

Authority Monitoring Report 2021/22

Contents

	Page
Introduction	3
Key Headlines for 2021/22	4
SECTION A DIRECT IMPACT INDICATORS	5
Meeting Sefton's Needs	6
Economic Development and Regeneration	17
Housing and Communities	23
Infrastructure	37
Design and Environmental Quality	39
Natural and Heritage Assets	44
SECTION B INDIRECT IMPACT INDICATORS	46
SECTION C DUTY TO COOPERATE	60
SECTION D PROGRESS WITH LOCAL DEVELOPMENT SCHEME	63
SECTION E NEIGHBOURHOOD PLANNING	65
SECTION F PROGRESS WITH INFRASTRUCTURE WORKING GROUP RECOMMENDATIONS	69

Introduction

This is the Council's 18th Authority Monitoring Report (AMR) (formerly Annual Monitoring Report). Previous publications are available at www.sefton.gov.uk/AMR. This is the seventh 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 2021/22 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 2021/22

Direct Impact Indicators

- The Council can demonstrate an 8.4 year supply of housing land.
- During 2021/22 there were 738 net additional dwellings in Sefton.
- As of 31 March 2022, there have been 1,145 homes completed on the Local Plan housing allocations, an increase of 223 in the past year.
- The total area of land and premises lost from employment to other uses was 1.726ha which is greater than the 0.452ha lost in 2020/21 but remains significantly less than the 5.89ha lost in 2018/19 and 10.72ha lost in 2016/17.
- During 2021/22 there was a total of 2,251m² of floorspace developed for employment use.
- During 2021/22 there were 30 approvals for town centre uses in Sefton. 10 of these were outside either a designated centre or edge of centre site.
- During 2021/22 there were 235 affordable homes completed. This continues the upward trend of affordable home completions since the adoption of the local plan.
- During 2021/22 there were 3 schemes for older people approved, 2 in Birkdale and 1 in Bootle.
- There were four schemes that were required to provide for 20% of the homes as M4(2) accessible and adaptable standard. 3 met that requirement in full.
- As at the 30th October 2022 there is a total of 236 individuals on the Council's Sefton Build register list.
- During 2021/22 there were 12 applications for HMOs that were assessed. 4 of the applications were granted.
- The Council can demonstrate a five-year supply of permanent traveller pitches.

Indirect Impact Indicators

- The most recently published data (2020) shows that there are 104,000 jobs in Sefton. The jobs density in Sefton of 0.64 (i.e. the ratio of total jobs to population aged 16-64) remains much lower than both the north-west (0.82) and national average (0.84).
- The unemployment rate in Sefton from April 2021 to March 2022 stood at 3.96% which is marginally higher than 3.9% reported over the same period the previous year. However, this is lower than the regional and national average.
- At 31st March 2022 the number of active applicants on the Sefton Housing Register was 3,744, a decrease from 4,005 the previous year.
- The resident population in Sefton (2021) is 279,300. 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 2020 (from data published June 2022) the total amount of CO₂ emissions for Sefton was 1,117.8kt. This continues an overall downward trend in the total amount of CO₂ emissions produced by Sefton.
- The vacant home rate in Sefton at 31st March 2022 was 3.9%. The long-term vacancy rate (i.e. vacant 6 months+) stands at 2.8%.

SECTION A

DIRECT IMPACT INDICATORS

1. Meeting Sefton's Needs

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

As of 31 March 2022, the Council has a 8.4 year housing supply of specific, deliverable housing land, up from 5.1 years demonstrated last year. This is notable increase on the Council's housing supply position in recent years. This is due to two main reasons:

- The Local Plan is over 5 years old, and the housing supply position is now compared to the standard methodology approach rather than the Local Plan housing requirement
- Many of large housing allocations in the Sefton Local Plan have now secured planning permission and are projected to deliver many homes in the next few years

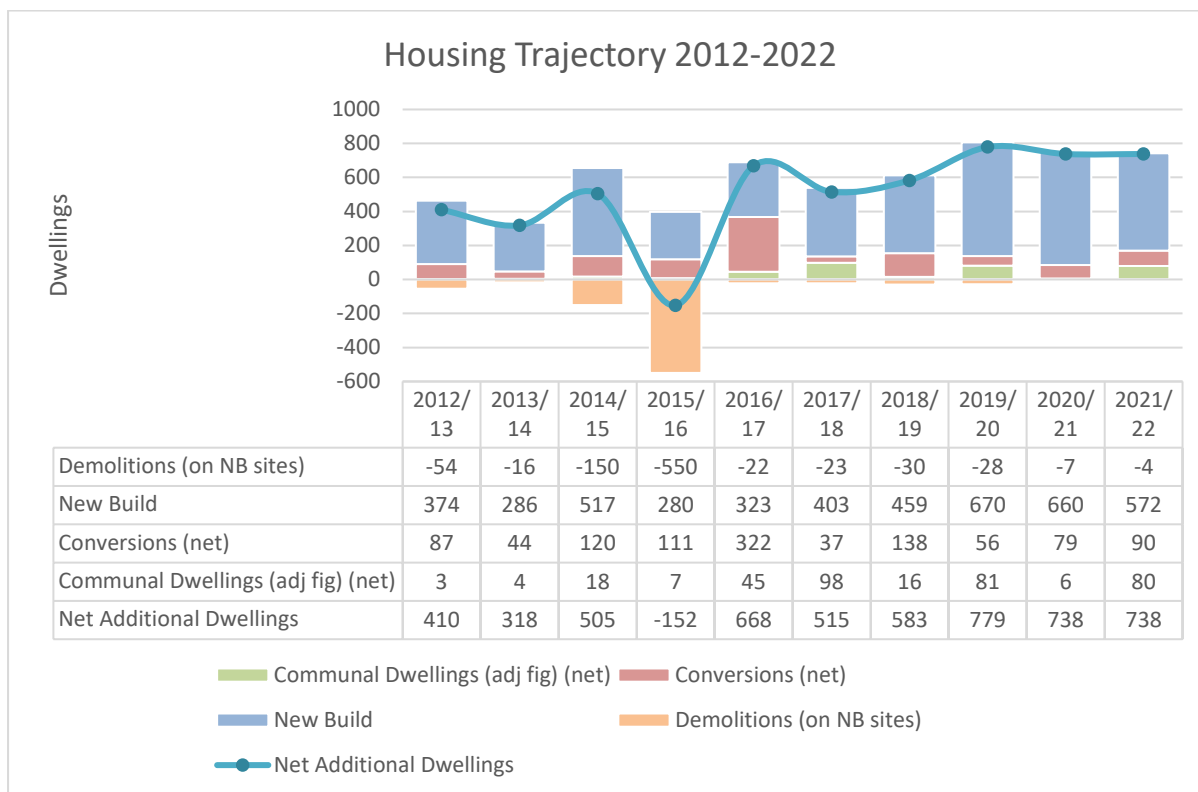
The graph below illustrates how Sefton has gradually increased its 5-year supply since the base date of the Local Plan (2012). More detailed information on this can be found within the Strategic Housing Land Availability Assessment (2022).



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 2021/22 there were 738 net additional dwellings in Sefton, which is coincidentally the same as the previous year. This is the third year in a row that the number of net new homes is over 700 (the Local Plan housing requirement is 694 dpa). Sefton has comfortably passed the Housing Delivery Test for the past few years. The improved performance reflects the delivery of homes on many of 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 1,145 new dwellings completed on Local Plan allocated sites (as at 31 March 2022), an increase of 223 during 2021/2022. This equates to 15.76% of total Local Plan allocated capacity. It is expected that this will increase significantly over the next 2-3 years with some large sites having received planning approval and are under construction. There are currently 4,271 dwellings approved (as at 31 March 2022) on Local Plan allocations that have yet to be commenced or completed.

	2017/18	2018/19	2019/20	2020/21	2021/22
Total number of units completed on allocated sites	162	224 (+62)	644 (+420)	922 (+278)	1,145 (+223)

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 March 2021*	Application Reference and comments
MN2.1 Land adjacent to Bartons Close	36	30	83%	-	DC/2019/01069 – currently under construction
MN2.2 Land at	300	286 ¹	95.3%	-	DC/2017/00821

¹ Application DC/2017/00821 secured 128 (full) + up to 200 (outline). Reserve matters (DC/2020/02331) for the outline part of the scheme subsequently secured 156 dwellings for a total across the scheme of 286.

Site Ref & Name	Local plan capacity	approved	% of LP target to date	Total completions at March 2021*	Application Reference and comments	
	Bankfield Lane, Southport				DC/2020/02331	
MN2.3	Former Phillip's Factory, Balmoral Drive, Southport	158	157	99.4%	22	DC/2017/01325 – under construction
MN 2.4	Land at Moss Lane, Churchtown	450	0	0%	-	-
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 – under construction
MN2.10	Land at Sandbrook Road, Ainsdale	83	154	185%	24	Two approvals DC/2014/02171 - completed 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%	-	DC/2018/00093
MN2.13	Land at West Lane, Formby	40	0	0%	-	-
MN2.14	Former Holy	50	42	84%	42	DC/2015/003330

Site Ref & Name	Local plan capacity	approved	% of LP target to date	Total completions at March 2021*	Application Reference and comments	
	Trinity School, Lonsdale Rd, Formby (part)					
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		54	DC/2018/00658 – under construction
MN2.18	Land at Altcar Lane, Formby	29	24	83%	-	DC/2018/00020
MN2.19	Power House phase 2, Hoggs Hill Lane, Formby	12	9	75%	-	DC/2018/01105
MN2.20	Land at Andrew's Close, Formby	87	99	114%	99	DC/2016/01740 DC/2018/00101 DC/2018/00181
MN2.21	Land at Elmcroft Lane, Hightown	120	0	0%	-	-
MN2.22	Land at Sandy Lane, Hightown	10	0	0%	-	-
MN2.23	Land at Hall Road West, Crosby	14	14	100%	14	DC/2016/01523
MN2.24	Land at Southport Old Road, Thornton	85	0	-	-	-
MN2.25	Land at Holgate, Thornton	221	206	93.2%	-	DC/2021/00417

Site Ref & Name		Local plan capacity	approved	% of LP target to date	Total completions at March 2021*	Application Reference and comments
MN2.26	Land at Lydiate Lane, Thornton	265	268	101.1%	-	DC/2017/00434 Outline planning application for up to 268 dwelling houses approved
MN2.27	Land south of Runnell's Lane, Thornton	137	183	133.5%	73	DC/2018/02199
MN2.28	Land at Turnbridge Road, Maghull	40	39	98%	36	DC/2017/00456
MN2.29	Land north of Kenyons Lane, Lydiate	295	291	98.6%	-	DC/2021/00887
MN2.30	Former Prison Site, Park Lane, Maghull	370	369	99%	319	DC/2015/01527
MN2.31	Land east of Waddicar Lane, Melling	178	149	83.7%	103	DC/2017/02359
MN2.32	Wadacre Farm, Chapel Lane, Melling	135	0	0%	-	-
MN2.33	Land South of Spencers Lane, Melling	18	29	161%	-	DC/2019/00691
MN2.34	Land at Wango Lane, Aintree	25	59	236%	-	DC/2021/00759
MN2.35	Aintree Curve Site, Ridgewood Way, Netherton	109	109	100%	109	DC/2014/01655
MN2.36	Former Z Block Sites, Buckley Hill Lane, Netherton	100	26	120%	26	DC/2016/01092 (middle site)
	Former Z Block Sites, Buckley Hill Lane, Netherton		31		31	DC/2016/02302 (southern site)

Site Ref & Name	Local plan capacity	approved	% of LP target to date	Total completions at March 2021*	Application Reference and comments	
	Former Z Block Sites, Buckley Hill Lane, Netherton		63		DC/2021/02293 (northern site)	
MN2.37	Former St Raymond's School playing field, Harrops Croft, Netherton	53	0	0%	-	
MN2.38	Land at Pendle Drive, Netherton	29	0	0%	-	
MN2.39	Land at the former Bootle High School, Browns Lane, Netherton	63	0	0%	-	
MN2.40	Former Daleacre School, Daleacre Drive, Netherton	37	0	0%	-	
MN2.41	Former Rawson Road Primary School, Rawson Road, Bootle	20	0	0%	-	
MN2.42	Former St Wilfrid's School, Orrell Road, Bootle	160	185	115.6%	-	DC/2019/01356 – currently on site
MN2.43	Klondyke Phases 2 and 3, Bootle	142	142	100%	142	DC/2014/00642
MN2.44	Peoples site, Linacre Lane,	110	0	0%	-	-

Site Ref & Name		Local plan capacity	approved	% of LP target to date	Total completions at March 2021*	Application Reference and comments
	Bootle					
MN2.45	Former St Joan of Arc School, Rimrose Road, Bootle	51	51	100%	51	DC/2014/00605
MN2.46	Former St Mary's Primary School playing fields, Waverley Street, Bootle	72	0	0%	-	-
MN2.47	Land East of Maghull Northern Site	1,400	855	121.1%	-	DC/2017/01528 Outline application
MN2.47	Land East of Maghull Southern Site		841		-	DC/2017/01532 (allowed on appeal)
Total indicative dwellings on allocated sites		7,264	5,416	74.5%	1,145	

The information in the table above indicates that by October 2022 planning approval has been granted for 74.5% of the total indicative site capacity on Local Plan housing allocations, up from 66% last year.

