

# Authority Monitoring Report 2018/19



## Contents

	Page
Introduction	3
Key Headlines for 2018/19	4
<b>SECTION A DIRECT IMPACT INDICATORS</b>	<b>5</b>
Meeting Sefton's Needs	6
Economic Development and Regeneration	14
Housing and Communities	23
Infrastructure	35
Design and Environmental Quality	37
Natural and Heritage Assets	43
<b>SECTION B INDIRECT IMPACT INDICATORS</b>	<b>45</b>
<b>SECTION C DUTY TO COOPERATE</b>	<b>57</b>
<b>SECTION D PROGRESS WITH LOCAL DEVELOPMENT SCHEME</b>	<b>60</b>
<b>SECTION E NEIGHBOURHOOD PLANNING</b>	<b>63</b>
<b>SECTION F PROGRESS WITH INFRASTRUCTURE WORKING GROUP RECOMMENDATIONS</b>	<b>67</b>

## Introduction

This is the Council's fifteenth 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 fourth 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 2018/19** 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 2018/19

### Direct Impact Indicators

- the Council can demonstrate a 6.0 year supply of housing land
- During 2018/19 there were 564 net additional dwellings in Sefton
- The total area of land and premises lost from employment to other uses was 5.89ha
- During 2018/19 there was a total of 5,308m<sup>2</sup> of [floorspace developed for employment use. This is the lowest amount of floorspace developed since 2012/13.
- During 2018/19 there were 23 approvals for town centre uses in Sefton. Thirteen of these were outside either a designated centre or edge of centre site.
- During 2018/19 there were 141 affordable homes completed
- During 2018/19 one scheme for older people was approved for 113 units
- There were two schemes that were required to provide for 20% of the homes as M4(2) accessible and adaptable standard, and they both met that requirement
- As at 31 March 2019 there is a total of 131 individuals on the Council's Sefton Build register list.
- During 2018/19 there were 14 applications for HMOs that were determined. Five of the applications were granted, seven applications were refused and 2 withdrawn.
- The Council can demonstrate a five-year of permanent traveller pitches

### Indirect Impact Indicators

- The most recently published data (2018) shows that there are 103,000 jobs in Sefton. The jobs density in Sefton of 0.63 (i.e. the ratio of total jobs to population aged 16-64) remains much lower than both the north-west (0.84) and national average (0.86).
- The unemployment rate in Sefton has continued to drop in recent years and from April 2018 to March 2019 the rate stood at 3%.
- At 31st March 2019 the number of active applicants on the Sefton Housing Register was 5,693
- The most recent estimate of the resident population in Sefton (2018) is 275,400
- In 2017 (from data published June 2019) the total amount of CO<sub>2</sub> emissions for Sefton was 1,200.2kt. This is a decrease from the previous years and continues an overall downward trend.
- The vacant home rate in Sefton at April 2019 was 4.17%. This is a slight increase on the previous year.

# SECTION A

## DIRECT IMPACT INDICATORS

### 1. Meeting Sefton's Needs

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

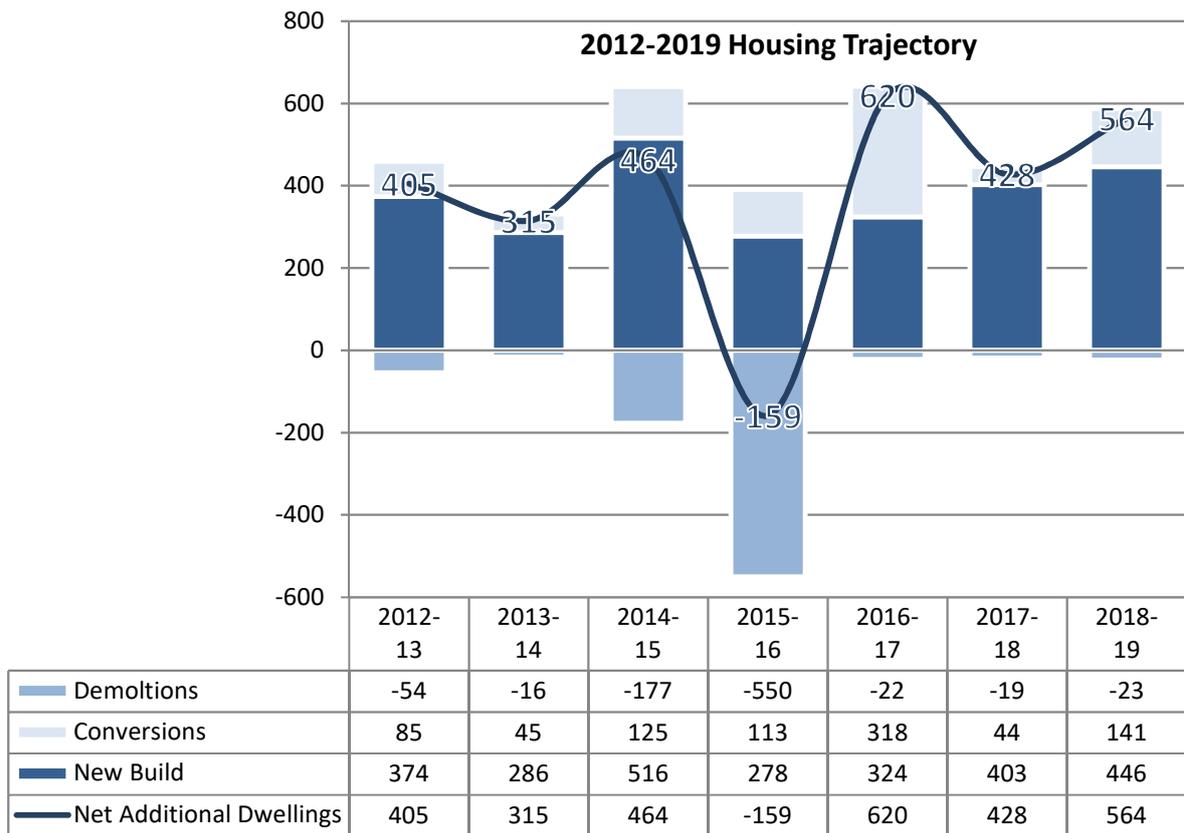
As of 31 March 2019, the Council has a 6.0 years housing supply, up from 4.6 years at 31 March 2018. The graph below illustrates how Sefton has gradually moved towards achieving a 5-year supply. Information on this can be found within the Strategic Housing Land Availability Assessment.



**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 2018/19 there were 564 net additional dwellings in Sefton. This maintains a level more in line with previous levels of completions following the net loss in 2015/16 due to large scale demolitions.



Completions of new housing on Allocated Housing Sites is beginning to increase as illustrated below.

	Sites proposed for allocation		Allocated	
	2015/16	2016/17	2017/18	2018/19
Total number of units completed on allocated sites	18	23	162	224

Progress of the 46 sites allocated for housing development in the Local Plan are set out in the table below. By December 2019 at least 25 of these now have the benefit of some level of approval.

	Site Name	Local plan capacity	Application capacity approved	% of LP target to date	Total completions at Mar 19*	Application Reference and comments
MN2.01	Land adjacent to Bartons Close	36	30	83%	-	DC/2019/01069
MN2.2	Land at Bankfield Lane, Southport	300	328	109.3%	128 (full) + up to 200 (outline)	DC/2017/00821 – Planning committee minded to approve pending S106 agreement
MN2.3	Former Phillip's Factory, Balmoral Drive,	158	147	93%	-	DC/2017/01325 Outline

	Southport					
MN 2.4	Land at Moss Lane, Churchtown	450	0	0%	-	-
MN2.5	Land at Crowland Street, Southport	678	0	0%	-	-
MN2.6	Land at Broome Road, Southport	174	0	0%	-	-
MN2.7	Land West of Lynton Road	25	0	0%	-	-
MN2.8	Former Ainsdale Hope School, Ainsdale	120	0	0%	-	-
MN2.9	Former St John Stone School, Meadow Lane, Ainsdale	40	47	117.5%	-	Planning permission granted DC/2019/01164
MN2.10	Land at Sandbrook Road, Ainsdale	83	0	0%	-	-
MN2.11	Land south of Moor Lane, Ainsdale	69	0	0%	-	-
MN2.12	Land north of Brackenway, Formby	286	286	100%	-	Planning committee minded to approve outline permission S106 pending
MN2.13	Land at West Lane, Formby	40	0	0%	-	Application submitted and withdrawn
MN2.14	Former Holy Trinity School, Lonsdale Rd, Formby (part)	50	42 Older persons housing on part of site	84% to date	42	DC/2015/003330 .59 hectares remain with capacity for approx. 17 homes
MN2.15	Land at Shorrocks Hill, Lifeboat Road, Formby	34	0	0%	-	-
MN2.16	Formby Professional Development	15	0	0%	-	-

