

# Authority Monitoring Report

## 2017/18



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## Introduction

This is the Council's fourteenth Authority Monitoring Report (AMR) (formerly Annual Monitoring Report). Previous publications are available at [www.sefton.gov.uk/AMR](http://www.sefton.gov.uk/AMR). This is the third 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.

Some trend based information is now beginning to emerge. As the monitoring framework becomes established the trend based information will strengthen further and progress with many of the strategic aims of the Local Plan and the policies that seek to secure them is demonstrated. This will strengthen further as all Local Plan policies are fully implemented.

The AMR is split into a number of distinct sections.

**Key Headlines for 2017/18** 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 2017/18

The numbers in brackets relate to the relevant monitoring indicator where more information can be found.

### Housing

- Sefton has a 4.6 year housing supply, up from 4.5 years in 2016/17 (1)
- 429 net additional dwellings were completed (2)
- 165 affordable homes were completed during the year (24)
- Permission has been granted for 27.31% of the houses on all allocated sites (2)
- On average house prices rose by 5.6% over the year (64)
- More residential conversions have been approved on upper floors in Southport centre (15)
- 71.5% of homes were built at a density of 30 dwellings per hectare or above (32)
- On schemes of 25 homes or more 30% were 1 or 2 bedroom; 41% were 3 bedroom (26)
- 17 custom or self-build homes were granted permission (29)
- The Council can demonstrate a 5 year traveller pitch supply (35).

### Economy and retail

- Sefton has 47.61ha of available land allocated for employment (3) and retains a 5 year supply (4)
- Over 16,000m<sup>2</sup> of floorspace was developed for employment use, continuing the increase over the past 2 years (6)
- Over half the new retail floorspace granted permission was outside designated centres. The majority of this was for the Aldi store in Birkdale (12)
- The number of jobs in the borough is up slightly at 102,000 (57)
- The retail environment continues to be challenging with vacancy rates up (60)
- Maghull North Station opened in June 2018, just outside the monitoring period (41)

### Green Belt/ Environment

- Only appropriate development and development that demonstrated 'very special circumstances' was permitted on the 11 approvals in Sefton's Green Belt (8)
- Two Listed Buildings (Church of the Holy Trinity, Southport and Christ Church, Waterloo) have come off the 'at risk' register due to investment (73)
- Sefton has 12 'Green Flag' parks (76)
- There were 18 approvals for major developments which included a condition relating to Sustainable Drainage Systems (45)

### Sefton's people

- The borough's population has been increasing since 2013 and now stands at 274,600 (63)
- Levels of adult obesity appear to be declining slightly, whereas childhood obesity is on the rise (66)
- There are 124 people on the self-build register (30)

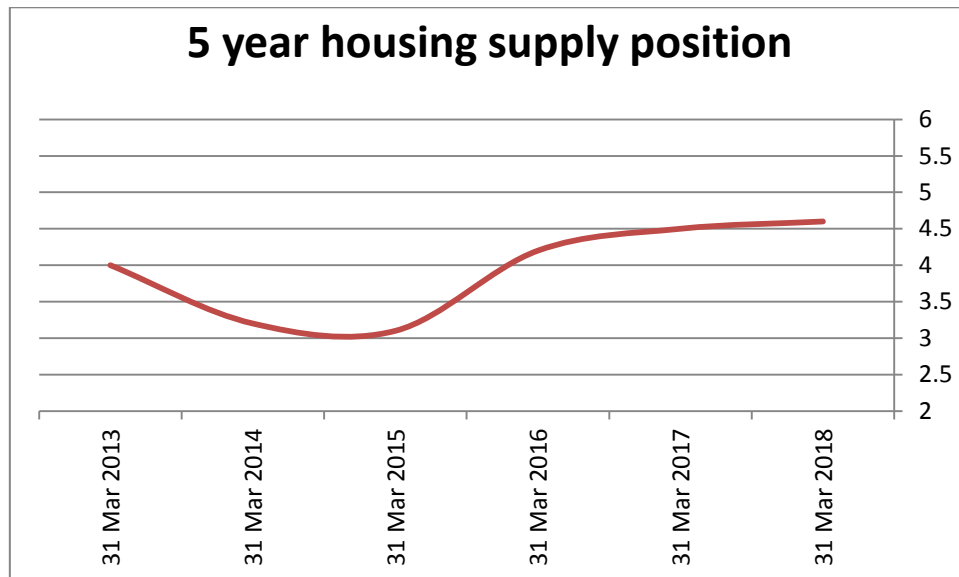
# **SECTION A**

## **DIRECT IMPACT INDICATORS**

## 1. Meeting Sefton's Needs

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

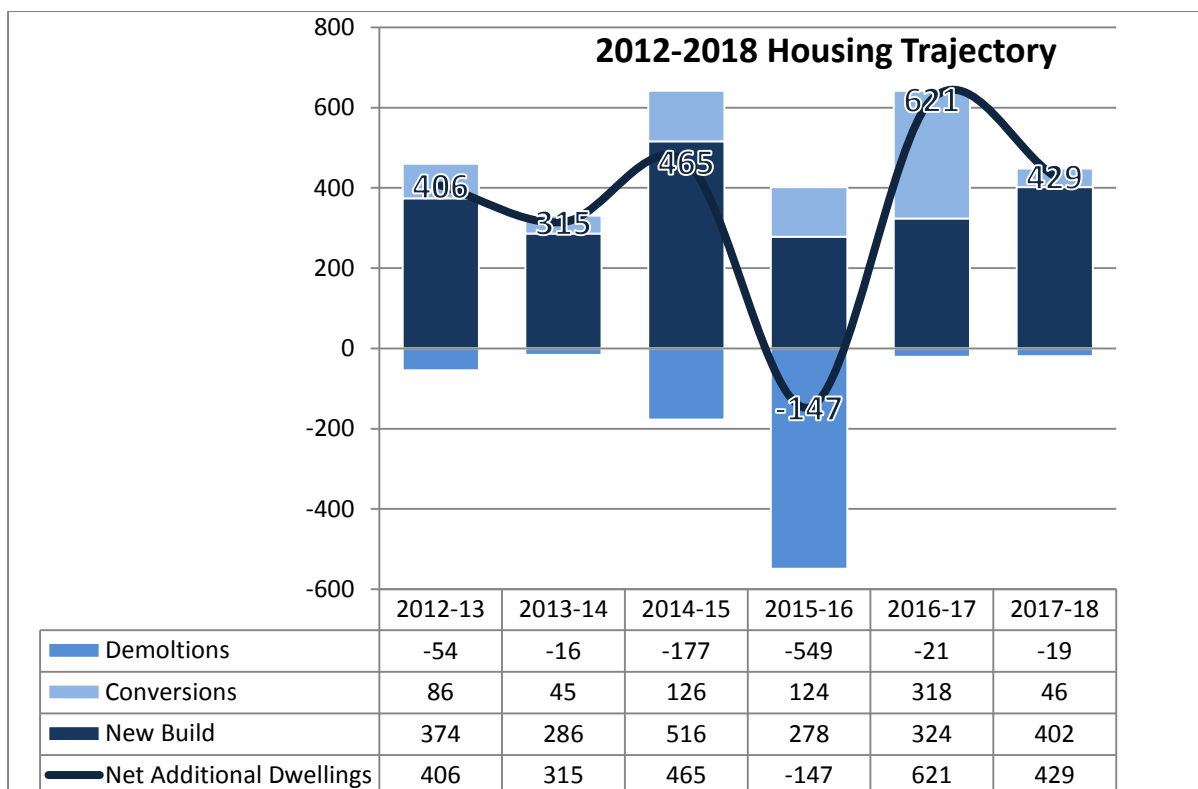
As of 31 March 2018 the Council has a 4.6 years housing supply, up from 4.5 years at 31 March 2017. The graph below illustrates that Sefton is moving towards achieving a 5 year supply. Information on this can be found within the Strategic Housing Land Availability Assessment.



**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 2017/18 there were 429 net additional dwellings in Sefton. This returns to a level more in line with previous levels of completions following the net loss in 2015/16 due to large scale demolition.



In 2017/18 completion on the Local Plan housing allocations is beginning to increase as illustrated below.

|  | Sites proposed for allocation |         | Allocated |
|--|-------------------------------|---------|-----------|
|  | 2015/16                       | 2016/17 | 2017/18   |
| Total number of units completed on allocated sites | 18                            | 23      | 138       |

Of the 46 sites allocated for housing development in the Local Plan the table below sets out that 16 of these now have the benefit of full planning permission in 2017/18. Construction commenced on the following 4 sites: MN2.14 - Former Holy Trinity School, Lonsdale Rd, Formby (part); MN2.30 - Former Prison Site, Park Lane, Maghull; MN2.36 - Former Z Block Sites, Buckley Hill Lane, Netherton; and MN2.43 - Klondyke Phases 2 and 3, Bootle. One site (MN2.45 - Former St Joan of Arc School, Rimrose Road, Bootle) was completed in 2017/18. Further details of progress on allocated sites is set out in the table below.

| Site Ref      | Site Name  | Local plan capacity | Application capacity approved               | % of LP target to date | Total completions at Mar 18* | Application Comments   |
|---------------|--|---------------------|---|------------------------|------------------------------|--|
| <b>MN2.2</b>  | Land at Bankfield Lane, Southport                      | 300                 | 127 (full) + up to 200 (outline)            | 109%                   | -                            | DC/2017/00821  |
| <b>MN2.3</b>  | Former Phillip's Factory, Balmoral Drive, Southport    | 158                 | 147   | 93%                    | -                            | DC/2017/01325 Outline  |
| <b>MN2.14</b> | Former Holy Trinity School, Lonsdale Rd, Formby (part) | 50                  | 42<br>Older persons housing on part of site | 84% to date            | 42                           | DC/2015/00333<br>0.59 hectares remain with capacity for approx. 17 |



| Site Ref                            | Site Name  | Local plan capacity | Application capacity approved | % of LP target to date | Total completions at Mar 18* | Application Comments                            |
|-------------------------------------|--|---------------------|-------------------------------|------------------------|------------------------------|---|
|                                     |  |                     |                               |                        |                              | homes   |
| <b>MN2.17</b>                       | Land at Liverpool Road, Formby (west part)         | 319                 | 68                            | 117%                   | -                            | DC/2018/00588                                   |
| <b>MN2.17</b>                       | Land at Liverpool Road Formby (east part),         |                     | 304                           |                        | -                            | DC/2018/00658                                   |
| <b>MN2.18</b>                       | Land at Altcar Lane, Formby                        | 29                  | 24                            | 83%                    | -                            | DC/2018/00020                                   |
| <b>MN2.20</b>                       | Land at Andrew's Close, Formby                     | 87                  | 99                            | 114%                   | -                            | DC/2016/01740<br>DC/2018/00101<br>DC/2018/00181 |
| <b>MN2.23</b>                       | Land at Hall Road West, Crosby                     | 14                  | 14                            | 100%                   | -                            | DC/2016/01523                                   |
| <b>MN2.28</b>                       | Land at Turnbridge Road, Maghull                   | 40                  | 39                            | 98%                    | -                            | DC/2017/00456                                   |
| <b>MN2.30</b>                       | Former Prison Site, Park Lane, Maghull             | 370                 | 369                           | 99%                    | 17                           | DC/2015/01527                                   |
| <b>MN2.31</b>                       | Land east of Waddicar Lane, Melling                | 178                 | 149                           | 84%                    | -                            | DC/2017/02359                                   |
| <b>MN2.34</b>                       | Land at Wango Lane, Aintree                        | 25                  | 43                            | 172%                   | -                            | DC/2017/02298                                   |
| <b>MN2.35</b>                       | Aintree Curve Site, Ridgewood Way, Netherton       | 109                 | 109                           | 100%                   | 30                           | DC/2014/01655                                   |
| <b>MN2.36</b>                       | Former Z Block Sites, Buckley Hill Lane, Netherton | 100                 | 26                            | 57% to date            | -                            | DC/2016/01092 (middle site)                     |
|                                     | Former Z Block Sites, Buckley Hill Lane, Netherton |                     | 31                            |                        | -                            | DC/2016/02302 (southern site)                   |
|                                     | Former Z Block Sites, Buckley Hill Lane, Netherton |                     | -                             |                        | -                            | (northern site)                                 |
| <b>MN2.43</b>                       | Klondyke Phases 2 and 3, Bootle                    | 142                 | 142                           | 100%                   | 13                           | DC/2014/00642                                   |
| <b>MN2.45</b>                       | Former St Joan of Arc School, Rimrose Road, Bootle | 51                  | 51                            | 100%                   | 51                           | DC/2014/00605 Site complete                     |
| <b>Total completions to 2017/18</b> |  |                     |                               |                        | <b>179</b>                   |   |
| <b>Total all allocated sites</b>    |  | <b>7,264</b>        | <b>1,984</b>                  | <b>27.31%</b>          |                              |   |

\*This includes any completions in previous years.

The information in the table above indicates that by March 2018 planning approval had been granted for 27.31% of the total indicative site capacity given in the Local Plan.

**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 2017/18, the vast majority of which is on allocated sites. The current supply meets the five year requirement.

|  | B general (ha) | B1 (ha)     | B1C (ha)    | B2 (ha)     | B8 (ha)     | Grand Total (ha) |
|--|----------------|-------------|-------------|-------------|-------------|------------------|
| Allocated sites with no Planning Permission                  | 47.61          | -           | -           | -           | -           | 47.61            |
| Allocated sites with Planning Permission                     | 15.40          | 1.00        | -           | -           | -           | 16.40            |
| Sites in Primarily Industrial Areas with Planning Permission | 0.65           | 0.00        | 0.16        | 4.00        | -           | 4.82             |
| Sites in other policy areas                                  | -              | -           | -           | -           | 2.23        | 2.28             |
| <b>Totals</b>  | <b>63.67</b>   | <b>1.00</b> | <b>0.21</b> | <b>4.00</b> | <b>2.23</b> | <b>71.12</b>     |

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

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

The following developments were completed in Sefton during 2017/18, resulting in the loss of employment land/units. The total area of employment use lost was 1.67ha, significantly less than the 10.72ha lost in 2016/17, half of which was accounted for by the Powerhouse site, an employment site in the residential area. The largest site in 2017/18 was Land at Orrell Lane, Netherton which was residential development on a former industrial site in the residential area.

| Land Type                      | Application   | Site Address  | Description of Development                                     | Previous Use Class | New Use Class | Area Ha |
|--------------------------------|---------------|---|--|--------------------|---------------|---------|
| HC3 Primarily Residential Area | DC/2015/00545 | 1 to 7, Bridge Grove, Southport                       | Development of apartments on site of former car service centre | B2                 | C3            | 0.15    |
| HC3 Primarily Residential Area | DC/2015/01003 | Land and premises at Kilnyard Road, Crosby & Hightown | Housing development on site of former council centre           | D1                 | C3            | 0.18    |
| HC3 Primarily Residential Area | DC/2016/00345 | 105-107, Church Road, Formby                          | Development of a care home on site of former car dealership    | SUI                | C2            | 0.19    |
| HC3 Primarily Residential Area | DC/2015/02160 | Land at, Orrell Lane, Netherton                       | Residential development on former industrial site              | B2                 | C3            | 0.83    |

|                                |               |                                 |  |    |    |      |
|--------------------------------|---------------|---------------------------------|--|----|----|------|
| HC3 Primarily Residential Area | DC/2015/01966 | 138a, Hampton Road, Southport   | Change of use from offices to dwelling   | B1 | C3 | 0.02 |
| HC3 Primarily Residential Area | DC/2017/01847 | 117 Sefton Road, Litherland     | Change of use from general industrial to mixed use retail and general industrial | B2 | A1 | 0.15 |
| HC3 Primarily Residential Area | DC/2015/00545 | 1 to 7, Bridge Grove, Southport | Development of apartments on site of former car service centre                   | B2 | C3 | 0.15 |

It is important to note this indicator monitors schemes completed in this monitoring year rather than planning approval 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 linked SHELMA study is currently considering the supply of land for large scale B8 logistics and will be published shortly.

A supporting study to the SHELMA looked at available large scale employment sites in the study area. This identified that Sefton had two sites that potentially could accommodate strategic B8 development. These sites were Land East of Maghull and the Dunnings Bridge Corridor. Combined these could potentially provide 37.6ha of strategic B8 Port related development. However, the study acknowledges these sites may accommodate other forms of employment uses and other development. Subsequent work will determine the suitability of these two sites.

**Actions:** Continue to contribute to the final SHELMA and any subsequent additional work.

#### Indicator 6 – (Policy MN1) Floorspace (m<sup>2</sup>) developed for employment (by type (B1, B2, B8) and location)

During 2017/18 there was a total of 16,036m<sup>2</sup> of floorspace developed for employment use. This continues the upward trend established in 2016/17 when there was a total of 13,078m<sup>2</sup>.

| Period  | B1A | B1C | B2   | B8  | B gen | Sui Generis | Total |
|---------|-----|-----|------|-----|-------|-------------|-------|
| 2010/11 | 598 | 978 | -    | 525 | 8070  | -           | 10171 |
| 2011/12 | -   | -   | 1740 | -   | -     | -           | 1740  |
| 2012/13 | 212 | 372 | -    | 500 | -     | 418         | 1502  |

|                |      |   |      |       |      |      |       |
|----------------|------|---|------|-------|------|------|-------|
| <b>2013/14</b> | 4323 | - | -    | -     | -    | 1200 | 5523  |
| <b>2014/15</b> | 270  | - | -    | 24234 | 2158 | -    | 26662 |
| <b>2015/16</b> | 506  | - | 2531 | 726   | -    | 2605 | 6368  |
| <b>2016/17</b> | 2625 | - | 3308 | 6425  | -    | 720  | 13078 |
| <b>2017/18</b> | 2370 | - | 6833 | 6833  | -    | -    | 16036 |

All the 16,036m<sup>2</sup> of employment floorspace developed during 2017/18 was in Bootle/Netherton.

