

# Sefton Local Plan

## Authority Monitoring Report 2014-2015

SEPTEMBER 2015



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## Chapter One Introduction

1.1 Planning seeks to deliver our spatial objectives, through planning policy and its implementation via the development management process. The role of local plan monitoring is to evaluate and demonstrate the effectiveness of planning policy and decision making, and to identify areas where objectives and targets aren't being met and changes to policy or development management might be needed. This helps to deliver a flexible planning system that is responsive to local circumstances and the needs of the area, as well as one that helps to achieve sustainable development.

1.2 Monitoring is a key element of the current planning regime and a requirement under the 2004 Planning and Compulsory Purchase Act (section 35). The 2011 Localism Act and the subsequent 2012 Local Planning Regulations remove the requirement for local planning authorities to submit an Annual Monitoring Report to the Secretary of State, whilst retaining the overall duty to monitor, and to report this to the public at least once every 12 months. Under the 2012 Regulations, the Authority Monitoring Report (AMR) has replaced the Annual Monitoring Report, and local authorities now have more freedom to choose what to monitor in relation to the current local plan and to focus on local priorities and goals.

1.3 The Authority Monitoring Report (AMR) has a number of functions, these include:

- Reviewing progress of the council's Local Plan (chapter two)
- Reporting on how the Council has undertaken its Duty to Cooperate (chapter three)
- Reporting on Neighbourhood Planning (chapter four)
- Reporting on progress with the Community Infrastructure Levy (chapter five)
- Providing information which the Local Planning Authority have collected for monitoring purposes (chapter six)

## Chapter Two Progress with Plans and Policies

### Progress with the Local Plan

2.1 This section reports on the timetable set out in the relevant Local Development Scheme (LDS). For the purposes of this year's AMR the relevant LDS is that approved by Cabinet in February 2012.

2.2 The table below illustrates the progress that was made with the Local Plan during the period April 2014 to March 2015.

Local Plan				
Key milestone	Date in 2012 LDS	Date in 2015 LDS update	Date met?	Comments
Start of preparation	January 2009	January 2009	Yes	
Early consultation	To November 2012	To August 2014	Yes	Original timescale not met due to the need to undertake additional studies to inform the Local Plan preferred option
Publication	April 2013	January 2015	Yes	
Submission	July 2013	Summer 2015	Yes	
Examination	November 2013	Late 2015	N/A	
Adoption	April 2014	Late 2015	N/A	

2.3 The Publication Local Plan was made available to the public on 30 January 2015 with the eight week period to submit representations (the name to given to comments either objecting to the Plan or in support) ending on 27 March 2015. During this stage Sefton Council received 1,300 representations and three petitions containing approximately 7,900 signatures. The majority of representations received were objections to specific sites allocated in the Local Plan. These representations are available to view online categorised by body, company, group or surname at: <http://www.sefton.gov.uk/planning-building-control/planning-policy/local-plan-publication.aspx>.

## Progress with Supplementary Planning Documents

2.6 In April 2015, Sefton Council stated its intention to prepare a number of Supplementary Planning Documents (SPD) which will set out guidance on a number of the Local Plan's key policies. Scoping reports are available on the council's website to allow for early representations on the SPDs at: <http://www.sefton.gov.uk/planning-building-control/planning-policy/supplementary-planning-documents.aspx>

2.7 The table below indicates which SPDs are being prepared by Sefton and the approximate dates of publication, consultation and adoption. The timescales set out below are current estimates only. For example, those SPDs that elaborate on a draft Local Plan policy cannot be adopted until the Local Plan itself is adopted. The timescales set out will be updated as the likely timescales towards an adopted Local Plan become clearer.

Supplementary Planning Documents			
Title	Draft Completed	Publication and Consultation	Adoption
Affordable, Special Needs and Older People's Housing	Spring 2016	Spring 2016	Autumn 2016
Crosby Centre	Spring 2016	Spring 2016	Autumn 2016
House Extensions	Autumn 2015	Winter 2015	Winter 2016
Land east of Maghull	Spring 2016	Spring 2016	Autumn 2016
Nature Conservation	Spring 2016	Spring 2016	Autumn 2016
New Residential Development	Autumn 2015	Winter 2015	Winter 2016
Retail Uses with the Potential to Harm Health	Spring 2016	Spring 2016	Autumn 2016

## **Chapter Three Duty to Cooperate**

3.1 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.

3.2 Local Authorities must also, through their Authority's Monitoring Report, give details on what actions they have taken during the period covered by the report in co-operating with other local planning authorities and others under the duty.