	Centre, Park Road, Formby					
MN2.17	Land at Liverpool Road, Formby (west part)	319	68	117%	-	DC/2018/00588
MN2.17	Land at Liverpool Road Formby (east part),		304		-	DC/2018/00658
MN2.18	Land at Altcar Lane, Formby	29	24	83%	-	DC/2018/00020
MN2.19	Power House phase 2, Hoggs Hill Lane, Formby	12	9	75%	-	DC/2018/01105
MN2.20	Land at Andrew's Close, Formby	87	99	114%	-	DC/2016/01740D C/2018/00101DC /2018/00181- Dwellings currently under construction
MN2.21	Land at Elmcroft Lane, Hightown	120	0	0%	-	-
MN2.22	Land at Sandy Lane, Hightown	10	0	0%	-	-
MN2.23	Land at Hall Road West, Crosby	14	14	100%	-	DC/2016/01523- Houses currently under construction
MN2.24	Land at Southport Old Road, Thornton	85	0	-	-	-
MN2.25	Land at Holgate, Thornton	221	14	6.3%	-	DC/2018/01568
MN2.26	Land at Lydiate Lane, Thornton	265	268	101.1%	-	DC/2017/00434 Outline planning application for up to 268 dwelling houses approved
MN2.27	Land south of Runnell's Lane, Thornton	137	183	133.5%	-	DC/2018/02199- As of December 2019 developer is on site and building work has started

MN2.28	Land at Turnbridge Road, Maghull	40	39	98%	-	DC/2017/00456
MN2.29	Land north of Kenyons Lane, Lydiate	295	0	0%	-	-
MN2.30	Former Prison Site, Park Lane, Maghull	370	369	99%	17	DC/2015/01527
MN2.31	Land east of Waddicar Lane, Melling	178	149	83.7%	-	DC/2017/02359- As of December 2019 developer is on site and building work has started
MN2.32	Wadacre Farm, Chapel Lane, Melling	135	0	0%	-	-
MN2.33	Land South of Spencers Lane, Melling	18	0	0%	-	DC/2019/00691- Application submitted for 11 dwelling houses and 18 apartments
MN2.34	Land at Wango Lane, Aintree	25	43	172%	-	DC/2017/02298
MN2.35	Aintree Curve Site, Ridgewood Way, Netherton	109	109	100%	30	DC/2014/01655
MN2.36	Former Z Block Sites, Buckley Hill Lane, Netherton	100	26	57% to date	26	DC/2016/01092 (middle site)
	Former Z Block Sites, Buckley Hill Lane, Netherton		31	57% to date	31	DC/2016/02302 (southern site)
	Former Z Block Sites, Buckley Hill Lane, Netherton		0	-	-	(northern site)
MN2.37	Former St Raymond's School playing field, Harrops Croft, Netherton	<b>53</b>	0	<b>0%</b>	-	-

MN2.38	Land at Pendle Drive, Netherton	29	0	0%	-	-
MN2.39	Land at the former Bootle High School, Browns Lane, Netherton	63	0	0%	-	-
MN2.40	Former Daleacre School, Daleacre Drive, Netherton	37	0	0%	-	-
MN2.41	Former Rawson Road Primary School, Rawson Road, Bootle	20	0	0%	-	-
MN2.42	Former St Wilfrid's School, Orrell Road, Bootle	160	185	115.6%	-	DC/2019/01356- Planning committee minded to approve 185 dwelling houses pending unilateral undertaking
MN2.43	Klondyke Phases 2 and 3, Bootle	142	142	100%	13	DC/2014/00642
MN2.44	Peoples site, Linacre Lane, Bootle	110	0	0%	-	-
MN2.45	Former St Joan of Arc School, Rimrose Road, Bootle	51	51	100%	51	DC/2014/00605 Site complete
MN2.46	Former St Mary's Primary School playing fields, Waverley Street, Bootle	72	0	0%	-	-
	Land East of Maghull Northern Site		0	0%	-	DC/2017/01528- Outline app 855 Masterplan has been approved.

MN2.47		1,400				Planning Applications in.
	Land East of Maghull Southern Site		0	0%	-	DC/2017/01532 830
<b>Total all allocated sites</b>		<b>7,264</b>	<b>3,007</b>	<b>41.4%</b>		

The information in the table above indicates that by December 2019 planning approval has been granted or committee minded to approve 41.4% 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 2018/19, 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 Totals (ha)
Allocated sites with no Planning Permission	42.14					42.14
Allocated sites with Planning Permission	20.87	1.00			2.57	24.44
Sites in Primarily Industrial Areas with Planning Permission		0.83	0.05		3.78	4.65
Sites in other policy areas	1.52		0.16	3.39	2.38	7.45
<b>Totals</b>	<b>64.53</b>	<b>1.83</b>	<b>0.21</b>	<b>3.39</b>	<b>8.72</b>	<b>78.68</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 2018/19, resulting in the loss of employment land/units. The total area of employment use lost was 5.89ha which is greater than 1.67ha lost in 2017/18 but significantly less than the 10.72ha lost in 2016/17. The largest employment site lost in 2018/19 was the loss of a factory on Park Lane, Netherton which is now a residential development.

Land Type	Application	Site Address	Description of Development	Previous Use Class	New Use Class	Area Ha
HC3 Primarily Residential Area	DC/2018/00431	85, Leyland Road, Southport	Change of use from garage/workshop to flat	B	C3	0.13
HC3 Primarily Residential Area	DC/2018/00095	239, Hawthorne Road, Bootle	Change of use from offices to flats	B1	C3	0.05
HC3 Primarily Residential Area	DC/2014/01509	Crown Speciality Packaging UK, Park Lane, Netherton	Residential Development on former factory site	B2	C3	2.91
MN7 Green Belt	DC/2016/00006	Land adjacent the paddock, Mairsough Lane, Maghull & Aintree	Residential Development on former agricultural buildings site	B8	C3	0.39
NH5 Open Space	DC/2017/00866	New Park Farm, Bridge Lane, Netherton	Residential Development on former agricultural outbuildings site	B8	C3	0.08
HC3 Primarily Residential Area	DC/2017/01018	Land at, High Park Road, Southport	Residential Development on former industrial site	B2	C3	0.32
ED2 Town District and Local Centre	S/2013/0651	54, Bath Street, Southport	Change of use from offices to HMO	B1	C4	0.06
HC3 Primarily Residential Area	DC/2015/00973	154, College Road, Crosby & Hightown	Change of use from offices to flats	B1	C3	0.02
HC3 Primarily Residential Area	DC/2015/01184	82, Scarisbrick New Road, Southport	Change of use from offices to flats	B1	C3	0.11
ED2 Town District and Local Centre	DC/2016/01225	605, Lord Street, Southport	Change of use from offices to flats	B1	C3	0.02
ED2 Town District and Local Centre	DC/2016/01646	8, Liverpool Road, Southport	Change of use from offices to flats	B1	C3	0.05
HC3 Primarily Residential Area	DC/2016/01415	13, Crosby Road South, Crosby & Hightown	Change of use from offices to flats	B1	C3	0.07
ED2 Town District and Local Centre	DC/2016/02036	365, Lord Street, Southport	Change of use from offices to flats	B1	C3	0.02
HC3 Primarily Residential	DC/2017/00709	Tudor House, Hampton Road,	Change of use from offices to flats	B1	C3	0.18

Land Type	Application	Site Address	Description of Development	Previous Use Class	New Use Class	Area Ha
Area		Southport				
ED2 Town District and Local Centre	DC/2017/01887	18, Crosby Road North, Crosby & Hightown	Change of use from offices to a flat	B1	C3	0.02
ED6 Regen Site	DC/2017/01889	Unit 1, 38 Market Street, Southport	Change of use from offices to flats	B1	C3	0.01
HC3 Primarily Residential Area	DC/2017/02335	2, Melrose Road, Crosby & Hightown	Change of use from offices to flats	B1	C3	0.07
ED3 Employment Area	DC/2017/00417	Land at Birkdale Trading Estate, 174 Liverpool Road, Birkdale	Foodstore development on site of former industrial estate	B	A1	0.76
ED3 Employment Area	DC/2015/01968	Unit V6 Valentines Building, Topham Drive, Aintree	Change of use from Industrial to a Trampoline Park	B	D2	0.58
HC3 Primarily Residential Area	DC/2018/00857	38 Poplar Street, Southport	Change of use from office/workshop to Professional and Financial Service Offices (A2 Use Class)	B1	A2	0.04

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 2018/19 there was a total of 5308m<sup>2</sup> of floorspace developed for employment use. This is the lowest amount of floorspace developed since 2012/13. Despite this, there are currently large plots under construction for employment space.