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

#### Indicator 7 – (Policy MN1)

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

The table below shows the number of jobs created on employment sites due to development. This is based on the information supplied by the applicant and during 2017/18 showed that 80 full time posts were created, all at the same site. This compares with the information provided for 2016/17 which showed that 110 full time posts were created (and 4 part time posts) over 6 sites. It must be noted however that this figure may not represent a net increase in jobs.

| Site address                                     | Proposal  | Site area | Full time jobs equivalent | Part time jobs |
|--|---|-----------|---------------------------|----------------|
| Senate Business Park<br>Bridle Road<br>Netherton | Erection of a new B1/B2/B8 facility with associated external works and layout of car parking with access from Farrier's Way | 4.3132    | 80 (new jobs)             | 0              |

**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 2017/18 there were 11 approvals in the Green Belt. All but one of these were considered 'appropriate' in accordance with paragraphs 89 and 90 of the NPPF. The relevant sections of paragraphs 89 or 90 that have been used to justify the approval is provided in the table below. The proposal at Greenloons Farm was considered to demonstrate 'very special circumstances' that outweighed any harm to the Green Belt and was substantially altered from the previous refusal. Following referral to the National Planning Casework Unit the Secretary of State decided not to call in the application.

This compares to 2016/17 in which there were 34 approvals in the Green Belt with all but three considered 'appropriate' and the remaining three demonstrating 'very special circumstances'.

| Application | Site Address | Proposal | Appropriate? |
|-------------|--------------|----------|--------------|
|-------------|--------------|----------|--------------|

|               |   |   |   |
|---------------|---|---|---|
| DC/2017/02165 | Land At Barnes Farm<br>Tithebarn Lane<br>Melling                                | Erection of 4 dwellings with associated car parking and landscaping after demolition of existing outbuildings   | Yes<br>Paragraph 89(6)  |
| DC/2017/01797 | Warren Farm<br>Southport Old Road<br>Formby                                     | Erection of an agricultural building  | Yes<br>Paragraph 89(1)  |
| DC/2017/01249 | Sunnyfields<br>North End Lane<br>Ince Blundell<br>Liverpool                     | Erection of 2 no agricultural buildings with additional permeable hard standing access and retention of 2 porta-cabins  | Yes<br>Paragraph 89(1)  |
| DC/2017/00681 | Moor Farm<br>Moss Lane<br>Hightown<br>Liverpool                                 | Change of use to form dog hotel with small extension and various alterations  | Yes<br>Paragraphs 89 (3) and 90(4)  |
| DC/2017/00632 | Brook Farm<br>Moss Side<br>Formby<br>Liverpool                                  | Erection of 4 outbuildings following removal of existing open frontage storage barn   | Yes<br>Paragraph 89(1)  |
| DC/2017/02175 | Oakfields Melling House Farm<br>Prescot Road<br>Melling<br>Liverpool            | Erection of an agricultural building  | Yes<br>Paragraph 89(1)  |
| DC/2017/00543 | Greenloons Farm<br>Kirklake Road<br>Formby<br>Liverpool                         | Erection of one dwellinghouse after demolition of existing dwelling and outbuildings and associated landscaping (alternative to DC/2016/01093 refused 10/10/2016)   | No<br>Very special circumstances demonstrated and case referred to the National Planning Casework Unit. |
| DC/2016/02451 | Outbuildings To Rear Of South Moss House<br>Pasture Lane<br>Formby<br>Liverpool | Conversion of outbuildings to single dwelling including alterations to the elevations   | Yes<br>Paragraph 90(4)  |
| DC/2017/02170 | Melling Acres<br>Giddygate Lane<br>Melling                                      | Change of use from residential care home (Class C2) to 3 no dwellings (Class C3) and construction of an additional vehicular access onto Giddygate Lane   | Yes<br>Paragraph 90(4)<br>PD rights removed.  |
| DC/2017/01398 | Fomer Millfield Garages<br>Powderworks Lane<br>Melling                          | Outline planning application for the erection of two semi-detached dwellings following the demolition of existing workshop/warehouse building with access, layout and scale applied for at this stage (appearance and landscaping reserved for future consideration). | Yes<br>Paragraphs 89(6) and 90(4)<br>PD rights removed.   |
| DC/2016/02196 | Land Off 25A Moss Side<br>Formby  | Outline Planning Permission for the development of up to 7 (seven) new dwellings following the demolition of existing buildings on land adjoining 25a Moss Side, Formby with all matters reserved with the exception of access.                                       | Yes<br>Paragraphs 89(6)<br>Built volume limits imposed by condition                                     |

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

**Indicator 9 – (Policy MN7)**  
**Approvals in Safeguarded Land and % inappropriate**

The emerging Local Plan has allocated two areas of safeguarded land (Lamshear Lane, Lydiate and Land adjacent to Ashworth Hospital, Maghull). These are sites between the edge of the Green Belt and the urban area that have been removed from the Green Belt to meet longer term development needs. There were no approvals in the Safeguarded Land during 2017/18.

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

## 2. Economic development and regeneration

### Indicator 10 – (Policy ED1)

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

| Application   | Site Address                          | Proposal   | Appropriate?  |
|---------------|---------------------------------------|--|---|
| DC/2017/01743 | 12-30 Derby Road<br>Bootle<br>L20 8EE | Erection of a new building for storage and distribution (Class B8) with ancillary trade counter and associated car parking following the demolition of the existing buildings/structures | Yes<br>Conditions imposed to prevent B1 and C3 uses. Brings derelict and disused site into use.         |
| DC/2017/02127 | 74 Regent Road<br>Bootle<br>L20 8DB   | Change of use of the premises to a hostel (20 bedsits) including external alterations.   | Yes<br>Hostel to cater for contract and port workers, including mitigation for air and noise pollution. |

Both applications were considered appropriate development in the Port area as they are unlikely to prevent comprehensive redevelopment of the area when this is required.

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

### Indicator 11 – (Policy ED1)

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

Public consultation on the preferred access to the Port of Liverpool option was undertaken between January and February 2017. This was led by Highways England. They announced the preferred route option in August 2017. The decision making process was challenged and went through a Judicial Review process, which was dismissed in November 2018. In the meantime, Highways England has continued the development of the preferred option and statutory consultation is expected early in 2019.

Progress as at December 2018:

|              |   |
|--------------|---|
| 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

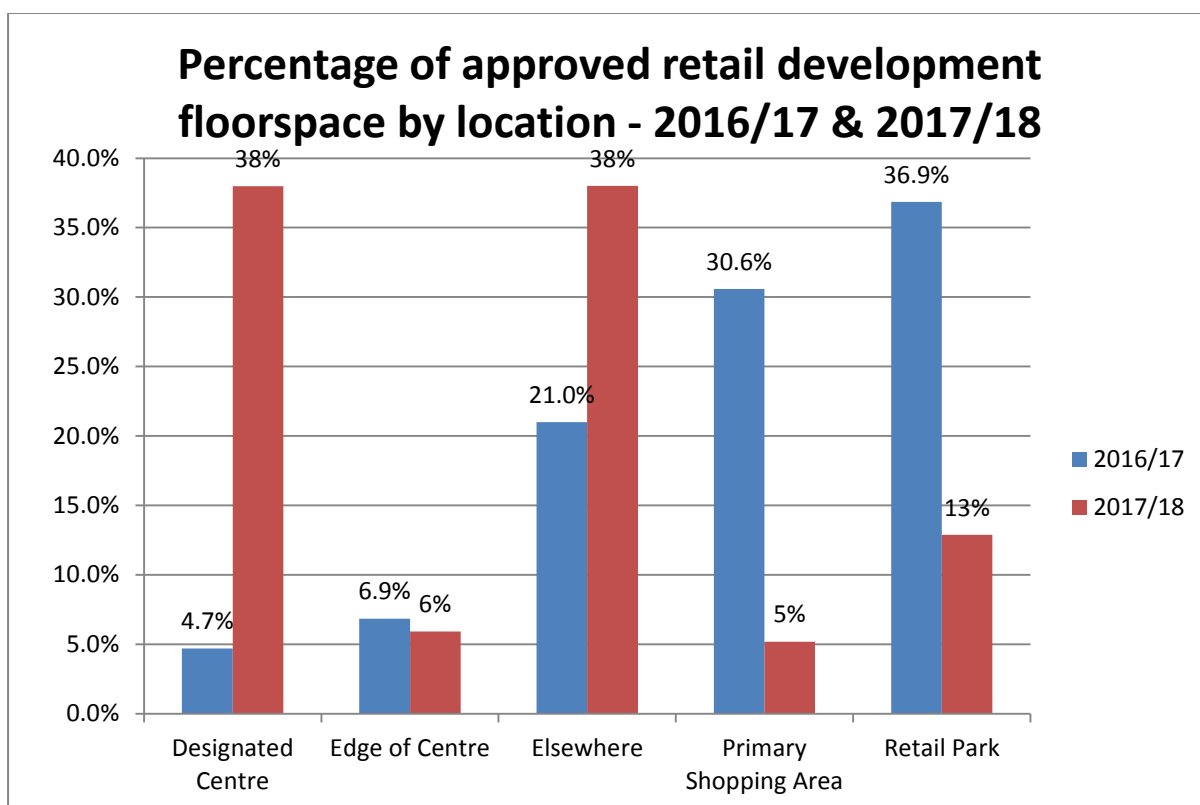
- designated centres (Primary Shopping Areas)
- edge of centre
- retail parks
- elsewhere

During 2017/18 there were 25 approvals for town centre uses in Sefton. Eleven of these were outside either a designated centre or edge of centre site. This compares with 40 approvals in 2016/17, 12 of which were outside a designated centres or edge of centre.

| Use Class        | Primary Shopping Areas          | Designated Centres                | Edge of Centre                  | Retail Park                     | Elsewhere                         | Total                     |
|------------------|---------------------------------|-----------------------------------|---------------------------------|---------------------------------|-----------------------------------|---------------------------|
|                  | Count<br>Floor space<br>%*      | Count<br>Floor space<br>%         | Count<br>Floor space<br>%       | Count<br>Floor space<br>%       | Count<br>Floor space<br>%         |                           |
| <b>A Retail</b>  | 2<br>317m <sup>2</sup><br>5.2%  | 7<br>2,319m <sup>2</sup><br>38%   | 1<br>361m <sup>2</sup><br>5.9%  | 1<br>787m <sup>2</sup><br>12.9% | 5<br>2,320m <sup>2</sup><br>38%   | 16<br>6,104m <sup>2</sup> |
| <b>B1 Office</b> | -                               | 1<br>55 m <sup>2</sup><br>13.5%   | -                               | -                               | 1<br>351m <sup>2</sup><br>86.5%   | 2<br>406m <sup>2</sup>    |
| <b>D Leisure</b> | 2<br>462m <sup>2</sup><br>13.2% | 2<br>1,557m <sup>2</sup><br>44.5% | 1<br>407m <sup>2</sup><br>11.6% | -                               | 2<br>1,075m <sup>2</sup><br>30.7% | 7<br>3,501m <sup>2</sup>  |

\*% of floor space in each location type

Whilst 9 of the 16 schemes for retail uses were in Primary Shopping Areas or within the boundary of a designated centre, this only represents 46.7% of the retail floorspace. The majority of new retail floorspace (53.2%) was provided in locations out of centre (edge of centre, on retail parks or elsewhere) and this figure includes 1,756m<sup>2</sup> development of an Aldi store on the former Birkdale Trading Estate. The graph below compares the percentage of approved retail development floorspace by location between 2016/17 and 2017/18.



**Actions:** The majority of retail uses were approved in out-of-centre locations. The Council are updating the Town and District Health checks later in 2018/19. These will assist in determining the impact out-of-centre retail 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 2017/18 there were **15** approvals within the Southport Seafront and within or adjacent to Southport Central Area. One application was to change the use from a restaurant/café to a cinema and 3 were for restaurant, bar or takeaway which support tourism. 6 applications were for conversion to residential bringing vacant floorspace, often on upper floors, into use.

This compares with 2016/17 there were **23** approvals within the Southport Seafront and Southport Central Area including an application for a 96 bedroom hotel and another for the retention of a Ferris wheel at Pleasureland amusement park.

During 2017/18 there was **one** approval within Crosby Coastal Park which was not related to tourism. There were no approvals at Aintree Racecourse. There were **two** applications approved adjacent to the Leeds and Liverpool canal, neither which were related to tourism.

During 2016/17 there was **one** approval within Crosby Coastal Park which was not related to tourism. There were no approvals at Aintree Racecourse. There were **two** applications approved adjacent to the Leeds and Liverpool canal, neither which were related to tourism.

| Application   | Site Address  | Proposal  | ED5 Location   |
|---------------|---|---|--|
| DC/2017/00797 | 4-6 Union Street<br>Southport                                     | Change of use of the ground floor to hot food takeaway (A5) together with the installation of a flue to the rear  | Within Southport Central Area                                    |
| DC/2017/00800 | 26A Virginia Street<br>Southport                                  | Change of use from warehouse to personal training and group studio (up to 12 people per class) (Class D2)   | Adjacent to Southport Central Area                               |
| DC/2017/00541 | Former Pumping Station<br>Kings Gardens<br>Promenade<br>Southport | Change of use to create a new restaurant on two floors including refurbishment and alterations  | Within Southport Seafront and Adjacent to Southport Central Area |
| DC/2017/00408 | Atlantic House<br>Derby Road<br>Bootle                            | Approval of Reserved Matters for Phase 2 two-storey extension to the premises in respect of access, appearance, landscaping, layout and scale pursuant to outline planning permission reference DC/2014/01552 granted 24 October 2014 | Adjacent to canal  |
| DC/2017/00796 | 8 Post Office Avenue<br>Southport                                 | Change of use from restaurant cafe bar to cinema and cafe involving alterations to the elevations   | Within Southport Central Area                                    |
| DC/2017/00630 | 178-180 Lord Street & 4 Union Street<br>Southport                 | Change of use of ground and first floors of 178-180 Lord Street from retail to bar. External alterations to the front elevation including introduction of projecting terrace to first floor and layout of outdoor seating.            | Within Southport Central Area                                    |
| DC/2017/00456 | Land North of Turnbridge Road<br>Maghull                          | Layout of a residential development of 39 dwellings with new access and landscaping   | Adjacent to canal  |

| Application   | Site Address   | Proposal   | ED5 Location                       |
|---------------|--|--|------------------------------------|
| DC/2016/01978 | 12 Burbo Bank Road North<br>Blundellsands<br>Liverpool                         | Erection of 2 detached two storey dwellinghouses after the demolition of the existing house  | Adjacent to Crosby Coastal Park    |
| DC/2017/00361 | Land To Rear Of 2 To 4 Albert Road<br>Fronting On To North Street<br>Southport | Erection of two semi-detached dwellings on land to the rear of 2-4 Albert Road, Southport  | Adjacent to Southport Central Area |
| DC/2017/01003 | 92 Eastbank Street<br>Southport  | Change of use to offices on ground floor and 3 flats on first floor and erection of a first floor extension to the side.   | Within Southport Central Area      |
| DC/2017/01909 | 20 Union Street<br>Southport   | Change of use from two-storey residential (C3) into a retail unit (A1) at the ground floor and an office (B1(a)) at the first floor, with the erection of a bay window extension to the front and a two storey extension to the rear | Within Southport Central Area      |
| DC/2017/00996 | 465 - 469 Lord Street<br>Southport   | Conversion of first, second and third floors to 6 apartments (1no. 2 bed, 3no. 1 bed, 2no. studios) including the erection of a first floor glazed link walkway between 465 and 469  | Within Southport Central Area      |
| DC/2017/01268 | 435 Lord Street<br>Southport   | Conversion of the first, second and third floors (including part of the ground floor to the rear) to 5 self-contained flats and remedial works to the internal and external fabric of the building.                                  | Within Southport Central Area      |
| DC/2016/02458 | 11 Bath Street<br>Southport  | Change of use from a guest house/hotel to six self-contained flats after the demolition of part of the existing rear ground floor extension  | Within Southport Central Area      |
| DC/2017/01043 | 34 - 36 Eastbank Street<br>Southport   | Change of use on the second floor only to two self-contained flats involving alterations to the elevations   | Within Southport Central Area      |
| DC/2017/01891 | 32 Market Street<br>Southport  | Prior notification application for the change of use of the ground floor from retail (A1) to 2 No. 1 bedroomed apartments (C3).  | Within Southport Central Area      |
| DC/2017/01889 | Unit 1<br>38 Market Street<br>Southport  | Prior notification application for the change of use of the ground floor from office space (B1(a)) to 2 No. 1 bedroomed apartments and 1 No. bedsit (C3)   | Within Southport Central Area      |
| DC/2017/00443 | Queen Ann House<br>16-20 Eastbank Street<br>Southport                          | Prior notification procedure for change of use of the first and second floor offices to six apartments   | Within Southport Central Area      |

The move towards more residential conversions during 2017/18 is apparent. 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 by in locations listed in Policy ED6 ‘Regeneration Areas’ by type**