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 2021/2022, the vast majority of which is on allocated sites. The current supply meets the five-year requirement. There were some B1 applications submitted before the use class change to E, so for the purposes of this year's AMR B1/E(g) have been combined.

	B general (ha)	B2 (ha)	B8 (ha)	B1/E(g) (ha)	Grand Totals (ha)
Allocated sites with no Planning Permission	54.2882	-	-	-	54.2882
Allocated sites with Planning Permission	5.3786	-	-	9.8915	15.2701
Sites in Primarily Industrial Areas with Planning Permission	2.8426	-	0.6339	0.0974	3.5739
Totals	62.5094	-	0.6339	9.9889	73.1322

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

Five developments were completed this year in Sefton which resulted in the loss of 1.726 ha of employment land/units. This is greater than the area of 0.425ha employment land lost in 2020/2021 but remains significantly lower than 5.89ha lost in 2018/19 and 10.72ha lost in 2016/17. The largest employment site lost in 2021/22 was the loss of land at Former Domino Amjet Ltd on Bridle Road, which has now become a builder's merchant (Sui Generis).



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 study² (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.'

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

Indicator 6 – (Policy MN1)

Floorspace (m²) developed for employment (by type (B1, B2, B8) and location)

During 2021/22 there was a total of 2,251 m² of floorspace developed for employment use. This is a significant decrease from 5,271 m² in 2020/21 and 3,705m² in 2019/20.

It should be noted that the planning use classes were updated on 1st September 2020. This update comprised the removal of class B1 (business) and the introduction of Class E (commercial, business and service).

² Liverpool City Region Areas of Search Assessment, GL Hearn August 2019

Year	Use Class								Total
	B1A	B1B	B1C	B2	B8	BOPEN	E	Other	m ²
2010/11	598	-	978	-	525	8,070	-	-	10,171
2011/12	-	-	-	1,740	-	-	-	-	1,740
2012/13	212	-	372	-	500	-	-	418	1,502
2013/14	4,323	-	-	-	-	-	-	1,200	5,523
2014/15	270	-	-	-	24,234	2,158	-	-	26,662
2015/16	506	-	-	2,531	726	-	-	1,762	5,525
2016/17	2,625	-	333	3,860	6,425	-	-	-	13,243
2017/18	2,370	60	715	6,833	6,833	-	-	-	16,811
2018/19	351	-	945	1,162	-	2,850	-	-	5,308
2019/20	851	-	-	1,427	-430*	568	-	688	3,104
2020/21	350	-	907	-	4,014	-	-	-	5,271
2021/22	720	-	-	-	1235	-	296	-	2,251

*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

There was one commercial/industrial developments which provided a net increase in employment in 2021/22. This was provided via a two-storey office building at Altcar Training Camp, Grange Road, Hightown which will create 29 full time posts. This is based on the information supplied by the applicant of the relevant schemes. This is a decrease on the information provided for 2019/20 which showed that 51 full time posts were created but an increase from last year 2020/21 which showed that 25 full time posts were created at various sites.

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 2021/22 there were 22 approvals in the Green Belt. Of these, 16 were considered 'appropriate' and the remaining 6 were considered to demonstrate 'very special circumstances' that outweighed any harm to the Green Belt, in accordance with the NPPF.

This compares to 2020/21 there were 28 approvals in the Green Belt. Of these, 19 were considered 'appropriate' and the remaining 9 were considered to demonstrate 'very special circumstances' and in 2019/20 when there were 30 approvals in the Green Belt with 27 considered 'appropriate' and the remaining 3 demonstrating 'very special circumstances'.

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 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 was one approval in safeguarded land during 2021/22. This was at Ashworth Hospital East on Villas Road in Maghull and was for the erection of a soft landscaped mound/bund with topsoil containing Himalayan Balsam seed. This was considered appropriate.

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

In 2021/22 there were three approvals within the Port and Maritime Zone. All three were considered appropriate 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 due to the covid-19 pandemic. In July 2022 Highways England reported that they need to update their traffic modelling to inform any proposals. This is expected to take 12 months. For more information see <https://highwaysengland.co.uk/projects/a5036-port-of-liverpool-access/>

Progress as of January 2023:

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

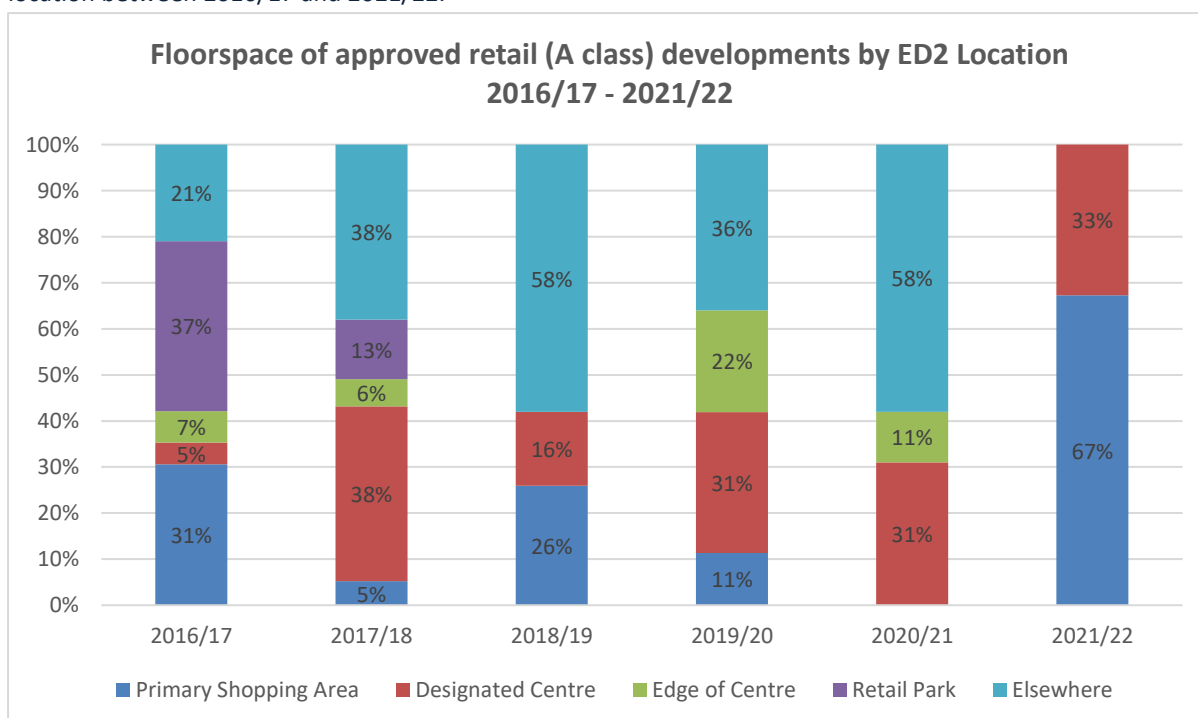
- designated centres (Primary Shopping Areas)
- edge of centre
- retail parks
- elsewhere

During 2021/22 there were 30 approvals for town centre uses in Sefton. 10 of these were outside either a designated centre or edge of centre site. This compares with 60 approvals in 2020/21, 30 of which were outside a designated centres or edge of centre.

Use	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 %	
Retail	3 516m ² 68%	2 187m ² 24%	-	1 61 m ² 8%	-	6 764m ²
Office	1 243 m ² 100%	-	-	-	-	1 243m ²
Leisure	6 5465 m ² 75%	2 137 m ² 2%	4 958 m ² 13%	6 515 m ² 7%	1 194m ² 3%	19 7269m ²
Other	1 160 m ² 29%	1 160 m ² 29%	-	2 235 m ² 42%	-	4 555 m ²

*% of floor space in each location type

11 of the 30 schemes approved for these uses were in Primary Shopping Areas or within the boundary of a designated centre, this represents 36.6% of the approved applications. Just under half of approved applications for new floorspace (46.6%) 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. The graph below compares the percentage of approved floorspace by location between 2016/17 and 2021/22.



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 2021/22 there were 29 approvals within the Southport Seafront and within or adjacent to Southport Central Area and 16 approvals adjacent to the Leeds and Liverpool Canal. In Southport this included 12 approvals relating to residential, including 7 changes of use to apartments/flats or erection of new residential properties. There was a further 4 uses directly relating to tourism including a new rollercoaster, new train station terminal for Lakeside Miniature Railway, a Ferris wheel attraction and 3 changes of use to 3 self-contained Aparthotel units. There were 4 approvals relating to change of use to or erection of new eating/drinking facilities including a café, bar/bistro and restaurant, which includes the conversion of the former BHS building into a multi-use facility comprising of 1 restaurant/café. The remaining approvals were for general alterations to premises and temporary uses not directly related to tourism.

There was 1 approval within Aintree Racecourse which was for erection of a part 4 storey/part 5 storey block of 24 apartments following demolition of the existing 2 storey building.

Of the 16 approvals adjacent to the canal, 6 were for the erection or change of use to residential properties. 1 approval was a use directly related to tourism which was for an events destination including temporary hot food takeaway stalls and the siting of up to 12 no. shipping containers for food and drink purposes at the New Strand Serviceway. The other approvals were related to the industrial or minor residential uses of the adjacent premises.

This compares with 2020/21 when there were 32 approvals within the Southport Seafront and within or adjacent to Southport Central Area which included 7 changes of use to residential. During 2020/21 there were 7 approvals adjacent to the canal, but all were relating to industrial or residential uses rather than tourism. There was 1 approval within Crosby Coastal Park which was for the expansion of Crosby Lakeside Adventure Centre.

The move towards more residential conversions, apparent over the previous five years, 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 2021/22 the following amount of planning applications were approved in the regeneration areas listed in Policy ED6 of the Local Plan:

Regeneration Site	Planning applications approved
Regeneration in Bootle – Bootle Central Area	10
Regeneration in Bootle – Regeneration Opportunity Sites – 501- 509 Hawthorne Road	1
Regeneration in Bootle – Regeneration Opportunity Sites – Former Gasworks Site	0
Regeneration of Centres – Central Southport	29
Regeneration of Centres – Crosby Centre	7
Regeneration of Centres – Maghull Centre	4
Regeneration of Centres – Seaforth Centre	1
Regeneration of the Dunning’s Bridge Road Corridor	6

Highlights include a change of use from offices to 132 one and two bed apartments in St Martins House within Bootle Central area and the conversion of the former BHS building into a multi-use facility which includes retail units, a restaurant/café and a drinking establishment within Central Southport.

Actions: None. Continue to monitor.