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

**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 2018/19 showed that 32 full time posts were created at various sites. This compares with the information provided for 2017/18 which showed that 80 full time posts were created, however this was at a single site. 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
59 Cambridge Road Southport	Change of use from Children's nursery (Classification D1) to private business	0.1358	20	-

	office units (Classification B1)			
Single Storey Warehouse, West Side Deltic Way 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	1.4615	8	6
Motor Range Dunnings Bridge Road Netherton	Erection of a temporary building to be used for vehicle paint shop (Retrospective application)	3.8146	4	4

**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 2018/19 there were 8 approvals in the Green Belt. All but 2 of these were considered 'appropriate' in accordance with the NPPF. The proposals at Altcar Training Camp and Formby Hall Golf Club were considered to demonstrate 'very special circumstances' that outweighed any harm to the Green Belt.

This compares to 2017/18 during which there were 11 approvals in the Green Belt with all but 1 considered 'appropriate' and the remaining approval demonstrating 'very special circumstances'.

Application	Site Address	Proposal	Appropriate?
DC/2017/02017	Altcar Training Camp, Grange Road, Hightown	Erection of a two-storey office building with associated car parking	No. Very special circumstances demonstrated.
DC/2019/00072	Segars Farm, Pinfold Lane, Ainsdale, Southport	Erection of a detached barn and an extension to the existing barn	Appropriate development within the greenbelt.
DC/2018/01159	Formby Hall Golf Club, Southport Old Road, Formby	A full planning application for the expansion and improvement of the Formby Hall Golf Resort and Spa, incorporating: the extension and alteration of the existing Hotel Building; the change of use of the first floor of the Health Club and Spa Building	No. Very special circumstances demonstrated.
DC/2017/02092	Weld Blundell Arms, Scaffold Lane, Ince Blundell	Erection of a petrol filling station with ancillary retail, drive through cafe/restaurant and a new bowling green clubhouse after demolition of	Appropriate development within the greenbelt.

		the existing public house/restaurant.	
DC/2018/01058	Brook Farm, Moss Side, Formby	Erection of 2 no farm buildings following demolition of existing farm building	Appropriate development within the greenbelt.
DC/2018/01958	Mill Farm, Bull Bridge Lane, Aintree	Change of use of former garage to dwellinghouse including erection of a dormer extension to the front, external alterations to the elevations and the roof and creation of 2 car parking spaces (Retrospective Application)	Appropriate development within the greenbelt.
DC/2019/00004	Land Adjacent To 3 & 4 Brickfield Close, Lydiate	Erection of 2 detached bungalows including access and associated external alterations.	Appropriate development within the greenbelt.
DC/2018/00898	Lydiate Barn Garden Centre and Nurseries, Southport Road, Lydiate	Erection of 3 bungalows and 4 two storey detached dwellings following demolition of former garden centre (A1)	Appropriate development within the greenbelt.

**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 2018/19.

**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

None in the current monitoring period.

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

### Indicator 11 – (Policy ED1)

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

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

Progress as at December 2019:

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

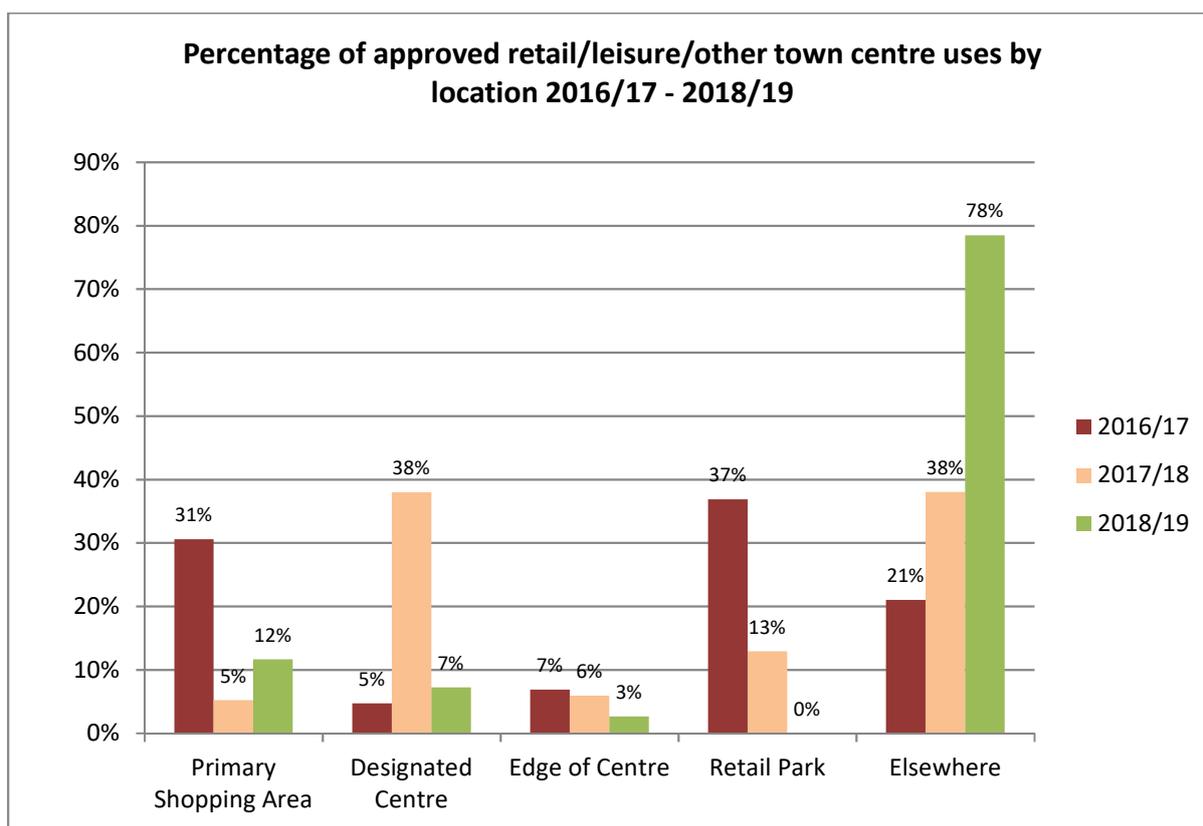
During 2018/19 there were 23 approvals for town centre uses in Sefton. Thirteen of these were outside either a designated centre or edge of centre site. This compares with 25 approvals in 2017/18, 11 of which were outside a designated centres or edge of centre.

Use Class	Primary Shopping Areas	Designated Centres	Edge of Centre	Retail Park	Elsewhere	Total
	Count Floor space %*	Count Floor space %	Count Floor space %	Count Floor space %	Count Floor space %	
A Retail	5 1,226m <sup>2</sup> 26%	4 758.8m <sup>2</sup> 16%	-	-	6 2,745m <sup>2</sup> 58%	15 4,729.8m <sup>2</sup>

Use Class	Primary Shopping Areas	Designated Centres	Edge of Centre	Retail Park	Elsewhere	Total
	Count Floor space %*	Count Floor space %	Count Floor space %	Count Floor space %	Count Floor space %	
B1 Office	-	-	1 280m <sup>2</sup> 18%	-	4 1,279m <sup>2</sup> 82%	5 1,559m <sup>2</sup>
D Leisure	-	-	-	-	3 4,241m <sup>2</sup> 100%	3 4,241m <sup>2</sup>

\*% of floor space in each location type

Whilst 9 of the 15 schemes approved for these uses were in Primary Shopping Areas or within the boundary of a designated centre, this represents 42% of the floorspace. The majority of new floorspace (58%) was approved in locations out of centre (edge of centre, on retail parks or elsewhere). This included proposals for the regeneration and appropriate redevelopment of existing uses 'elsewhere', particularly to café and restaurant use. However, the most notable proposal was the spa and leisure elements at Formby Hall Golf Club. The graph below compares the percentage of approved floorspace by location between 2016/17 and 2018/19.



**Actions:** The majority of town centre uses were approved in out-of-centre locations. The Council are currently updating its Retail Strategy Review and its Town and District Health. These will assist in determining the impact out-of-centre development (and other issues) on Sefton's key centres and set out options for their protection/improvement.

