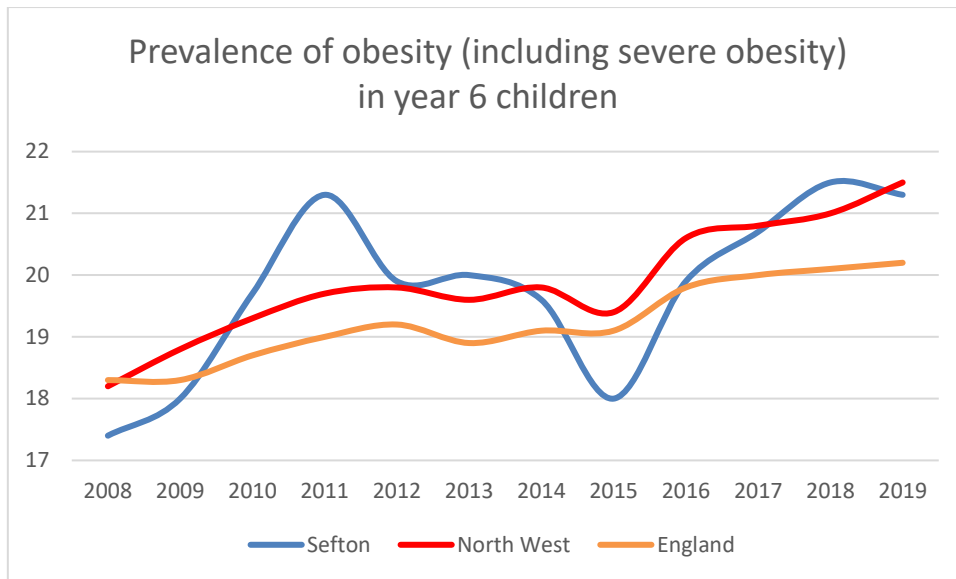


(Source 2011 census)

#### Indicator 66 – (Health and Wellbeing)

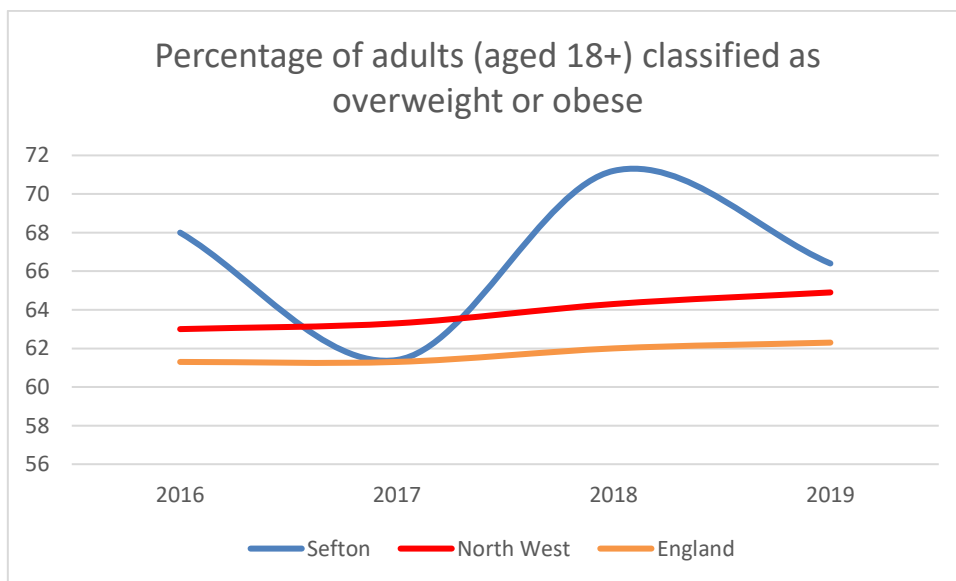
##### Obesity rates in adults/children

Child obesity profiles are available for year 6 children from Public Health England. The following rolling averages for Sefton, and those for the North West and England, show that there is a continued upward trend on the obesity rates for children.



(Source Public Health Profiles accessed December 2020)

Obesity and overweight rates for adults in Sefton is higher than those for the North West and England. The overall trend for Sefton, the North West and England is a small but consistent increase.

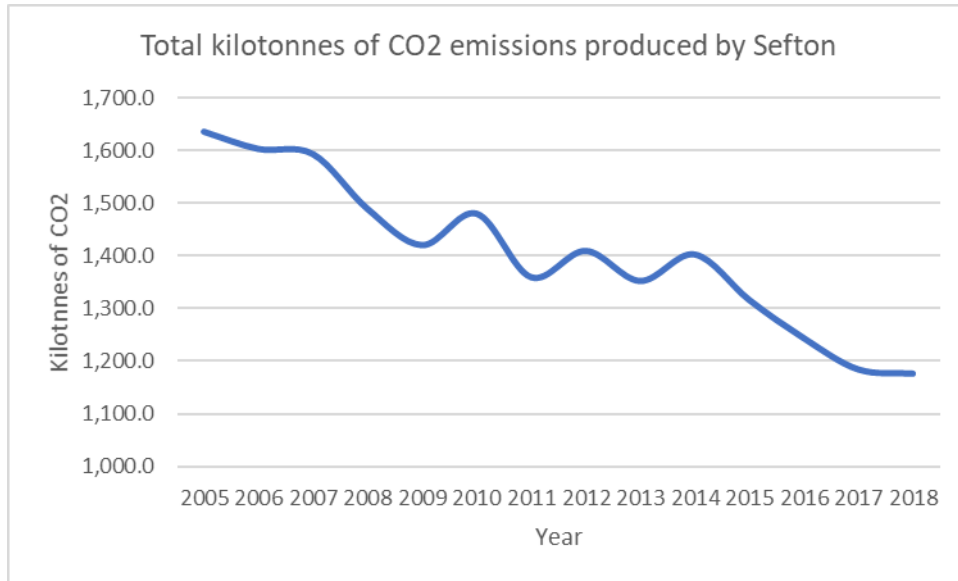


(Source Public Health Profiles accessed December 2020)