Indicator 15 – (Policy ED7)
Approvals in Southport Central Area by type

During 2021/22 there were 25 approvals in Southport Central Area. This compares with 30 approvals during 2020/21, 32 approvals during 2019/20 and 19 approvals during 2018/19. These were for the following uses with comparison figures for the previous years:

Use	2017/18*	2018/19*	2019/20*	2020/21*	2021/22*
Restaurant/cafe	-	3	3	3	1
Hot food takeaway	1	-	1	4	1
Public House / bar	2	-	1	1	2
Hotel / apart-hotel	-	1	2	-	1
Outdoor seating area	-	-	2	3	1
Retail	1	-	-	1	1
Offices	1	1	-	1	1
Residential	8	15	9	9	7
Home in Multiple Occupation	-	-	2	-	-
Gym	-	-	-	-	-
Mixed use	-	-	-	-	1
Cinema	1	-	-	-	-
Nursery	-	1	-	-	-
Land to site caravans	-	-	1	-	-
Other	-	-	12	8	11

*Some approvals contained more than one use

Actions: None at present. Continue to monitor.

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

During 2021/22 there were 4 approvals within Southport Seafront. This includes the instillation of a new roller coaster, temporary permission for a ferris wheel, new train station terminal for Lakeside Miniature Railway and the erection of a coffee shop with drive through facility.

In 2020/21 there were 2 approvals in the Southport Seafront area, in 2019/20 there were 4 approvals and 1 each in 2018/19, 2017/18 and 2016/17.

Actions: None. Continue to monitor.

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

No approvals in the last 5 years.

Actions: None. Continue to monitor.

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

There has been one approval in this area during 2021/22. This was for the erection of a part 4 storey/part 5 storey block of 24 apartments following demolition of the existing 2 storey building at 2 Ormskirk Road.

No approvals during 2020/21, 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 2021/22 there were eight approvals within Crosby Town Centre. This includes the erection of a four-storey building containing 2 commercial units and 39 apartments at the former Central Buildings.

This compares with five approvals in 2019/20, four approvals in 2020/21 and 2018/19, three approvals in 2017/18 and two in 2016/17.

Actions: None. Continue to monitor.

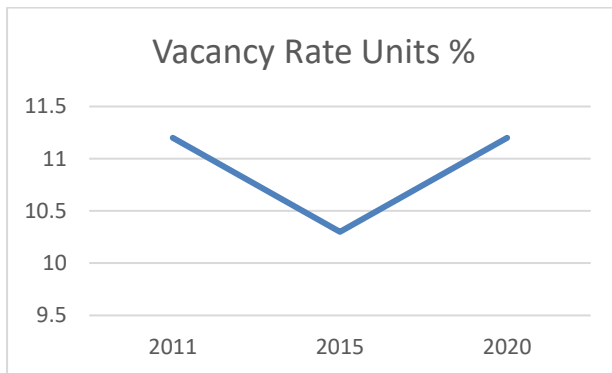
Indicator 20-23 – (Policy ED11)
Total units in Crosby Centre
Total floorspace in Crosby Centre
Reduction in vacancies in Crosby Centre
Number of National Retailers in Crosby Centre

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

128 Total units in Crosby District Centre as at October 2020

21,580m² total floorspace in Crosby District Centre as at October 2020

11.1% vacant units in Crosby District Centre as at October 2020. This is more than reported in 2015 and is back to rates reported at 2011.



18 National Retailers in Crosby District Centre as of October 2020

Actions: None. Continue to monitor.

3. Housing and Communities

Indicator 24 – (Policy HC1)

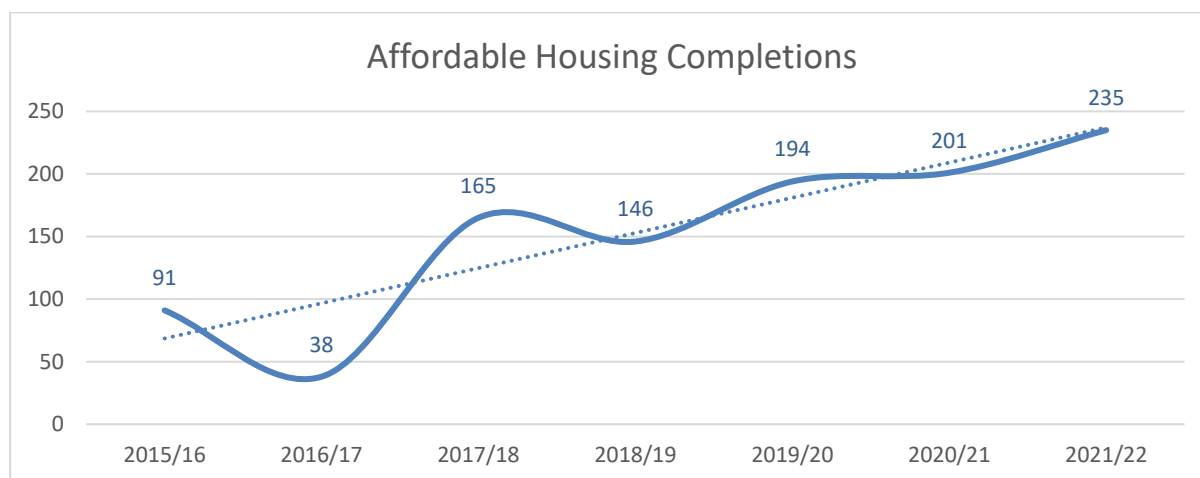
Number of affordable housing completions by type (social rented, affordable rented, intermediate, through section 106) and location.

The following table sets out the completions of affordable housing during 2021/22.

Application	Site Name	Total Capacity	Affordable dwellings				Section 106
			Social Rent	Affordable Rent	Intermediate	Rent to buy	
DC/2019/01830	Capricorn Way, Bootle	28	-	28	-	-	No
DC/2019/01831	Chapel Terrace, Bootle	16	-	10	-	-	No
DC/2018/02199	Runnells Lane, Crosby & Hightown	183	-	15	2	-	Yes
DC/2019/00492	Kings Park, Crosby & Hightown	21	-	21	-	-	No
DC/2017/00606	Andrews Lane, Formby	99	5	-	-	-	Yes
DC/2017/00387	Liverpool Road, Formby	32	8	-	2	-	Yes
DC/2018/00658	Liverpool Road, Formby	304	-	14	1	-	Yes
DC/2015/01527	Ashworth Hospital Site, School Lane, Maghull & Aintree	369	4	-	5	-	Yes
DC/2017/02359	Waddicar Lane, Maghull & Aintree	149	-	6	2	-	Yes

Application	Site Name	Total Capacity	Affordable dwellings				Section 106
			Social Rent	Affordable Rent	Intermediate	Rent to buy	
DC/2017/00456	Turnbridge Road, Maghull & Aintree	39	9	-	-	-	Yes
DC/2016/02383	DGH, Town Lane, Southport	153	-	9	16	56	Yes
S/2012/0400	David Wilson Homes scheme, Town Lane, Southport	759	-	22	-	-	Yes

During this period there were 235 affordable housing completions. This is higher than previous years including 201 in 2020/21, 194 in 2019/20 and 146 in 2018/19. Delivery of affordable new build homes over a number of years is illustrated in the graph below.



The number of affordable housing completions during 2021/2022 has continued the general upward trend in affordable housing completions since 2016/17. The lower figures in 2016/17 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 indications are the plan 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 units 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 to be provided as affordable homes. Outside Bootle and Netherton the requirement is for 30% of the total scheme to be provided as affordable homes. During 2021/22 there were 8 approvals on schemes in which the Council's affordable housing requirement was triggered. One of the schemes (St Marys Church, Park Road, Crosby) affordable housing was considered unviable. The total percentage of units that are affordable is given in the table below.

Settlement area	Affordable Housing %	Market dwellings %
Crosby & Hightown	72.2%	27.8%
Bootle & Netherton	77.3%	22.7%
Formby	-	-
Maghull & Aintree	31.3%	68.7%
Southport	30%	70%

A detailed breakdown of the 8 schemes approved is given below.

Application	Site Name, location	Total Dwellings	Affordable Dwellings
DC/2020/00734 (allowed on appeal)	Central Buildings, Crosby	39	39
DC/2020/01422	2 Ormskirk Road, Aintree	24	8
DC/2021/00759	Land at Wango Lane, Aintree	59	18
DC/2021/02293	Z Blocks Site A, Buckley Hill Lane, Netherton	63	13
DC/2020/02637	17-23 Chapel Street, Southport	30	9
DC/2020/02331	Land at Bankfield Lane, Southport	705 *	211*
DC/2021/02138	503-509 Hawthorne Road, Bootle	158	158
DC/2021/01469	St Mary's Church, Park Road	15	0

* Measured in bedspaces

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 2021/22 there were four 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 number	Site	1 or2 Bedrooms		3 Bedrooms		4+ Bedrooms		Totals
		No.	%	No.	%	No.	%	No.
DC/2019/00691	Land South of Spencers Lane	58	29.74%	82	42.05%	55	28.21%	195
DC/2017/01532	Land East of Maghull (south)	10	24.39%	16	39.02%	15	36.59%	41
DC/2017/00821	Land at Bankfield Lane	123	91.11%	12	8.89%	0	0.00%	135
DC/2020/00290	Former Phillip's Factory	13	26.00%	23	46.00%	14	28.00%	50

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 2021/22 there were three schemes for older people approved. This includes 36-bedroom care home facility at the Parkhaven Trust on Liverpool Road South (DC/2021/02429) and 147 units of extra care accommodation in six new blocks and within the listed building at 40 Lancaster Road (DC/2021/02486) both in Birkdale and extra care dwellings at 503-509 Hawthorne Road in Bootle (DC/2021/02138).

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 2021/22 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/2020/02331	Land Off Bankfield Lane Southport PR9 7NT	156	8.3%
DC/2021/02293	Former Z Block Sites Buckley Hill Lane Netherton L30 0AD	63	25%
DC/2021/00759	Land Bounded By Wango Lane, River Alt And Leeds And Liverpool Canal, Aintree	59	At least 20%

In 2020/21 there were two applications which met this requirement, in 2019/20 3 applications and in 2018/19 5 applications, 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.

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. It must be noted that there may be more homes custom built, but there isn't sufficient information to conclusively demonstrate these.

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
31 October 2020 – 30 October 2021	9 homes
31 October 2021 – 30 October 2022	3 homes

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
6 - to 30/10/2021	39
7 – to 30/10/2022	31

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.

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 2021/22 there were 26 non-residential approvals were granted in the PRA. All of these are considered appropriate. This included a two-storey teaching block for Hugh Baird College (DC/2021/01471) and for a combined garden centre, retail, vocational training centre and café on Liverpool Road in Birkdale (DC/2021/00157).

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 2021/22 65% of residential approvals were at 30 dwellings/hectare or more. This is below the levels achieved in 2020/21 (95%), 2019/20 (82%), 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 2021/22	346 (35%)	444 (44%)	212 (21%)
Number of dwellings 2020/21	69 (5%)	1174 (80%)	227 (15%)
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%)

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 2021/22 twelve applications for HMOs were determined. Four of the applications were granted. Eight applications were refused.