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

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

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

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

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

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

Application	Site Address	Proposal	ED5 Location
DC/2018/00402	Former Shakespeare Hotel Public House, adj land and premises, 1 Scarisbrick New Road & 1A Virginia Street Southport	Erection of 8 dwellings and 1 three storey block of 15 apartments together with associated access and car parking	Adjacent to Southport Central Area
DC/2017/02289	46 Beach Priory Gardens Southport	Erection of one dwellinghouse after demolition of existing dwellinghouse	Adjacent to Southport Central Area
DC/2018/01046	409-411 Lord Street Southport	Change of use from retail (A1) at ground floor to cafe (A3) and first and second floors from retail (A1) to flats (C3).	Within Southport Central Area
DC/2018/01151	13-15 Chapel Street Southport	Change of use from Use Class A1 (Retail) to Use Class A3 (Cafe/Restaurant)	Within Southport Central Area
DC/2017/02214	21B Stanley Street Southport	Change of use to offices on ground floor, an apart-hotel (15 rooms) to the upper floors, including demolition and	Within Southport Central Area

Application	Site Address	Proposal	ED5 Location
		rebuilding and extensions	
DC/2018/00320	176-180 Lord Street and 2-6 Union Street Southport	Change of use of vacant first second and third floor office space and part first floor bar into a 24-room aparthotel, with re use of the existing nightclub as a cocktail bar/aparthotel entrance with restaurant above	Within Southport Central Area
DC/2017/01991	11 - 15 Coronation Walk Southport	Change of use of part first and second floors to 5 apartments, erection of dormer extensions to the front and the rear and alterations to the roof, including raising the height, to create 4 apartments (9 in total).	Within Southport Central Area
DC/2018/01595	153 Eastbank Street Southport	Prior notification application for the change of use of the ground floor from retail (A1) to 2 self-contained flats (C3).	Within Southport Central Area
DC/2018/00175	Second & third floors above 4-12 Hoghton Street Southport	Change of use of offices on 2nd and 3rd floors to 8 No. self-contained flats with ground floor access at 10A Hoghton Street	Within Southport Central Area
DC/2018/01623	21-23 King Street Southport	Erection of a two-storey extension and dormer extensions to the rear to create 8 self-contained flats and two studio apartments.	Within Southport Central Area
DC/2018/01122	1 London Street Southport	Prior notification application for the change of use from office (Use Class B 1 offices) to 2 apartments.	Within Southport Central Area
DC/2018/01121	22 London Street Southport	Prior notification application for the change of use from office (Use Class B1) to 6 apartments (Use Class C3)	Within Southport Central Area
DC/2018/00072	53 London Street Southport	Prior notification application for the change of use of first and second floors of building from offices to flat	Within Southport Central Area
DC/2017/02256	365 Lord Street Southport	Conversion of part first floor to 1 self-contained flat	Within Southport Central Area
DC/2018/00222	471 Lord Street Southport	Conversion of first floor to 1 self-contained apartment; enlargement and extension of ground floor entrance lobby.	Within Southport Central Area

Application	Site Address	Proposal	ED5 Location
DC/2018/01599	Site of 62-66 West Street Southport	Erection of 5 three storey dwellings including landscaping and associated works	Within Southport Central Area
DC/2018/00730	16 Scarisbrick Street Southport	Change of use of existing dwellinghouse to 6 self-contained flats.	Within Southport Central Area
DC/2018/01227	9A Union Street Southport	Notification for Prior Approval for the proposed change of use from a first-floor office to a self-contained flat	Within Southport Central Area
DC/2017/02362	5 Church Street Southport	Change of use from offices to nursery, construction of ramped access to rear	Within Southport Central Area
DC/2018/00609	Brewers Fayre Ocean Plaza Marine Parade Southport	Erection of a three-storey extension to provide additional bedrooms and lift to the side and a single storey extension to the reception to the front of the building.	Within Southport Central Area
DC/2018/00254	3 Burbo Bank Road South Blundellsands Liverpool	Erection of three detached dwellinghouses with associated access, landscaping and parking at the lower portion of the site, following demolition of existing dwellinghouse. Part alternative to DC/2017/00853 (refused and allowed on appeal)	Adjacent to Crosby Coastal Park
DC/2018/00400	Filey Brig The Serpentine Blundellsands	Erection of a detached dwelling with alterations to access following demolition of existing dwelling	Adjacent to Crosby Coastal Park
DC/2019/00333	14 Burbo Bank Road North Blundellsands	Erection of a detached dwellinghouse after the demolition of the existing dwellinghouse. (Alternative to DC/2018/02095)	Adjacent to Crosby Coastal Park
DC/2018/01031	14 & 14B Marine Terrace Waterloo Liverpool	Conversion from 1 no. flat and 1 no. dwellinghouse to single dwellinghouse	Adjacent to Crosby Coastal Park
DC/2014/01312	Former Arriva Bus Depot 503-509 Hawthorne Road Bootle	Outline application for redevelopment of former industrial land for mixed use development comprising: construction of 2,323 sq.m. Class A1 retail; erection of 119 family dwellings.	Adjacent to canal
DC/2017/02368	47 Canal Street Bootle	Erection of a warehouse unit for manufacturing, storage and office after	Adjacent to canal

Application	Site Address	Proposal	ED5 Location
		the demolition of existing units.	
DC/2018/00827	Motor Range Dunnings Bridge Road Netherton	Erection of a temporary building to be used for vehicle paint shop (Retrospective application)	Adjacent to canal
DC/2018/00157	Land Adjacent 22 Sefton Street Litherland	Outline planning application with all matters reserved for the erection of 1 dwellinghouse	Adjacent to canal
DC/2017/02298	Land bounded by Wango Lane, River Alt and Leeds and Liverpool Canal Aintree	Erection of 43 dwellings, new access, landscaping and associated works	Adjacent to canal

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

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

#### Indicator 14 – (Policy ED6)

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

During 2018/19 the following planning applications were approved in the regeneration areas listed in Policy ED6 of the Local Plan:

Use Type	Application	Site Address	Proposal
<b>1.a Regeneration in Bootle – Bootle Central Area</b>			
D1	DC/2018/01547	Fifth Floor St Hughs House Stanley Road Bootle	Change of use of the west wing of the 5th floor from B1 (Office) to D1 (Non-residential health clinic)
<b>1.b (i) Regeneration in Bootle – Regeneration Opportunity Sites – 501- 509 Hawthorne Road</b>			
A1	DC/2014/01312	Former Arriva Bus Depot 503-509 Hawthorne Road Bootle	Outline Application for redevelopment of former industrial land for mixed use development: demolition of all existing buildings; construction of 2,323 sq.m. Class A1 retail development
C3	DC/2014/01312	Former Arriva Bus Depot 503-509 Hawthorne Road Bootle	Outline Application for redevelopment of former industrial land for mixed use development: demolition of all existing buildings; erection of 119 family dwellings

Use Type	Application	Site Address	Proposal
<b>1.b (ii) Regeneration in Bootle – Regeneration Opportunity Sites – Former Gasworks Site</b>			
	None		
<b>2.a Regeneration of Centres – Central Southport</b>			
A3	DC/2018/01046	409-411 Lord Street Southport	Change of use from retail (A1) at ground floor to cafe (A3) and first and second floors from retail (A1) to flats (C3)
A3	DC/2018/01151	13-15 Chapel Street Southport	Change of use from Use Class A1 (Retail) to Use Class A3 (Cafe/Restaurant)
B1A	DC/2017/02214	21B Stanley Street Southport	Change of use to offices on the ground floor, an apart-hotel (15 rooms) to the upper floors, demolition and rebuilding
C1	DC/2018/00320	176-180 Lord Street And 2-6 Union Street Southport	Change of use of vacant first second and third floor office space and part first floor bar into a 24-room aparthotel, re use of the existing nightclub as a cocktail bar/aparthotel entrance with restaurant above
C1	DC/2018/00609	Brewers Fayre Ocean Plaza Marine Parade Southport	Erection of a three-storey extension to provide additional bedrooms and a lift and a single storey extension to the reception to the front
C3	DC/2018/01623	21 - 23 King Street Southport	Erection of a two-storey extension and dormers to the rear to create 8 self-contained flats and two studio apartments.
C3	DC/2018/01227	9A Union Street Southport	Notification for Prior Approval for the proposed change of use from a first-floor office to a self-contained flat
C3	DC/2017/01991	11 - 15 Coronation Walk Southport	Change of use of part first and second floors to 5 apartments, dormer extensions to the front and the rear and roof alterations to create 4 apartments (9 in total).
C3	DC/2018/00175	Second and Third Floors Above 4-12 Hoghton Street Southport	Change of use of offices on 2nd and 3rd floors to 8 No. self-contained flats with ground floor access at 10A Hoghton Street
C3	DC/2017/02375	48 King Street Southport	Change of use of the first and second floors only from 1 No. dwelling to 4 No. self-contained flats.
C3	DC/2018/01122	1 London Street Southport	Prior notification application for the change of use from office (Use Class B 1 offices) to 2 apartments.
C3	DC/2018/01121	22 London Street	Prior notification application for the change of use from office (Use Class B1) to 6 apartments