During 2017/18 the regeneration areas listed in Policy ED6 of the Local Plan the following planning applications were approved:

| Use Type   | Application   | Site Address  | Proposal   |
|--|---------------|---|--|
| <b>1.a Regeneration in Bootle – Bootle Central Area</b>  |               |   |  |
| C3   | DC/2017/01516 | Linacre House<br>Stanley Road<br>Bootle                           | Prior notification application for the change of use from Offices (B1 (a)) to residential (C3)   |
| C3   | DC/2017/00808 | 238 Marsh Lane<br>Bootle  | Change of use of former public house and associated first floor accommodation to a pharmacy and restaurant at ground floor level and 5 self-contained flats at first floor level   |
| <b>1.b (i) Regeneration in Bootle – Regeneration Opportunity Sites – 501- 509 Hawthorne Road</b> |               |   |  |
|  | None          |   |  |
| <b>1.b (ii) Regeneration in Bootle – Regeneration Opportunity Sites – Former Gasworks Site</b>   |               |   |  |
|  | None          |   |  |
| <b>2.a Regeneration of Centres – Central Southport</b>   |               |   |  |
| A1   | DC/2017/01909 | 20 Union Street<br>Southport                                      | Change of use from two-storey residential (C3) into a retail unit (A1) at the ground floor and an office (B1(a)) at the first floor, with the erection of a bay window extension to the front and a two storey extension to the rear |
| A3   | DC/2017/00541 | Former Pumping Station<br>Kings Gardens<br>Promenade<br>Southport | Change of use to create a new restaurant on two floors including refurbishment and alterations   |
| A4   | DC/2017/00630 | 178-180 Lord Street & 4 Union Street<br>Southport                 | Change of use of ground and first floors of 178-180 Lord Street from retail to bar. External alterations to the front elevation including introduction of projecting terrace to first floor and layout of outdoor seating.           |
| A5   | DC/2017/00797 | 4-6 Union Street<br>Southport                                     | Change of use of the ground floor to hot food takeaway (A5)  |
| C3   | DC/2016/02458 | 11 Bath Street<br>Southport                                       | Change of use from a guest house/hotel to six self-contained flats after the demolition of part of the existing rear ground floor extension  |
| C3   | DC/2017/01268 | 435 Lord Street<br>Southport                                      | Conversion of the first, second and third floors (including part of the ground floor to the rear) to 5 self-contained flats.   |
| C3   | DC/2017/00996 | 465 - 469 Lord Street<br>Southport                                | Conversion of first, second and third floors to 6 apartments (1no. 2 bed, 3no. 1 bed, 2no. studios) including the erection of a first floor glazed link walkway between 465 and 469.   |
| C3   | DC/2017/01891 | 32 Market Street<br>Southport                                     | Prior notification application for the change of use of the ground floor from retail (A1) to 2 No. 1 bed roomed apartments (C3).   |

| Use Type  | Application   | Site Address  | Proposal   |
|---|---------------|---|--|
| C3  | DC/2017/01889 | Unit 1<br>38 Market Street<br>Southport   | Prior notification application for the change of use of the ground floor from office space (B1(a)) to 2 No. 1 bedroomed apartments and 1 No. bedsit (C3)   |
| C3  | DC/2017/01043 | 34 - 36 Eastbank Street<br>Southport  | Change of use on the second floor only to two self-contained flats involving alterations to the elevations   |
| C3  | DC/2017/00443 | Queen Ann House<br>16-20 Eastbank Street<br>Southport   | Prior notification procedure for change of use of the first and second floor offices to six apartments   |
| C3  | DC/2017/01003 | 92 Eastbank Street<br>Southport   | Change of use to offices on ground floor and 3 flats on first floor and erection of a first floor extension to the side.   |
| D2  | DC/2017/00796 | 8 Post Office Avenue<br>Southport   | Change of use from restaurant cafe bar to cinema and cafe involving alterations to the elevations  |
| <b>2.b Regeneration of Centres – Crosby Centre</b>          |               |   |  |
| A   | DC/2017/00267 | Glenn Buildings<br>Moor Lane<br>Crosby  | Refurbishment of Glenn Buildings North including new shop fronts and introduction of flexible A1-A5 Use Class on ground floor and A1-A5, B1a or D2 at first floor level  |
| A3  | DC/2017/02180 | 17 Liverpool Road<br>Crosby<br>Liverpool  | Change of use of ground floor from retail (A1) to coffee shop/cafe (A3) including alterations to the front and rear elevations   |
| C3  | DC/2017/02310 | 15A Moor Lane<br>Crosby<br>Liverpool  | Change of use of first and second floors to 2 apartments   |
| <b>2.c Regeneration of Centres – Maghull Centre</b>         |               |   |  |
| D2  | DC/2017/00590 | Central Square<br>Units 38-42 Westway<br>Maghull  | Change of Use from retail (A1) to a fitness gym (D2) operating on a 24 hours a day, 7 days a week basis.   |
| <b>2.d Regeneration of Centres – Seaforth Centre</b>        |               |   |  |
| D2  | DC/2017/01941 | 20A Stella Precinct<br>Seaforth Road<br>Seaforth  | Change of use of the premises to D2 (Assembly and Leisure) for a soft play centre for children and function/party room.  |
| <b>3 Regeneration of the Dunning's Bridge Road Corridor</b> |               |   |  |
| B   | DC/2018/00121 | Single Storey Warehouse Building<br>Accessed From The West Side Of<br>Deltic Way<br>Netherton | Form pedestrian building entrance door and new warehouse doors, alterations to site to form warehouse access yard, alterations to parking. Extension of existing permitted use to include use classes B1, B2 and B8 inclusive  |
| B   | DC/2016/02454 | Former Peerless Site<br>Dunnings Bridge Road<br>Netherton                                     | Erection of 6 industrial units, (Use Class B1(c), B2 and B8), petrol filling station with associated retail unit (Use Class A1), and a drive-thru' coffee shop (Use Class A3) together with external works to servicing, parking, landscaping & associated infrastructure. |
| D1  | DC/2017/02365 | Essex House<br>Bridle Road<br>Netherton   | Change of use from class B1 (business) to D1 (non-residential institution) to create an education facility for young people between the ages of 11 and 16.   |

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

### Indicator 15 – (Policy ED7)

#### Approvals in Southport Central Area by type

During 2017/18 there were **12** approvals in Southport Central Area. These were for the following uses with comparison figures for the previous year:

| Use                         | 2016/17 | 2017/18* |
|-----------------------------|---------|----------|
| Restaurant                  | 2       | -        |
| Hot food takeaway           | 1       | 1        |
| Offices                     | 1       | 1        |
| Residential                 | 10      | 8        |
| Home in Multiple Occupation | 1       | -        |
| Hotel                       | 1       | -        |
| Public House / bar          | 1       | 2        |
| Gym                         | 1       | -        |
| Mixed use                   | 1       | -        |
| Cinema                      | -       | 1        |
| Retail                      | -       | 1        |

\*Some approvals contained more than one use

It is evident that the trend towards conversion to residential is continuing in 2017/18, particularly within the Southport Central Area. Further details of the proposals are given below.

| Use Type | Application   | Site Address                                      | Proposal   |
|----------|---------------|---|--|
| A5       | DC/2017/00797 | 4-6 Union Street<br>Southport                     | Change of use of the ground floor to hot food takeaway (A5) and installation of flue to the rear   |
| D2       | DC/2017/00796 | 8 Post Office Avenue<br>Southport                 | Change of use from restaurant cafe bar to cinema and cafe involving alterations to the elevations  |
| A4       | DC/2017/00630 | 178-180 Lord Street & 4 Union Street<br>Southport | Change of use of ground and first floors of 178-180 Lord Street from retail to bar. External alterations to the front elevation including introduction of projecting terrace to first floor and layout of outdoor seating.           |
| C3       | DC/2017/01003 | 92 Eastbank Street<br>Southport                   | Change of use to offices on ground floor and 3 flats on first floor and erection of a first floor extension to the side.   |
| A1       | DC/2017/01909 | 20 Union Street<br>Southport                      | Change of use from two-storey residential (C3) into a retail unit (A1) at the ground floor and an office (B1(a)) at the first floor, with the erection of a bay window extension to the front and a two storey extension to the rear |
| C3       | DC/2017/00996 | 465 - 469 Lord Street<br>Southport                | Conversion of first, second and third floors to 6 apartments (1no. 2 bed, 3no. 1 bed, 2no. studios) including the erection of a first floor glazed link walkway between 465 and 469.   |
| C3       | DC/2017/01268 | 435 Lord Street<br>Southport                      | Conversion of the first, second and third floors (including part of the ground floor to the rear) to 5 self-contained flats.   |
| C3       | DC/2016/02458 | 11 Bath Street<br>Southport                       | Change of use from a guest house/hotel to six self-contained flats   |

| Use Type | Application   | Site Address  | Proposal   |
|----------|---------------|---|--|
| C3       | DC/2017/01043 | 34 - 36 Eastbank Street<br>Southport                  | Change of use on the second floor only to two self-contained flats involving alterations to the elevations   |
| C3       | DC/2017/01891 | 32 Market Street<br>Southport                         | Prior notification application for the change of use of the ground floor from retail (A1) to 2 No. 1 bedroomed apartments (C3).                          |
| C3       | DC/2017/01889 | Unit 1<br>38 Market Street<br>Southport               | Prior notification application for the change of use of the ground floor from office space (B1(a)) to 2 No. 1 bedroomed apartments and 1 No. bedsit (C3) |
| C3       | DC/2017/00443 | Queen Ann House<br>16-20 Eastbank Street<br>Southport | Prior notification procedure for change of use of the first and second floor offices to six apartments   |

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

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

| Use Type | Application   | Site Address  | Proposal   |
|----------|---------------|---|--|
| A3       | DC/2017/00541 | Former Pumping Station<br>Kings Gardens<br>Promenade<br>Southport | Change of use to create a new restaurant on two floors including refurbishment and alterations |

In 2016/17 there were 6 approvals in the Southport Seafront area.

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

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

No approvals during 2017/18 or in 2016/17.

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

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

No approvals during 2017/18 or in 2016/17.

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

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

During 2017/18 there were three approvals within Crosby Town Centre.

| Use Type | Application   | Site Address                           | Proposal  |
|----------|---------------|--|---|
| A        | DC/2017/00267 | Glenn Buildings<br>Moor Lane<br>Crosby | Refurbishment of Glenn Buildings North including new shop fronts and introduction of flexible A1-A5 Use Class on ground floor and A1-A5, B1a or D2 at first floor level |
| A3       | DC/2017/02180 | 17 Liverpool Road<br>Crosby            | Change of use of ground floor from retail (A1) to coffee shop/cafe (A3) including alterations to the front and rear elevations  |
| C3       | DC/2017/02310 | 15A Moor Lane<br>Crosby                | Change of use of first and second floors to 2 apartments  |

This compares with two approvals 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 31<sup>st</sup> July 2015.

117 Total units in Crosby District Centre as at 31 July 2015

18,593m<sup>2</sup> total floorspace in Crosby District Centre as at 31 July 2015

10.3% vacant units in Crosby District Centre as at 31 July 2015

29 National Retailers in Crosby District Centre as at 31 July 2015

**Actions:** The Council will update the Town and District Health Checks later in 2018/19. This will include Crosby centre which will enable a comparison with 2015 to be made.

### 3. Housing and Communities

#### Indicator 24 – (Policy HC1)

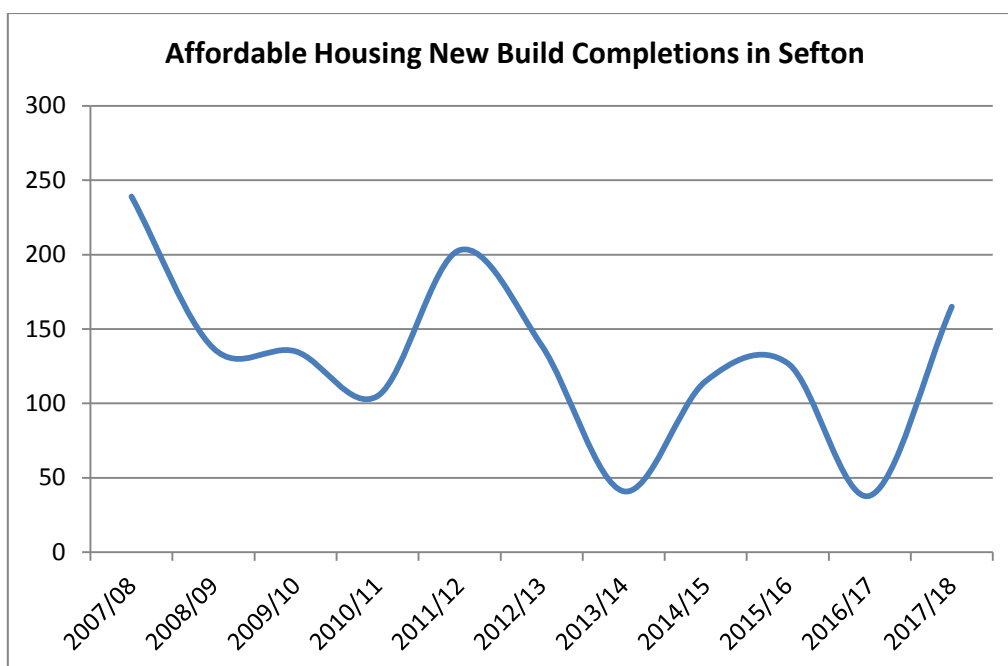
Number of affordable housing completions by type (social rented, affordable rented, intermediate, through section 106) and location.

The following table sets out the completions of affordable housing during 2017/18.

| Application                     | Site Name   | Total Capacity | Affordable dwellings |                 |              | Section 106 |
|---------------------------------|---|----------------|----------------------|-----------------|--------------|-------------|
|                                 |   |                | Social Rent          | Affordable Rent | Intermediate |             |
| DC/2016/00255                   | Ruthven Road (Beach Rd School), Bootle                | 35             | -                    | 35              | -            | N           |
| DC/2015/01003                   | Land and premises at Kilnyard Road, Crosby            | 10             | -                    | 10              | -            | N           |
| DC/2015/01527                   | Ashworth Hospital Site (South), School Lane, Maghull  | 370            | -                    | 7               | 3            | Y           |
| DC/2015/02168                   | Former Aintree Library, Altway, Aintree               | 13             | -                    | 13              | -            | N           |
| DC/2014/01655                   | Land at Aintree Curve (Ridgewood Way), Netherton      | 109            | 4                    | -               | 7            | Y           |
| DC/2016/01092                   | Z Blocks Site B, Buckley Hill Lane, Netherton         | 26             | 26                   | -               | -            | N           |
| DC/2015/01653                   | London Hotel, 14 Windsor Road, Southport              | 19             | -                    | 17              | 2            | N           |
| DC/2014/02171                   | Land to the rear of 131-145 Sandbrook Road, Southport | 24             | 24                   | -               | -            | N           |
| DC/2015/00545                   | 1 to 7 Bridge Grove, Southport                        | 17             | -                    | 17              | -            | N           |
| <b>Totals</b>                   |   | <b>623</b>     | <b>54</b>            | <b>99</b>       | <b>12</b>    |             |
| <b>Total affordable housing</b> |   |                | <b>165</b>           |                 |              |             |

During this period there were 165 affordable housing completions, significantly higher than the 37 completed in 2016/17. 21 of the 165 or 13% of the affordable units that have been completed during 2017/18 were secured through the section 106 process. Delivery of affordable new build homes over a number of years is illustrated in the graph below.





The number of affordable housing completions during 2017/18 saw a return towards levels secured in previous years following much lower figures in 2016/17 that were partially explained by a change in government funding regimes for affordable housing and uncertainty on the approach to starter homes. This period also predates the adoption of the Sefton Local Plan (April 2017) and early indications are this is boosting the provision of affordable homes, including through the section 106 process.

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

#### Indicator 25 – (Policy HC1)

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

Policy HC1 of the Local Plan sets out a requirement that developments of 15 homes of more should provide affordable housing. In Bootle and Netherton the requirement is for 15% of the total scheme (measured by bedspaces) to be provided as affordable homes. Outside Bootle and Netherton the requirement is for 30% of the total scheme (measured by bedspaces) to be provided as affordable homes. During 2017/18 there were 6 approvals on schemes in which the Council's affordable housing requirement was triggered. The total percentage of bedspaces that are affordable is given in the table below

| Settlement area    | Market dwellings % | % Breakdown of affordable dwellings by type |                |              |             |            |
|--------------------|--------------------|---|----------------|--------------|-------------|------------|
|                    |                    | Affordable Rent                             | Detail pending | Intermediate | Social Rent | Supported  |
| Crosby & Hightown  | 87.0               | 0.0   | 0.0            | 3.0          | 10.1        | 0.0        |
| Formby             | 71.1               | 0.0   | 5.1            | 4.4          | 19.4        | 0.0        |
| Maghull & Aintree  | 83.0               | 0.0   | 0.0            | 2.6          | 14.4        | 0.0        |
| Southport          | 80.1               | 7.6   | 0.0            | 0.0          | 6.9         | 5.4        |
| <b>Grand Total</b> | <b>78.6</b>        | <b>2.5</b>                                  | <b>1.6</b>     | <b>2.4</b>   | <b>13.2</b> | <b>1.8</b> |

A detailed breakdown of the six schemes approved is given below. This reveals that the 30% requirement in areas outside Bootle and Netherton is not quite being met. In two schemes (Musker Street, Crosby and Town Lane, Southport) a reduced contribution was agreed due to issues of viability. The Parkhaven Trust, Maghull scheme involved developing a nursing home in lieu of the under-provision of affordable housing. The remaining three schemes met the requirements of the policy.

| Application                                   | Site Name, location                                 | Total Dwellings | Affordable Dwellings | Total Bedspaces | Total Affordable Bedspaces | Affordable Bedspaces (Social Rent) | Affordable Bedspaces (Affordable Rent) | Intermediate Bedspaces | Affordable Bedspaces (details pending) | Market Bedspaces |
|---|---|-----------------|----------------------|-----------------|----------------------------|------------------------------------|--|------------------------|--|------------------|
| <b>Bootle and Netherton - none in 2017/18</b> |   |                 |                      |                 |                            |                                    |  |                        |  |                  |
| <b>Outside Bootle and Netherton</b>           |   |                 |                      |                 |                            |                                    |  |                        |  |                  |
| DC/2014/01124                                 | Land at Musker Street, Crosby                       | 30              | 5                    | 169             | 22                         | 17                                 | -                                      | 5                      | -                                      | 147              |
| DC/2017/00606                                 | Land to the south of Andrews Lane, Formby           | 99              | 31                   | 529             | 151                        | 123                                | -                                      | 28                     | -                                      | 378              |
| DC/2017/00387                                 | Mayflower Industrial Estate, Liverpool Road, Formby | 32              | 10                   | 104             | 32                         | -                                  | -                                      | -                      | 32                                     | 72               |
| DC/2016/01043                                 | Parkhaven Trust, Liverpool Road, Maghull            | 57              | 8                    | 377             | 42                         | 42                                 | -                                      | -                      | -                                      | 335              |
| DC/2017/00456                                 | Land at Turnbridge Lane, Maghull                    | 39              | 14                   | 159             | 49                         | 35                                 | -                                      | 14                     | -                                      | 110              |
| DC/2016/02383                                 | Land at Town Lane, Southport                        | 153             | 23                   | 662             | 132                        | 46                                 | 50                                     | -                      | -                                      | 530              |
| <b>Total Outside Bootle and Netherton</b>     |   | <b>410</b>      | <b>91</b>            | <b>2,000</b>    | <b>428</b>                 | <b>263</b>                         | <b>50</b>                              | <b>47</b>              | <b>32</b>                              | <b>1,572</b>     |

**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
- 3 bedrooms - target: minimum of 40% of market dwellings
- 4 bedrooms or more

During 2017/18 there were three schemes approved that included 25 or more houses and these are listed below. This policy does not apply to affordable housing, wholly flatted development or sheltered housing.

| Application   | Location                               | 1 or2 Bedrooms |            | 3 Bedrooms |            | 4+ Bedrooms |            | Totals     |
|---------------|--|----------------|------------|------------|------------|-------------|------------|------------|
|               |  | No.            | %          | No.        | %          | No.         | %          | No.        |
| DC/2014/01124 | Musker Street, Crosby                  | 5              | 17%        | 11         | 37%        | 14          | 47%        | 30         |
| DC/2017/00456 | Land north of Turnbridge Road, Maghull | 20             | 51%        | 11         | 28%        | 8           | 21%        | 39         |
| DC/2017/00606 | Land south of Andrews Lane, Formby     | 26             | 26%        | 46         | 47%        | 27          | 27%        | 99         |
| <b>Totals</b> |  | <b>51</b>      | <b>30%</b> | <b>68</b>  | <b>41%</b> | <b>49</b>   | <b>29%</b> | <b>168</b> |

The policy was applied for the first time during 2017/18. The overall targets were met although the mix differed in the individual schemes.

