

# 1 Introduction

- 1.1 The Annual Monitoring Report (AMR) provides an overview of progress development in Sefton during the financial year 2011/12. It is structured as follows:
  1. Introduction
  2. Policy progression
  3. Policy implementation
    - a. Employment
    - b. Housing
    - c. Retail
  
- 1.2 The main focus during 2011/12 was on preparing and consulting on the Core Strategy Preferred Options paper, and assessing the significant number of comments received. In addition, the National Planning Policy Framework (NPPF) was published in draft form. This had significant implications for planning in Sefton. A final version of the NPPF was published in March 2012.

## 2 Policy Progression

- 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 LDSs are those approved by Cabinet in September 2010 and February 2012.

### Core Strategy/Local Plan

- 2.2 The table below illustrates the progress that was made with the Core Strategy<sup>1</sup> during the period April 2011 to March 2012. Unfortunately, the Core Strategy was not progressed as quickly as anticipated due to a number of complications that arose, primarily as a result of the emerging National Planning Policy Framework.

Core Strategy				
Key milestone	Date in 2010 LDS	Date in 2012 LDS	Date met?	Comment
Start of preparation	January 2009	January 2009	✓	
Early consultation	To December 2010	To November 2012	✗	A comprehensive public consultation was undertaken in the summer of 2011
Publication	June 2011	April 2013	✗	
Submission	October 2011	July 2013	✗	
Examination	March 2012	November 2013	✗	
Adoption	September 2012	April 2014	✗	

- 2.3 One of the key delays was due to there not being enough land in Sefton in the urban areas to meet all of Sefton's future housing or employment needs. Consideration had to be given to releasing land from the Green Belt to meet these needs. A Green Belt Study was undertaken to determine which sites in the Green Belt may provide potential locations for new homes and employment areas. The decision to release land from the Green Belt in Sefton is a significant one and it was decided to undertake a significant public consultation process on the options on whether to do so and where.

<sup>1</sup> Note that following the publication of the National Planning Policy Framework the term Sefton Core Strategy was replaced by the term Sefton Local Plan

2.4 A Core Strategy 'Options' consultation took place between May 23rd and August 12th 2011. This considered 3 potential Options around which to base Sefton's Core Strategy. These were as follows:

Option 1: 'Urban Containment' – 270 homes per annum

Option 2: 'Meeting Sefton's Identified Needs' – 480 homes per annum and a new business park

Option 3: 'Stabilising Sefton's Population' – 650 homes per annum and a new business park

2.5 Options 2 and 3 would require the release of land from the Green Belt, and a Green Belt Study was consulted on alongside the Core Strategy 'Options' paper. Similarly, a draft Urban Greenspace Study, and draft Infrastructure Delivery Plan were also consulted upon.

2.6 The Core Strategy Options consultation attracted a large number of responses. In total, over 2,500 individual responses and a number of petitions were submitted. In particular, the potential release of land from Green Belt proved to be particularly controversial.

2.7 We reported to Planning Committee and Cabinet on the responses made during Core Strategy Options consultation early in 2012. The responses have helped inform the next stages of the plan.

#### Joint Merseyside Waste Plan

2.8 In addition to the Core Strategy, the second key document scheduled in the 2010 and 2012 Local Development is the joint Waste Development Plan document (DPD). This has been co-ordinated by the Merseyside Environmental Advisory Service. The table below summarises progress with this document during 2011/12 against the two relevant LDSs.

Merseyside Joint Waste DPD				
Key milestone	Date in 2010 LDS	Date in 2012 LDS	Date met?	Comment
Start of preparation	December 2006	December 2006	✓	
Early consultation	To December 2010	To June 2011	✗/✓	Actual June 2011
Publication	June 2011	November 2011	✗/✓	Actual November 2011
Submission	August 2011	February 2012	✗/✓	February 2012
Examination	November 2011-January 2012	June 2012	✗/✓	Actual June 2012
Adoption	September 2012	December 2012	✗	Actual July 2013

## 3a Economic Development and Tourism

### Objectives [from the 2006 Unitary Development Plan]

To promote development and employment in key economic sectors and strategic locations.