Use Type	Application	Site Address	Proposal
		Southport	(Use Class C3)
C3	DC/2018/00072	53 London Street Southport	Prior notification application for the change of use of first and second floors of building from offices to flat
C3	DC/2017/02256	365 Lord Street Southport	Conversion of first floor store room and wc to 1 self-contained flat incorporating rear balcony
C3	DC/2018/01046	409-411 Lord Street Southport	Change of use from retail (A1) at ground floor to cafe (A3) and first and second floors from retail (A1) to flats (C3).
C3	DC/2018/00222	471 Lord Street Southport	Conversion of first floor to 1 self-contained apartment.
C3	DC/2018/01599	Site of 62-66 West Street Southport	Erection of 5 three storey dwellings including landscaping and associated works
C3	DC/2018/00730	16 Scarisbrick Street Southport	Change of use of existing dwellinghouse to 6 self-contained flats including external alterations.
C3	DC/2018/01595	153 Eastbank Street Southport	Prior notification application for change of use of ground floor from retail (A1) to 2 self-contained flats (C3).
D1	DC/2017/02362	5 Church Street Southport	Change of use from offices to nursery, construction of ramped access to rear

#### 2.b Regeneration of Centres – Crosby Centre

A	DC/2018/00410	Unit 3 Glenn Buildings North 17 Moor Lane Crosby	Change of Use to A1-A5 or Betting Shop (Sui Generis)
A1/A3	DC/2018/00409	10 Moor Lane Crosby	Erection of a two-storey building with A1-A5 uses permitted or a Veterinary Practice (Sui Generis) at first floor level only and the layout of a dog walking area to the rear (part alternative to DC/2016/02306 approved 09.03.2017)
A1/OTHER	DC/2018/00407	8D Moor Lane Crosby	Change of Use from Class A3 use to Classes A1-A5
C3	DC/2018/01051	60-66 Liverpool Road Crosby Liverpool	Erection of a three-storey building with 2 no apartments on the 1st and 2nd floors with commercial units on the ground floor following demolition of no. 66 Liverpool Road. Sub-division of no. 60/62 Liverpool Road

#### 2.c Regeneration of Centres – Maghull Centre

Use Type	Application	Site Address	Proposal
	None		
<b>2.d Regeneration of Centres – Seaforth Centre</b>			
C4	DC/2018/00511	9 Sandy Road Seaforth Liverpool	Change of use of the first and second floors from a flat and offices to a House in Multiple Occupation
<b>3 Regeneration of the Dunning's Bridge Road Corridor</b>			
B	DC/2018/01957	Land at Deltic Way Netherton	Erection of a new warehouse unit for use classes B1, B2 and B8.
B1C	DC/2018/00827	Motor Range Dunnings Bridge Road Netherton	Erection of a temporary building to be used for vehicle paint shop (Retrospective application)
B8	DC/2018/01798	Former Playing Field Northwest of Metal Box Factory Heysham Road Netherton	Erection of a storage building (Class B8) and a light industrial building with ancillary office accommodation, staff welfare facilities and trade counter (Class B1c), together with the construction of hardstandings and vehicle parking
B8	DC/2017/02223	Plot 8, Atlantic Park Dunnings Bridge Road Netherton	Erection of a warehouse unit for B8 Use Class, with ancillary office accommodation and associated works including surface car parking, service yard, site access and landscaping; and erection of decked car park building

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

#### Indicator 15 – (Policy ED7)

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

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

Use	2016/17	2017/18*	2018/19*
Restaurant/cafe	2	-	3
Hot food takeaway	1	1	-
Offices	1	1	1
Residential	10	8	15
Home in Multiple Occupation	1	-	-
Hotel / apart-hotel	1	-	1
Public House / bar	1	2	-
Gym	1	-	-
Mixed use	1	-	-
Cinema	-	1	-
Retail	-	1	-

Nursery	-	-	1
---------	---	---	---

\*Some approvals contained more than one use

It is evident that the trend towards conversion to residential is continuing in 2018/19, particularly within the Southport Central Area. Further details of the proposals are given below.

Use Type	Application	Site Address	Proposal
B1A	DC/2017/02214	21B Stanley Street Southport	Change of use of the premises to offices on the ground floor, an apart-hotel (15 rooms) to the upper floors
C1	DC/2018/00320	176-180 Lord Street And 2-6 Union Street Southport	Change of use of vacant first second and third floor office space and part first floor bar into a 24-room aparthotel, with re use of the existing nightclub as a cocktail bar/aparthotel entrance with restaurant above
D1	DC/2017/02362	5 Church Street Southport	Change of use from offices to nursery, construction of ramped access to rear
A3	DC/2018/01046	409-411 Lord Street Southport	Change of use from retail (A1) at ground floor to cafe (A3) and first and second floors from retail (A1) to flats (C3). Single storey extension to the rear elevation.
A3	DC/2018/01151	13-15 Chapel Street Southport	Change of use from Use Class A1 (Retail) to Use Class A3 (Cafe/Restaurant)
C3	DC/2017/01991	11 - 15 Coronation Walk Southport	Change of use of part first and second floors to 5 apartments, erection of dormers to the front and rear and alterations to the roof, including raising the height, to create 4 apartments (9 in total).
C3	DC/2018/01595	153 Eastbank Street Southport	Prior notification application for the change of use of the ground floor from retail (A1) to 2 self-contained flats (C3).
C3	DC/2018/00175	Second and Third Floors Above 4-12 Hoghton Street Southport	Change of use of offices on 2nd and 3rd floors to 8 No. self-contained flats with ground floor access at 10A Hoghton Street
C3	DC/2018/01623	21 - 23 King Street Southport	Erection of a two-storey extension and dormer extensions to the rear to create 8 self-contained flats and two studio apartments.
C3	DC/2017/02375	48 King Street Southport	Change of use of the first and second floors only from 1 No. dwelling to 4 No. self-contained flats including alterations to the roof at the rear.
C3	DC/2018/01122	1 London Street Southport	Prior notification application for the change of use from office (Use Class B 1 offices) to 2 apartments.
C3	DC/2018/01121	22 London Street	Prior notification application for the change of

Use Type	Application	Site Address	Proposal
		Southport	use from office (Use Class B1) to 6 apartments (Use Class C3)
C3	DC/2018/00072	53 London Street Southport	Prior notification application for the change of use of first and second floors of building from offices to flat
C3	DC/2017/02256	365 Lord Street Southport	Conversion of first floor store room and wc to 1 self-contained flat incorporating a rear balcony
C3	DC/2018/01046	409-411 Lord Street Southport	Change of use from retail (A1) at ground floor to cafe (A3) and first and second floors from retail (A1) to flats (C3).
C3	DC/2018/00222	471 Lord Street Southport	Conversion of the first floor to 1 self-contained apartment.
C3	DC/2018/01599	Site Of 62-66 West Street Southport	Erection of 5 three storey dwellings including landscaping and associated works
C3	DC/2018/00730	16 Scarisbrick Street Southport	Change of use of the existing dwellinghouse into 6 self-contained flats including external alterations.
C3	DC/2018/01227	9A Union Street Southport	Notification for Prior Approval for the proposed change of use from a first-floor office to a self-contained flat

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

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

Use Type	Application	Site Address	Proposal
C1	DC/2018/00609	Brewers Fayre Ocean Plaza Marine Parade Southport	Erection of a three-storey extension to provide additional bedrooms a lift to the side and a single storey extension to the reception to the front

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

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

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

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

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

**Indicator 18 – (Policy ED10)**

**Approvals in Aintree Racecourse (outside the Green Belt Area) by Type**

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

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

**Indicator 19 – (Policy ED11)**

**Approvals in Crosby Centre by Type**

During 2018/19 there were four approvals within Crosby Town Centre.

Use Type	Application	Site Address	Proposal
A1/A3	DC/2018/00409	10 Moor Lane Crosby	Erection of a two-storey building with A1-A5 uses permitted or a Veterinary Practice (Sui Generis) at first floor level only and the layout of a dog walking area to the rear (part alternative to DC/2016/02306 approved 09.03.2017)
A1/OTHER	DC/2018/00407	8D Moor Lane Crosby	Change of Use from Class A3 use to Classes A1-A5
A	DC/2018/00410	Unit 3 Glenn Buildings North 17 Moor Lane Crosby	Change of Use to A1-A5 or Betting Shop (Sui Generis)
C3	DC/2018/01051	60-66 Liverpool Road Crosby Liverpool	Erection of a three-storey building with 2 no apartments on the 1st and 2nd floors with commercial units on the ground floor following demolition of no. 66 Liverpool Road and sub-division of no. 60/62 Liverpool Road.

This compares with three approvals in 2017/18 and two in 2016/17.

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

**Indicator 20-23 – (Policy ED11)**

**Total units in Crosby Centre**

**Total floorspace in Crosby Centre**

**Reduction in vacancies in Crosby Centre**

**Number of National Retailers in Crosby Centre**

The Crosby District Centre Health Check was last completed in February 2019.