**Indicator 67 – (Climate Change and Resource Use)  
Carbon emissions by source (CO<sub>2</sub> per person)**

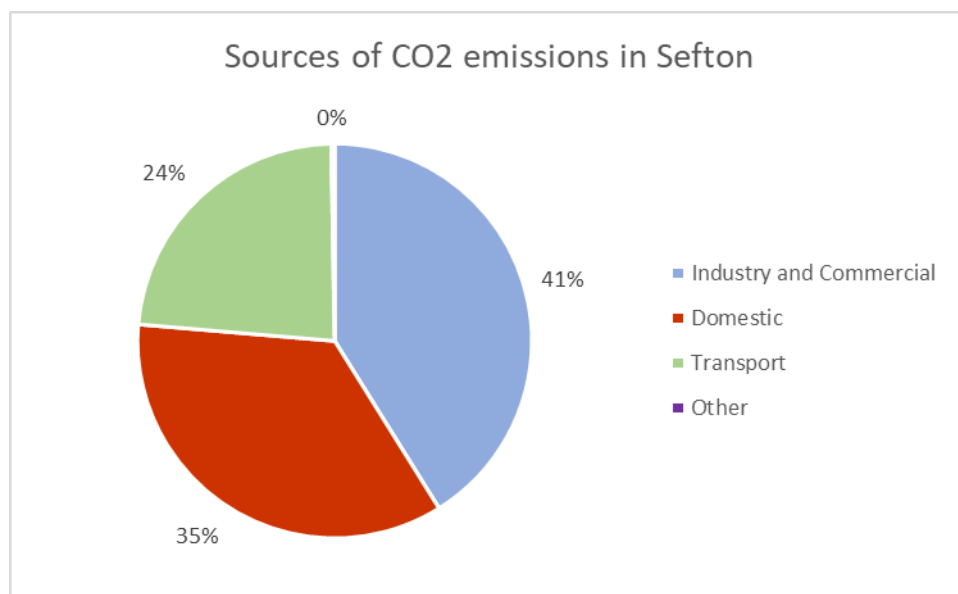
In 2018 (from data published June 2020) the total amount of CO<sub>2</sub> emissions for Sefton was 1,176.4kt. This is a decrease from the previous years and continues an overall downward trend as illustrated below. Figures were recalculated in 2020 and those for previous years readjusted.





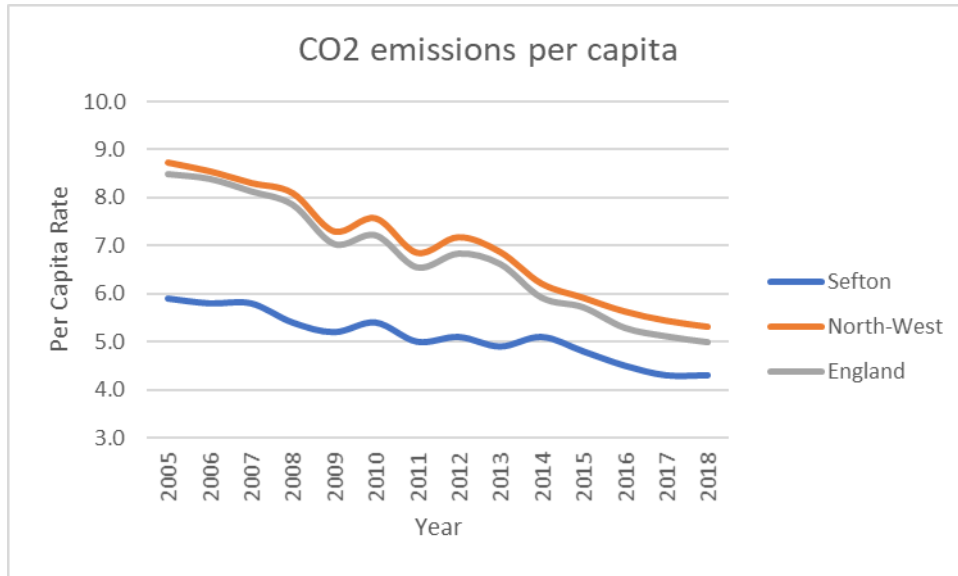
(Source: UK Government Statistics)

The major source of CO2 emissions in Sefton continues to be from industry and commerce, with domestic use the second highest contributor. Together these two sources account for 76% of Sefton’s CO2 emissions. The other significant contributing factor is transport, which remained stable at 24% between 2017 and 2018.



(Source: UK Government Statistics)

Per capita emissions were reconciled in 2020 and now show Sefton’s emissions to be the same between 2017 and 2018 at 4.3 tonnes per person stabilising the overall declining trend. Sefton’s rate remains lower than the regional rate of 5.3 tonnes per capita and national rate of 5.0 tonnes per capita. Since 2014 Sefton’s rate of decrease has matched the national rate of decrease.