**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 2017/18 the following schemes for older people were approved.

| Application   | Site Address  | Proposal  | Settlement        | Type                  | Units |
|---------------|---|---|-------------------|-----------------------|-------|
| DC/2017/02351 | New Dementia Care Home<br>Parkhaven Trust Estate<br>Liverpool Road South<br>Maghull | Erection of a new single storey 46 bed care home with ancillary accommodation including kitchen, laundry, plant room, staff facilities and surrounding landscaping following demolition of the existing building. | Maghull & Aintree | Care home             | 46    |
| DC/2017/00387 | Mayflower Industrial Estate<br>Liverpool Road<br>Formby                             | Erection of a block of 32 apartments (for the over 55s) and associated works following the demolition of existing buildings.  | Formby            | Extra care apartments | 32    |

The total number of units for older people that have been approved are as follows:

|                                | 2015/16 | 2016/17 | 2017/18 |
|--------------------------------|---------|---------|---------|
| Total number of units approved | 132     | 473     | 78      |

**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 is a new requirement that has been introduced through the Local Plan and monitored from 2017/18. The target is that at least 20% of new market properties meet this standard. Although 4 applications were approved during the monitoring period, submission of 3 predates the adoption of the Local Plan which introduced the requirement for accessible and adaptable dwellings. The 4<sup>th</sup> was for a prior notification for the change of use from offices to residential which cannot be subject to this policy requirement.

**Actions:** Nothing at this stage. Will be monitored in the future.

**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). Whilst the Council currently does not specifically monitor the number of approvals for custom or self-build homes, an analysis of approvals for single dwellings has shown that the following number of approvals can be considered custom or self-build:

|                                   |         |
|-----------------------------------|---------|
| 1 November 2015 – 31 October 2016 | 8 homes |
| 1 November 2016 – 31 October 2017 | 6 homes |

For 2017/18 the reporting period was changed to reflect that of the AMR and this will be used in the future. In 2017/18, 22 single dwellings received planning approval and 11 included supporting information that identified a specific end-user for the property or had an applicant address the same as the proposal address. In addition there were 2 applications of 3 dwellings each described as being for custom-build homes.

|                              |          |
|------------------------------|----------|
| 1 April 2017 – 31 March 2018 | 17 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. As at 31 January 2019 there is a total of 124 individuals on the list.

The Council is currently working to identify sites that may be suitable for self or custom build homes.

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

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

During 2017/18 the following non-residential approvals were granted in the PRA. All of these are considered appropriate. More information is given in the comments column.

| Application   | Site Address  | Proposal  | Comments  |
|---------------|---|---|---|
| DC/2016/02222 | Units 1, 2 And 3<br>215-217 Knowsley Road<br>Bootle | Change of use from car sales and repairs (Sui Generis) to a children's indoor soft play area (D2) with associated parking   | The existing lawful use of the premises is non-residential and Knowsley Road is an active shopping parade consisting of retail and leisure uses. As the area is characterised by a wide range of uses the proposal is considered appropriate.     |
| DC/2017/02041 | Unit 5<br>215-217 Knowsley Road<br>Bootle           | Change of use of the former car showroom (class Sui Generis) to retail (class A1) and associated works  | The existing lawful use of the premises is non-residential and Knowsley Road is an active shopping parade consisting of retail and leisure uses. As the area is characterised by a wide range of uses the proposal is considered appropriate.     |
| DC/2017/00225 | 59 Cambridge Road<br>Southport<br>PR9 9RJ           | Change of use from Children's nursery (Classification D1) to private business office units (Classification B1)  | The building has been in non-residential use for a number of years. Given the 'standard' office hours is considered appropriate.  |
| DC/2017/01307 | The Pageant<br>70 Folkestone Road<br>Southport      | Erection of single storey extensions to the front, side and rear including a veranda and entrance canopy in addition to alterations to the car park and landscaping.  | The premises have been in use as a public house for a number of years. The proposal is considered appropriate.  |
| DC/2017/00301 | Boothroyd Unit<br>Scarisbrick New Road<br>Southport | Erection of a part two storey, part single storey mental health care facility, followed by demolition of existing buildings on site and subsequent layout of associated landscaping, access and parking.  | A residential care home is an appropriate use in the residential area.  |
| DC/2017/00827 | 6 The Crescent<br>Thornton<br>Liverpool             | Change of use from A1 Retail to A5 Hot Food Takeaway (resubmission of DC/2016/00587 refused 07/06/2016 and dismissed on appeal)   | The proposal is in a shopping parade in the residential area and is considered appropriate.   |
| DC/2017/01696 | St Winefrides R C<br>Church<br>Oriel Road<br>Bootle | Erection of a single storey building to the rear of the Church after demolition of the existing Presbytery, refurbishment of St Winefride's Church and Church Hall to create a learning and health care facility with associated landscaping and car parking. | The site is a long-established non-residential use lying along a busy thoroughfare close to large office complexes and Bootle Commercial Area and Town Centre. Given the variety of uses along Oriel Road the proposal is considered appropriate. |
| DC/2017/01890 | 157 Southbank Road<br>Southport                     | Change of use from a Cafe (A3) to a Hot Food Takeaway (A5)  | The proposal is in a shopping parade in the residential area and is considered appropriate.   |
| DC/2017/00130 | 12 Alexandra Road<br>Southport                      | Change of use of dwellinghouse into a bed and breakfast establishment including installation of a ramped access at the front of the dwellinghouse (Retrospective Application)   | The proposal is in an area of Southport where B&B accommodation is expected and is considered appropriate.  |
| DC/2017/01229 | 45 Talbot Street<br>Southport                       | Change of use at ground floor only to a children's day nursery  | There is a mixture of residential dwellings/flats and commercial properties in the area. Given the 'standard' office hours is considered appropriate.   |

| Application   | Site Address                               | Proposal  | Comments   |
|---------------|--|---|--|
| DC/2017/00478 | 15 Cambridge Road<br>Waterloo<br>Liverpool | Change of use of two first floor apartments only to be used in connection with existing ground floor day nursery (D1) | The use of the premises is well-established and the internal reconfiguration of rooms is considered appropriate. |
| DC/2017/02104 | 18 Windsor Road<br>Southport               | Change of use from a dwellinghouse to a residential family assessment centre.   | A residential assessment centre is an appropriate use in the residential area.                                   |
| DC/2017/01460 | 30 Cambridge Road<br>Formby<br>Liverpool   | Change of use from residential (C3) to children's care home (C2)  | A children's care home is an appropriate use in the residential area.  |

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

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

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

| Densities (dwellings/hectare)      | 0 to 30     | 30 to 50    | over 50     |
|------------------------------------|-------------|-------------|-------------|
| <b>Number of dwellings 2017/18</b> | 158 (28.5%) | 333 (60%)   | 64 (11.5%)  |
| <b>Number of dwellings 2016/17</b> | 179 (29.9%) | 290 (48.5%) | 129 (21.6%) |

Of the approvals that had a density lower than 30 dph in 2017/18, four of the schemes were for 10 homes or more. Three of these were in existing urban areas and the fourth was on a site allocated for development in the Local Plan. The allocated site required an easement to a watercourse and extensive replacement tree and hedgerow planting within the site area. Two of the urban sites were constrained and the scheme layouts (and therefore density) were largely dictated by the shape of the site and prevailing area characteristics. The other scheme in the urban area, at St Philips Church Hall, Litherland, also provided a playing field for the adjacent school.

**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 2017/18 there were 5 applications for HMOs that were determined. One was for a certificate of lawfulness which was granted and the remaining 4 were refusals (relating to 2 properties), one of which was subsequently granted on appeal. These decisions result in an additional supply of 14 bedsits in Bootle. Two further applications were withdrawn.

| Application   | Site Address  | Proposal   | Decision/Comment  |
|---------------|---|--|---|
| DC/2017/01851 | 177 Bedford Road<br>Bootle                                | Certificate of lawfulness for the proposed change of use from a dwellinghouse (C3) to a house in multiple occupancy (HMO) (6 Units)  | Certificate Issued<br>6 bedsits/units   |
| DC/2017/02133 | Claremont Hotel<br>59 Sandy Road<br>Seaforth<br>Liverpool | Change of use of the Public House to a mixed use with an A3/A4 use class on the ground floor and a House in multiple occupation (HMO) (8 Units) on the first and second floor following the demolition of the existing extension to the rear of the premises (     | Refused<br><br>Lack of useable private outdoor amenity space and the impact to the amenities of neighbours. |
| DC/2017/01112 | Claremont Hotel<br>59 Sandy Road<br>Seaforth<br>Liverpool | Change of use of the Public House to a mixed use with an A3/A4 use class on the ground floor and a House in multiple occupation (HMO) (8 Units) on the first and second floor and the creation of a roof terrace at first floor level, at the rear of the premises | Refused<br><br>Lack of useable private outdoor amenity space and the impact to the amenities of neighbours. |
| DC/2017/01299 | 408 Stanley Road<br>Bootle                                | Change of use from A2 (advice centre and offices) to 8 bed House in Multiple Occupation (HMO) including a dormer extension to the rear of the property (Alternative to DC/2017/00879)  | Refused – but allowed on appeal<br><br>8 units  |
| DC/2017/00879 | 408 Stanley Road<br>Bootle                                | Change of use from A2 (advice centre and offices) to 8 bed House in Multiple Occupation (HMO)  | Refused<br>Unacceptable living conditions for future occupiers.   |
| DC/2017/01285 | 62 Balliol Road<br>Bootle                                 | Conversion of the existing basement to create 7 No. additional bedrooms and kitchen to the existing 14 bedroomed House in Multiple Occupation (H.M.O).   | Withdrawn   |
| DC/2017/00401 | 51 Arbour Street<br>Southport                             | Change of use from a dwellinghouse to a house in multiple occupation (HMO) (7 units)   | Withdrawn   |

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

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

**Actions:** Monitor the impact of HMO development

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

The following table sets out the number of licensed Homes in Multiple Occupation by ward. There are likely to be additional smaller HMOs that do not require a HMO licence. Church ward in Seaforth had the largest increase in the number of licensed HMOs during 2018.

| Ward               | 2016      | 2017      | % change 2016/17 | 2018      | % change 2017/18 |
|--------------------|-----------|-----------|------------------|-----------|------------------|
| Birkdale           | 1         | 1         | n/c              | 1         | n/c              |
| Blundellsands      | 3         | 3         | n/c              | 2         | -                |
| Cambridge          | 24        | 23        | -4%              | 24        | +4%              |
| Church             | 16        | 16        | n/c              | 21        | +31%             |
| Derby              | 5         | 8         | +60%             | 8         | n/c              |
| Dukes              | 31        | 30        | -3%              | 27        | -10%             |
| Kew                | 5         | 5         | n/c              | 5         | n/c              |
| Linacre            | 9         | 10        | +11%             | 9         | -10%             |
| Netherton & Orrell | 2         | 2         | n/c              | 2         | n/c              |
| Norwood            | 1         | 1         | n/c              | 0         | -100%            |
| <b>TOTAL</b>       | <b>97</b> | <b>99</b> | <b>+2%</b>       | <b>99</b> | <b>0%</b>        |

Following consultation the Council now implements a selective and additional licensing scheme for privately rented HMOs in the borough. This commenced on 1 March 2018 will last for a period of 5 years, until 28 February 2023. This means in most of the Bootle area all private rented homes have to be licensed, including small HMOs. In parts of Southport, Waterloo, Brighton-le-Sands and Seaforth all HMOs have to be licensed. The increase in Church Ward illustrated above shows the effect of additional licencing requirements taking effect in the Seaforth area.

**Actions:** See actions to indicator 33 above.

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

Based on the Traveller Accommodation Need Assessment for Sefton there is a requirement during the period 2017-22 for 4 permanent traveller pitches in the borough. The Local Plan identified sufficient land for up to 19 permanent traveller pitches.

One of the permanent sites (HC5.3) received planning permission for 8 pitches and ancillary development in May 2018, outside the current monitoring period. The owner of one of the other proposed traveller sites (HC5.1) has indicated a strong wish to develop the site in the short term for another 8 traveller pitches. Together these two pitches have a combined capacity of up to 16 pitches. Therefore the Council considers that it has a five year traveller pitch supply.

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



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

None during 2017/18.

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

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

During 2017/18 there were 9 incidents of unauthorised traveller encampments in the locations shown in the table below. This compares with 19 incidents spread across the borough in Litherland, Formby, Ainsdale and Southport during 2016-7. The Kew Park and Ride, Foul Lane, Southport remains a problematic location with other incidents concentrated in the Southport area.

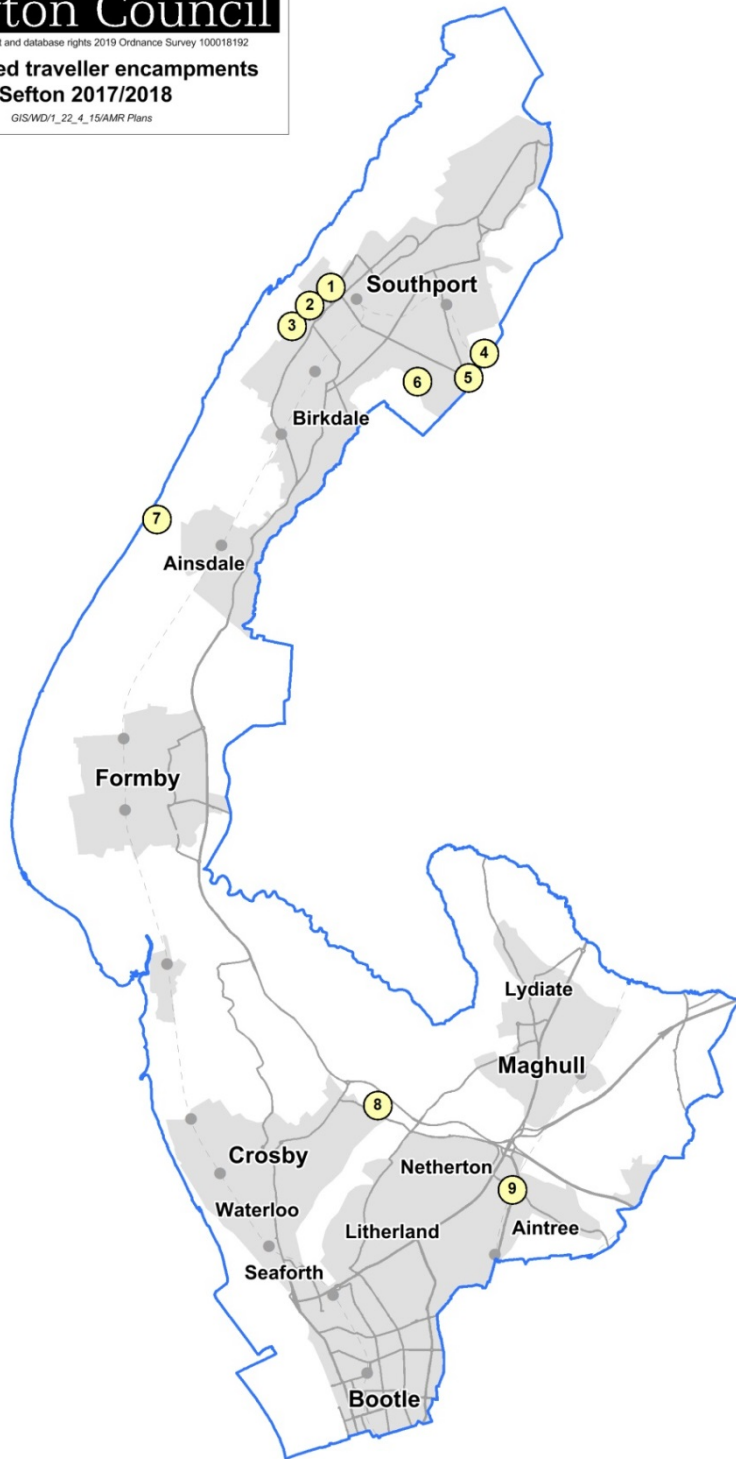
| Address (no. on map)                                 | Size (caravan numbers) | Duration (days) |
|--|------------------------|-----------------|
| Kew Park & Ride, Foul Lane, Southport (4)            | 6                      | 5               |
| Brooms Cross Road, Netherton (8)                     | 14                     | 5               |
| United Automation Ltd. Wight Moss Way, Southport (6) | 3                      | 2               |
| Ormskirk Rd, Aintree (next to Dreams) (9)            | 9                      | 2               |
| Discovery Centre, Ainsdale (7)                       | 2                      | 5               |
| Princes Park, Southport (2)                          | 11                     | 2               |
| Kew Park & Ride, Foul Lane, Southport (5)            | 8                      | 5               |
| Victoria Park, Southport (3)                         | 2                      | 3               |
| Kings Gardens, Southport (1)                         | 2                      | 3               |

|   |          |          |
|---|----------|----------|
| <b>Average no. caravans/days duration 2017/18</b> | <b>6</b> | <b>4</b> |
| <b>Average no. caravans/days duration 2016/17</b> | <b>8</b> | <b>4</b> |

The longest an unauthorised camp stayed on-site was for 5 days, compared with 11 days in 2016/17. The largest encampment at Brooms Cross Road (14) was also smaller than the 27 caravans encamped at Kew Park & Ride for 6 days in 2016/17. The map below shows the locations of the unauthorised encampments in 2017/18.