To ensure that land and premises are available to maximise inward investment opportunities and meet the needs of local businesses.

To consolidate and enhance Southport's role as a major tourist destination.

### Indicator

Employment land (in hectares) available, by type.

3.1 Due to the late publication of this report it is not appropriate to report on this indicator as it has been overtaken by more up-to-date information. This is presented in the 2013/14 Authority Monitoring Report.

### Indicator

Floor space developed for employment, by type.

3.2 There were no developments completed in the 2011/12 year.

Note that systems are set to only monitor developments over 250m<sup>2</sup> in size.

### Indicator

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

3.3 As stated above, there are no completions to report for this year.

### Indicator

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

3.4 As stated above, there are no completions to report for this year.

**Indicator**

Area (hectares) of land and floorspace (m<sup>2</sup>) developed for business and industry (Use Classes B1, B2 and B8) and the number of jobs generated: in Sefton as a whole, within Strategic Employment Locations and on Strategic Sites and other Allocated Sites, in the Maritime and Tourism sectors, in other Regional Economic Strategy key sectors, in Urban Priority Areas.

3.5 As stated above, there are no completions to report for this year.

**Indicator**

Amount of employment land on Allocated Sites, or within Primarily Industrial Areas, lost from business and industry (Use Classes B1, B2 and B8): In Sefton as a whole, in Urban Priority Areas, to housing uses

3.6 A total of 1.98 ha of land has been lost from B uses in 2011/12 on two sites.

3.7 Neither of these sites is has an employment land designation. One site (B62) is a housing allocation in the Unitary Development Plan, developed under the Housing Market Renewal programme. The second site (S0122) is within a Primarily Residential Area.

3.8 Both of these were housing developments.

Site Ref	Site Name	Description	Area HA	In Urban Priority Area	Alloc Empl Site	Lost to Housing
S0122	2a, Fernley Road, Southport	Housing development on site of former warehouses	0.06	No	No	Yes
B62	Former Tannery Site, Hawthorne Road, Bootle	Housing development on site of former Tannery site	1.92	Yes	No	Yes
			<b>1.98</b>	<b>1.92</b>	<b>0</b>	<b>1.98</b>

## 3b Housing

### Objectives [from the 2006 Unitary Development Plan]

To ensure that adequate provision is made for additional housing, including affordable housing.

To identify areas for clearance and replacement of homes which are unfit or where improvement is no longer practicable.

3.9 Government guidance requires Local Planning Authorities to monitor and report on a range of housing matters, including how many new dwellings have been completed, whether they are on previously developed land, and how many units are affordable. This chapter also explores progress against Sefton's housing target.

### Indicator

Plan period and housing targets

3.10 During 2011/12, Sefton's housing target was set at 500 dwellings per annum by the Regional Spatial Strategy for the North West (RSS), which was published in 2008. Accordingly, the remainder of this chapter is benchmarked against this figure.

### Indicator

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

3.11 The housing trajectory shows the delivery of housing since the start of the RSS plan period (2003/04) to date.

3.12 The trajectory focuses on the net additional dwellings for each financial year, which is comprised of the gains from new housing development and losses from housing demolitions. It covers all forms of housing development in the Borough that create or lose dwelling units. It does not, on CLG advice, include vacant dwellings brought back into use.

### Housing Trajectory Table:

	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12
COMPLETIONS	532	465	527	521	859	600	560	489	609
DEMOLITIONS	-53	-78	-101	-243	-295	-336	-159	-222	-137
<b>NET ADDITIONAL DWELLINGS</b>	<b>479</b>	<b>387</b>	<b>426</b>	<b>278</b>	<b>564</b>	<b>264</b>	<b>401</b>	<b>267</b>	<b>472</b>

### Housing Provision to Date

3.13 As can be seen above in the Housing Trajectory Table 1, a total of 472 (net) dwellings were constructed during 2011/12.