(Source: UK Government Statistics)

**Indicator 68 – (Flooding)**

**Total number of homes and businesses classed at risk from flooding-**

The Council has identified the number of homes and commercial properties that are within Flood Zones 2 or 3 or in any area classed as being at risk (1 in 100 years) of surface water flooding as follows:

	<b>Residential Properties</b>	<b>Commercial Properties</b>
<b>Properties in Flood Zone 2</b>	6685	633
<b>Properties in Flood Zone 3*</b>	5869	443
<b>Risk of Surface Water Flooding (1 in 100 years)</b>	10,447	1628

\*Properties within Flood Zone 3 are also counted within Flood Zone 2. 816 residential and 190 commercial properties are in Flood Zone 3.

These figures are based on Flood Map for Planning (Rivers and Sea) published by the Environment Agency in May 2019 and Flood risk maps for surface water published by the Environment Agency in October 2019.

**Indicator 69 – (Environmental Quality)**

**Air quality at monitoring stations**

The table below sets out the average annual readings from four monitoring stations in Sefton this year so far (07/08/2020) and for the previous 3 years as an annual average figure for four types of pollutants. Figures that have changed markedly from the previous year are marked green (better) and red (worse). It would appear that the reduction in traffic due to the Covid 19 restrictions in the second quarter of 2020 have had a significant impact in improving air quality in all locations in Sefton.

	Nitric Oxide/ppb				Nitrogen Dioxide/ $\mu\text{g}/\text{m}^3$				Oxides of Nitrogen/ppb				PM10 Particles/ $\mu\text{g}/\text{m}^3$			
	2020	2019	2018	2017	2020	2019	2018	2017	2020	2019	2018	2017	2020	2019	2018	2017
<b>Crosby Road South</b>	-	13.8	11.2	14.6	-	35.9	29.3	30	-	32.6	26.6	30.3	-	25.2	21.5	19.3
<b>Millers Bridge, Bootle</b>	15.7	19.7	23.4	28	32.5	38.2	41	40.6	32.7	39.7	44.8	48.8	17.3	16.5	-	-
<b>Princess Way, Seaforth</b>	29.2	38.7	38.5	43.7	30.7	41.6	39.4	39.7	45.2	59.7	58.6	63.7	21.2	17.7	23.2	23.1
<b>Waterloo Primary School</b>	9.4	17.7	-	23.2	23.7	34.8	-	34.9	21.8	35.8	-	41.2	-	23.1	-	21.1
<b>Hawthorne Road</b>	17.9	23.4	-	-	27.1	33.6	-	-	31.8	41.7	-	-	20.6	23.7	-	-

(source Sefton Breathing Space website - ([www.breathingspace.sefton.gov.uk](http://www.breathingspace.sefton.gov.uk)))

**Indicator 70 – (Environmental Quality)  
River Quality**

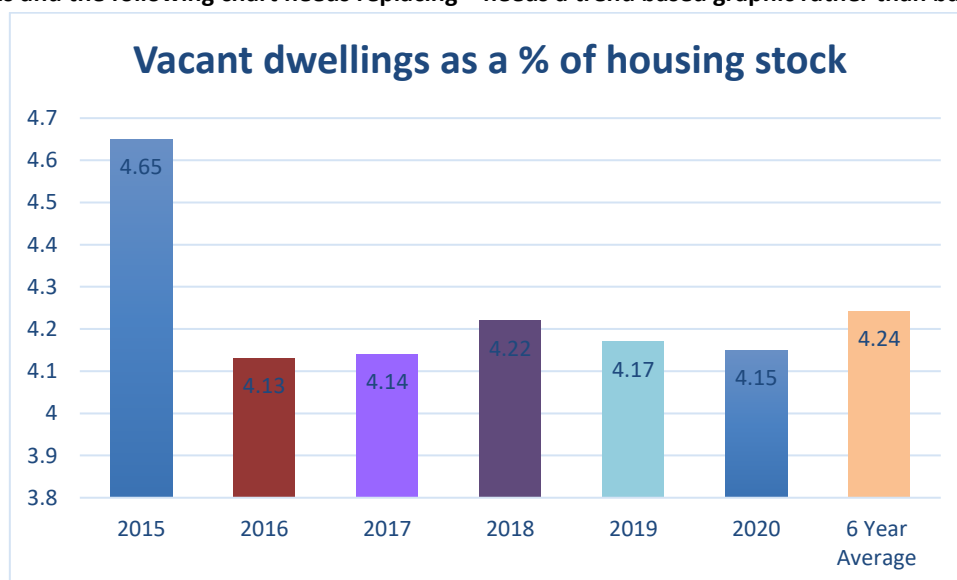
The Environment Agency has not provided data on river quality since 2009. The Council will look at alternative indicators in future monitoring reports.