**Unauthorised traveller encampments  
in Sefton 2017/2018**

GIS/WD/1\_22\_4\_15/AMR Plans



The provision of a transit site in accordance with the Local Plan policy should help to minimise such incidents occurring.

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

**Indicator 38 – (Policy HC6)****No. of applications that affect an Asset of Community Value and the proportions refused/approved (with some explanatory text)**

None in 2017/18.

**Actions:** None. Continue to monitor.**Indicator 39 – (Policy HC7)****Approvals in Sites of Education and Care Institutions and % inappropriate**

There were 4 approvals during 2017/18 within sites designated as Education or Care Institution. These were considered appropriate in line with Policy HC7 (part 1a) of the Local Plan. For the proposal at Parkhaven Trust it was recommended, exceptionally, to allow a nursing home (or similar) in lieu of a proportion of affordable housing, secured by legal agreement to ensure that if not provided, the additional value through not providing the requisite amount of affordable housing within the site will be made available to the Council to meet the cost of providing the 15% affordable housing off-site.

| Application   | Site Address  | Proposal  | Appropriate?   |
|---------------|---|---|--|
| DC/2017/02351 | New Dementia Care Home<br>Parkhaven Trust Estate<br>Liverpool Road South<br>Maghull | Erection of a new single storey 46 bed care home with ancillary accommodation including kitchen, laundry, plant room, staff facilities and surrounding landscaping following demolition of the existing building. | Yes  |
| DC/2017/00315 | Ashworth Hospital<br>Park Lane Drive<br>Maghull                                     | Erection of a two storey pharmacy building  | Yes. The activities and functions associated with the pharmacy directly relate to the use of Ashworth and MerseyCare as a whole. |
| DC/2016/01043 | Parkhaven Trust<br>Liverpool Road South<br>Maghull                                  | Construction of a residential development comprising 57 dwellings, new highway access from Green Lane and relocation of existing growing plots  | Partially. Around half the site is on land subject to policy HC7. See text above.  |
| DC/2017/01716 | St Philips Church Hall And Land Adjacent<br>Orrell Road<br>Litherland               | Demolition of St Philip's Church Hall and the erection of 10 no. semi-detached dwellings with associated access, parking and landscaping  | Yes. Allows for the development of a school playing field which sustains the viability of the school.                            |

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

## 4. Infrastructure

### Indicator 41 – (Policy IN2)

#### Number of schemes in part 1 of Policy IN2 implemented

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

#### **Improved access to the Port of Liverpool by a range of transport types**

Network Rail is bringing forward three improvement schemes to enhance rail capacity to the Port. These were expected to be delivered in 2017-2019, but some delays have been experienced. The first is scheduled for completion in 2019. Highways England announced the preferred route option for a new access to the Port of Liverpool in August 2017. The decision making process was challenged and went through a Judicial Review process, which was dismissed in November 2018. In the meantime, Highways England has continued the development of the preferred option and statutory consultation is expected early in 2019.

#### **A new train station and park and ride facilities at Maghull North**

Maghull North Station and park and ride opened on 18 June 2018. This project is now complete.

#### **Development or extension of park and ride facilities at Hall Road, Seaforth & Litherland and Waterloo rail stations.**

Complete/no progress/no progress respectively

#### **The provision of interchange facilities in Southport, Crosby and Maghull centres**

A detailed access and connectivity study has been undertaken for Southport town centre as part of a strategy for improving the economic performance of the town. Specific proposals are expected to be developed in 2019, which will include a consideration of public transport provision. The interchange facility in Crosby centre is part of emerging redevelopment proposals which include changes to the transport infrastructure and the car park provision in the town centre. No work has been undertaken on Maghull centre at this stage.

#### **Improved parking facilities in Bootle, Southport, Crosby and Maghull centres**

Detailed access and connectivity studies have been undertaken for Bootle and Southport town centres as part of strategies for improving the economic performance of the towns. Specific proposals are expected to be developed in 2019, which will include a consideration of parking facilities. The parking provision in Crosby centre has been reviewed as part of emerging redevelopment proposals which include changes to the transport infrastructure and the car park provision in the town centre. No work has been undertaken on Maghull centre at this stage.

#### **Upgrading of the motorway access at Junction 1 on the M58**

Scheme and funding was approved by the Combined Authority in 2016. The contractor was appointed and the planning application was submitted and approved in 2017. The start of the scheme has been delayed due to problems with land access and with securing the CPO notices from Highways England. Construction is now expected to start in 2019.

#### **Traffic management improvements to the A565 and A5036**

Three schemes on the A565, in Seaforth, Waterloo and Thornton have received funding allocation from the City Region Sustainable Transport Enhancement Package for delivery in 2017/18 – 2019/20. The Seaforth scheme was completed in 2018. Part of the Thornton scheme has been completed and a further stage will be completed in 2019. The development work on the Waterloo scheme has been commissioned and a public consultation is planned for 2019.

#### **Improved access to Southport from the east (A570 corridor)**

The Southport traffic model has been updated. Options testing and modelling and feasibility work has been completed to inform the preparation of a Strategic Outline Case for submission to the Combined Authority in early 2019.

#### **Safeguarding the rail link between Bootle New Strand and Aintree rail station (the North Mersey Branch line).**

The link has been safeguarded in the Local Plan.

**Actions:** Continue to monitor and liaise with Merseytravel

## 5. Design and Environmental Quality

### Indicator 42 – (Policy EQ3)

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

The table below shows the vast majority of new homes built during 2017/18 were within easy reach of a bus stop and a primary school, continuing the trend from the previous year. The bus network in Sefton is extensive and most areas have a reasonably good service. Fewer homes built were within easy reach of other key services reflecting the fact that there are fewer of these facilities in Sefton. Nevertheless, as there is a good bus network, these facilities (which are largely located in are towns and larger villages) are accessible by public transport.

|                                 | % of Dwellings |     | % of Sites |     |
|---------------------------------|----------------|-----|------------|-----|
|                                 | Yes            | No  | Yes        | No  |
| Within 400m of a bus stop       | 100%           | 0%  | 98%        | 2%  |
| Within 800m of a rail station   | 19%            | 81% | 48%        | 52% |
| Within 800m of a GP surgery     | 61%            | 39% | 58%        | 42% |
| Within 800m of a primary school | 92%            | 8%  | 79%        | 21% |

**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 2017, 172 reports were reviewed and these are set out in the table below. This includes all types of development and figures were available for the first time in 2017.

| Assessment                                     | 2017                    |              |
|--|-------------------------|--------------|
|  | No. of reports prepared | Area covered |
| Phase 1 – Preliminary Investigation            | 35                      | 228.40 Ha    |
| Phase 2 – Site Investigation & Risk Assessment | 74                      | 119.55 Ha    |
| Phase 3 – Remediation Strategy                 | 33                      | 15.55 Ha     |
| Phase 4 – Verification Report                  | 30                      | 55.44 Ha     |

**Actions:** Continue to implement policy.

**Indicator 44 – (Policy EQ8)**

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

None during 2017/18. In 2016/17 there was 1 application refused (partly) on flood risk grounds, subsequently satisfactorily addressed on appeal.

**Actions:** Continue to implement policy.

**Indicator 45 – (Policy EQ8)**

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

There were 21 major applications that were relevant to this indicator in 2017/18. Of these 18 (86%) were approved with conditions related to SuDs. All but two of these had non-standard conditions applied. Of the 3 that did not have conditions two were planning applications submitted before the Local Plan policy requirement and the third was for reserved matters. In 2016/12 78% of relevant applications were approved with conditions related to SuDS, so the trend is upwards.

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

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

| Application   | Site Address   | Proposal   | SuDS Conditions imposed *  | Approved  |
|---------------|--|--|--|-----------|
| DC/2014/01124 | Chinese Chef Foods<br>Musker Street<br>Crosby  | Erection of 30 new dwellings with associated parking, landscaping and access.  | No SuDS conditions   | 21-Jun-17 |
| DC/2016/01043 | Parkhaven Trust<br>Liverpool Road South<br>Maghull                                   | Construction of a residential development comprising 57 dwellings, new highway access from Green Lane and relocation of existing growing plots | 13: A SuDS scheme and management, funding and maintenance plan must be approved by the LPA.  | 26-May-17 |
| DC/2016/01523 | Former British Rail Track<br>And Substation Store<br>Hall Road West<br>Blundellsands | Residential development consisting of 14 detached dwellings with parking, landscaping and associated works                                     | 7: foul and surface water shall be drained on separate systems.<br>8: A surface water drainage scheme shall be submitted to and approved by the LPA. No surface water shall discharge to the public sewerage system either directly or indirectly. | 26-Jun-17 |
| DC/2016/01650 | 27 Brook Road<br>Maghull   | Construction of a residential block containing 12 self-contained apartments  | 18: A SuDS scheme and management, funding and maintenance plan must be approved by the LPA.  | 27-Apr-17 |
| DC/2016/02222 | Units 1, 2 And 3<br>215-217 Knowsley Road<br>Bootle                                  | Change of use from car sales and repairs (Sui Generis) to a children's indoor soft play area (D2) with associated parking                      | No SuDS conditions   | 27-Apr-17 |
| DC/2016/02383 | Land Adjacent<br>Southport and Formby  | Erection of four residential apartment blocks with access from Town Lane,  | 21: A Surface water drainage scheme, including management,   | 22-Mar-18 |

| Application   | Site Address  | Proposal  | SuDS Conditions imposed *  | Approved  |
|---------------|---|---|--|-----------|
|               | District Hospital East of Town Lane<br>Town Lane Kew<br>Southport | Kew   | funding and maintenance plan must be approved by the LPA.<br>Cond<br>24: foul and surface water shall be drained on separate systems.  |           |
| DC/2016/02454 | Former Peerless Site<br>Dunnings Bridge Road<br>Netherton         | Erection of 6 industrial units, (Use Class B1(c), B2 and B8), petrol filling station with associated retail unit (Use Class A1), and a drive-thru' coffee shop (Use Class A3) together with external works to servicing, parking, landscaping & associated infrastructure | 21: A SuDS management and maintenance plan must be approved by the LPA.  | 07-Jul-17 |
| DC/2017/00274 | Site of<br>43 and 45 Leyland Road<br>Southport                    | Erection of 14 self-contained flats   | 6: foul and surface water shall be drained on separate systems.<br>Condition<br>7: A Surface water drainage scheme, including management and maintenance plan must be approved by the LPA. | 28-Apr-17 |
| DC/2017/00301 | Boothroyd Unit<br>Scarbrick New Road<br>Southport                 | Erection of a part two storey, part single storey mental health care facility, followed by demolition of existing buildings on site and subsequent layout of associated landscaping, access and parking.  | 9: foul and surface water shall be drained on separate systems.<br>10: A Surface water drainage scheme, including management and maintenance plan must be approved by the LPA.             | 20-Jul-17 |
| DC/2017/00387 | Mayflower Industrial Estate<br>Liverpool Road<br>Formby           | Erection of a block of 32 apartments (for the over 55s) and associated works following the demolition of existing buildings.  | 9: foul and surface water shall be drained on separate systems.<br>10: A Surface water drainage scheme, including management and maintenance plan must be approved by the LPA.             | 25-Oct-17 |
| DC/2017/00408 | Atlantic House<br>Derby Road<br>Bootle                            | Approval of Reserved Matters for Phase 2 two-storey extension to the premises in respect of access, appearance, landscaping, layout and scale pursuant to outline planning permission reference DC/2014/01552 granted 24 October 2014                                     | No SuDS conditions   | 27-Apr-17 |
| DC/2017/00417 | Land At Birkdale Trading Estate<br>174 Liverpool Road<br>Birkdale | Erection of a foodstore with associated vehicular access, car parking, servicing areas and hard and soft landscaping after demolition of existing buildings and structures  | 18: foul and surface water shall be drained on separate systems.<br>19: A SuDS management and maintenance plan must be approved by the LPA.  | 25-Oct-17 |
| DC/2017/00456 | Land North Of<br>Turnbridge Road<br>Turnbridge Road<br>Maghull    | Layout of a residential development of 39 dwellings with new access and landscaping   | 20: A SuDS management and maintenance plan must be approved by the LPA.  | 21-Mar-18 |
| DC/2017/00606 | Land to the south of<br>Andrews Lane<br>Formby                    | Construction of 99 dwellings comprising a mix of houses and apartments together with the construction of access road and the laying out of open space (to include the installation of an attenuation pond) (Amended plans and description)                                | 21 & 22: Detailed conditions regarding surface water drainage scheme.  | 05-Dec-17 |
| DC/2017/00618 | 75 - 77 Strand Road<br>Bootle                                     | Erection of a two-storey block of 10 industrial/office units with Use Classes B2 and B8 permitted at ground floor and B1 at first floor.  | 5: A SuDS management, funding and maintenance plan must be approved by the LPA.  | 03-Aug-17 |



| Application   | Site Address   | Proposal  | SuDS Conditions imposed *   | Approved  |
|---------------|--|---|---|-----------|
| DC/2017/00954 | 7 Chesterfield Road Crosby   | Erection of ten dwellings with associated car parking, landscaping and access. Alternative to DC/2016/02422 approved 07/03/2017.  | 14: A SuDS management, funding and maintenance plan must be approved by the LPA.  | 04-Aug-17 |
| DC/2017/01018 | Land Behind 24-38 High Park Road Southport                                 | Erection of 10 houses following the demolition of existing industrial buildings.  | 10: foul and surface water shall be drained on separate systems.<br>11: Requirement for Surface Water Drainage System.<br>12: A SuDS management, funding and maintenance plan must be approved by the LPA.                                  | 20-Oct-17 |
| DC/2017/01716 | St Philips Church Hall and Land Adjacent Orrell Road Litherland            | Demolition of St Philip's Church Hall and the erection of 10 no. semi-detached dwellings with associated access, parking and landscaping  | 8: Sustainable Drainage Strategy required prior to construction.<br>9: A SuDS management, funding and maintenance plan must be approved by the LPA.   | 19-Jan-18 |
| DC/2017/02112 | 5 Marsh Brows Formby Liverpool   | Erection of a 5 Storey apartment block (13 units) following the demolition of the existing former dairy   | 9: foul and surface water shall be drained on separate systems.<br>10: A SuDS management and maintenance plan must be approved by the LPA.  | 08-Feb-18 |
| DC/2017/02351 | New Dementia Care Home Parkhaven Trust Estate Liverpool Road South Maghull | Erection of a new single storey 46 bed care home with ancillary accommodation including kitchen, laundry, plant room, staff facilities and surrounding landscaping following demolition of the existing building. | 20: Foul and surface water shall be drained on separate system.<br>21: A surface water drainage scheme must be approved by the LPA. Management scheme must be agreed by LPA including arrangements for adoption and funding of maintenance. | 29-Mar-18 |
| DC/2017/02352 | 1 & 3 Ronald Road Waterloo Liverpool                                       | Erection of a part two, part three storey block of 10 apartments with associated landscaping after demolition of two properties (Alternative to DC/2017/00773 refused 20/10/2017)                                 | 7: A Surface water drainage scheme, including management, funding and maintenance plan must be approved by the LPA.<br>8: A SuDS management, funding and maintenance plan must be approved by the LPA.                                      | 08-Mar-18 |

**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 the 2017/18 there were no schemes approved for 150 or more dwellings. Although there were 10 approvals of schemes for more than 11 homes, none of these were within a recreation deficiency area as defined in the policy box above. This policy approach commenced in 2017/18.

**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 approve existing open space**

During 2017/18 there were no section 106 applications that secured financial contributions to approve existing open spaces. The emphasis in the Local Plan is for policy requirements relating to open space provision to be met on site under policy EQ9 as set out for Indicator 46.

During 2016/17 there was just one section 106 signed that, if implemented, would secure £10,000 towards an existing open space.