Application	Site Address	Proposal	Decision
DC/2021/02819	50 Elm Road Seaforth Liverpool L21 1BL	Change of Use from dwellinghouse (Class C3) into a House in Multiple Occupation (HMO) (Sui Generis) (7 persons) (Alternative to DC/2021/02343 refused 26/11/21)	Approved
DC/2021/01750	28 Bridge Road Crosby Liverpool L23 6SG	Change of use of first and second floors from residential (C3) to a 3 bed house in multiple occupation (HMO) (C4) including creation of new access door to the rear (alternative to DC/2021/01250).	Approved
DC/2021/00690	66 Elm Road Seaforth	Change of use from dwellinghouse (C3) into a House in Multiple Occupation	Approved

Application	Site Address	Proposal	Decision
	Liverpool L21 1BL	(HMO) (Sui Generis) (3 Units).	
DC/2020/02206	55 Wadham Road Bootle L20 7DQ	Change of use from C3 to C4 (HMO) (3-6 unrelated persons)	Approved
DC/2021/02818	196 Bedford Road Bootle L20 2DT	Certificate of lawfulness for the continuation of use as a 5 bed HMO.	Certificate not issued
DC/2021/02531	The Doric 146 Rawson Road Seaforth Liverpool L21 1HR	Change of use from Public House (A4) to a House in Multiple Occupation (HMO) (Sui Generis) (12 Units) after demolition of existing attached outbuildings to the rear	Refused
DC/2021/02810	22 Miranda Road Bootle L20 2EE	Change of use of a dwellinghouse (C3) to a House in Multiple Occupation (C4) (HMO) (3 Units) (Part Retrospective).	Refused
DC/2021/01821	146 Rawson Road Seaforth Liverpool L21 1HR	Change of use from a Public House (A4) to a House in Multiple Occupation (HMO) (Sui Generis) (14 Units) after demolition of existing attached outbuildings to the rear.	Refused
DC/2021/01250	28 Bridge Road Crosby Liverpool L23 6SG	Change of use of first and second floors from residential (C3) to a 4 bed house in multiple occupation (HMO) (C4) including creation of new access door to the rear	Refused
DC/2021/02343	50 Elm Road Seaforth Liverpool L21 1BL	Change of Use from dwellinghouse (Class C3) into a House in Multiple Occupation (HMO) (Sui Generis)(7 persons)	Refused
DC/2021/00701	140 Wadham Road Bootle L20 2DE	Change of use from a House in Multiple Occupation (C4) to a children's care home (C2) (maximum of 4 children)	Refused
DC/2021/00507	117 Linacre Road Litherland Liverpool L21 8NS	Change of use from an Estate Agents (A2) to a HMO (C4), and alterations to the front elevation.	Refused

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.

Actions: Continue to monitor the impact of HMO development

Indicator 34 – (Policy HC4)

Total number of HMOs in Sefton and by ward

Ward	No of Mandatory HMOs
Ainsdale	0
Birkdale	3
Blundellsands	2
Cambridge	36
Church	33
Derby	28
Dukes	48
Ford	3
Harington	0
Kew	12
Linacre	25
Litherland	4
Manor	0
Meols	0
Molyneux	0
Netherton & Orrell	4
Norwood	8
Park	0
Ravenmeols	0
St Oswald	8
Sudell	0
Victoria	3
Total	217

Actions: Nothing at this stage. Continue to monitor.

**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 (2022-2027) this equates to a requirement of four permanent pitches. This is made up from 4 pitches from the period 2023-28 from the table above. The requirement identified from 2013-2018 and 2018-2023 has been provided.

On 16 May 2018 the Council approved a planning application for eight permanent traveller pitches and associated development at Plex Moss Lane, Ainsdale. As at Summer 2022 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. However, six pitches remain to be provided and therefore remain able to be built and therefore can be said to be part of the supply. Therefore, the Council consider it can currently demonstrate a five-year supply of permanent traveller pitches.

The Council are currently updating its evidence on the need for Gypsy and Traveller Accommodation. This is nearing completion and will be available in early 2023.

Actions: None. Continue to monitor.

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

During 2021/22 a proposal for 8 permanent travellers pitches was approved at appeal at Rock Lane, Melling (2 December 2021)

Actions: None. Continue to monitor.

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

During 2021/22 there were 22 cases of unauthorised traveller encampments in the locations shown in the table below. This compares with 6 cases spread across the borough during 2020/21. The Kew Park and Ride has had numerous unauthorised traveller encampments pitched over the previous few years.

DATE ARRIVED/VACATED	ADDRESS	NO. OF VEHICLES
01/-4/21 – 05/04/21	Homebase Car Park Kew, Southport	8 Caravans
22/04/21 – 26/04/21	Tulketh Street Car Park Southport	4 Caravans and 4 associated vehicles
11/06/21 – 18/06/21	Field of Spencers Lane Aintree	30 plus Caravans
16/06/21 – 17/06/21	Pinfold Wood, The Northern Perimeter Road, Sefton	10 Caravans/12 associated vehicles
28/06/21 – 03/07/21	St Ambrose School Barlow School Site Netherton, L20	17 Caravans and 15 associated vehicles
29/06/21 – 03/07/21	Kew Park and Ride Southport	12 Caravans and 11 associated vehicles
05/07/21 – 09/07/21	Crosby Lakeside Car park	2 Caravans
05/07/21 – 10/07/21	Deansgate Field Formby	14 Caravans
14/07/21 – 20/07/21	Russell Road, Southport	8 Caravans and 8 associated Vehicles
24/07/21 – 26/07/21	Botanic Gardens, Verulam Road Southport	3 Caravans and 3 associated vehicles
09/08/21 – 12/08/21	St Ambrose School Barlow School Site Netherton, L20	8 Caravans
17/08/21 – 18/08/21	Tulketh Street Car Park	5 Caravans
19/08/21 – 22/08/21	Former Housing Maintenance Unit, Pendle Drive, Gorsey Lane, Netherton, L30	2 Caravans 1 associated vehicle

DATE ARRIVED/VACATED	ADDRESS	NO. OF VEHICLES
24/08/21 – 6/09/21	Land to rear of St Marks Church, Gorsey Lane, Netherton, L30	2 Caravans 1 Vehicle
13/9/21 – 17/09/21	Bootle Golf Course	2 Caravans
11/10/21 – 15/10/21	Crosby Lakeside Car Park	7 Caravans 1 Digger
19/10/21 – 22/10/21	Mariners Car Park Crosby	5 Caravans
24/10/21 – 25/10/21	Tulketh Street Car Park Southport	8 Caravans and 5 associated vehicles
29/10/21 – 01/11/22	AAA Transport, Bridle Road, L30	5 Caravans
31/10/21 – 05/11/21	Crosby Lakeside Car Park	4 Caravans and 3 associated vehicles
15/11/21 – 18/11/21	Dunes splash world	2 Caravans
29/03/22 – 30/03/22	Brickwall Lane, Brooms Cross Road, Buckley Hill, L30	13 Caravans and 14 associated vehicles.

Unauthorised traveller encampments in Sefton

1st April 2021 - 31st March 2022

© Crown Copyright and database rights
2022 Ordnance Survey 100018192



	Average no. Caravans	Average no. days
2016/17	8	4
2017/18	6	4
2018/19	11	3
2019/20	8	3
2020/21	8	5
2021/22	8	4

Actions: None. Continue to monitor.

Indicator 38 – (Policy HC6)

No. of applications that affect an Asset of Community Value.

The only application which affected an asset of community value related to a variation of conditions to vary opening hours at Stamps Bar, 4 Crown Buildings, Crosby (DC/2022/00028).

Actions: None. Continue to monitor.

Indicator 39 – (Policy HC7)

Approvals in Sites of Education and Care Institutions and % inappropriate

There were 16 approvals during 2021/22 within sites designated as Education or Care Institution. These were considered appropriate in line with Policy HC7 (part 1a) of the Local Plan. This includes the erection of a care home facility, comprising of 36 No. bedrooms at Liverpool Road South in Maghull (DC/2021/02429), 147 units of extra care accommodation in six new blocks and within the listed building at 40 Lancaster Road in Birkdale (DC/2021/02486) and the construction of a 3G synthetic turf pitch at Chesterfield High School in Crosby. In previous years, those that could not be considered appropriate were considered suitable alternative uses where the land was accepted to be surplus to requirements.

Actions: None. Continue to monitor.

4. Infrastructure

Indicator 41 – (Policy IN2)

Number of schemes in part 1 of Policy IN2 implemented

No update this year.

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 1,895 'new build' dwellings granted planning permission in 2021/22. On 59 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	39.6%	60.4%	0.0%
Rail Station	49.9%	17.2%	32.9%
GP	13.7%	13.5%	72.9%
School	86.7%	4.1%	9.2%

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 2021/22 164 reports were reviewed and these are set out in the tables below.

Assessment	2022	
	No. of reports prepared	Area (Hectare)
Phase 1 – Preliminary Investigation	12	24.43
Phase 2 – Site Investigation & Risk Assessment	25	227.6
Phase 3 – Remediation Strategy	13	29.28
Phase 4 – Verification Report	30	115.24
TOTAL	80	396.55

Assessment	2020	
	No. of reports prepared	Area covered
Phase 1 – Preliminary Investigation	19	24.4
Phase 2 – Site Investigation & Risk Assessment	37	107.59
Phase 3 – Remediation Strategy	16	77.97
Phase 4 – Verification Report	12	24.84
Total	84	234.8

Actions: Continue to implement policy.

Indicator 44 – (Policy EQ8)

Number of applications refused on flood risk grounds

There were two applications during 2021/22 within which the refusal text references the word 'flood'. In neither application was flooding the sole reason for refusal.

Application	Site Address	Proposal	Reason for refusal
DC/2020/00807	Land East of St Monicas Parochial Club, Stewart Avenue, Bootle	Erection of a 3 Storey block to provide supported living complex (C2) (11 units)	The applicant has failed to demonstrate that the proposal will not increase flood risk from any source within the site or elsewhere and for this reason the development is contrary to Local Plan policy EQ8 'Flood Risk and Surface Water' and the requirements of the National Planning Policy Framework July 2021 in particular paragraph 167.
DC/2021/00746	Heathfield Lodge, 22 - 24 Melling Lane, Maghull L31 3DG	Erection of a three storey block of 17 apartments, with associated landscaping, boundary treatments and vehicular and pedestrian access after demolition of existing building	The applicant has failed to demonstrate that the proposed development will not present risks of flooding on-site and/or elsewhere and the proposal is therefore contrary to Sefton Local Plan policy EQ8 'Flood risk and surface water' and the requirements of the National Planning Policy Framework in particular paragraph 167.

Actions: Continue to implement policy.

Indicator 45 – (Policy EQ8)

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

In 2021/22 15 major applications were approved with conditions and/or legal agreements related to SuDS. In total 18 major applications were approved in 2021/22, so 83% (15 of 18) of these had SuDS conditions. This compares to 88% in 2020/21, 77% in 2019/20, 77% in 2018/19, 86% in 2017/18 and 78% in 2016/17. However, there are site-specific reasons why a SuDS condition was not appropriate for 3 applications in 2021/22:

- DC/2020/02367 relates to the change of use of upper floors of a building only
- DC/2020/02628 relates to an agricultural building in a rural setting, with infiltration of surface water proposed
- DC/2021/01957 is for a site whose access is in Sefton but where all development would be in West Lancashire.

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 2021/22 three schemes were approved for 150 or more dwellings. These applications include Land East of Maghull (North) on Poverty Lane which was an outline permission with open space to be agreed in future reserved matters. Land at Bankfield Lane provided 7.3ha of Open Space. Land at the Brackenway provided 7.9ha of Open Space.

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 is reported on separately as part of a planning obligations monitoring report.

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 hot food takeaway 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 hot food takeaway 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 2021/22 the Council determined the following hot food takeaway applications, as shown in the table below. Four of these applications gained approval and one was refused.

Application	Site Address	Proposal	In designated centre	In shopping parade	Within 400m of secondary school or college	Decision
DC/2021/02326	20 Westway Maghull Liverpool L31 0DQ	Change of use of ground floor from a retail unit (Use Class E(a)) to a hot food takeaway (Sui Generis)	Yes		Yes	Approved
DC/2021/01254	20 Nevill Street Southport PR9 0BX	Change of use from Restaurant and Cafe (E) to Hot Food Takeaway (Sui Generis)	Yes			Approved
DC/2021/01232	Royal Mail Delivery Office New Strand Serviceway Bootle L20 0AA	Change of use of land for a temporary period of up to 5 years as a street-food, market and outdoor events destination, comprising the siting of temporary hot food takeaway stalls, the siting of up to 12 no. shipping containers for food and drink purposes	Yes			Approved
DC/2021/01790	6 The Crescent Thornton Liverpool L23 4TA	Change of use from Retail (A1) to Hot Food Takeaway (Sui Generis) (Resubmission of DC/2017/00827 approved 3/8/2017).		Yes	Yes	Approved

Application	Site Address	Proposal	In designated centre	In shopping parade	Within 400m of secondary school or college	Decision
DC/2021/00995	109 Knowsley Road Bootle L20 4NH	Change of use of ground floor only to a cafe/takeaway (A5), including alterations to the shop front and a non-illuminated sign.		Yes		Refused

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 2021/22 there were 3 permissions within international, national and local nature sites. They were all considered appropriate. This includes Land North of Brackenway, Formby (DC/2018/00093) for an outline application for the demolition of existing structures and construction of up to 286 dwellings. The committee report for this development stated “overall, the proposed development would still deliver significant ecological benefits in the medium to long term, resulting in an overall net increase in biodiversity at the site.”