**Indicator 71 – (Environmental Quality)  
Vacant home rate**

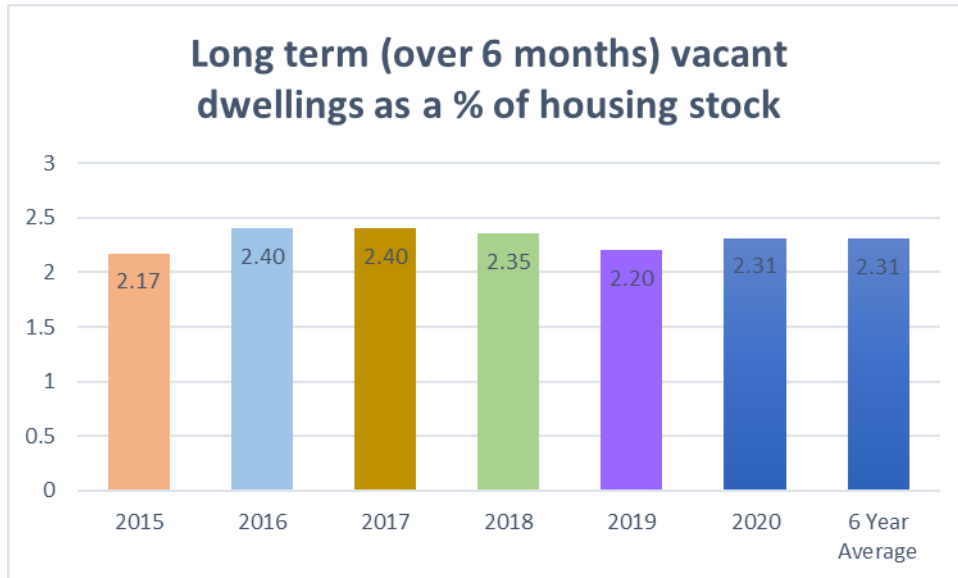
The latest figure available for the overall vacancy rate relates to **October 2019** and is 4.15%. The next figure is anticipated to be calculated in October 2020.

Despite the change in reporting timescale, the current figure represents a slight decrease from the 4.17% rate reported in April 2019. The chart below shows the vacancy rate over the previous 5-year period. The higher figure in 2015 was affected by the HMRI (Housing Market Renewal initiative) process.

**[note – this and the following chart needs replacing – needs a trend based graphic rather than bar chart IL]**



The chart below shows the proportion of long-term housing vacancies (those vacant for 6 months or more). The latest figure available for the Long-Term Vacancy rate also relates to **October 2019** and is 2.31%. Despite the change in reporting timescale this continues to show that, whilst there has been some movement year on year, the general rate is relatively constant. This is reflective of the difficulties in bringing back longer-term vacant units back into use, as they often require significant renovation.



#### Indicator 72 – (Biodiversity)

##### Local sites and sites in positive conservation management

The most recent data is from 2014/15. This reported that Sefton had 60 local sites of which 30 (50%) are in positive management.

#### Indicator 73 – (Culture and Heritage)

##### Number of listed buildings ‘at risk’

The Council List includes 47 listed buildings or structures at risk. Five of these, are grade II\* listed and include: St Katherine’s Chapel, Lydiate; Ince Blundell Old Hall; Church of the Holy Family adjoining service wing at Ince Blundell Hall; the Garden Temple to the south west of Ince Blundell Hall; and the Pantheon adjoining Ince Blundell Hall.

#### Indicator 74 – (Culture and Heritage)

##### Number of Conservation Areas ‘at risk’

6 Conservation Areas have been identified as ‘at risk’. These are: Christchurch, Lord Street, North Meols, Promenade, Waterloo Park and West Birkdale.

This is unchanged since last year.

#### Indicator 75 – (Culture and Heritage)

##### Number of Scheduled Ancient Monuments ‘at risk’

There is one Scheduled Ancient Monument identified as ‘at risk’. This is Sefton Old Hall moated site and fishponds. This is unchanged since last year

**Indicator 76 – (Culture and Heritage)**  
**Parks with Green Flag status**

The Council will no longer be pursuing Green Flag Status for its parks. Instead it is looking to develop the APSE Land Audit Management System, which provides a platform for all sites to be audited for quality by staff and volunteers.

## **Section C**

### **Duty to Cooperate**

## **Duty to Cooperate**

The duty to cooperate was created in the Localism Act 2011, and amends the Planning and Compulsory Purchase Act 2004. It places a legal duty on local planning authorities and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.

Local Authorities must also, through their Authority's Monitoring Report, give details on the actions they have taken during the period covered by the report in co-operating with other local planning authorities and others under the duty. In July 2018 the government introduced a requirement for a Statement of Common Ground through the updated NPPF (paragraph 27).

### **Statement of Common Ground**

As part of this co-operation Sefton Council, the other local authorities in the Liverpool City Region (including West Lancashire) and the Liverpool City Region Combined Authority prepared a draft Statement of Common Ground. This was approved by the Combined Authority and the other constituent local authorities in the period from July to September 2019 and was reported to Sefton's Cabinet on 25th July 2019.

### **Liverpool City Region Statement of Cooperation on Local Planning**

Sefton Council approved the Liverpool City Region Statement of Co-operation on Local Planning in October 2016. This Statement of Co-operation was approved by the Liverpool City Region Combined Authority and each of the other City Region local authorities.

The Statement aims to fulfil the duty to cooperate by demonstrating what cooperation is currently being undertaken for the various issues topics affecting the Liverpool City Region. It will also provide an approved mechanism for future and ongoing strategic planning, and identify areas of joint working that will be required in the period 2016 to 2021.

The areas of cooperation are identified as:

- Housing
- Economic Development (including SuperPort)
- Transport (including SuperPort)
- Utilities Infrastructure
- Community Infrastructure
- Environment
- Retail, Leisure and Tourism

The Statement of Cooperation includes an Action Plan for Continued Joint and Strategic working. This identifies the many forms of ongoing liaison, with a key action being the preparation of a LCR Strategic Housing and Employment Market Assessment (SHELMA) to determine future housing and employment need within the City Region, including the impact of SuperPort, beyond the current round of Local Plans being prepared.