### **Liverpool City Region**

3.3 Sefton is part of the Liverpool City Region which comprises the six local authorities of Halton, Knowsley, Liverpool, Sefton, St Helens and Wirral. West Lancashire is an associate member of the Liverpool City Region, and is also part of the association of Lancashire authorities. Each of these is a unitary (i.e. single tier) local authority, between which there are strong and developing governance arrangements.

3.4 The 'combined authority' for the Liverpool City Region was formally established on 1 April 2014. This comprises Sefton and the other greater Merseyside local authorities and the Liverpool City Region Local Enterprise Partnership (LEP). The LEP was formally constituted in March 2012 and includes representatives from the private, voluntary and local authority sectors. The Liverpool City Region Local Nature Partnership [LNP] was formally recognised on 17 July 2012 and includes representatives from a wide range of organisations.

3.5 All the districts within the City Region apart from Halton comprise the former Merseyside county area.

3.6 The Merseyside Integrated Transport Authority (otherwise known as Merseytravel) covers the five Merseyside districts (Knowsley, Liverpool, St Helens, Sefton and Wirral) and leads on the provision of a sustainable transport system and the preparation of the Merseyside Local Transport Plan.

3.7 The five Merseyside districts are also members of the Merseyside Recycling and Waste Authority (which leads on the management and disposal of Local Authority Collected Waste), the Merseyside Fire and Civil Defence Authority and the Merseyside Police Authority.

3.8 There are also several officer level bodies including the Liverpool City Region District Planning Officers and its sub groups. The Merseyside Environmental Advisory Service provides specialist support and advice to the City Region authorities on environmental planning, waste, minerals, contaminated land and ecology. The North Merseyside Local Sites Partnership (LSP) includes officers from voluntary and statutory agency partners and co-ordinates the Local Wildlife and Geological Sites system in the Liverpool City Region.

## **Joint working on planning strategies across the City Region**

3.9 The Liverpool City Region authorities have a strong history of cooperative working on strategic planning matters.

3.10 When the Regional Spatial Strategy for the North West (RSS) was being produced in 2005, 2006 and 2007, the Liverpool City Region authorities collaborated with the former regional planning body (4NW) and with each other in the drafting of the document and its evidence base. This collaboration also included the presentation of agreed approaches to the various issues during the examination in public stage of the RSS e.g. covering housing numbers, settlement hierarchy and Green Belts.

3.11 The Liverpool City Region authorities have also collaborated for several years in a wide range of joint evidence base studies specifically to underpin their emerging Core Strategies and Local Plans.

3.12 The Liverpool City Region authorities have worked together on a wide range of other activities which have a bearing on the approach to specific planning issues. Examples of this include the Liverpool City Region Housing Strategy (2007), the Merseyside Local Transport Plan (2011), the Liverpool City Region Renewable Energy Capacity Study (2011), the Liverpool City Region Housing and Economic Development Evidence Base Overview Study (2011) the Liverpool City Region Local Investment Plan (2011), the Liverpool City Region Economic Review (2012) the Liverpool City Region Strategic Local Investment Plan 2014 – 2017 (2013) and the Merseyside and West Lancashire Gypsy and Traveller Accommodation Assessment (2014).

3.13 Sefton Council updated its Duty to Cooperate Statement in July 2015 to accompany submission of the publication Local Plan. The document supersedes the January 2015 draft to incorporate representations received acknowledging the council had fulfilled their Duty to Cooperate. Letters were received from Canal & River Trust, Civil Aviation Authority, English Heritage, Homes & Communities Agency, Knowsley Metropolitan Borough Council, Marine Management Organisation, Merseyside Environmental Advisory Service, Merseytravel, Natural England, NHS Clinical Commissioning Groups in Sefton, Office of Rail Regulation, West Lancashire Borough Council and Wirral Metropolitan Borough Council.

3.14 It has been agreed between the Merseyside and West Lancashire planning policy teams to form a specific group to discuss and manage cross boundary issues and evidence in relation to each authority's Local Plans. This is to help meet the Duty to Cooperate but primarily to achieve better planning outcomes. One of the key outcomes is to address the inconsistency between using different approaches and timetables when undertaking studies, particularly in relation to strategic housing and employment issues.

3.15 The Merseyside and West Lancashire authorities recognise the advantages of working together on a Strategic Housing and Employment Land Market Assessment (SHELMA) to inform the Local Plans and Site Allocation documents currently in preparation, and/or future Local Plan

reviews. This would ensure that the requirements of the NPPF and PPG can be met, and that consistent evidence is available to all participating authorities to draw on.