105 Total units in Crosby District Centre as at February 2019

18,520m2 total floorspace in Crosby District Centre as at February 2019

15.2% vacant units in Crosby District Centre as at February 2019

27 National Retailers in Crosby District Centre as at February 2019

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

### 3. Housing and Communities

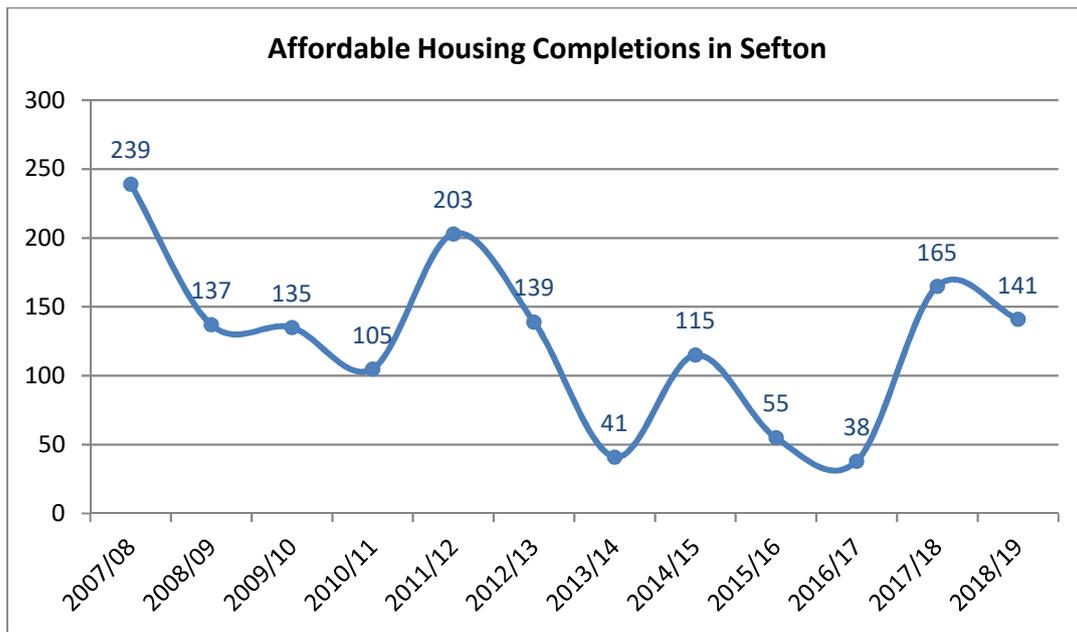
#### Indicator 24 – (Policy HC1)

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

The following table sets out the completions of affordable housing during 2018/19.

Application	Site Name	Total Capacity	Affordable dwellings			Section 106
			Social Rent	Affordable Rent	Intermediate	
DC/2015/01527	Former Ashworth Hospital Site (South), School Lane	369	-	17	1	Y
DC/2016/02382	Lock up garages opposite 259 & 261 Oriel Drive	4	-	-	4	N
DC/2014/01655	Land at Aintree Curve, Ridgewood Way	109	19	-	-	Y
DC/2016/01221	129 Sterrix Lane	16	-	-	16	N
DC/2017/00866	New Park Farm, Bridge Lane	7	-	7	-	N
DC/2018/00332	Queen Elizabeth Court, Haton Hill Road	2	2	-	-	N
DC/2016/02302	Z Blocks Site C, Buckley Hill Lane	31	-	31	-	N
DC/2017/01018	Land at High Park Road	10	-	-	10	N
DC/2015/01999	66 Folkestone Road	16	-	16	-	N
DC/2016/01935	Land at Elizabeth Avenue	18	-	18	-	N
<b>Totals</b>		<b>582</b>	<b>21</b>	<b>89</b>	<b>31</b>	
<b>Total affordable housing</b>			<b>141</b>			

During this period there were 141 affordable housing completions, slightly lower than 165 completed in 2017/18 but significantly higher than the 37 completed in 2016/17. 37 of the 141 or 26.2% of the affordable units that have been completed during 2018/19 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 2018/19 has consolidated a return towards levels secured in previous years following much lower figures in 2016/17 that were partially explained by a change in government funding regimes for affordable housing and uncertainty on the approach to starter homes. This period also predates the adoption of the Sefton Local Plan (April 2017) and early indications are this is boosting the provision of affordable homes, including through the section 106 process.

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

#### Indicator 25 – (Policy HC1)

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

Policy HC1 of the Local Plan sets out a requirement that developments of 15 homes of more should provide affordable housing. In Bootle and Netherton the requirement is for 15% of the total scheme (measured by bedspaces) to be provided as affordable homes. Outside Bootle and Netherton the requirement is for 30% of the total scheme (measured by bedspaces) to be provided as affordable homes. During 2018/19 there were 10 approvals on schemes in which the Council’s affordable housing requirement was triggered. The total percentage of bedspaces that are affordable is given in the table below

Settlement area	Market dwellings %	% Breakdown of affordable dwellings by type				
		Affordable Rent	Detail pending	Intermediate	Social Rent	Supported
Crosby & Hightown	0%	20.1%	-	79.9%	-	
Formby	70.4%	7.7%	69.1%	5.7%	17.5%	
Maghull & Aintree	68.7%	54.9%	23.5%	14.1%	7.5%	
Southport	0%	-	-	-	100%	
<b>Grand Total</b>	<b>65.6%</b>	<b>21%</b>	<b>45%</b>	<b>17%</b>	<b>16.8%</b>	

A detailed breakdown of the ten schemes approved is given below. This reveals in three schemes outside of Bootle and Netherton the 30% requirement for affordable housing is not quite being met (Andrews Lane, BDW site on Liverpool road and Parkhaven at Green Lane). The remaining five schemes outside Bootle and Netherton 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
Bootle and Netherton										
DC/2017/02347	240 Hawthorne Road, Bootle.	62		<b>62</b>	62	-	-	62	-	-
DC/2018/00813	Cabbage Inn, Fleetwoods Lane, Netherton.	84		<b>84</b>	84	-	84	-	-	-
Outside Bootle and Netherton										
DC/2017/01178	Windles Green, Runnells Lane, Crosby and Hightown.	36	36	<b>159</b>	159	-	32	127	-	-
DC/2018/00181	Land to the south of Andrews Lane, Formby.	99	27	<b>529</b>	151 (28.5%)	123	-	28	-	378
DC/2017/02138	Land at Leonard Cheshire Home, College Path/Lenton Avenue, Formby.	34	11	<b>220</b>	66 (30%)	-	54	12	-	154
DC/2018/00658	BDW Part of allocated site, Liverpool Road, Formby.	304	89	<b>1,622</b>	485 (29.9%)	-	-	-	485	1,137
DC/2017/02359	Land east of Waddicar Lane, Maghull	149	44	<b>729</b>	220 (30%)	-	175	45	-	509
DC/2017/02298	Land at Wango Lane, Maghull	43	19	<b>195</b>	75 (38.4%)	-	-	-	75	120
DC/2018/00023	Parkhaven Trust Land at Green Lane, Maghull	15	4	<b>95</b>	24 (25.2%)	24	-	-	-	71
DC/2018/00402	1a & Bowling Green to rear of Virginia Street, Southport	23	23	<b>62</b>	62	62	-	-	-	-
<b>Total Outside Bootle and Netherton</b>		<b>703</b>	<b>232</b>	<b>3,611</b>	<b>1,242</b>	<b>209</b>	<b>261</b>	<b>212</b>	<b>560</b>	<b>2,369</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 only**
- **3 bedrooms - target: minimum of 40% of market dwellings only**
- **4 bedrooms or more: maximum of 35% of market dwellings only**

During 2018/19 there were seven schemes approved that were relevant for this indicator and these are listed below. This policy does not apply to affordable housing, wholly flatted development or sheltered housing. The total is therefore the number of market homes on the development only and not the market and affordable together which triggers the housing mix requirement.

Application	Location	1 or2 Bedrooms		3 Bedrooms		4+ Bedrooms		Totals
		No.	%	No.	%	No.	%	No.
DC/2017/02138	Land at Leonard Cheshire Home, College Path/ Lenton Avenue, Formby	0	-	12	52%	11	48%	23
DC/2018/00658	Part of allocated site, Liverpool Road, Formby	56	26%	98	46%	61	28%	215
DC/2017/02359	Land east of Waddicar Lane, Maghull	26	25%	43	41%	36	34%	105
DC/2017/02298	Land at Wango Lane, Maghull	9	37%	9	37%	6	25%	24
DC/2018/00085	Town Lane, Kew, Southport (Ph4&6)	37	24%	52	33%	67	43%	156
DC/2018/01015	Town Lane, Kew, Southport (Ph5)	1	3%	25	68%	11	30%	37
DC/2018/02052	Town Lane, Kew, Southport (Ph7,8&9)	9	4%	102	46%	109	50%	220
<b>Totals</b>		<b>138</b>	<b>18%</b>	<b>341</b>	<b>44%</b>	<b>301</b>	<b>39%</b>	<b>780</b>

The policy was applied for the first time during 2017/18. The overall targets for one and two bedroom homes were not quite met due to the scheme in Lenton Avenue, Formby which was an approval of reserved matters. The requirement of policy HC2 for residential development over 25 dwellings to provide a specified mix of house types was not in force at the outline planning application stage and it was therefore not considered to be reasonable to enforce this at the reserved matters stage. The three Town Lane Kew applications represent subsequent phases of an application originally approved in 2012 and again it was not considered reasonable to enforce the policy. The remaining three schemes meet the housing mix requirement.