### **The Strategic Housing and Employment Land Market Assessment SHELMA**

The six Liverpool City region authorities and West Lancashire agreed to participate in a sub-regional housing and employment study. This will provide the evidence for the need for new housing and employment land across the City Region for the foreseeable future (to 2037). The SHELMA was published in March 2018. This was supplemented by a further study (Liverpool City Region Areas of Search Assessment, GL Hearn August 2019) to undertake a series of site assessments in respect of potential future strategic distribution and warehousing requirements as identified in the SHELMA.



The SHELMA looks at the latest demographic data and projections, the latest economic data and projections, and recent market evidence to consider what the appropriate Objectively-Assessed Need for housing and employment land is for the Liverpool City Region and West Lancashire as a whole and for each Council area individually, for the period 2012-2037. As part of the City Region devolution arrangements, this is an important step in identifying the housing and employment land needs that will form part of the City Region's Single Spatial Framework and will also be a material consideration in the future revision of each council's Local Plan.

The SHELMA provides key evidence for future strategic planning documents in the Combined Authority and West Lancashire and is a crucial element of fulfilling the Duty to Co-operate requirement.

### **Statement of Community Involvement**

The Statement of Community Involvement (SCI) was updated in March 2018 and sets out the Council's commitment to working with the following Duty to co-operate bodies:

- |                                   |   |
|-----------------------------------|---|
| 1. Environment Agency             | 9. Highways Agency                                |
| 2. English Heritage               | 10. Integrated Transport Authorities              |
| 3. Natural England                | 11. Highway Authorities                           |
| 4. Civil Aviation Authority.      | 12. Marine Management Organisation                |
| 5. Homes and Communities Agency   | 13. Local Enterprise Partnerships                 |
| 6. Clinical Commissioning Groups. | 14. Neighbouring Local Authorities                |
| 7. NHS England                    | 15. The Liverpool City Region Combined Authority. |
| 8. Office of the Rail Regulator   |   |

It also sets the requirement to consult 'specific' and 'general' consultation bodies and other consultees including the community, business and third sector groups when consulting on planning policy documents. For more information see the SCI. We continued to liaise with these bodies as necessary throughout 2018/19.

### **Other Cooperation**

During 2019–2020, Sefton Council continued to undertake a range of activities relating to the Duty to Co-operate with neighbouring authorities and other key stakeholders on strategic planning matters. This included responses to neighbouring authorities on their Local Plan preparation updates including. Responses were sent to the following (date sent in brackets):

- Halton Council on their Delivery and Allocations Draft Local Plan (September 2019)
- Liverpool City Region Combined Authority Spatial Development Strategy early stage consultation (January 2020), currently drafting a response on the proposed vision, objectives and policy approaches
- St Helens Council on their Duty to Cooperate Statement (October 2019)
- Wirral Council on their Green Belt methodology (July 2019), and Housing Needs (March 2020), Duty to Co-operate Statement (March 2020), Local Plan Issues and Options (March 2020)

Stakeholder (informal) comments on Wirral green and blue infrastructure strategy (February 2020), West Lancashire's Statement of Community Involvement (February 2020).

## **Section D**

# **Progress with Local Development Scheme**

This section reports on the timetable set out in the Local Development Scheme (LDS) which was updated in 2018 following the adoption of the Sefton Local Plan in April 2017.

### **Local Plan Review**

It is expected that the review of the Local Plan will take place no later than early 2022. The Planning White Paper set out plans for a new Local Plan process and the Council will take account of the changes to the planning system when enacted in determining when to undertake a Local Plan review.

### **Neighbourhood Plans**

See current position as set out in Section E below.

## **Section E**

# **Neighbourhood Planning**

## **Neighbourhood Planning**

The Localism Act 2011 gives local communities the right to prepare a Neighbourhood Plan to develop a shared vision and shape the development and growth of their local area. The Council has a statutory duty to support this activity.

The process for preparing a Neighbourhood Plan is set out by the Neighbourhood Planning (General) Regulations 2012 (as amended) ('The Regulations') is subject to several key stages which include:

1. Designation of the neighbourhood plan area;
2. Pre-submission publicity and consultation;
3. Submission of the plan to the Local Planning Authority;
4. Consultation by the Local Planning Authority;
5. Independent Examination;
6. Referendum; and
7. Making the Neighbourhood Plan (i.e. bringing it into force).

Four areas have been designated for neighbourhood planning purposes in Sefton - Formby and Little Altcar; Maghull; Lydiate; and Melling. The Formby and Little Altcar Neighbourhood Plan area was approved in 2013, whilst the Maghull, Melling and Lydiate areas were approved in 2015. Progress in these areas is set out below and illustrated on the map on the next page. Once in force, Neighbourhood Plans form part of Sefton's development plan. They are used to help determine planning applications in the area they cover along with the Sefton Local Plan (2017) and Waste Local Plan (2013).