3.16 A SHELMA would provide the up-to-date evidence to inform a discussion between the authorities on a strategic spatial planning framework for the LCR that provides co-ordination and agreement on how the LCR will grow spatially, and how much housing and employment land each authority will need to deliver in order to achieve this growth. This may also inform and enable the work of the Combined Authority and the LEP on transport infrastructure and economic development, most notably the Superport proposals.

3.17 A task and finish group is being convened in September 2015 to take forward the SHELMA. The focus of the group will be the scoping, commissioning and managing the work required. The SHELMA will ultimately have political sign off.



## **Chapter Four Neighbourhood Planning**

4.1 Neighbourhood planning was introduced in the Localism Act 2011. The Town and Country Planning England Neighbourhood Planning (General) Regulations 2012 came into force in April 2012 and prescribe the process that needs to take place to enable a Neighbourhood Plan to be produced and the procedures that need to be undertaken by the Local Planning Authority.

4.2 The first formal stage in the preparation of a Neighbourhood Plan is for an appropriate organisation to submit their proposed neighbourhood area to the local planning authority for designation as a Neighbourhood area. The Council then holds a public consultation on the application, and makes a decision.

4.3 A Neighbourhood Plan is a planning document that covers a geographic area and sets out the vision for the area and contains policies for the development and use of land. Neighbourhood Plans must however be consistent with the current adopted Local Plan. They will also be subject to an independent examination into their soundness, and if found to be sound, subject to a local referendum.

4.4 If approved by the majority vote of the local community, the borough council must adopt the Neighbourhood Plan as part of the statutory development plan for that area and will be used in determining planning applications. Due to the process undertaken these plans will hold far more weight than other local documents such as parish plans and village design statements.

4.5 Sefton Council's Neighbourhood Planning Portal can be found online at:  
<http://www.sefton.gov.uk/planning-building-control/planning-policy/neighbourhood-planning.aspx>

### **Formby and Little Altcar**

4.6 Formby and Little Altcar Parish Councils are currently working on a joint Neighbourhood Plan that was approved by Sefton Council in September 2013. A further public consultation took place on 18 June 2014 to establish key issues within the community. The Plan is to include policies that address Safety and Security, Local Economy, Environment, Health and Wellbeing.

### **Lydiate**

4.7 Lydiate Parish Council has stated its intention to prepare a Neighbourhood Plan through the submission of a proposed Neighbourhood area to Sefton Council in July 2015. Comments were accepted up until 21 August 2015. As mentioned in paragraph 4.2, the council is due to make a decision by the end of September 2015.

### **Maghull**

4.8 Maghull Town Council submitted an application to Sefton to designate a Neighbourhood area covering Maghull and a small section of Melling Parish in February 2014. The Neighbourhood Plan is

proposed to cover four core themes including Housing, Infrastructure, Health and Wellbeing and Economy. Consultation took place between November and December 2014 and the application was ultimately accepted by Sefton in February 2015.

## **Melling**

4.9 Melling Parish Council submitted an application to designate a Neighbourhood area in February 2014 that was subsequently revised following consultations later that year. The updated application was approved by Sefton in February 2015 and consultation took place between March and April 2015.

## Chapter Five Community Infrastructure Levy

5.1 The Community Infrastructure Levy (CIL) is a levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods request.

5.2 An Economic Viability Study commissioned by Sefton in 2014 determined that prospects exist to introduce a CIL tariff in the Borough. The study was based on the viability of implementing CIL within the Local Plan's specific site allocations and suggested further scenario testing should take place to consider the effects of implementing such a levy. Issues raised include not only the viability of delivering development, but the feasibility of maintaining Section 106 Affordable Housing Requirements alongside CIL.

5.3 Sefton Council is currently seeking to implement CIL within the Borough and has identified a number of stages to be taken in order to achieve this. They are presented in the table below alongside the projected date of completion.

Implementation of CIL	
Stage	Projected Date
Preparation of CIL report and Preliminary Draft Charging Schedule [PDCS]	July 2015
PDCS put before Cabinet	November 2015
Public consultation on PDCS	Early 2016
CIL Report and PDCS updated	Early 2016
Draft Charging Schedule put before Cabinet	Spring 2016
Public consultation on Draft Charging Schedule	Spring 2016
PDCS submitted for examination	June 2016
Examination	mid-late 2016
Potential publication of Inspector's Report	late 2016
Potential Adoption	late 2016

## Chapter Six Information collected for monitoring purposes

### 6.1 Economic Development and Tourism

#### Employment land (in hectares) available, by type

At 1<sup>st</sup> April 2015 there was around 56 hectares of available employment land in Sefton. The vast majority did not have planning permission. The size threshold for sites monitored within available employment land is over 250m<sup>2</sup>.