**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 2018/19 the following schemes for older people were approved.

Application	Site Address	Proposal	Settlement	Type	Units
DC/2018/00607	40 Lancaster Road Birkdale Southport PR8 2JY	Construction of 113 units of extra care accommodation in six new blocks and within the listed building; provision of ancillary accommodation and facilities in the listed building; reconstruction of part of the listed building destroyed by fire; repair and	Southport	Care accommodation	113

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

	2015/16	2016/17	2017/18	2018/19
Total number of units approved	132	473	78	113

**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.

There were 5 applications in 2018/19 of 50 or more dwellings. The submission of 3 of these predated the adoption of the Local Plan which introduced this requirement. The other 2 both secured accessible and adaptable homes through Section 106 agreements as follows:

Application	Location	Accessible and adaptable homes	
		No.	% of new market properties
DC/2018/00658	Part of allocated site, Liverpool Road, Formby	60	21%
DC/2017/02359	Land east of Waddicar Lane, Maghull	22	21%

There were 4 applications in 2017/18, however 3 predated the adoption of the Local Plan and the 4<sup>th</sup> was a prior notification so none were subject to this policy requirement.

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

**Indicator 29 – (Policy HC2)  
Number of approved custom or self-build homes**

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

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

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

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

**Indicator 30 – (Policy HC2)  
Number of people registered on Sefton’s Custom and Self-Build Register**

The Sefton Self-Build register was established in April 2016. As at 31 March 2019 there is a total of 131 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 2018/19 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
-------------	--------------	----------	----------

Application	Site Address	Proposal	Comments
DC/2018/00857	38 Poplar Street Southport	Change of use of existing semi-detached building part ground and first floor office/workshop accommodation (Mixed Use) to Professional and Financial Service Office (A2), with access ramp	Part of building already used for non-residential purposes, therefore this change of use is considered acceptable within a primary residential area.
DC/2018/01432	105 Deyes Lane Maghull Liverpool	Change of use from shop (A1) to restaurant (A3) with outside seating area and new roller shutter to the front, alterations to the shop front, ventilation and plant	Building already used for non-residential purposes, therefore this change of use is considered acceptable within a primary residential area.
DC/2018/00989	156 College Road Crosby Liverpool	Change of use of first floor to a function room ancillary to ground floor cafe and restaurant	College Road is lined by various food and drink/leisure uses which operate beyond traditional business hours. This included the ground floor of the application site itself. In this respect it is considered that the proposal would be in keeping with the varied character of the area.
DC/2018/00942	201 Heathfield Road Birkdale Southport	Change of use from shop to cafe (retrospective application)	Building already used for non-residential purposes, therefore this change of use is considered acceptable within a primary residential area.
DC/2018/01639	4 - 6 St Johns Road Waterloo	Change of use of the premises from solicitor's office (A2) to construction administration (B1)	Building already used for non-residential purposes, therefore this change of use is considered acceptable within a primarily residential area.
DC/2018/01643	368B Marsh Lane Bootle	Change of use of the premises from a residential flat to office use.	Compatible with the character of the residential area and does not undermine the housing delivery objectives of the local plan. Therefore, an acceptable change of use within a primary residential area.
DC/2018/02182	1 Melling Lane Former Station Masters House Maghull	Change of use from residential (C3) to financial and professional services (A2) or offices (B1(a)) including a two storey and a single storey extension to the side, external alterations and car parking.	Compatible with the character of the area. Furthermore, it would bring back into use a building which has been left derelict for many years, improving the quality of the local environment and street scene. Therefore, considered to be an acceptable change of use within a primary residential area.
DC/2018/01004	98 High Park Road Southport	Certificate of lawfulness for the proposed use of the existing dwellinghouse as a young person's care home.	A care home is an appropriate use within a primary residential area.
DC/2018/01061	Land North of 111 Stanley Road and East of 72 Exeter Road Bootle	Erection of a three-storey building to form a children's day nursery with 1 no flat on the second floor and outdoor play areas to the ground and first floor levels to the rear of the building	A day nursery is an appropriate use within a primary residential area.

Application	Site Address	Proposal	Comments
DC/2018/02022	14 Marldon Avenue Crosby Liverpool	Change of use from dwellinghouse (C3) to an adult day centre (D1).	This adult day centre is an appropriate use within a primary residential area.
DC/2018/02117	43 Scarisbrick New Road Southport	Change of use from 2 No residential flats into a residential family centre with ancillary offices, alterations to the timber landing and stairs to the rear of the property and change of use of the garage to a training room, with ramp to the front	Provision of residential accommodation and care is considered appropriate within a primary residential area.
DC/2018/00718	418 Stanley Road Bootle	Change of use from offices and premises to a day nursery (D1)	A day nursery is an appropriate use within a primary residential area.
DC/2018/01966	3B Victoria Buildings Victoria Road Formby Liverpool	Change of use of the existing flat (C3) to Micro-brewery (Sui Generis)	The scale of development is so small it would not compromise the Council's objectively assessed needs through a loss of sites or capacity that would make it difficult to meet future housing needs. Therefore, this change of use is considered acceptable within a primary residential area.

**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 2018/19 over 72.5% of residential approvals were at 30 dwellings/hectare or more. This continues the levels achieved in 2017/18 (71%) and 2016/17 (over 70%).

Densities (dwellings/hectare)	0 to 30	30 to 50	over 50
<b>Number of dwellings 2018/19</b>	434(27.5%)	887(56.2%)	257(16.3%)
<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 2018/19, four of the schemes were for 10 homes or more. One of these is in the existing urban areas and the two are on sites allocated for development in the Local Plan. The allocated development at Wango Lane has been constrained by the setting of a listed building. Land at Liverpool Road, whilst exceeding the indicative density in the local plan allocation, did not meet 30 dwellings per hectare density due to flooding, landscaping, infrastructure including flood attention and buffer to the bypass.

**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 2018/19 there were 14 applications for HMOs that were determined. Five of the applications were granted, one of which was for a certificate of lawfulness. Seven applications were refused. These decisions result in an additional supply of 16 bedsits in Bootle. Two further applications were withdrawn.

Application	Site Address	Proposal	Decision/Comment
DC/2019/00355	11 Bolton Road Birkdale Southport	Change of use from a 6 bedroom HMO (Use Class C4) to a 7 bedroom HMO (Sui Generis) (retrospective planning)	Approved
DC/2018/02039	518 Stanley Road Bootle	Change of use of the first and second floors from residential (C3) to a House in Multiple Occupation (HMO) (C4) (3 Units).	Approved with conditions
DC/2018/00511	9 Sandy Road Seaforth Liverpool	Change of use of the first and second floors from a flat and offices to a House in Multiple Occupation including cycle and bin stores to the rear (5 units)	Approved with conditions
DC/2018/02125	21 Sandringham Road Waterloo Liverpool	Change of use from a dwellinghouse (C3) to a House in Multiple Occupation (HMO) (6 Units) (C4).	Approved with conditions
DC/2018/00956	58 Keble Road Bootle	Certificate of lawfulness for the proposed use of an existing 5-bedroom dwelling (C3) to a 6-person house in Multiple Occupation (C4)	Certificate issued
DC/2018/01573	35 King Street Southport	Change of use from a Guest House (C1) to a house in multiple occupation HMO (Sui Generis) (8 Units)	Refused- The proposal would have a harmful effect on the living conditions of future occupants of the proposed HMO, with regards to outlook, kitchen facilities and useable private amenity space for future occupiers.
DC/2017/02337	57 Hawthorne Road Bootle L20 2DQ	Change of use of the first, second and part ground floor to an 8-bed house in multiple occupation (HMO).	Refused- The proposal would have a harmful effect on the living conditions of future occupants of the proposed HMO, with regards to shared bathroom, kitchen facilities, internal living space