### **Lydiate**

The Council 'made' (i.e. brought into force) the Lydiate Neighbourhood Plan at its meeting on 24 January 2019. Consultation on the submission version of the plan took place between June and July 2018. The Examiner's report was received on 18 September 2018. The referendum was held on 18 December 2018 and 715 residents (87%) of the local community voted in favour of the plan compared to 108 (13%) who voted against on a 16.36% turnout

### **Maghull**

The Council 'made' (i.e. brought into force) the Maghull Neighbourhood Plan at its meeting on 24 January 2019. Consultation on the submission version of the plan took place between June and July 2018. The Examiner's report was received on 22 October 2018. The referendum was held on 18 December 2018 and 2,253 residents (86%) of the local community voted in favour of the plan compared to 369 (14%) who voted against on a 16.04% turnout

### **Formby and Little Altcar**

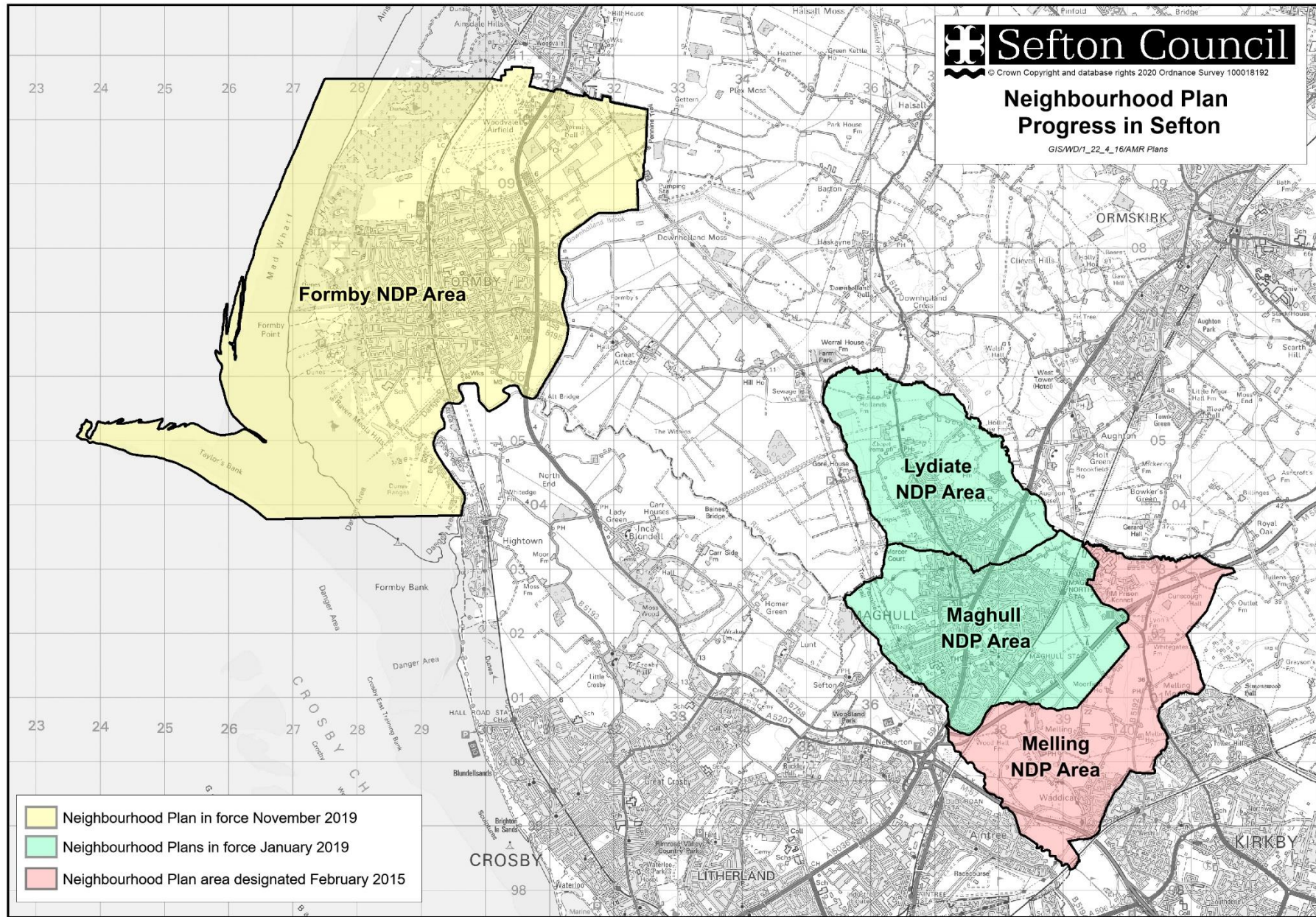
The Council 'made' (i.e. brought into force) the Formby and Little Altcar Neighbourhood Plan at its meeting on 21 November 2019. Consultation on the submission version of the plan took place between 27 March and 15 May 2019. The Examiner's report was received on 12 August 2019. The referendum was held on 10 October 2019 and 2,601 residents (86%) of the local community voted in favour of the plan compared to 428 (14%) who voted against on a 16.02% turnout.

### **Melling**

Melling Parish Council have prepared and gathered evidence with a view to undertaking pre-submission consultation on their draft Neighbourhood Plan. No progress was reported in 2019/20.

**Neighbourhood Plan  
Progress in Sefton**

GIS/WD/1\_22\_4\_16/AMR Plans



## **Section F**

# **Progress on Infrastructure Working Group Recommendations**

## Infrastructure Working Group Recommendations

Infrastructure was one of the key concerns raised during the consultation on the Local Plan and, to help to alleviate the concerns Members and the public had with regards the provision of infrastructure, an Infrastructure Working Group was formed. One of the key roles of the group was to scrutinise the mechanisms for the provision of infrastructure. In this regard the group were informed by presentations from a range of Council Departments [such as education, leisure and housing] and external organisations [including the NHS, Merseytravel and United Utilities].