	B	B1	B2	B8	Total
Allocated with no Planning Permission	47.1244	4.1856	1.132		52.442
Allocated sites with PP		1.002			1.002
Sites in Primary Industrial Areas with PP			1.185	1.1438	2.3288
<b>Total</b>	<b>47.1244</b>	<b>5.1876</b>	<b>2.317</b>	<b>1.1438</b>	<b>55.7728</b>

#### Floor space (m<sup>2</sup>) developed for employment, by type

In the period 2014/2015, floor space developed for employment in Sefton experienced a 5-year low. Note, Port development is excluded and only developments over 250m<sup>2</sup> in size are monitored.

Year	B1A	B1C	B2	B8	B	SG	Total
2010/11	598	978		525	8070		10171
2011/12			1740				1740
2012/13	212	372		500		418	1502
2013/14	8564					1200	9764
2014/15	270			1008			1278
<b>Total</b>	<b>9644</b>	<b>1350</b>	<b>1740</b>	<b>2033</b>	<b>8070</b>	<b>1618</b>	<b>24455</b>

#### Floor space (m<sup>2</sup>) of new developments (use B1a) of 2,500m<sup>2</sup> or more, and the percentage of this which is in town, district, or local centres

In the period 2014/2015, no such developments above the threshold were completed in Sefton.

Proportion of new business and industrial development using previously developed land or buildings

In the period 2014/2015, 100% of new such development utilised previously developed land or buildings.

Area (hectares) of land and floors pace (m<sup>2</sup>) developed for business and industry (Use Classes B1, B2 and B8) and the number of jobs generated

In the period 2014/2015, six such developments were completed in Sefton. A total of 2.0143 hectares was developed, creating 1278 m<sup>2</sup> of floor space. Four developments created a total of 10 jobs, one created no jobs, and one has been unable to provide information.

Site Address	Site Area (hectares)	Floor Space (m <sup>2</sup> )	Jobs Generated
DP/2014/00108 Unitarian Church, Portland Street, Southport, PR8 1HU	0.0977	270	0
DP/2014/00116 6 Sefton Lane, Industrial Estate, Sefton Lane, Maghull, L31 8BX	0.1278	585	0
DP/2015/00017 JC Commercials, Trinity Park, Orrell Lane, Bootle, L20 6HX	0.3078	267	2
DP/2015/00024 JC Commercials, Trinity Park, Orrell Lane, Bootle, L20 6HX	0.5143	78	4
DP/2015/00025 JC Commercials, Trinity Park, Orrell Lane, Bootle, L20 6HX	0.7875	17	2
DP/2015/00026 JC Commercials, Trinity Park, Orrell Lane, Bootle, L20 6HX	0.1792	61	2
<b>Total</b>	<b>2.0143</b>	<b>1278</b>	<b>10</b>

Amount of employment land on Allocated Sites, or within Primarily Industrial Areas, lost from business and industry (Use Classes B1, B2 and B8)

In the period 2014/2015, no such loss occurred in Sefton.

## 6.2 Housing

### Plan period and housing targets

The draft Local Plan proposes a housing requirement of 615 dwellings per annum during the period 2012-2030, and identifies supply of sites to meet this requirement. This supply is itemised in the recently published 2015 Strategic Housing Land Availability Assessment (SHLAA).