Actions: Continue to implement policy to ensure no inappropriate approvals

Indicator 50 – (Policy NH3)

Approvals in Nature Improvement Areas and % Inappropriate

There were 10 permissions within nature improvement areas during 2021/22, all of which were considered appropriate. This included the outline permission for 286 dwellings at Brackenway, Formby (DC/2018/00093) and temporary food and drink containers at the Picnic Area on Shore Road in Ainsdale (DC/2021/02843).

Actions: Continue to implement policy to ensure no inappropriate approvals

Indicator 51 – (Policy NH4)

Approvals in Coastal Change Management Area and % Inappropriate

During 2021/22 there were 3 permissions within coastal change management areas, all of which were considered appropriate. This includes the temporary food and drink containers at the Picnic Area on Shore Road in Ainsdale (DC/2021/02843).

Actions: Continue to implement policy to ensure no inappropriate approvals

Indicator 52 – (Policy NH5)

Approvals in Public Open Space and % Inappropriate

During 2021/22 there were 7 permissions within public open space, all of which were considered appropriate. This includes the construction of a 3G artificial football pitch at Marine Football Club (DC/2021/00807), installation of modular changing facilities building at Orrell Mount Park in Bootle (DC/2021/01276) and the erection of 10 No. 10 metre high floodlighting columns at Chaffers Playing Field in Waterloo (DC/2021/01955).

Actions: Continue to implement policy to ensure no inappropriate approvals

**Indicator 53 – (Policy NH6)
Approvals in Urban Golf Course and % Inappropriate**

During 2021/22 there were 0 permissions within urban golf courses.

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 Nov 2021 to December 2022 the Council surveyed 261 of its listed building entries 46.11% of the total, this is a decrease of 4.39% from the previous year. However, it still exceeds the target of 20% per year. 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**

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

There has been no further adoptions this year however some are in draft form.

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**

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

There has been no further adoptions this year however some are in draft form.

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**

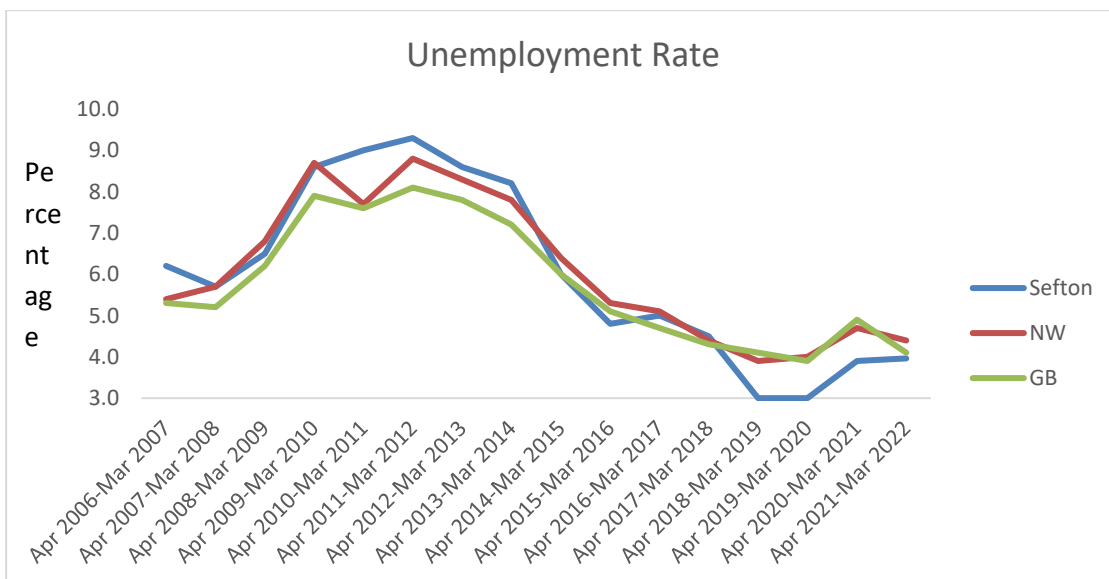
The number of jobs in has fallen quite considerably since 2002, although the numbers have started to recover from a low of 97,000 jobs in 2012. The most recently published data (2020) shows that there are 104,000 jobs in Sefton. The jobs density in Sefton of 0.64 (i.e. the ratio of total jobs to population aged 16-64) remains much lower than both the north-west (0.82) and United Kingdom (0.84). 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 current living crisis and this will be reported in future years.



(Source: Nomis)

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

The unemployment rate in Sefton has dropped significantly since a peak unemployment rate of 9.3% in 2012. Between April 2021 and March 2022 the rate stood at 3.96% (yearly average April – March). This is slightly lower than the Northwest average for the same period which stood at 4.4% and the national average of 4.1%.



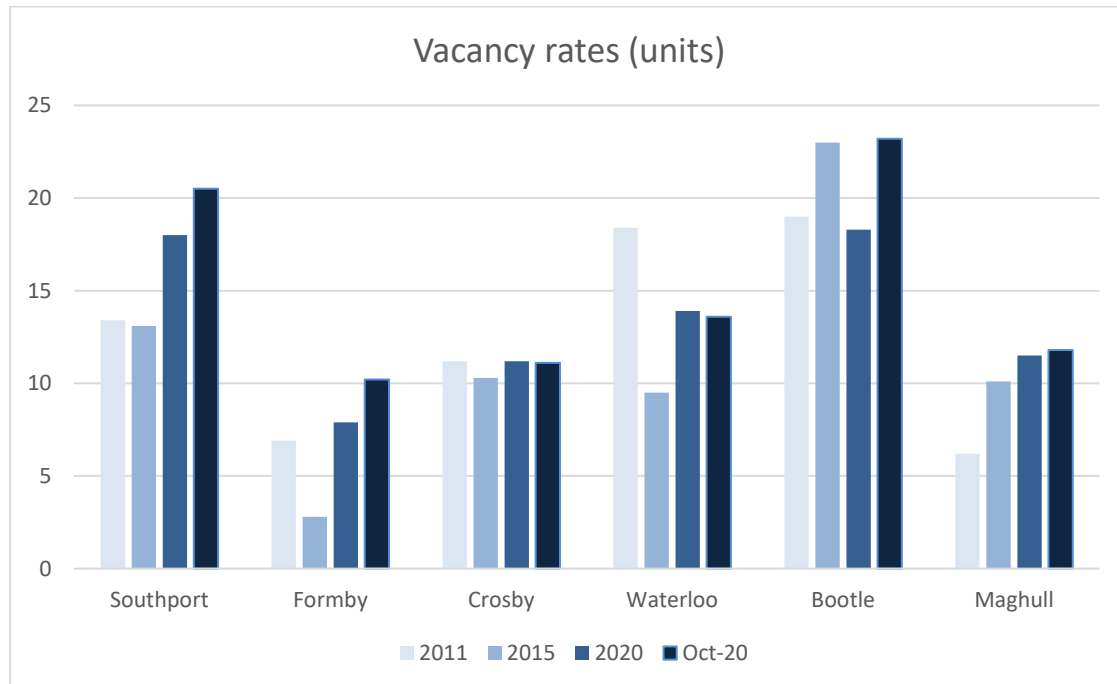
(Source: Nomis)

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

This information is no longer available to Sefton

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

The most recent data on vacancy rates in Sefton is from the Retail Strategy Review 2021

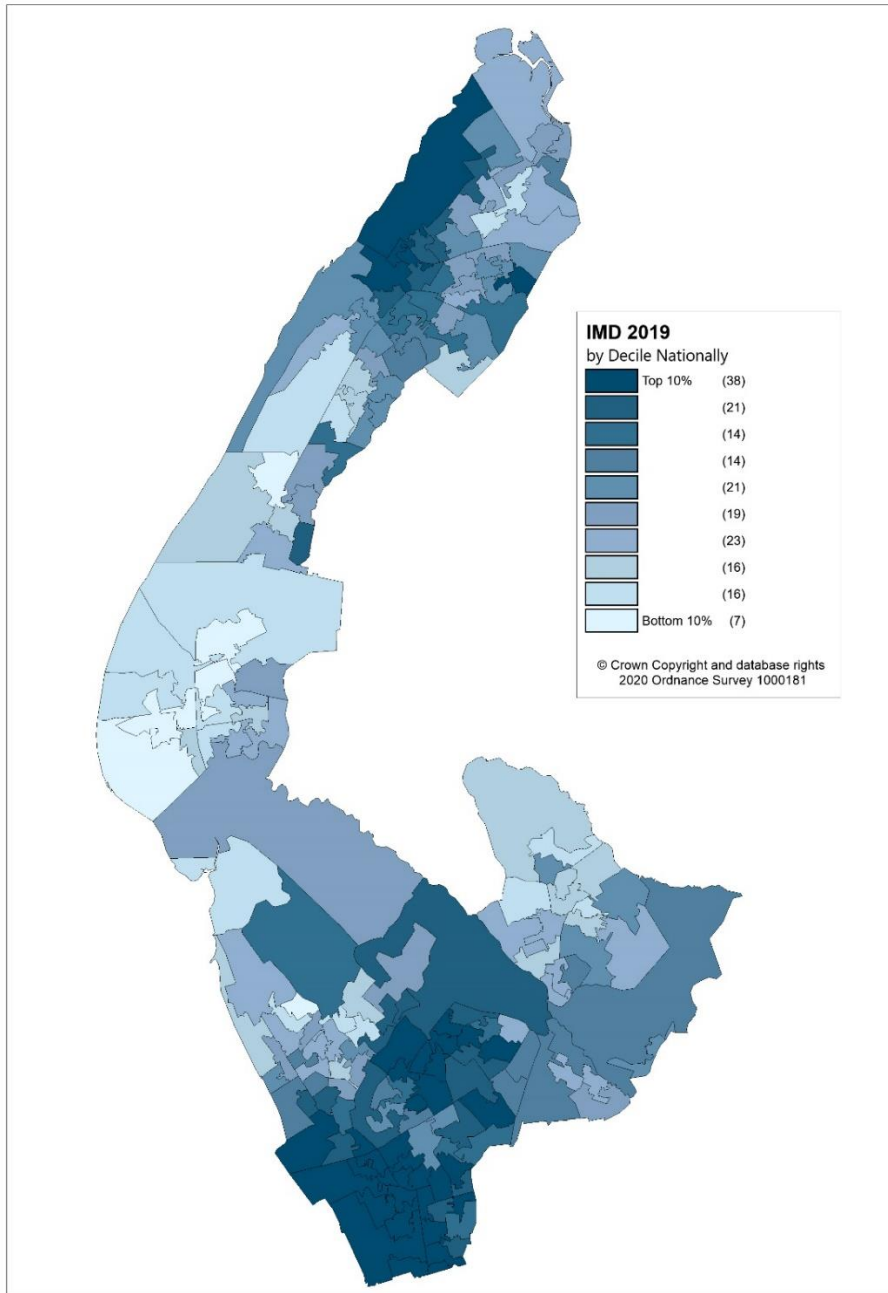


A health check assessment of Sefton’s principle centres was received in 2021 (using data from October 2020) to assess the consequences of the Covid pandemic. There is a general upward trend in vacant units within the borough’s principle centres, with Bootle, Southport and Formby being particularly hard hit by the pandemic. However, during the time since the 2020 town and district health check, Crosby and Waterloo slightly reduced the percentage of vacant units.