The Infrastructure Working Group comprised four Councillors [2 from Labour and one from each of the Liberal Democrats and Conservatives]. Following the series of meetings, held between April and August 2014 the group provided a detailed list of 18 recommendations. Upon request a report was provided in June 2015 setting out progress in meeting each of the recommendations. These are provided below with the exception of the response to recommendation 8 which has been updated to take account of later information.

At the meeting of Council of 20<sup>th</sup> April 2017 the following recommendation was approved:

*'the Overview and Scrutiny Committee (Regeneration and Skills) be requested to robustly and regularly monitor the implementation of the 18 recommendations proposed by the Local Plan Infrastructure Working Group and adopted by the Cabinet on 15 January 2017.'*

### **Progress on Infrastructure Working Group Recommendations [as at December 2020]**

**1. The Working Group propose that infrastructure proposals are assessed ensuring that they are sufficient to meet the diverse needs of the local community and mitigate any local adverse effects of development that may result in the failure of Local Plan objectives, recommendations and/or plan policies and to ensure the key principles for the Spatial strategy are met.**

Proposals for infrastructure, whether those as separate applications or as part of wider housing schemes, are assessed as part of the planning application process to ensure that they conform to the Local Plan policies. All significant developments are subject to approval by Planning Committee.

**2. The Working Group recommends that the Sustainability Appraisal makes specific reference to infrastructure improvements to mitigate any problems, or maximise benefits, identified through the appraisal process. Such opportunities should be clearly highlighted through cross references between the Sustainability Appraisal and the Infrastructure Delivery Plan. Where mitigation is found to be impracticable or the wider impact on surrounding areas unacceptable, alternatives will be sought.**

The Sustainability Appraisal identified potential problems that may occur due to new development and recommends appropriate improvements that could help mitigate these. The Sustainability Appraisal also considered the level of growth proposed and potential sites and its conclusions were used to select the strategy that would minimise any unacceptable risks and maximise benefits.

The Local Plan Inspector, in his report to the Local Plan, concluded that the Sustainability Appraisal was adequate. This recommendation of the Infrastructure Working Group is complete.

**3. The Working Group propose that account is taken of the local evidence generated by Neighbourhood Plans and policies to ensure a holistic approach to planning within Sefton's Local Plan and associated documents in relation to the provision of infrastructure and community facilities.**

Local evidence will be important in Neighbourhood Planning and will be key if communities wish to implement local policies which differ from those in the Local Plan. The Planning Policy Team will continue to support local communities who embark on neighbourhood planning and advice on what level of evidence is suitable.



Neighbourhood Plans for Maghull and Lydiate were successful at referendum held in December 2018 and carry full weight. The Council will continue to support other parishes and neighbourhood areas wishing to produce a neighbourhood plan.

**4. The Working Group recommend that a report be submitted to Cabinet Members and Overview and Scrutiny Committee (Regeneration and Environmental Services), at the appropriate time, setting out the approach to the Community Infrastructure Levy and the potential relative priorities to be attached to the range of infrastructure needs. This process should be supported by giving priority to locally determined infrastructure needs and government guidance informing how Community Infrastructure Levy contributions should be allocated.**

The decision to progress with Community Infrastructure Levy Publication was deferred at Cabinet in 2017.

**5. Flood Risk and Drainage: The Working Group recommends that any new development does not increase flood risk from any source within the site and elsewhere, and where possible reduces flood risk.**

The Local Plan includes a policy that makes this requirement very clear [Policy EQ8]. Work will continue with relevant partners to ensure that these policies are implemented through the development management process.

**6. The Working Group is concerned at the impact large development building sites may have on existing communities. The Working Group recommends that a clear policy approach is set out in the Local Plan and Infrastructure Delivery Plan to ensure that the infrastructure needed is provided in a timely manner.**

The Local Plan includes policies that make this requirement clear [Policy IN1]. Work will continue with relevant partners to ensure that these policies are implemented through the development management process and progress is set out in Section 3 of this AMR. In addition, the Maghull Neighbourhood Plan contains a policy on priorities for funding infrastructure projects.

**7. The Working Group recommends that the clear policy approach includes measures to reduce or mitigate disruption caused by development including noise, pollution, increased congestion, and traffic impacts on the highway network. The Council is asked to maximise the use of planning conditions and legal agreements to control and mitigate impacts of new development – particularly in relation to traffic management, construction impacts and hours of operation.**

The Local Plan includes policies that make this requirement clear [Policy EQ4]. The Development Management team will ensure that these policies are implemented through the development management process.

**8. The Working Group recognises the importance of the provision of adequate health provision and infrastructure. The Working Group requests that the Local Plan team work in liaison with the relevant Health officials to ensure that the impact of new homes is managed and planned well in advance so that sufficient health care is provided in the right locations. The Working Group requests that reports are submitted annually by Public Health (supported by Planning Services) to the appropriate Overview and Scrutiny Committees on this matter.**

The Planning Policy Team has liaised, and will continue to liaise with our health colleagues to ensure the health needs of existing and new residents are met. The local health providers have medium to longer term aspirations to provide services from more centralised locations and to provide an extended service. The health providers are aware of the proposals in the Local Plan and are confident they can provide the improved service this may require.