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

**Indicator 48 – (Policy EQ10)****Approvals (and refusals) of A5 uses in designated centres, shopping parades, within 400m of a secondary school or college (including those restricted to opening after 5pm)**

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

During 2017/18 the Council determined the applications in the table below that included a hot food takeaway (A5). There were 5 approvals that included an A5 element and no refusals. This compares with 7 approvals and 5 refusals during 2016/17, one of which was partly on the grounds that it was within 400m of a secondary school.

One of the 2017/18 A5 uses (The Crescent, Thornton) was refused and upheld on appeal in 2016 and the re-submission in 2017 contained additional information and was reassessed under Local Plan policies now in force. It was considered that the proposal is in keeping with the character of the area and would not cause unacceptable harm. A second approval (Glenn Buildings, Crosby) was for flexible use classes and may not result in the ultimate take-up of the A5 option.

| Application   | Site Address                      | Proposal  | In designated centre | In shopping parade | Within 400m of secondary school or college | Decision and Date  |
|---------------|-----------------------------------|---|----------------------|--------------------|--|--------------------|
| DC/2017/00827 | 6 The Crescent Thornton Liverpool | Change of use from A1 Retail to A5 Hot Food Takeaway (resubmission of DC/2016/00587 refused 07/06/2016 and dismissed on appeal) | No                   | Yes                | Yes  | Approved 03-Aug-17 |
| DC/2017/00797 | 4-6 Union Street Southport        | Change of use of the ground floor to hot food takeaway (A5) together with the installation of a flue to rear                    | Yes                  | Yes                | Yes  | Approved 01-Aug-17 |

| Application   | Site Address                           | Proposal  | In designated centre | In shopping parade | Within 400m of secondary school or college | Decision and Date     |
|---------------|--|---|----------------------|--------------------|--|-----------------------|
| DC/2017/00267 | Glenn Buildings<br>Moor Lane<br>Crosby | Refurbishment of Glenn Buildings North including new shop fronts and introduction of flexible A1-A5 Use Class on ground floor and A1-A5, B1a or D2 at first floor level | No                   | No                 | No   | Approved<br>02-May-17 |
| DC/2017/01890 | 157 Southbank Road<br>Southport        | Change of use from a Cafe (A3) to a Hot Food Takeaway (A5)  | No                   | No                 | No   | Approved<br>18-Jan-18 |
| DC/2017/02035 | 39 Weld Road<br>Birkdale<br>Southport  | Continuation of use as a hot food takeaway (A5) and the retention of external extract flue  | Yes                  | No                 | No   | Approved<br>21-Feb-18 |

**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 2017/18 there were no permissions in International, National and Local Nature Sites.

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

### **Indicator 50 – (Policy NH3) Approvals in Nature Improvement Areas and % Inappropriate**

During 2017/18 there were no permissions in the Nature Improvement Area.

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

### **Indicator 51 – (Policy NH4) Approvals in Coastal Change Management Area and % Inappropriate**

None in 2017/18 or 2016/17.

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

### **Indicator 52 – (Policy NH5) Approvals in Public Open Space and % Inappropriate**

None in 2017/18. There were two in 2016/17 both of which were appropriate.

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

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

None in 2017/18.

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

### **Indicator 54 – (Policies NH9-14) % of Listed Buildings surveyed as part of Heritage at Risk assessment**

From January 2018 to December 2018 the Council surveyed 145 of its listed building entries. This represents an increase from around 5% of the total list entries surveyed in 2016 to around 26% in 2017. See indirect impact indicator 73 for more information.

**Actions:** Continue to survey listed buildings at risk throughout 2019.

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

During 2017 consultation was undertaken on two Conservation Area Appraisals. These were for:

- Lord Street, Southport
- Promenade, Southport

These were adopted in November 2017. No Conservation Area Appraisals were adopted in 2018.

There are 25 Conservation Areas in Sefton, eleven of which are still to have a Conservation Area Appraisal adopted. Work is progressing on two further appraisals (Green Lane and Hesketh Road).

**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 currently no Conservation Area Management Plans adopted in Sefton. However work has begun on a draft for 2 Conservation areas which are likely to be adopted in 2019.

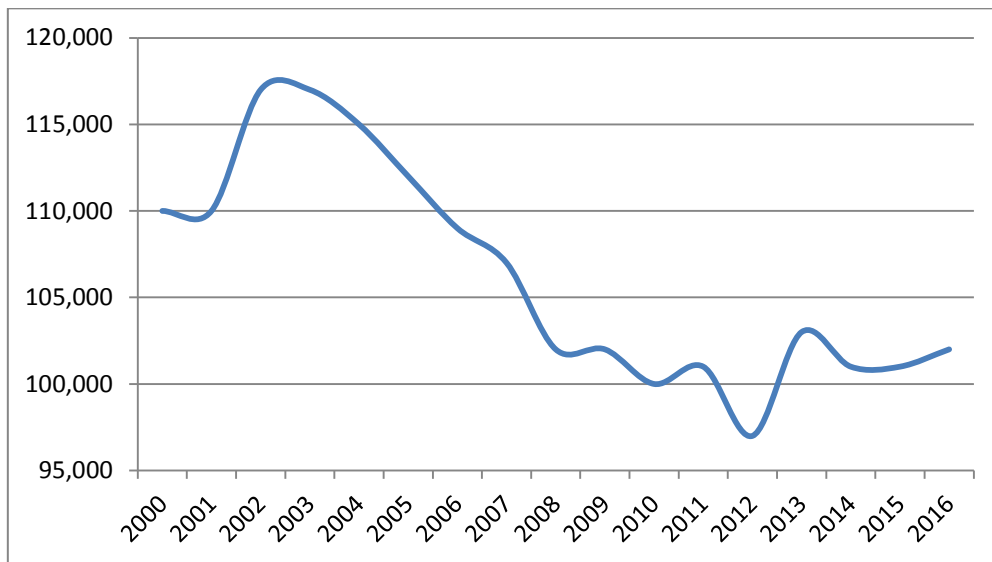
**Actions:** Adopt Management Plans for Conservation Areas as they are completed and determine which of the other Conservation Areas are priorities for having Management Plans.

## **SECTION B**

# **INDIRECT IMPACT INDICATORS**

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

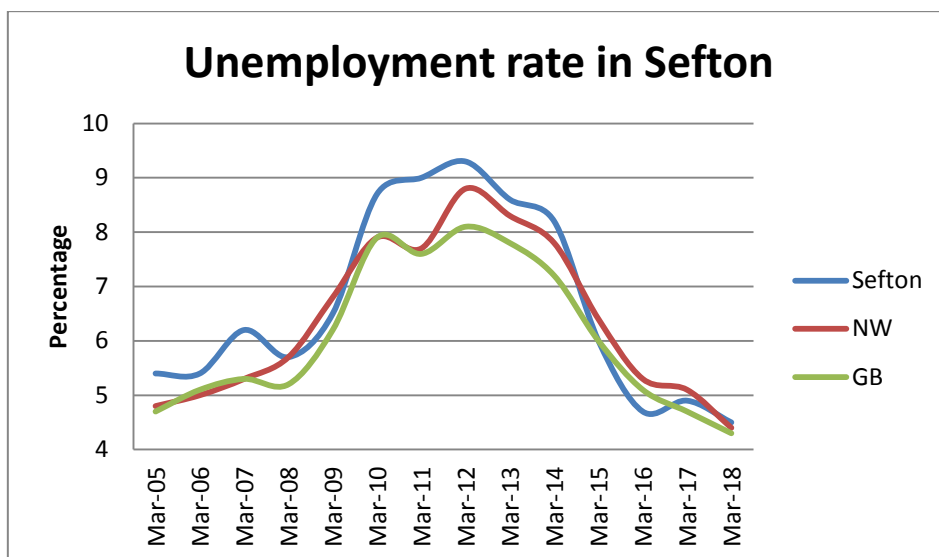
The number of jobs in has fallen quite considerably since 2002, although there has been a slight recovery from a low of 97,000 jobs in 2012. The most recently published data (2016) shows that there are 102,000 jobs in Sefton. The jobs density in Sefton of 0.62 (i.e. the ratio of total jobs to population aged 16-64) remains much lower than both the north-west (0.81) and national average (0.84). These figures reflect the historic role of Sefton as a commuter area.



(Source: Nomis)

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

The unemployment rate in Sefton has continued to drop in recent years and from April 2017 to March 2018 the rate stood at 4.5% (yearly average April – March). This is slightly higher than the North West average for the same period which stood at 4.4% and also slightly higher than the national average of 4.3%. The current decreasing trend in Sefton continues.



(Source: Nomis)

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

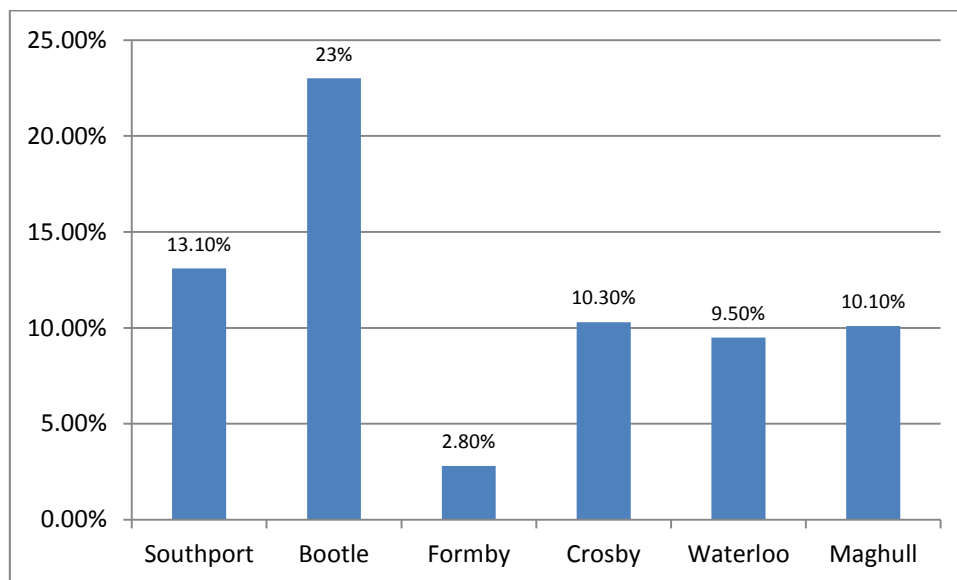
The most recent national retail ranking information available to the Council for Southport and Bootle is from 2014/15. Both centres had slipped down the rankings slightly since 2013/14 but show an improved ranking since 2010. The Council to commissioned ‘Health Checks’ for these centres during 2018/19 although it is unlikely these will report on the retail rankings.

|         | Southport | Bootle |
|---------|-----------|--------|
| 2010    | 107       | 243    |
| 2013/14 | 93        | 229    |
| 2014/15 | 96        | 235    |

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

The Council changed its retained retail consultants to Nexus in June 2016. They are in the process of updating the Town Centre Health Checks for the main centres in the borough. However, revised figures are not yet available but their methodology may account for differences from the May 2015 Town and District Health Checks prepared by White Young Green(WYG).

The most recent data on vacancy rates in Sefton are from the May 2015 Town and District Health Checks. In Bootle Town Centre there were 47 vacant units from a total of 204 units which is 23%. This is a much higher rate than the other centres in Sefton. Formby had a very low vacancy rate in May 2015 with just 3 units out of 107 vacant (2.8%).



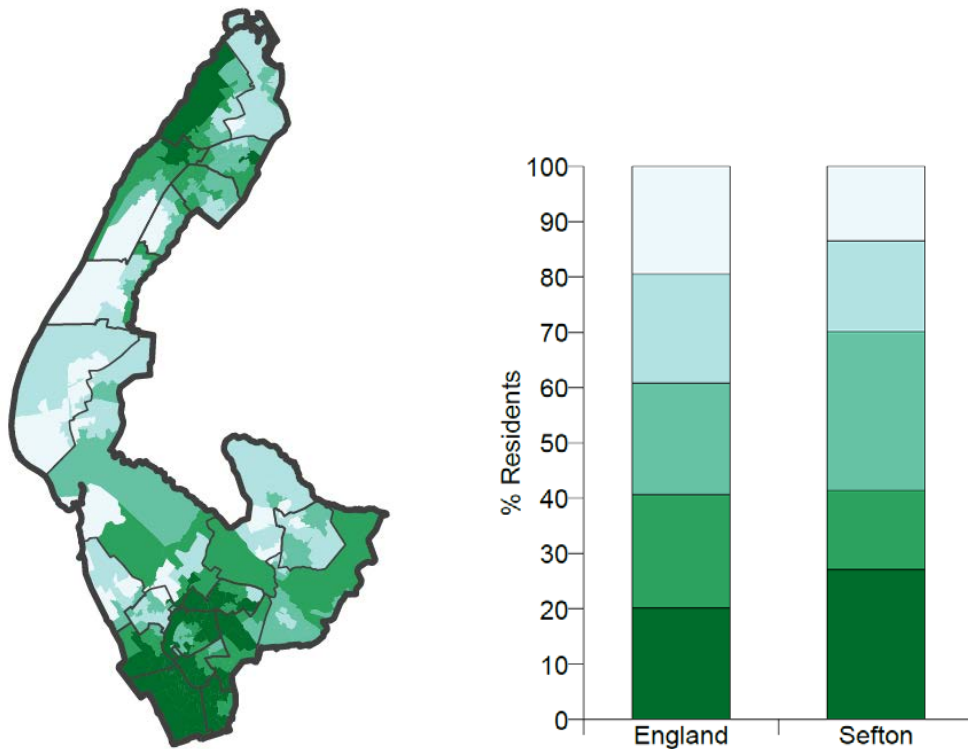
The trend has been for increasing number of vacant units in Bootle Town Centre. In April 2009 there were 36 vacant units from 210 (17.1%). This had increased to 40 vacant units from 210 (19%) in July 2011. There has been a slight decrease in the number of vacant units in Southport from 110 (14.4%) in April 2009, 102 (13.4%) vacant units in July 2011 and 97 (13.1%) vacant units in May 2015. Updated figures will be reported once the Town Centre Health Checks for Bootle and Southport are available.



**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 2015 Index of Multiple Deprivation. This shows that 25.7% of Sefton’s population lives within the 20% most deprived neighbourhoods in England. This compares to the national figure of 21.8%. The darkest colour in the map and chart represent the 20% most deprived. The map shows that in Sefton most areas of Bootle and Netherton and parts of central Southport are classed as being within the 20% most deprived neighbourhoods in England.



**Indicator 62 – (Communities)**

**Social Housing waiting lists**

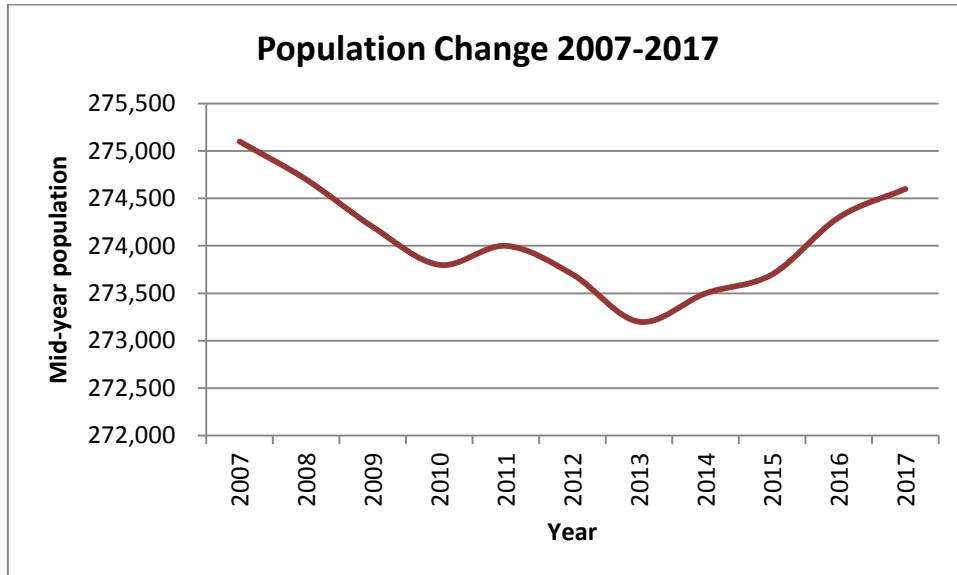
At 31<sup>st</sup> March 2018 the number of active applicants on the Sefton Housing Register was 4,760.

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

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

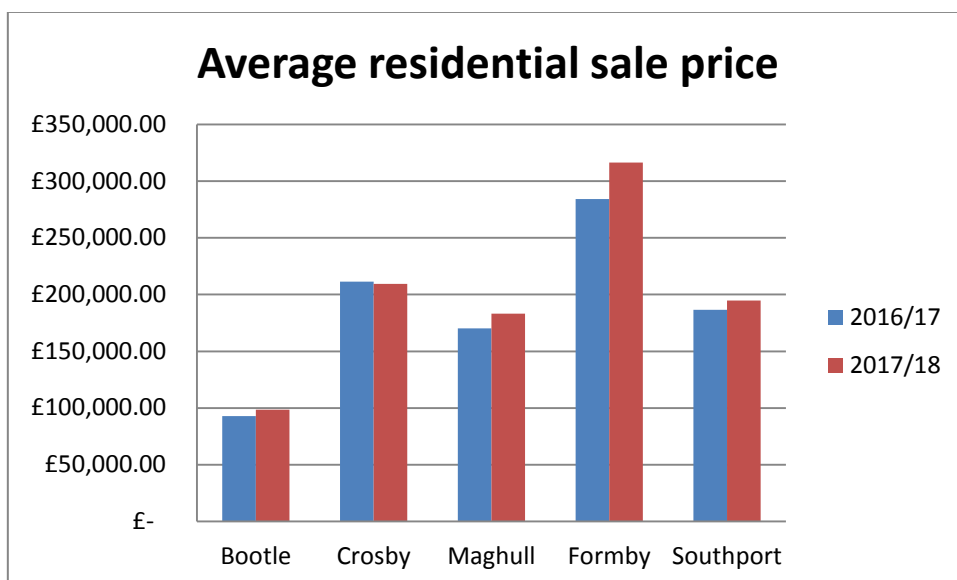
**Indicator 63 – (Supporting housing provision)  
Population in Sefton**

The ONS mid 2017 population estimate for Sefton is 274,600. Between 2007 and 2013 the general trend in population was downwards. However, since 2013 this has reversed and the population has begun to rise. By 2030 Sefton’s population is projected to increase to 280,000.