**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 represents 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

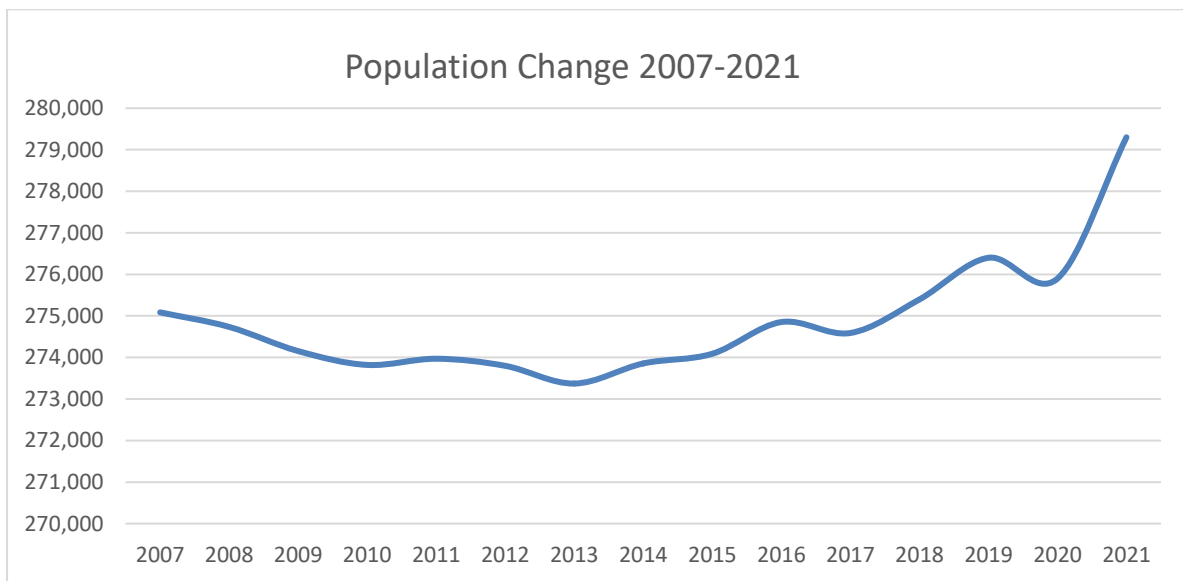
At 31st March 2022 the number of active applicants on the Sefton Housing Register was 3,744.

At 31 st March	No. of active applicants on the Sefton Housing Register
2022	3,744
2021	4,005
2020	5,290
2019	5,693
2018	4,760
2017	3,917
2016	3,190

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 this year has carried on the trend of reducing since the high of 5,693 in 2019.

**Indicator 63
Population in Sefton**

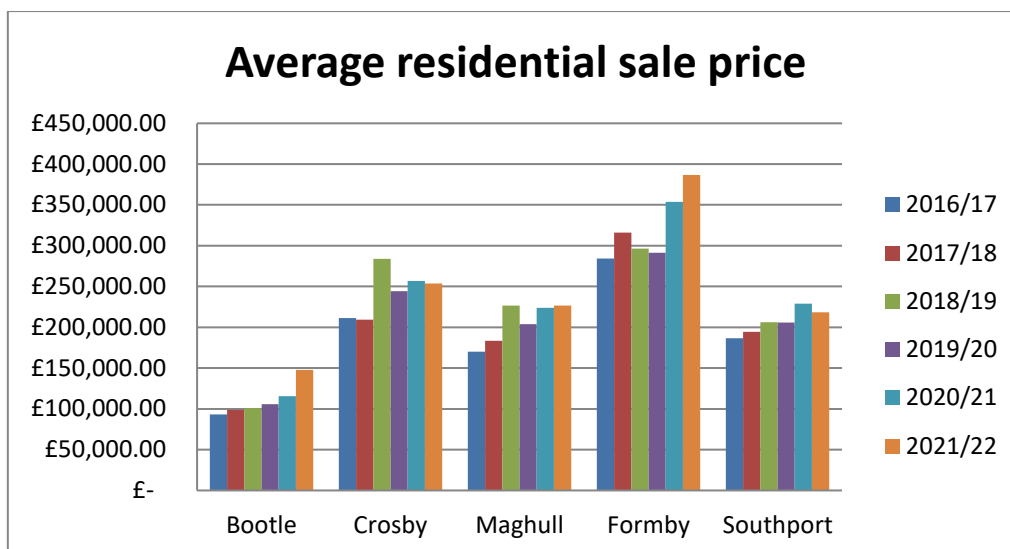
The 2021 population estimate for Sefton is 279,300. The large jump between 2020 and 2021 can be explained through the 2021 figure being provided by the census, whereas the previous figures back to 2011 are estimates from Nomis. Between 2007 and 2013 the general trend in population was downwards. However, since 2013 this has generally been reversed and a general upward trend continues. By 2030 Sefton’s population is projected to continue to increase to 280,000.



(Source: 2021 Census. Previous figures from Nomis)

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

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

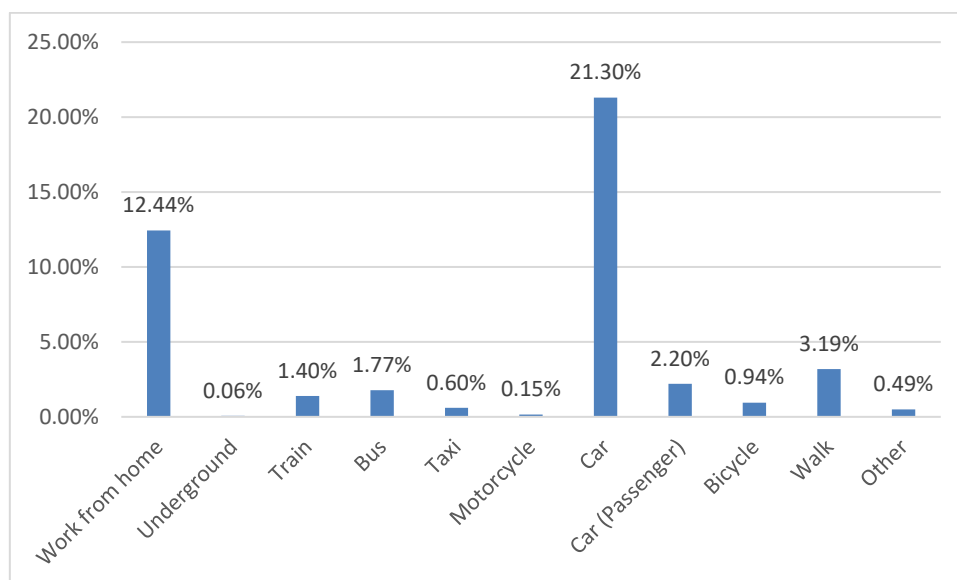


(Source Rightmove.com data accessed January 2023)

In all areas the average house prices increased over the past twelve months. Formby had the greatest increase and Bootle average house prices have continued the trend of steadily rising.

Indicator 65 – (Accessibility) Travel to work by transport mode

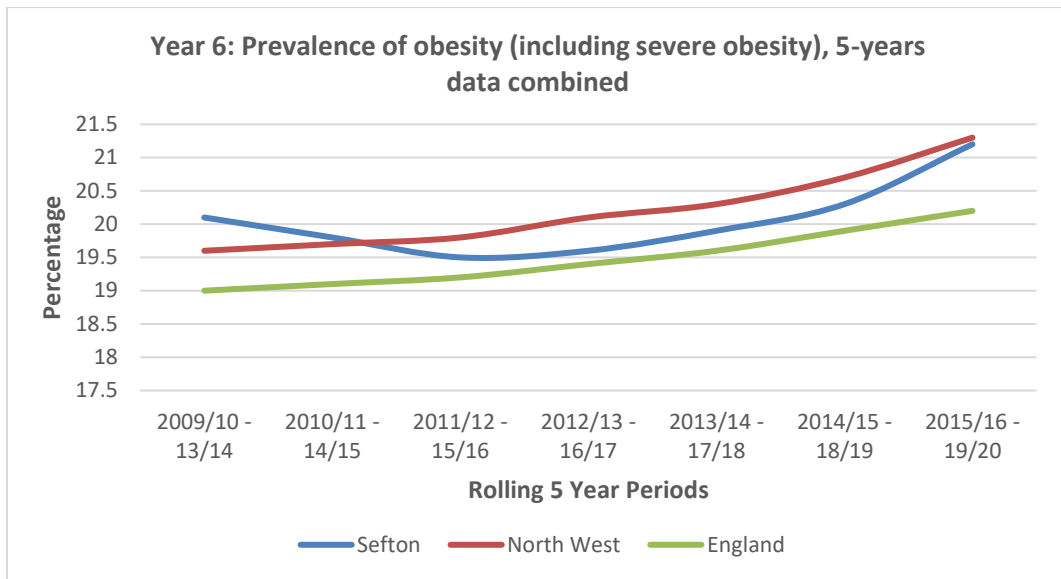
The latest data from the census shows the travel to work method of usual Sefton residents aged 16 years and over. The below chart does not contain the figures for those not in employment which equates to 55.37%



(Source 2021 census)

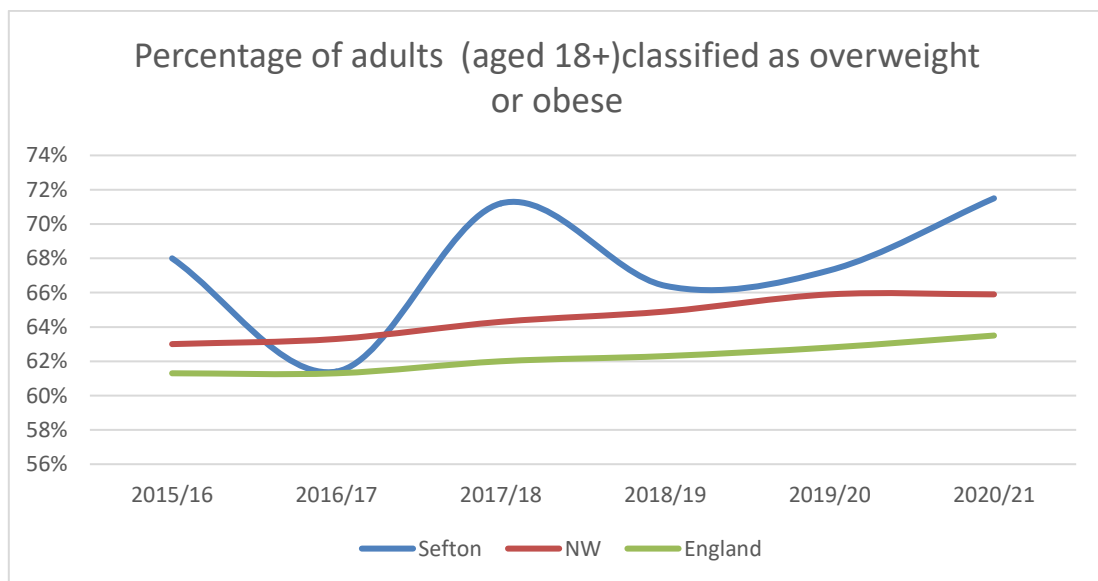
Indicator 66 – (Health and Wellbeing) Obesity rates in adults/children

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



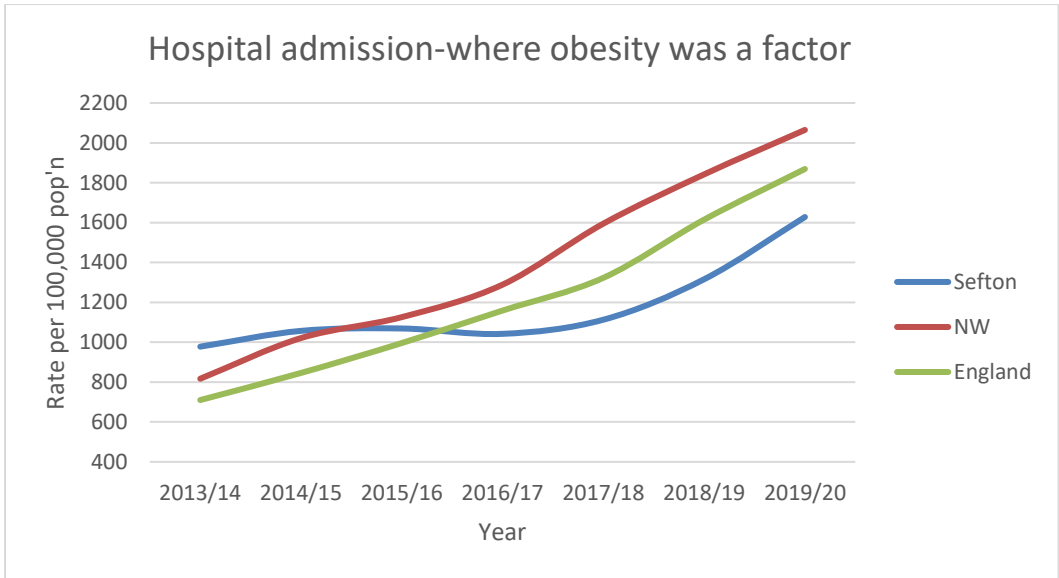
(Source Public Health Profiles accessed November 2022)

Obesity and overweight rates for adults in Sefton is higher than those for the Northwest and England. The overall trend for Sefton and England is a small but consistent increase, whereas in the Northwest the obesity rate has plateaued over the last few years.