3.14 Since the start of the plan period (2003/04) to the monitoring year (2011/12) which covers 9 years, there has been a total net addition to the housing stock of 3538 dwellings. This figure is 962 short of the target of 4500 (500 per year). This shortfall, or under provision, is divided equally amongst the remaining 9 years of the plan period (to 2021) adding 107 to each future year. This is illustrated in the table below for the forthcoming five year supply period:

5-year supply component	No. dwellings
RSS Requirement of 500 dwelling p/a	2,500
Backlog against RSS at 107 p/a	535
Total 5-year requirement	<b>3,035</b>

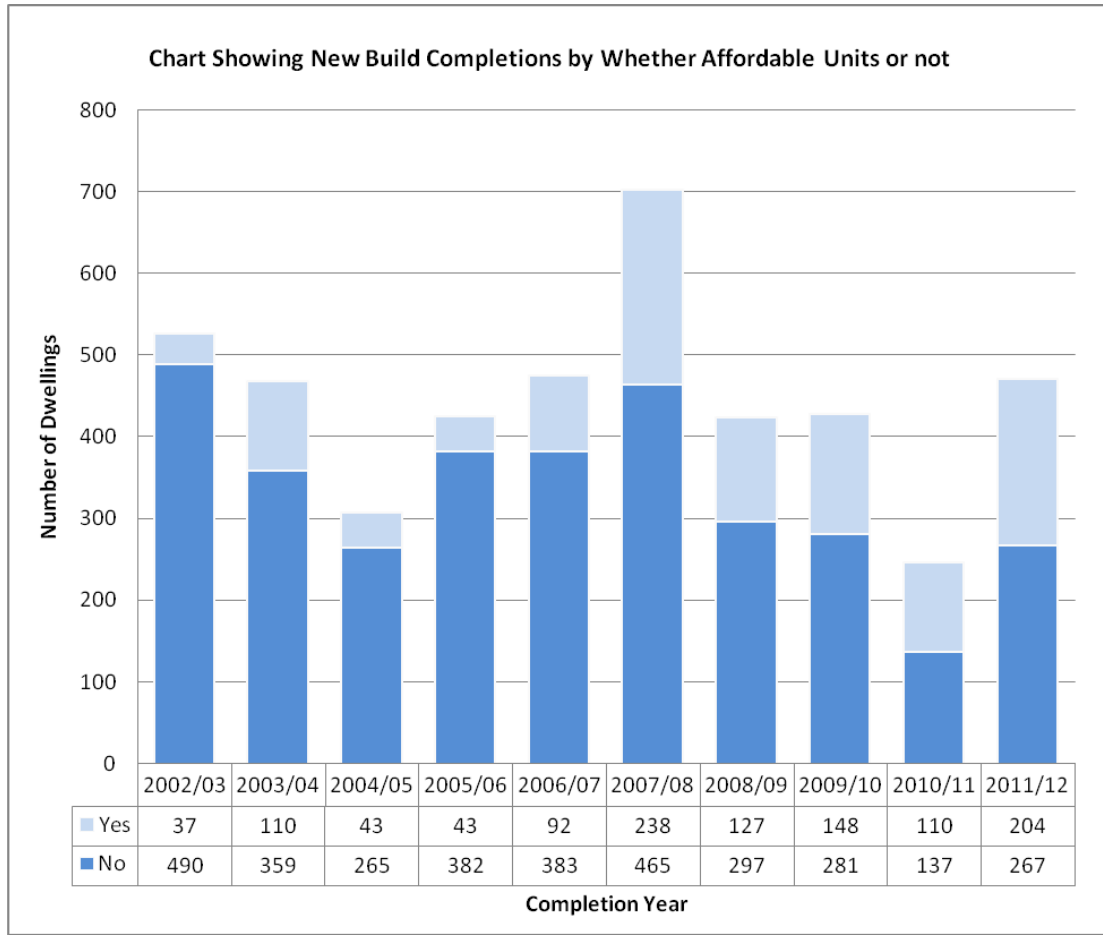
### Housing provision in future years

3.15 Housing Trajectories would normally include a forecast of what might happen in the future, but as this report's preparation and publication has been delayed, this element has been omitted from here. For a current position of future anticipated delivery please refer to the most recent Strategic Housing Land Availability Assessment (SHLAA) available on [www.sefton.gov.uk/shlaa](http://www.sefton.gov.uk/shlaa).