### Housing Trajectory & Managed Delivery Target (Including Assessment of 5 Year Supply)

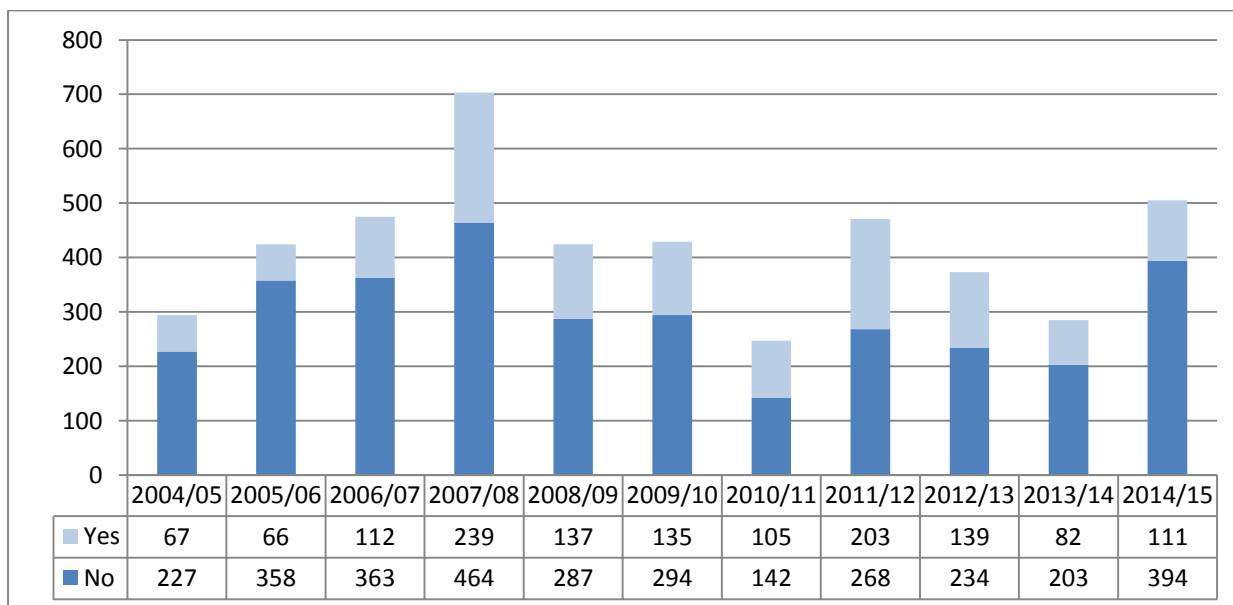
This is set out in the 2015 SHLAA also.

### Percent of new and converted dwellings on Previously Developed Land (PDL)

In the period 2014/2015, 90.4% of new and converted dwellings were built on Previously Developed Land.

### Affordable Housing completions

In the period 2014/2015, 111 Affordable Homes were completed in Sefton. This is the seventh highest figure since 2004/2005.



### Affordable Housing contributions secured through Section 106

In the period 2014/2015, 370 units of Affordable Housing have been secured through Section 106 with a further 109 pending.

Year of initial consent	Site Address	Developer	Dwelling Units consented	Affordable Housing consented (by bed spaces)	Whether subject to viability appraisal	Status
2006/07	S/2005/0688 Littlewoods site, Kershaw Avenue, Crosby	Bellway	83	20%	Yes	Under construction
2010/11	S/2009/0975 & S/2009/1004 (a) Southport General Infirmary (b) Former Leaf Site, Virginia Street, Southport	Bellway	60 90	0% 33% (20% overall)	Yes	Completed
2011/12	S/2013/0850 St Thomas More Centre, Liverpool Road, Southport	Bellway	107	30%	No	Under construction
2012/13	S/2012/0400 Town Lane, Kew, Southport	Priority Asset Mgt	126 extra care	30%	No	Not started
2012/13	S/2012/0400 Town Lane, Kew, Southport	DWH	668	15.90%	Yes	Not started
2012/13	S/2012/0008 Land West of Southport and Formby General Hospital, Southport	Keepmoat	110	15%	Yes	Not started
2013/14	S/2012/0550 Land at Damfield Lane, Maghull	Priority Asset Mgt	105 extra care	30%	No	Not started
2013/14	S/2013/0245 Liverpool Road South, Maghull	Parkhaven Trust	24 dwellings plus 28 extra care	30% (by dwellings)	No	Not started

2013/14	S/2013/0658 Site of Iceland Frozen Foods, King Street, Southport	N/K	53 apartment s as part of a mixed use developm ent	30% (affordable or special needs)	No	Not started
2013/14	S/2013/0584 Land at Powerhouse, Hoggs Hill Lane, Formby	Bellway	75	15%	Yes	Under construction
2014/15	DC/2014/00980 Former Ashworth Hospital, Maghull	Persimmon	370	30%	No	Not started
Pending	Land at Aintree Curve, Bootle	Persimmon	109	30%	No	Not started

Net additional pitches for gypsies and travellers

In the period 2014/2015, no pitches for gypsies and travellers were created in Sefton.



### 6.3 Town Central Development and Retail

#### Amount of completed retail, office and leisure development (m<sup>2</sup>) in Sefton, including in town centres

Current records show the following such completions for the period 2014/15. A large portion of this is attributed to the redevelopment of the former Paradox nightclub site on Ormskirk Road, Aintree. 3648m<sup>2</sup> of retail and leisure development has been completed, including an 1858 m<sup>2</sup> gym.

Location	A1	A1A3	A3	A5	B1A	D2	Total
Edge-of-centre	4577		279	184	270	1858	7168
Out-of-centre		774	999				1773
Town centre			528				528
<b>Total</b>	<b>4577</b>	<b>774</b>	<b>1806</b>	<b>184</b>	<b>270</b>	<b>1858</b>	<b>9469</b>