(Source Public Health Profiles accessed November 2022)

In 2017 NHS Digital commenced reporting time series data relating to hospital admissions where obesity was a factor. This allows rates per 100,000 population in Sefton to be compared with rates in the Northwest and England, as set out in the graph below.

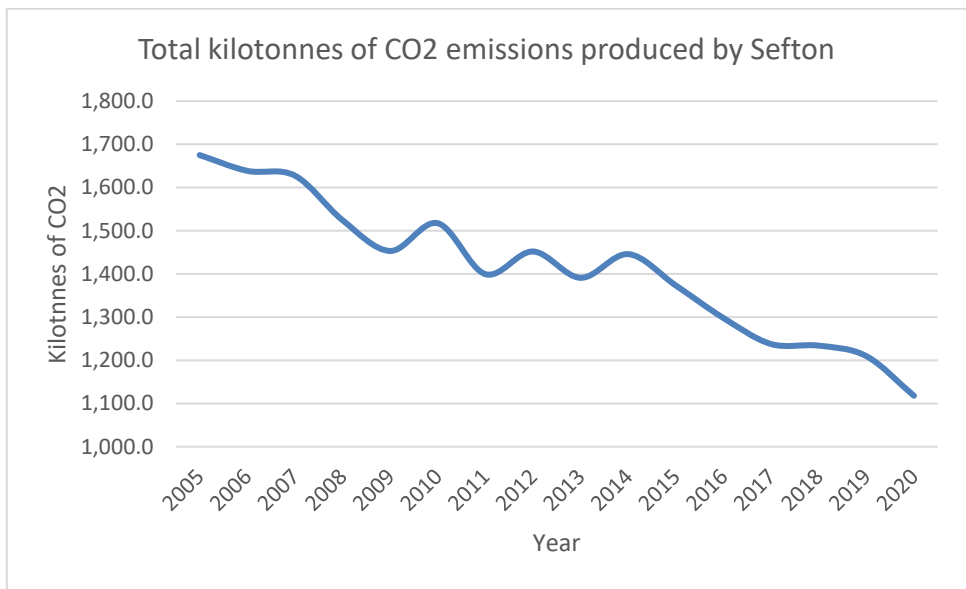


(Source NHS Digital, accessed November 2022)

This information indicates that although obesity rates in Sefton were higher than those in the Northwest and England in 2013/14, over time they have increased at a lower rate than the regional and national comparators. In interpreting this data it must be noted that some changes over time are related to changes in data quality and / or clinical practice thereby exaggerating the rates of increase.

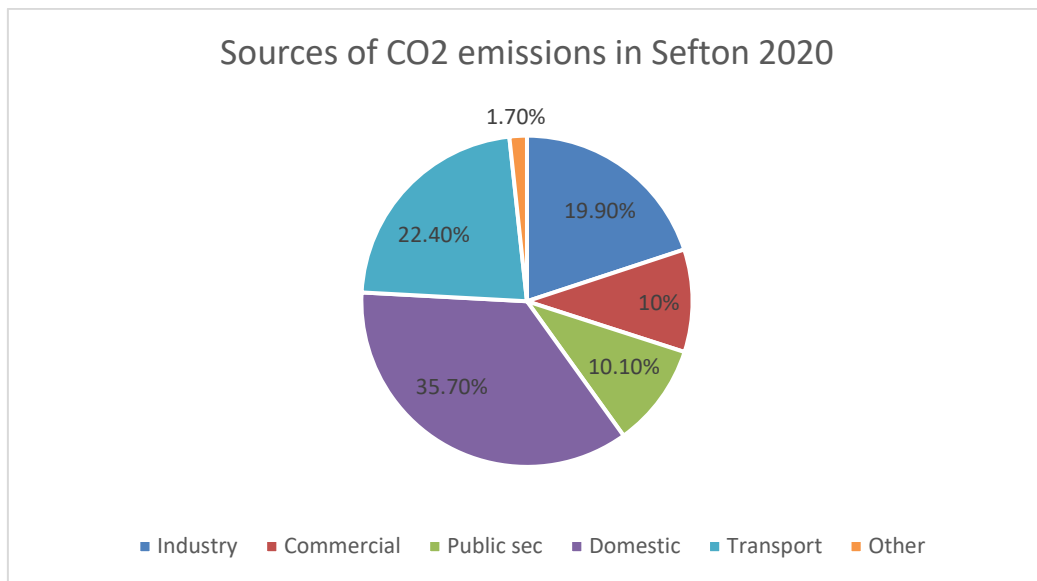
**Indicator 67 – (Climate Change and Resource Use)
Carbon emissions by source (CO₂ per person)**

In 2020 (from data published June 2022) the total amount of CO₂ emissions for Sefton was 1,117.8kt. This is a decrease from the previous years and continues an overall downward trend as illustrated below. Figures were recalculated in 2022 and those for previous years readjusted.



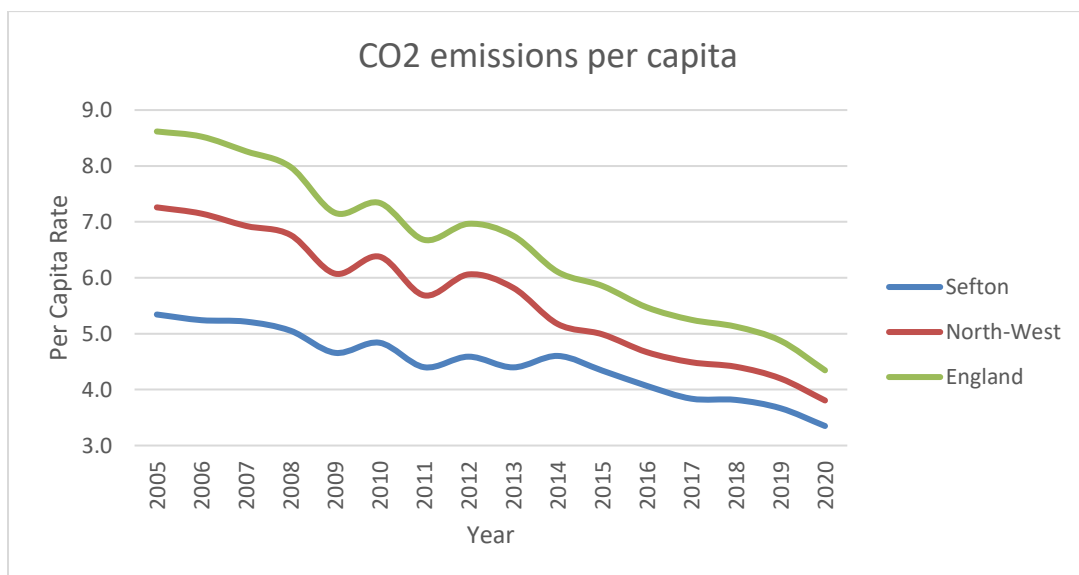
(Source: UK Government Statistics)

The major source of CO2 emissions in Sefton is domestic with the second highest contributor being transport. Together these two sources account for 55% of Sefton’s CO2 emissions. The other significant contributing factor is transport, which accounted for 22.4%.



(Source: UK Government Statistics)

Per capita emissions published in 2022 show Sefton’s emissions to have slightly dropped in 2020 to 3.3 tonnes per person from 3.7 tonnes per person. Sefton’s rate remains lower than the regional rate of 3.8 tonnes per capita and national rate of 4.3 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:

	Residential Properties	Commercial Properties
Properties in Flood Zone 2	6729	680
Properties in Flood Zone 3*	5914	489
Risk of Surface Water Flooding (1 in 100 years)	13,337	1786

*Properties within Flood Zone 3 are also counted within Flood Zone 2. 815 residential and 191 commercial properties are in Flood Zone 2 only.

These figures are based on Flood Map for Planning (Rivers and Sea) and Flood risk maps for surface water published by the Environment Agency in January 2022.

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 and for the previous 4 years as an annual average figure for four types of pollutants. It would appear that the lifting of Covid 19 restrictions has had a negative impact on air quality in all locations in Sefton when compared to 2020 when the country was in a stricter lockdown.

	Nitric Oxide/ppb					Nitrogen Dioxide/ $\mu\text{g}/\text{m}^3$					Oxides of Nitrogen/ppb					PM10 Particles/ $\mu\text{g}/\text{m}^3$				
	2018	2019	2020	2021	2022	2018	2019	2020	2021	2022	2018	2019	2020	2021	2022	2018	2019	2020	2021	2022
Crosby Road South	11.2	13.8	-	9.6	9	29.3	35.9	-	23.3	25.8	26.6	32.6	-	21.7	22.4	21.5	25.2	-	-	-
Millers Bridge, Bootle	23.4	19.7	15.7	-	17	41	38.2	32.5	-	34.1	44.8	39.7	32.7	-	34.8	-	16.5	17.3	16.1	19.0
Princess Way, Seaforth	38.5	38.7	29.2	-	29	39.4	41.6	30.7	-	31.5	58.6	59.7	45.2	-	45.5	23.2	17.7	21.2	19.7	15.5
Waterloo Primary School	-	17.7	9.4	-	13.8	-	34.8	23.7	-	29.1	-	35.8	21.8	-	29.0	-	23.1	-	-	15.5
Hawthorne Road	-	23.4	17.9	-	15.7	-	33.6	27.1	27.1	26.9	-	41.7	31.8	-	29.7	-	23.7	20.6	19.6	18.6

(source Sefton Breathing Space website - (www.breathingspace.sefton.gov.uk))

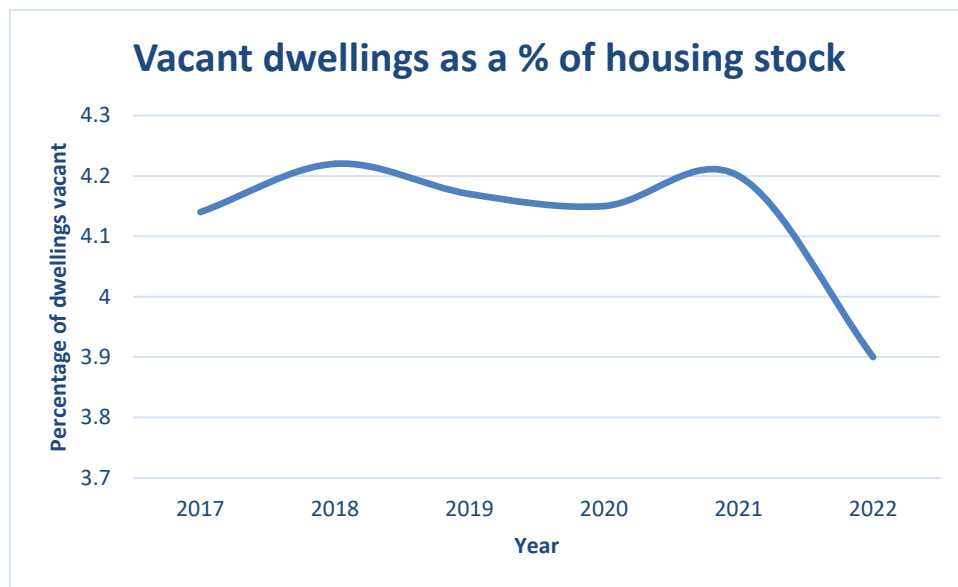
**Indicator 70 – (Environmental Quality)
River Quality**