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

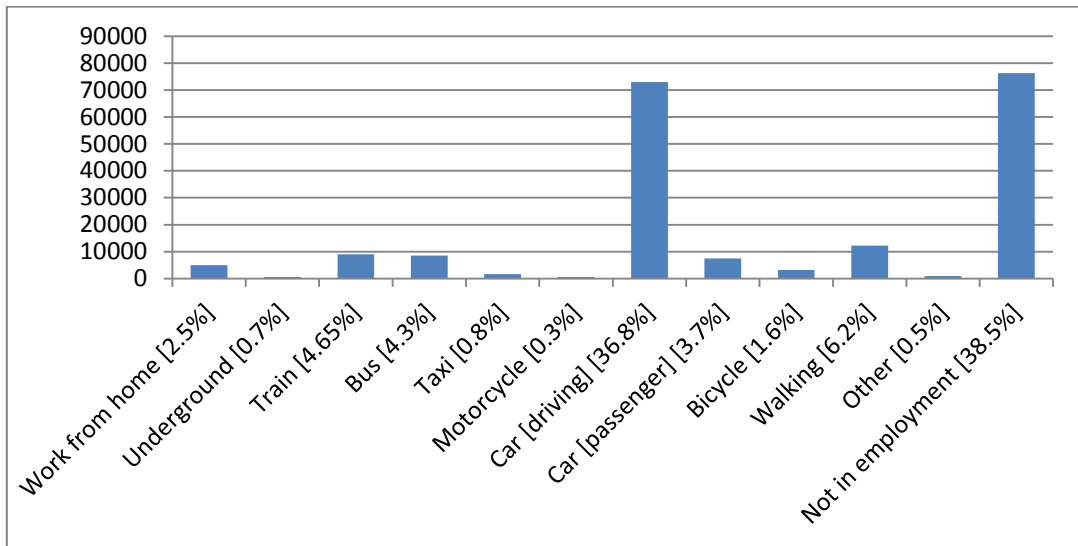
The chart below shows the average residential sale price in Sefton’s main towns.



(Source Rightmove.com data accessed March 2018)

In most areas house prices increased over the past twelve months by an average of 5.6%. The only area that showed a decrease was Crosby, where property prices decreased marginally (1%).

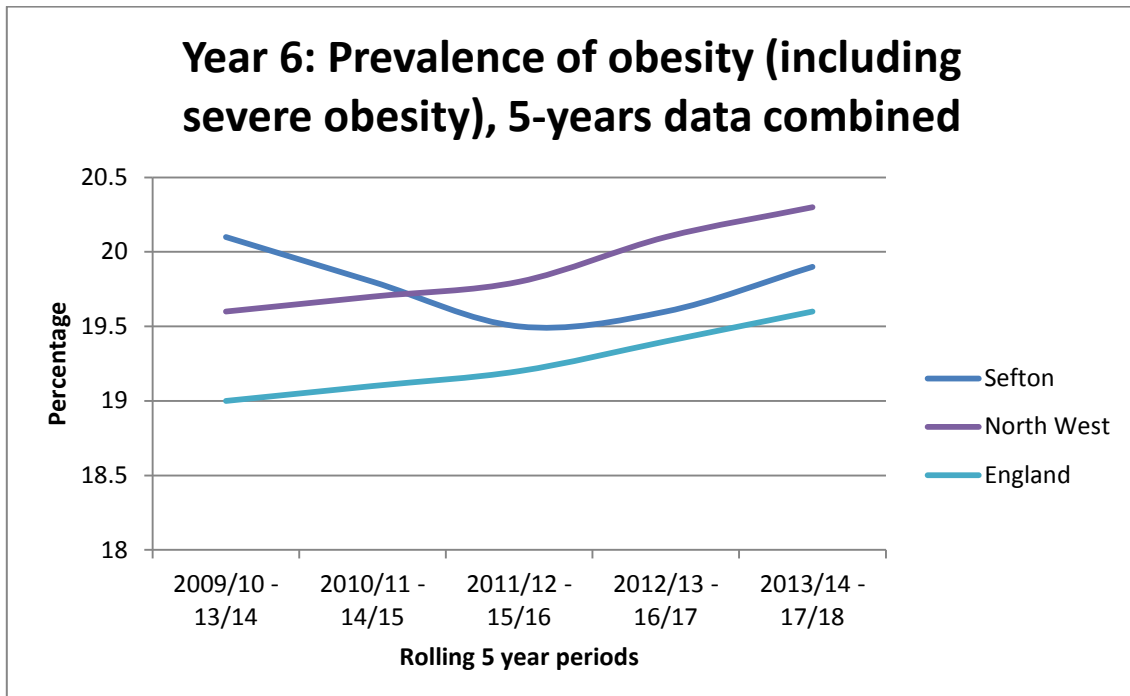
**Indicator 65 – (Accessibility)**  
**Travel to work by transport mode**



(Source 2011 census)

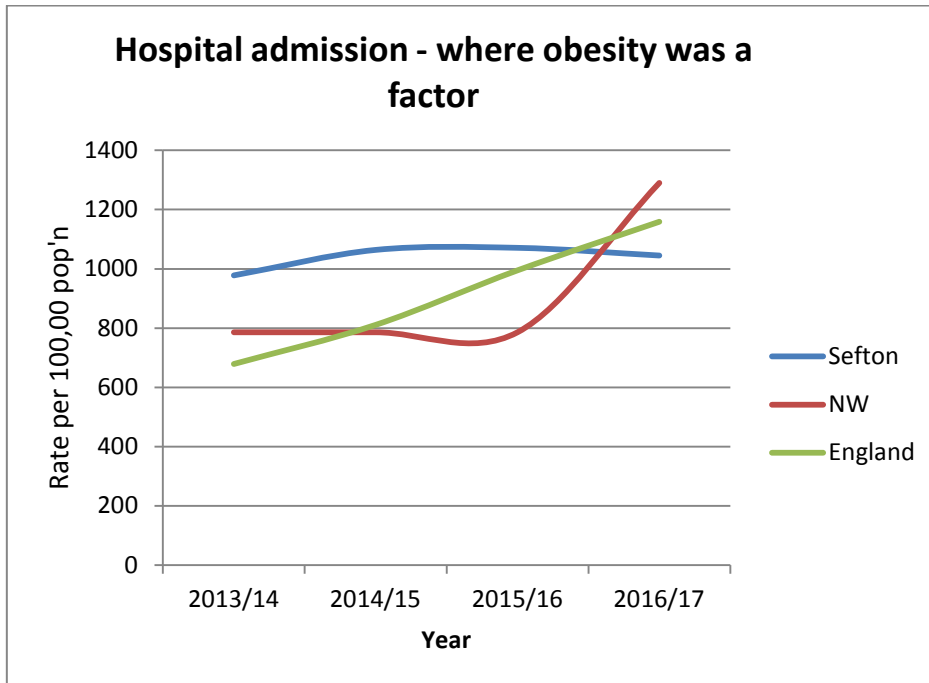
**Indicator 66 – (Health and Wellbeing)**  
**Obesity rates in adults/children**

Child obesity profiles are available for year 6 children on the Public Health England website. The following rolling averages have been published.



(Source Public Health Profiles accessed January 2019)

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 North West and England, as set out in the graph below.

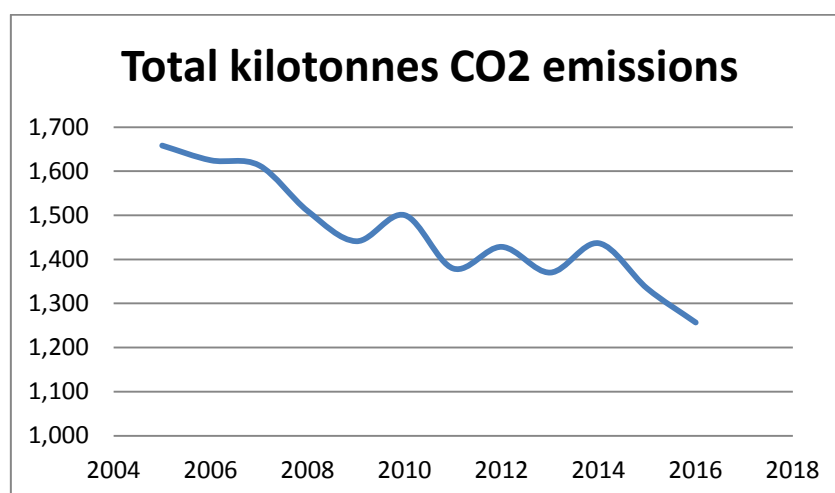


(Source NHS Digital, accessed January 2019)

This information indicates that although obesity rates in Sefton appeared worse than those in the North West and England in 2013/14, over time they have increased less 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 (CO<sub>2</sub> per person)**

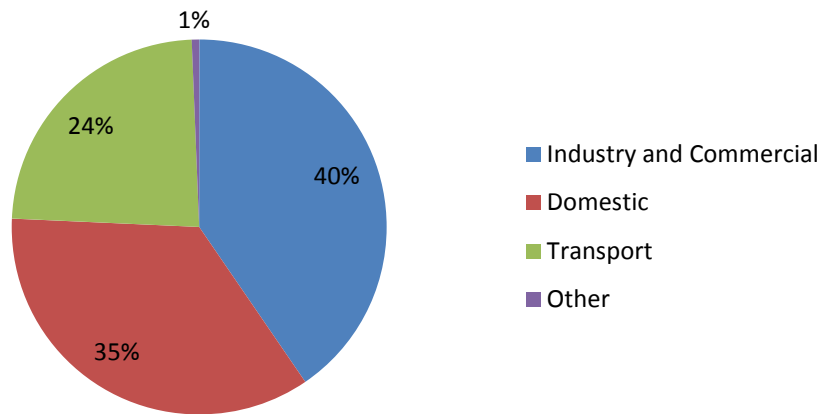
In 2016 (from data published June 2018) the total amount of CO<sub>2</sub> emissions for Sefton was 1256.8kt. This is a decrease from the previous years and continues an overall downward trend as illustrated below.



(Source: UK Government Statistics)

The major source of CO<sub>2</sub> emissions in Sefton continues to be from industry and commerce, with domestic use the second highest contributor. Together these two sources account for 75% of Sefton's CO<sub>2</sub> emissions. The other significant contributing factor is transport, which increased marginally from 22% in 2015.

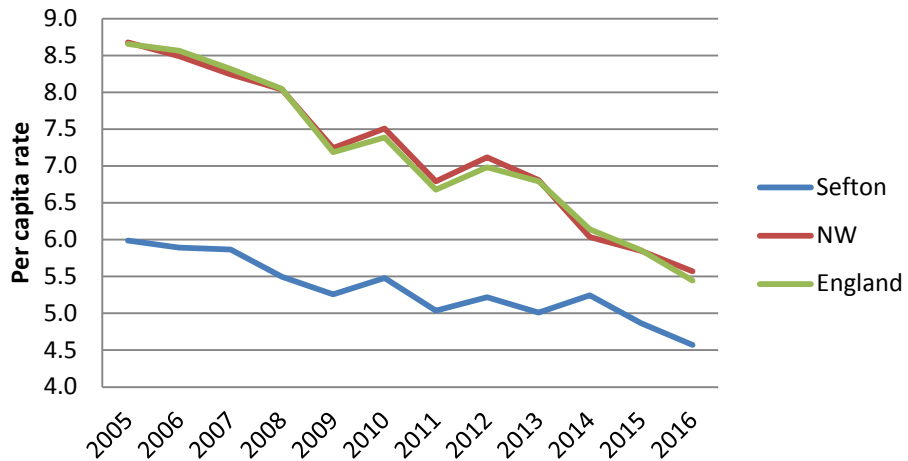
## Sources of CO<sub>2</sub> emissions in Sefton



(Source: UK Government Statistics)

Sefton per capita emissions have reduced from 4.9 to 4.6 tonnes per person over the preceding year and continues the overall declining trend. Sefton's rate mirrors that of the region, and remains higher than the national rate of 5.4 tonnes per capita. However the rate of decrease continues to match the national rate of decrease.

## CO<sub>2</sub> emissions per capita



(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                      | 6,644                  | 627                   |
| Properties in Flood Zone 3*                     | 5,854                  | 440                   |
| Risk of Surface Water Flooding (1 in 100 years) | 10,263                 | 1,595                 |

\*Properties within Flood Zone 3 are also counted within Flood Zone. 790 residential and 187 commercial properties are in Flood Zone 3.

These figures are based on Flood Map for Planning (Rivers and Sea) published by the Environment Agency in November 2017 and Flood risk maps for surface water published by the Environment Agency in February 2018.

**Indicator 69 – (Environmental Quality)****Air quality at monitoring stations**

The table below sets out the average annual readings from four monitoring stations in Sefton last year (2018) and for the previous 2 years for four types of pollutants. Figures that have changed markedly from the previous year are marked green (better) and red (worse).

|                         | Nitric Oxide/ppb |      |      | Nitrogen Dioxide/ $\mu\text{g}/\text{m}^3$ |      |      | Oxides of Nitrogen/ppb |      |      | PM10 Particles/ $\mu\text{g}/\text{m}^3$ |      |      |
|-------------------------|------------------|------|------|--|------|------|------------------------|------|------|--|------|------|
|                         | 2018             | 2017 | 2016 | 2018                                       | 2017 | 2016 | 2018                   | 2017 | 2016 | 2018                                     | 2017 | 2016 |
| Crosby Road South       | 11.2             | 14.6 | 15.3 | 29.3                                       | 30.0 | 32.4 | 26.6                   | 30.3 | 32.2 | 21.5                                     | 19.3 | 22.4 |
| Millers Bridge, Bootle  | 23.4             | 28.0 | 33.0 | 41.0                                       | 40.6 | 37.6 | 44.8                   | 48.8 | 52.6 | -  | -    | -    |
| Princess Way, Seaforth  | 38.5             | 43.7 | 47.8 | 39.4                                       | 39.7 | 41.7 | 58.6                   | 63.7 | 68.9 | 23.2                                     | 23.1 | 23.8 |
| Waterloo Primary School | -                | 23.2 | 27.8 | -  | 34.9 | 31.9 | -                      | 41.2 | 44.2 | -  | 21.1 | 17.0 |

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

As part of our 2030 vision, Sefton Council is committed to maintaining a clean, green and beautiful borough. This pledge encourages everybody to work together to keep Sefton clean and green, with a commitment to recycling, low pollution and better air quality.

The majority of Sefton's air quality is of a good standard, however a number of small locations have been identified where targeted actions are being implemented to improve air pollution. The Council recognises that poor air quality has a negative impact on public health, with potentially serious consequences for individuals, families and communities.

Historically, South Sefton has been more poorly affected by air pollution than north of the borough and all four of the air quality management areas (AQMAs) are in South Sefton. However, air quality is measured and regulated across the borough. In 2017 an Air Quality Strategic Group co-chaired by elected members, and with representatives from a range of disciplines in the Council (e.g. environmental health, public health, planning and transport) was established.

A planning advice note on air quality is being developed with an aim of adoption in 2019. The advice note will direct applicants to the comprehensive document from the Institute of Air Quality Management Land-Use Planning and Development Control: Planning for Air Quality (January 2017).

The New Housing Supplementary Planning Document (SPD) (adopted June 2018) states that, in accordance with Local Plan policies IN1 and EQ3:

"Every new dwelling built on site with a dedicated parking space should be provided with an outdoor, weatherproof electric vehicle charging point readily accessible from the dedicated parking space. Additional communal electric vehicle recharging points should be provided at a rate of 1 per every 10 communal parking bays. For developments with 1-9 communal parking spaces, 1 electric vehicle charging point will be required. All EV charging points should be clearly marked as such, and their purpose should be explained to new occupants within their new home welcome pack / travel planning advice. Compliance with the above will be secured via a planning condition".

Sefton Council has requested that sustainable travel options and increased electric car charging points be included as a strategic priority, in support of clean air and pollution reduction, in Local Growth Fund 3.

The inclusion of fleet recognition schemes in procurement documentation is being explored, to encourage successful applicants for contracts to consider their impact on the environment and realise financial savings through improving efficiency and reducing fuel consumption and emissions.