**9. The Working Group recognises the importance of not only building homes but building communities. The Working Group requests that the Local Plan ensures that sufficient /appropriate community facilities are included in new developments with support from developers.**

The Planning process will ensure that essential infrastructure is provided through the development management process and secured through section 106. The need for additional infrastructure will be identified through continued engagement with partners and local residents, including through the neighbourhood planning process. In addition, the Lydiate and Maghull Neighbourhood Plans both contain policies intended to help protect and enhance existing infrastructure and secure new provision where appropriate.

**10. The Working Group recognises the important contribution of green spaces to making Sefton an attractive place to live. The Local Plan should include appropriate policies to protect valuable green spaces – including opportunities for establishing locally determined green space standards through neighbourhood planning, site specific master plans or development briefs. To be eligible to receive Community Infrastructure Levy the Working Group would encourage local communities to consider adopting a Neighbourhood Plan to maximise benefits to their communities.**

The Local Plan includes policies that make this requirement clear [Policy EQ9 for new Open Spaces, NH5 for protection of existing Open Space]. Work will continue with relevant partners to ensure that these policies are implemented through the development management process.

**11. The Working Group recommends that school places are provided as close as possible to where the need arises. The Working Group recommends that the provision for school facilities be incorporated into the Infrastructure Delivery Plan, with a clear approach to where, how and when additional school places will be provided.**

The Infrastructure Delivery Plan identified the broad locations where additional school places are likely to be required. Close liaison with our education colleagues will determine when these are needed and which schools should be expanded. In 2017 the Council adopted a note for developers which set out the areas in which the Council will seek a financial contribution towards primary school provision. These contributions have and will continue to be secured by section 106 and ring-fenced for local primary school provision.

**12. Highways and Transport: The Working Group recommends that any development does not increase the number of additional daily car journeys to socially unacceptable levels and that policies should be included to require large developments to include (and fund) necessary highways improvements subject to them not having an unacceptable impact on the local community; such improvements should include benefits to accessibility and sustainable transport choices such as cycle lanes etc.**

The Local Plan includes policies that make this requirement clear [Policies IN2 and EQ3]. Additionally, the Local Plan has site specific policies that set out required improvements, such as internal bus routes and highways improvements. We also have an existing Supplementary Planning Document which sets out the requirement for improving sustainable transport within new developments. Transport planners will always be closely involved in major planning applications that result in a number of new homes or commercial developments.

**13. The Working Group recognises the importance of adequate public transport and requests that the Local Plan considers ways to improve transport East/West across the borough, including developers' role in assisting with supported transport services.**

The Local Plan is likely to have limited impact on the provision of east-west public transport in Sefton. However, the growth proposed in the Local Plan should help ensure that the need for improved east-west links are made a higher priority within future investment plans for sub-regional transport spending.

**14. The Working Group recommends that any affordable and/or social housing is developed in a way that ensures ‘pepperpotting’ as opposed to clustering.**

The Local Plan includes policies that make this requirement clear [Policy HC1]. An Affordable Housing Supplementary Planning Document was adopted in June 2018 which sets out clearer guidance on pepper-potting. Work will continue with relevant partners to ensure that these policies are implemented through the development management process.

**15. The Working Group recommends that housing mix in new developments reflects the demographic need for the local community and that appropriate local evidence is used as part of the policy.**

We periodically undertake Strategic Housing Market Assessments to identify what type and mix of housing is required in Sefton. This information will be used to ensure that the best mix of housing is provided on site. The Local Plan includes a policy [Policy HC2] that seeks to ensure a minimum proportion of smaller bedroomed homes. These policies are being robustly implemented as set out in Section 3 of the AMR.

**16. The Working Group recommends that the Local Planning Authority in completing the publication draft, revisit policies related to the provision of infrastructure to ensure they are robust so that appropriate infrastructure will be delivered at the right time in the right place. A robust policy approach should be developed to ensure that an equitable balance is achieved between viability from a developers and landowners perspective and the social costs and benefits for the local community.**

We are content that the policies in the Local Plan provide a basis for ensuring essential infrastructure is provided where there is a need and at a time when this is needed. This will be managed through the Development Management Process. In addition, the Lydiate and Maghull Neighbourhood Plans both passed referendum in December 2017 and Formby/Little Altcar passed in October 2019 and contain policies intended to help protect and enhance existing infrastructure and secure new provision where appropriate.

**17. Sefton Council write to the Secretary of State for Communities and Local Government expressing concern about the potential risks associated with infrastructure providers and their ability to deliver required infrastructure at the right time and in the right place, and requesting the ability to apply harsher sanctions when planning conditions are unmet. The Secretary of State be asked to issue additional guidelines on viability assessments to include a more ‘balanced’ approach – including the assessment of community impact and value in addition to developers and landowners considerations.**

A letter to the Secretary of State for Communities and Local Government expressing these points was sent in March 2015.

**18. That recommendations 1 to 17 above be monitored through the Authority Monitoring Report being submitted to Overview and Scrutiny Committee (Regeneration and Environmental Services) and Cabinet. This is a requirement for monitoring the implementation of the Local Plan and takes place at least once a year.**

This section is included in the AMR each year and progress on each of the recommendations is noted.

In addition to the recommendations of the Infrastructure Working Group, at Council on 16 July 2015 the following recommendation was made:

**Officers urgently review and update the ‘Consequences Study’, and undertake further work reviewing the economic forecasts, social impact and related labour supply issues.**

The Council subsequently reviewed and updated its Consequences Study which looked at the issues above. This was completed in October 2015 and submitted to the Local Plan examination library as document MI.4