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

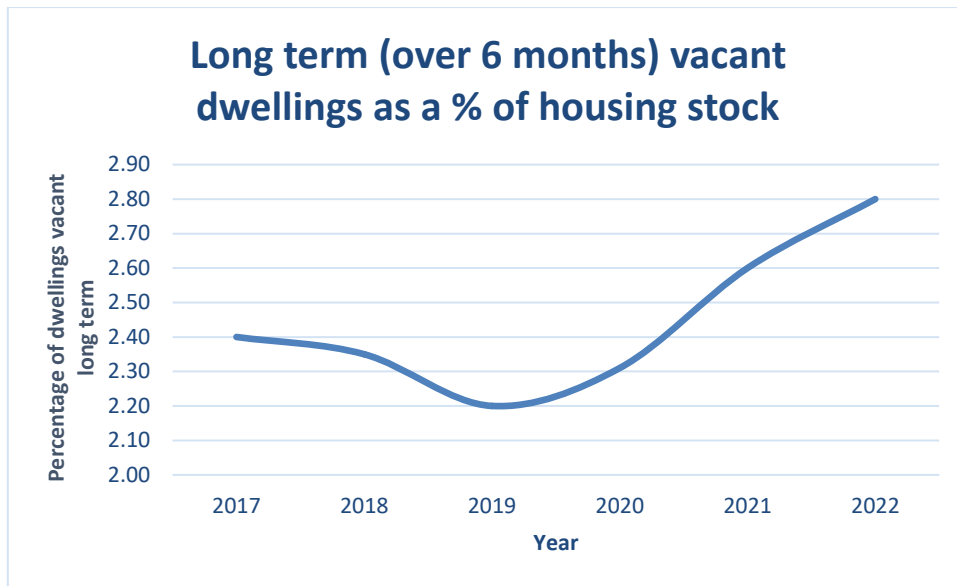
**Indicator 71 – (Environmental Quality)
Vacant home rate**

The latest figure available for the overall vacancy rate relates to 31st March 2022 and is 3.9%.

The current figure represents a decrease from 4.2% rate reported in 2021. The chart below shows the vacancy rate over the previous 6-year period. The average rate over the last 6-year period is 4.13%.



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 31st March 2022 and is 2.8%. There has been a gradual increase over the last 6 years. This is reflective of the difficulties in bringing back longer-term vacant units back into use, as they often require significant renovation. The average rate over the last 6 year period is 2.44%.



Indicator 72 – (Biodiversity)

Local sites and sites in positive conservation management

In 18 of Sefton's of 56 Local Wildlife Sites (32.14%) positive conservation management is being or has been implemented in the 5 years prior to 31/3/2022. This compares to 50% in 2014/15.

Indicator 73 – (Culture and Heritage)

Number of listed buildings 'at risk'

The Council List includes 54 listed buildings or structures at risk, which is an increase of 2 since last year, namely with more churches being made redundant as well as more Council owned buildings deteriorating. Six 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 southwest of Ince Blundell Hall; the Pantheon adjoining Ince Blundell Hall and Maghull Chapel.

The number of buildings that have been removed from the list from last year is 10.

The number of buildings that have been included in the list this year is 11.

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, as developments of "at risk" buildings progress it is hoping these will allow removal of some Conservation Areas.

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 National Planning Policy Framework (NPPF), carried forward into the 2021 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. This is reviewed regularly and (at January 2022) is currently being reviewed again.

The Statement of Common Ground covers a wide range of spatial planning matters, including housing delivery, employment land, the Green Belt, the retail hierarchy, transport planning, digital inclusion, utilities, renewables, health and wellbeing, environmental and green infrastructure and waste and minerals. The document includes 20 specific points of common ground – either already established or setting out areas where the LCR authorities will work together to deal with cross-boundary strategic matters.

This follows on from the Liverpool City Region Statement of Cooperation on Local Planning approved by Sefton Council in October 2016 and by the Liverpool City Region Combined Authority and each of the other City Region local authorities.

Recreation Mitigation Strategy

The protected nature sites on the Sefton Coast and coast elsewhere in the Liverpool City Region are under increasing pressure from recreation, from both residents and visitors to the City Region. Recreation use is known to be damaging, for example, trampling and wildlife disturbance from a wide range of activities.

This was recognised in the 2015 and 2016 Habitats Regulations Assessment (HRA) Reports for the Sefton Local Plan, which identify the potential for new housing development in Sefton to increase recreation pressure on the internationally important nature sites on the Sefton Coast; and the need to mitigate this pressure to less than significant. Similar issues arise for neighbouring authorities, in relation to both the Sefton Coast and the coast elsewhere in the region.

For a number of years Sefton Council has been jointly working with Natural England, Merseyside Environmental Advisory Service, the other Liverpool City Region local authorities, the Mayoral Combined Authority, West Lancashire Council and the National Trust to prepare a Recreation Mitigation Strategy for the City Region's coast. An evidence gathering phase has resulted in the publication of an evidence document and strategic mitigation measures which underpins

interim approaches for Sefton and neighbouring authorities, pending collection of further evidence and future agreement of a Liverpool City Region Recreation Mitigation Strategy approach. The collaborative work (including the published supporting evidence) carried out so far has been examined independently by the Planning Inspectorate, for example for the Halton and Liverpool Local Plans.

In December 2021 Sefton's Interim Approach was approved for development management and consultation purposes, to be used. It has been endorsed by Natural England.

The Interim Approach is an 'opt in' approach; if applicants do not wish to opt-in to this scheme, they must make sure that sufficient bespoke information is provided with their planning application, prior approval or permitted development scheme to enable the Council to make a Habitats Regulations Assessment. The basis of the Interim Approach is that Sefton Council has considered, costed and assessed the likely scale of housing development in Sefton and beyond, levels of visitor pressure from different parts of Sefton, and measures that will mitigate recreation pressure from this housing to less than significant on the Sefton Coast. This mitigation will be through the provision of an integrated set of measures both on the Coast and green and open spaces within the Borough, funded by those opting in by s106 commuted sum payments. These commuted sums will be monitored through the Council's usual s106 planning obligation monitoring procedures.

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 continue to liaise with these bodies as necessary throughout 2022/23.

Other Cooperation

During 2021–2022, 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 includes on-going liaison regarding preparation of their development plans and the city region Spatial Development Strategy. We continue to liaise with these bodies as necessary throughout 2022/23.

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 2021.

Local Plan Review

The Sefton Local Plan is 5 years old in April 2022. The Council are required to review the Local Plan by 5 years after adoption to see if it remains up to date. The 2021 LDS set out that a Local Plan high level review would be undertaken during September 2021 – February 2022. This has not been undertaken and a Local Plan review will only take place once a planned Employment Land & Premises Study is completed during 2022. It is therefore proposed to update the Local Development Scheme to set out a new timetable for the Local Plan review.

Bootle Area Action Plan

The Council have decided to produce an Area action Plan for Bootle. This was included in the 2021 Local Development Scheme. It was expected that Issues and Option consultation would happen during July to September 2021. This slipped a little and was undertaken November 2021 to January 2022.

Preferred Options consultation is programmed to occur February to April 2022. This will not be able to happen and it is likely this will slip to later in 2022. A new timetable for the Bootle AAP will be set out in an updated Local Development Scheme.

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.

Maghull Town Council have indicated a wish to review their Neighbourhood Plan and the Council will work with them on this.

Formby and Little Altcar

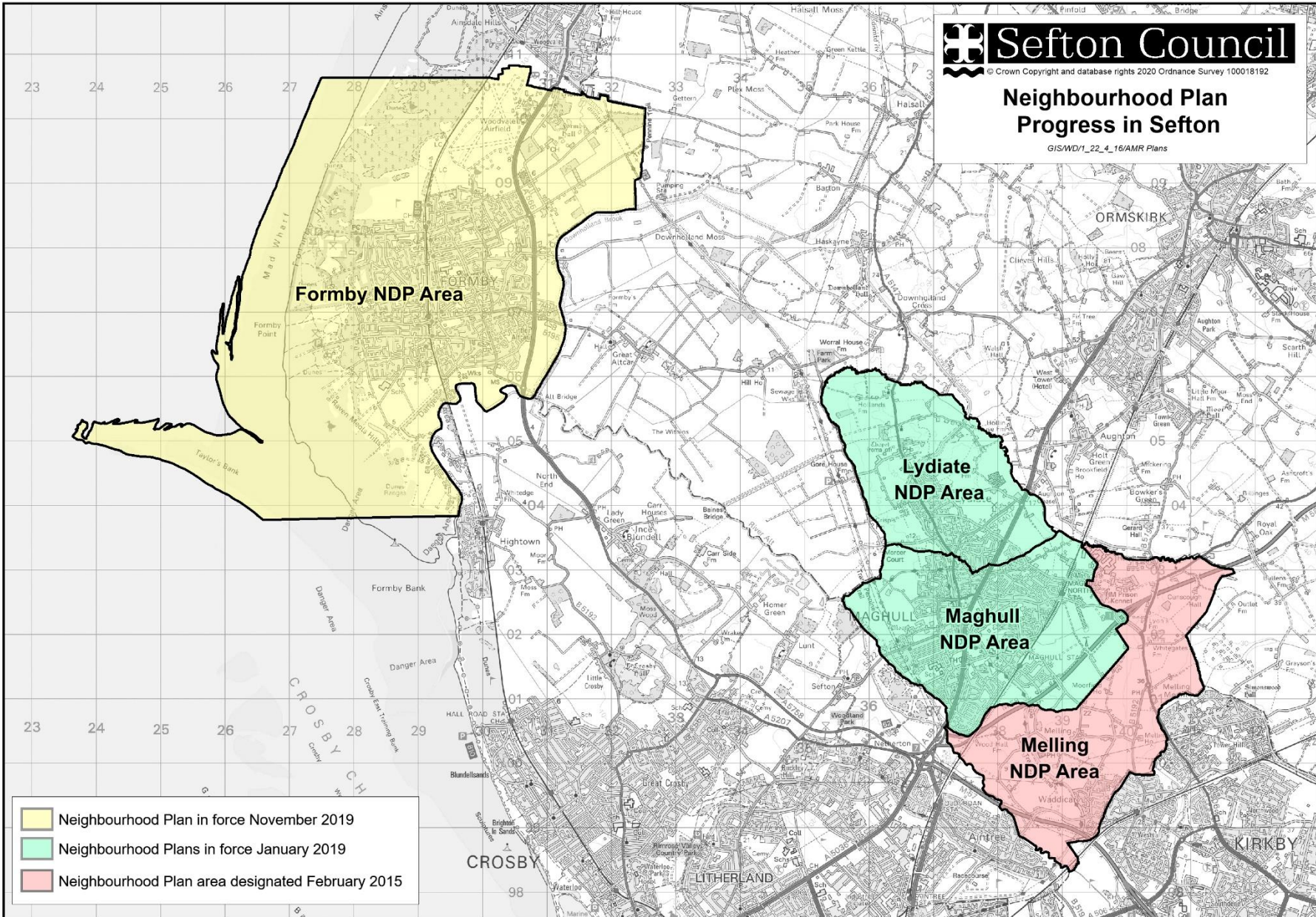
The Council 'made' (i.e. brought into force) the Formby and Little Altcar Neighbourhood Plan at its meeting on 21 November 2019. Consultation on the submission version of the plan took place between 27 March and 15 May 2019. The Examiner's report was received on 12 August 2019. The referendum was held 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 2021/22.

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 20th 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 January 2021]

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 teamwork 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 developer 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