#### Indicator

Affordable Housing Completions

3.16 The chart below shows recent delivery of affordable housing.



3.17 As can be seen, there were 204 affordable homes completed in 2011/12. These were on the following sites;

Site Ref	Site Name	Number of Affordable Units completed in 11/12
B0099	Former Town Hall Garage, 48, Oriel Road, Bootle	24
B0106	2, Wadham Road, Bootle	3
B0108	Ph 1b&2 Bedford/Queens, Balliol Road, Bootle	16
B0112	Block 10 B/Q, 50-64, Stanley Road, Bootle	12
B0122	Greenfields, St James Drive, Bootle	16
B0123	34, Balliol Road, Bootle	12
B0126	19-29, Stanley Road, Bootle	6
B161	Penpoll Trading Estate, Hawthorne Road, Bootle	12
B233	Land including Council depot, Pine Grove, Bootle	9
B53	Land & prem rear 100-112 Park St on, Langdale Street, Bootle	6
B62	Former Tannery Site, Hawthorne Road, Bootle	30
B85	Site 5, Orrell School...& 494-506, Hawthorne Road, Bootle	11
L0012	Land bound by Palmerston, Croxteth,, Palmerston Drive, Litherland	31
S0113	Former Leaf UK Site, 66, Virginia Street, Southport	16



**Indicator**

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

	New Build (gross)	Conversions (net)	Total
Brownfield	405	137	542
Greenfield	66	1	67
Total	471	138	609
BF as % of Total	86.0	99.3	89.0

3.18 In 2011/12 there were sixty six new build dwellings on nine Greenfield sites. Of these, five sites (with a total of six dwellings) were garden sites, two sites (seven dwellings) were on green spaces, one dwelling was on the site of farm buildings, and the largest site with 52 dwellings was the former Bibby's Sports Ground on Orrell Lane in Bootle.

3.19 The one new unit from conversions was a barn conversion, and Agricultural Buildings are considered to be outside the definition of Previously Developed Land according to PPS3 (p26).

**Indicator H7**

Net additional pitches for gypsies and travellers.

3.20 There were no additional traveller pitches during 2011/12.

### 3c Town Centre Development

#### Objective [from the 2006 Unitary Development Plan]

To ensure that where there is a need for major retail development, it is located where it will contribute to the vitality and viability of existing town, district and local shopping centres.

#### Indicator

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

Year	Location	A1	A2	B1a	D2	Total
2004/05	Town Centre	0	0	0	0	7179
	Edge of Centre	1208	0	323	0	
	Out of Centre	0	0	4822	826	
2005/06	Town Centre	0	0	0	0	50703.3
	Edge of Centre	0	0	0	0	
	Out of Centre	4240	0	46463.3	0	
2006/07	Town Centre	0	0	0	0	12795
	Edge of Centre	1586	0	0	1800	
	Out of Centre	1903	0	6086	1420	
2007/08	Town Centre	0	0	0	0	9098
	Edge of Centre	366	0	0	0	
	Out of Centre	3307	0	0	5425	
2008/09	Town Centre	1635	0	0	0	42699
	Edge of Centre	6921	0	3988	0	
	Out of Centre	19815	0	7075	3265	
2009/10	Town Centre	99	0	0	333	30058
	Edge of Centre	2584	0	645	3234	
	Out of Centre	7404	0	5441	10318	
2010/11	Town Centre	0	0	414	0	6714
	Edge of Centre	463	0	0	0	
	Out of Centre	5332	0	184	321	
2011/12	Town Centre	0	0	0	0	2778
	Edge of Centre	0	0	0	2505	
	Out of Centre	273	0	0	0	

3.21 There were two developments completed last year that relate to this indicator. These were a new petrol filling station with a convenience store (A1), on Liverpool Road in Formby, and the new Netherton Activity Centre (D2) on Glovers Lane in Netherton.

3.22 Note the figures for older years will be different from those previously reported as we now apply a size threshold of 250 sqm when selecting sites to be monitored and this has been retrospectively applied to all historic sites.