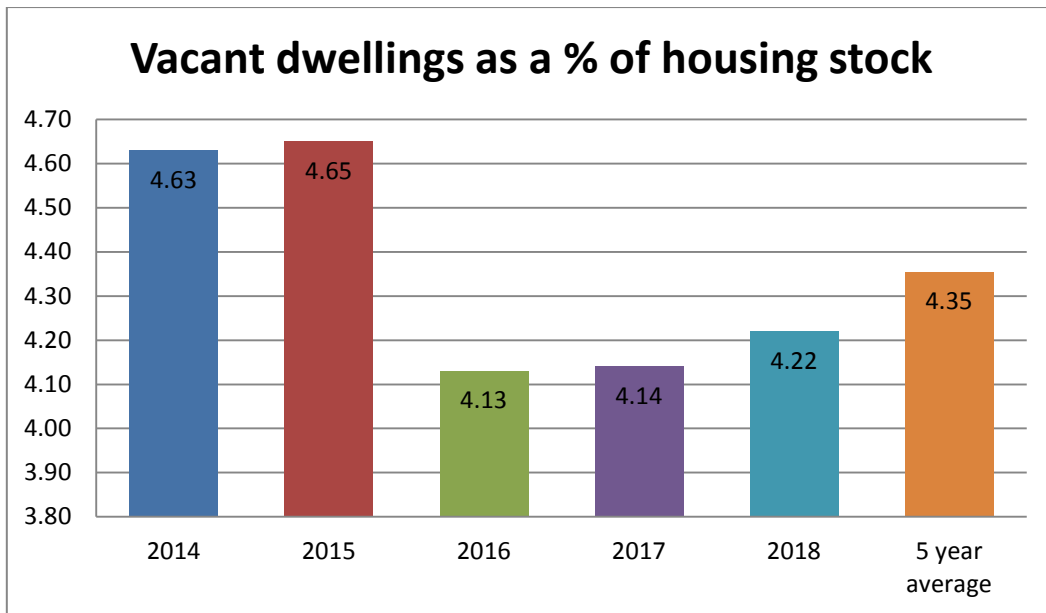
A Clean Air Zone feasibility study for Sefton has been commissioned. It is due to report in the autumn of 2018.

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

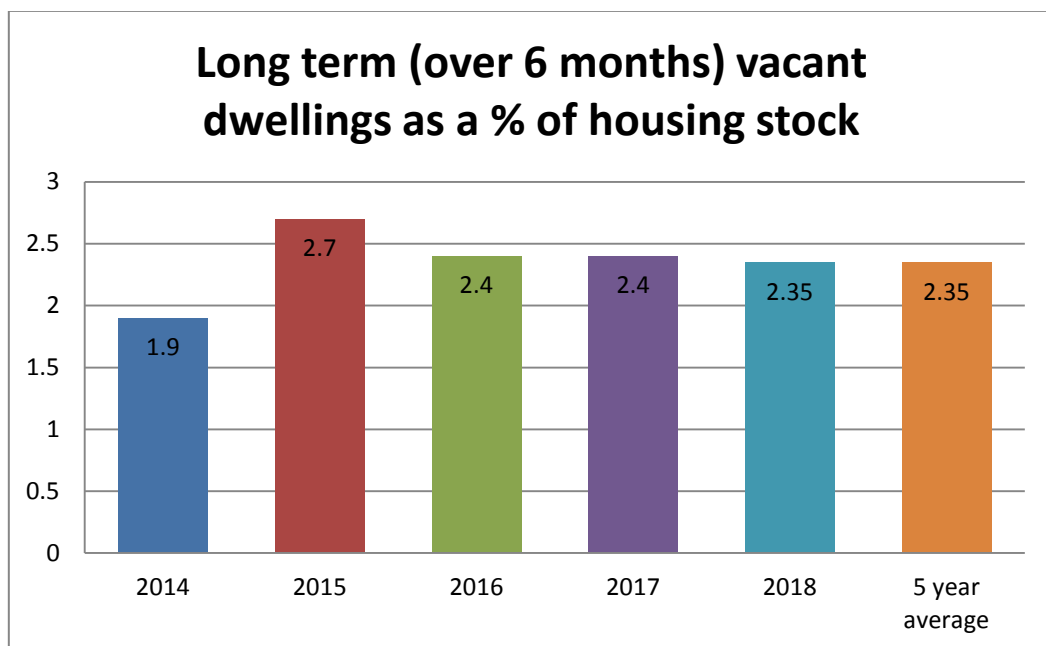
The Environment Agency has not provided data on river quality since 2009. The Council will look at alternative indicators in future monitoring reports.

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

The vacant home rate in Sefton at April 2018 was 4.22%. This is a slight increase on the previous year. The chart below shows the vacancy rate over the previous 5 year period. The higher figures in 2014 and 2015 were affected by the HMRi (Housing Market Renewal initiative) process.



The chart below shows the proportion of long-term housing vacancies (those vacant for 6 months or more). This shows that, whilst there has been some movement year on year, the general rate is relatively constant. This is reflective of the difficulties in bringing back longer-term vacant units back into use, as they often require significant renovation.



**Indicator 72 – (Biodiversity)**  
**Local sites and sites in positive conservation management**

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



**Indicator 73 – (Culture and Heritage)**  
**Number of listed buildings ‘at risk’**

The Council List includes 46 listed buildings or structures at risk. Five of these, are grade II\* listed and include: St Katherine’s Chapel, Lydiate; Ince Blundell Old Hall; Church of the Holy Family adjoining service wing at Ince Blundell Hall; the Garden Temple to the south west of Ince Blundell Hall; and the Pantheon adjoining Ince Blundell Hall.

The Church of the Holy Trinity, Manchester Road, Southport and Christ Church, Waterloo have now been removed from the ‘at risk’ list due to improvements undertaken in 2017.

**Indicator 74 – (Culture and Heritage)**  
**Number of Conservation Areas ‘at risk’**

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

This is unchanged since last year.

**Indicator 75 – (Culture and Heritage)**  
**Number of Scheduled Ancient Monuments ‘at risk’**

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

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

There are 12 Green Flag awarded parks in Sefton. This is an increase of 2 since 2015. The parks and gardens with Green Flag status are:

Botanic Gardens, Coronation Park, Derby Park, Duke Street Park, Hatton Hill Park, Hesketh Park, King’s Garden, Liverpool Road Cemetery, Lord Street Gardens, North Park, Southport Crematorium, Thornton Chapel of Rest. More information is available at [http://www.greenflagaward.org.uk/award-winners/#\\_northwest](http://www.greenflagaward.org.uk/award-winners/#_northwest).

## **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.

Sefton Council updated its Duty to Cooperate Statement in July 2015 to accompany submission of the publication Local Plan. During the Local Plan examination representatives from West Lancashire and Liverpool attended the public hearings to support the Local Plan growth strategy. The approach adopted by the Council was found 'sound' by the Local Plan Inspector (Inspector's Report into the Examination of the Sefton Local Plan, March 2017) who stated:

*'It is apparent that Sefton Council has actively participated in the long-standing, constructive and on-going co-operation between the six Liverpool City Region (LCR) authorities and West Lancashire Borough Council (WLBC) in plan-making activities.'*

### **Statement of Community Involvement**

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

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

It also sets the requirement to consult 'specific' and 'general' consultation bodies and other consultees including the community, business and third sector groups when consulting on planning policy documents. For more information see the SCI. We continued to liaise with these bodies as necessary throughout 2017/18.

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

On the 6th October 2016 the Council approved a Statement of Cooperation on Local Planning for the Liverpool City Region. The Statement aims to fulfil the duty to cooperate by demonstrating what cooperation is currently being undertaken for the various issues topics affecting the Liverpool City Region. It will also provide an approved mechanism for future and ongoing strategic planning, and identify areas of joint working that will be required in the period 2016 to 2021.

The areas of cooperation are identified as:

- Housing
- Economic Development (including SuperPort)
- Transport (including SuperPort)
- Utilities Infrastructure

- Community Infrastructure
- Environment
- Retail, Leisure and Tourism

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

In July 2018 the government introduced a requirement for a Statement of Common Ground through the updated NPPF (paragraph 27). The Statement of Common Ground should document the cross-boundary matters and progress in cooperating to address these. The Liverpool City Region authorities are currently working together on the Statement of Common Ground with the intention this be approved in 2019.

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

The six Liverpool City region authorities and West Lancashire agreed to participate in a sub-regional housing and employment study. This will provide the evidence for the need for new housing and employment land across the City Region for the foreseeable future (to 2037). The SHELMA was published in March 2018.

The Strategic Housing and Employment Land Market Assessment (SHELMA) will use population and household projections, economic forecasts and proposals for economic growth to identify the objectively-assessed housing and employment land need across the City Region as a whole. The Study indicates options about how each authority could contribute to meeting these needs and forms the starting point for discussions between the authorities on the best way to meet those needs across the City Region, taking into account various environmental, infrastructure and planning constraints. Officers from each authority are working together with consultants to complete the assessment.

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

### **Other Cooperation**

During 2017–18, 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.

Under the Duty to Cooperate, responses were submitted to neighbouring authorities with respect to their Local Plan preparation. This included submitting:

- A response to Halton Council their Draft Local Plan
- A response to Liverpool City Council on their draft Local Plan
- A response to St Helens Council on their Draft Local Plan
- A response to Wirral Council on their Green Belt Study
- A response to West Lancashire Council on their housing growth scenarios

## **Section D**

# **Progress with Local Development Scheme**

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

### **Local Plan Review**

It is expected that the review of the Local Plan will take place no later than early 2022. Prior to the review the Council will update a number of its key evidence documents, and more details will be provided when the LDS is next updated. It is anticipated this will be later in 2019.

### **Adopted Supplementary Planning Documents (SPDs) and Information Notes**

The LDS sets out the SPDs and Information Notes currently in force in the borough and their date of adoption:

#### **SPDs**

- Control of Hot Food Takeaways and Betting Shops (2017)
- Crosby Centre (2017)
- Design (2003)
- Ensuring Choice of Travel (2009)
- House Extensions (2016)
- Houses in Multiple Occupation and Flats (2013)
- Landscape (December 2003)
- Land East of Maghull (2017)
- Nature Conversation (2017)
- New Housing (2016)

#### **Information Notes**

- Developer contributions towards education (2017)
- Minerals Guidance Note (2017)
- HRA Recreation Pressure (2018)

### **Neighbourhood Plans**

Neighbourhood Plans are prepared by Parish or Town Councils or other Qualifying Bodies who are responsible for setting the timetable for production up to submission. Once submitted the timetable is set out in the Neighbourhood Planning (General) Regulations 2012 (as amended). The LDS reported the following indicative dates for anticipated submission of Neighbourhood Plans for Examination. Progress against these dates is as follows:

|                                 | <b>LDS anticipated Submission date</b> | <b>Actual Submission Date</b> | <b>Anticipated Examination Date</b> |
|---------------------------------|--|-------------------------------|-------------------------------------|
| <b>Formby and Little Altcar</b> | 2 <sup>nd</sup> half 2018              | None                          | None                                |
| <b>Lydiate</b>                  | 2 <sup>nd</sup> half 2018              | April 2018                    | None                                |
| <b>Maghull</b>                  | April 2018                             | April 2018                    | Summer 2018                         |
| <b>Melling</b>                  | None                                   | None                          | None                                |

See Section E of AMR for progress beyond these dates.

### **Forthcoming Supplementary Planning Documents (SPDs) and Information Notes**

**Affordable, Special Needs and Housing Mix SPD; House Extensions SPD; Flats and Houses in Multiple Occupation SPD; New Housing SPD; Sustainable Travel SPD; Sustainable Drainage Systems and Flood Risk Information Note**

Progress on these SPDs and Information Note is as follows:

|                           | <b>LDS date</b> | <b>Actual Date</b> |
|---------------------------|-----------------|--------------------|
| <b>Draft consultation</b> | April 2018      | April 2018         |
| <b>Adoption</b>           | May 2018        | June 2018          |

The date of adoption was influenced by the number and issues raised in the consultation responses received.

### **Design SPD; Crosby Coastal Park SPD**

Work will progress on these additional SPDs following adoption of the previous set.

|  | <b>LDS date</b>      | <b>Actual Date</b> |
|--|----------------------|--------------------|
| <b>Issues and content consultation</b> | Complete             | -                  |
| <b>Draft consultation</b>              | January – March 2019 | -                  |
| <b>Adoption</b>                        | June 2019            | -                  |

## **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 for their neighbourhood 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 2015/16. Progress in these areas is set out below and illustrated on the map on the next page.

### Lydiate

Lydiate Neighbourhood Plan is part of the Development Plan for Sefton and is used in determining planning applications within the Parish of Lydiate.

Lydiate Parish Council prepared and gathered evidence and completed pre-submission publicity and consultation on their draft Neighbourhood Plan between December 2017 and March 2018. Following amendment, the draft plan was submitted to Sefton Council. Consultation on the submission version took place between June and July 2018. It was submitted for independent examination and the Examiner's report of 18 September 2018 concluded that, subject to modification, the plan should proceed to referendum.

The referendum was held on 18 December 2018 and 87% of the local community voted in favour of the plan. The Council 'made' (i.e. brought into force) the Lydiate Neighbourhood Plan at its meeting on 24 January 2019.

### Maghull

Maghull Neighbourhood Plan is part of the Development Plan for Sefton and is used in determining planning applications within the Parish of Maghull.

Maghull Town Council prepared and gathered evidence and completed pre-submission publicity and consultation on their draft Neighbourhood Plan between July and October 2017. Following amendment, the draft plan was submitted to Sefton Council. Consultation on the submission version took place between June and July 2018. It was submitted for independent examination and the Examiner's report of 22 October 2018 concluded that, subject to modification, the plan should proceed to referendum.

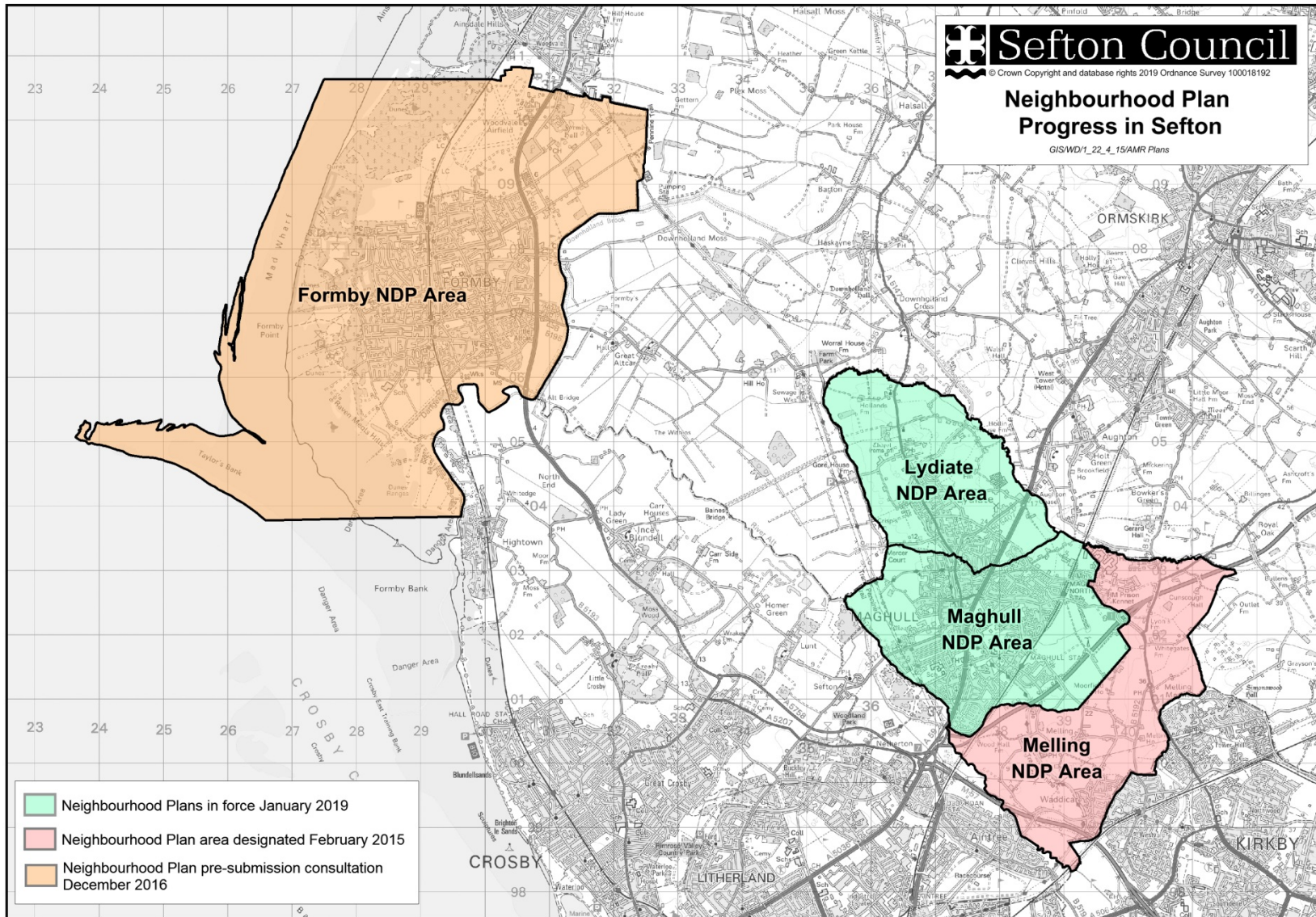
The referendum was held on 18 December 2018 and 86% of the local community voted in favour of the plan. The Council 'made' (i.e. brought into force) the Maghull Neighbourhood Plan at its meeting on 24 January 2019.

### **Formby and Little Altcar**

Formby and Little Altcar steering group have prepared and gathered evidence and completed formal (Regulation 14) consultation on their draft Neighbourhood Plan in December 2016. No progress was reported in 2017/18.

### **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 2017/18.



## **Section F**

# **Progress on Infrastructure Working Group Recommendations**

## Infrastructure Working Group Recommendations

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

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

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

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

### **Progress on Infrastructure Working Group Recommendations [as at December 2018]**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Local Plan includes policies that make this requirement clear [Policy EQ9 for new Open Spaces, NH5 for protection of existing Open Space]. Work will continue with relevant partners to ensure that these policies are implemented through the development management process. In addition the Lydiate and Maghull Neighbourhood Plans both contain policies to protect and enhance valuable green spaces.

**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 will 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. In addition the Lydiate and Maghull Neighbourhood Plans both contain policies that support sustainable travel.

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

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

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

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

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

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

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

We are content that the policies in the Local Plan provide a basis for ensuring essential infrastructure is provided where there is a need and at a time when this is needed. This will be managed through the Development Management Process. In addition the Lydiate and Maghull Neighbourhood Plans both passed referendum in December 2017 and 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.