Application	Site Address	Proposal	Decision/Comment
			and private outdoor amenity space
DC/2018/01964	202 Stanley Road Bootle	Change of use from solicitors' offices (A2) to a 16 bed house in multiple occupation (Sui Generis) including the installation of three windows to the side elevation.	Refused- The development would fail to provide acceptable living conditions for future residents due to lack of private amenity space, lack of adequate light and outlook and inadequate room sizes.
DC/2018/02066	450 Stanley Road Bootle L20 5AE	Change of use from C3 (Dwelling House) to C4 (House In Multiple Occupation) (6 units) including a cycle shelter to the rear and bin storage	Refused-The proposal would fail to provide adequate bedroom sizes, communal living area, light, kitchen facilities or outdoor amenity space for future occupiers.
DC/2018/02038	147 Bedford Road Bootle L20 2DR	Change of use from a dwelling to a house in multiple occupation HMO (C4) (5 Units)	Refused- The development would fail to provide adequate outdoor amenity space and kitchen facilities for future occupiers.
DC/2018/02256	Claremont Hotel 59 Sandy Road Seaforth Liverpool	Change of use of part of the ground floor, the first and second floors from a Public House (A4) to a House in Multiple Occupation (7 Units) (HMO) after the demolition of the existing single storey buildings to the rear	Refused- The development would fail to provide adequate toilet/bathroom facilities, amenity space and bin numbers for future occupants.
DC/2018/00163	Nile Hotel 69-73 King Street Southport	Change of use from hotel to HMO including internal alterations to the first floor (retrospective application)	Refused-The proposal fails to provide adequate outlook through windows in habitable rooms and adequate outdoor amenity space for future occupants.
DC/2019/00095	78 Hawthorne Road Bootle	Change of use of dwelling (C3) to House of Multiple Occupation (C4)	Withdrawn
DC/2018/00231	41-43 King Street Southport	Proposed change of use of 41 and 43 King Street from a guesthouse (C1) to a 14 bed House in Multiple Occupation (Sui Generis).	Withdrawn

The Flats and Houses in Multiple Occupation SPD was adopted in June 2018. The SPD sets out the Council's expectations in respect of room sizes, outlook and prospect, rooms in basements and roof

spaces, outdoor amenity, bin stores, access, parking and cycle storage. It also gives advice on reducing impact on neighbouring properties by setting out spacing criteria along a street. It will be a material consideration in future planning decisions. See [www.sefton.gov.uk/media/1448665/Flats-and-Homes-in-Multiple-Occupation-June-2018.pdf](http://www.sefton.gov.uk/media/1448665/Flats-and-Homes-in-Multiple-Occupation-June-2018.pdf).

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

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

#### **Indicator 34 – (Policy HC4)**

##### **Total number of HMOs in Sefton and by ward**

This information is not currently available

**Actions:** tbd

#### **Indicator 35 – (Policy HC5)**

##### **Five year traveller pitch supply**

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

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

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

For the current 5-year period (2019-2024) this equates to a requirement of seven permanent pitches. This is made up from 6 pitches from the period 2018-23 and a single pitch for the period 2023-24 (see table 4.1 above).

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

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

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

None during 2018/19.

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

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

During 2018/19 there were 15 cases of unauthorised traveller encampments in the locations shown in the table below. This compares with 9 cases spread across the borough during 2017-8. The Kew Park and Ride has had numerous unauthorised traveller encampments pitched over the previous few years.

Address (no. on map)	Size (caravan numbers)	Duration (days)
Northern Perimeter Road Field	33	7
Buckley Hill playing field	33	1
Duke Street Park, Formby	19	6
Kings Garden Southport	2	1
Playing field Ferryside Lane, Southport	10	5
Kew Park & Ride	15	4
Land corner Gorsey Lane/Buckley Hill	21	1
Ainsdale Discovery Centre, promenade, Ainsdale	3	2

Victoria Park, Southport	4	5
Preston new Road – grassed area	4	6
Ainsdale Discovery Centre, promenade, Ainsdale	4	2
Princes Park, Southport	4	2
Preston new Rd – grassed area	3	3
Pendle Drive, old Housing Office	1	2
Tulketh Street Car park (west) Southport	4	2

<b>Average no. caravans/days duration 2018/19</b>	<b>11</b>	<b>3</b>
<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>

**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 2018/19.

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

#### Indicator 39 – (Policy HC7)

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

There were 4 approvals during 2018/19 within sites designated as Education or Care Institution. These were considered appropriate in line with Policy HC7 (part 1a) of the Local Plan. Those that could not be considered appropriate were considered suitable alternative uses were the land was accepted to be surplus to requirements.

Application	Site Address	Proposal	Appropriate?
DC/2018/00838	Queenscourt Hospice Town Lane Kew Southport	Layout of a new car parking area, an extension to the existing car parking area to the front and erection of an office building as an	Yes

	PR8 6RE	annexe to the existing Queenscourt Hospice (reserved for future consideration - scale, appearance, landscaping)	
DC/2017/02138	Land Off Lenton Avenue Formby L37 1XY	Application for approval of reserved matters for the erection of 34 dwellinghouses pursuant to outline planning permission DC/2015/02194 granted 22/11/2016 - for layout, scale, appearance and landscaping	No but alternative use deemed acceptable
DC/2018/00023	Land At Green Lane Maghull	Erection of 15 no dwellings with garages and associated parking	No but alternative use deemed acceptable
DC/2018/00607	40 Lancaster Road Birkdale Southport PR8 2JY	Construction of 113 units of extra care accommodation in six new blocks and within the listed building; provision of ancillary accommodation and facilities in the listed building; reconstruction of part of the listed building destroyed by fire; repair and works for the conversion and extension of the listed building to the proposed use, including the demolition of some extensions to the building; creation of a new access from Lancaster Road; construction of internal access roads and hardstandings for car parking, demolition of detached buildings within a conservation area; and landscaping.	Yes

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

## 4. Infrastructure

Indicator 41 – (Policy IN2)

Number of schemes in part 1 of Policy IN2 implemented

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

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

for the development of an Outline Business Case was approved by the CA in 2019 and work started on the business case preparation. The OBC is expected to be completed in summer 2020.

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

s

There were 1306 'new build' dwellings granted planning permission in 2018/19. On 73 sites. These were assessed against the Travel SPD measures of accessibility, which determine whether a development site is accessible in the three bands shown.

	High	Medium	Low
Bus Stop	99.8%	0.2%	0.0%
Rail Station	13.3%	14.0%	72.7%
GP	57.4%	15.2%	27.4%
School	78.6%	20.9%	0.5%

**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 2018 and 2019 168 reports were reviewed and these are set out in the tables below.

Assessment	2018	
	No. of reports prepared	Area covered
Phase 1 – Preliminary Investigation	24	221.99 Ha
Phase 2 – Site Investigation & Risk Assessment	34	93.59 Ha
Phase 3 – Remediation Strategy	20	30.6 Ha
Phase 4 – Verification Report	16	60.09 Ha

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

**Actions:** Continue to implement policy.

#### Indicator 44 – (Policy EQ8)

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

None during 2018/19

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

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

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

Application	Site Address	Proposal	SuDS Conditions imposed *	Approved
DC/2014/01312	Former Arriva Bus Depot 503-509 Hawthorne Road Bootle L20 6JJ	Outline Planning Application for redevelopment of former industrial land for mixed use development purposes comprising: demolition of all existing buildings; construction of 2,323 sq.m. Class A1 retail development; erection of 119	Cond 31: A Surface Water Drainage Scheme must be submitted to and approved by the LPA. Cond 32: A Sustainable Drainage Management and Maintenance Plan must be agreed by LPA including	31-Jul-18

Application	Site Address	Proposal	SuDS Conditions imposed *	Approved
		family dwellings, 100 sp	arrangements for adoption and funding of maintenance.	
DC/2017/01325	Former Philips Factory Balmoral Drive / Rufford Road Crossens Southport	Outline planning application for demolition of existing buildings and construction of approximately 147 new dwellings, roads and open space	Cond 13a&b: Before commencement a scheme for the disposal of foul drainage must be submitted to and approved by the LPA and LLFA. This must be constructed and completed before development brought into use. Cond 14: As cond 13 but for a detailed SuDS Scheme.	12-Dec-18
DC/2017/01641	71-73 Scarisbrick New Road & 1-1A Balfour Road Southport PR8 6LF	Erection of a three storey residential care home including layout of car parking with vehicular and pedestrian access and associated landscaping following demolition of existing dwellings	Cond 2&3: Detailed conditions regarding Sustainable Drainage Strategy including SuDS elements, and a detailed management and maintenance plan.	08-Jun-18
DC/2017/01738	113A-117 Norwood Road Southport PR8 6EL	Erection of 14 No. two storey semi-detached dwellinghouses following the demolition of the existing commercial unit at 113a Norwood Road and 2 No. semi-detached residential properties at 115-117 Norwood Road.	No SuDS conditions	17-Sep-18
DC/2017/02138	Land Off Lenton Avenue Formby L37 1XY	Application for approval of reserved matters for the erection of 34 dwellinghouses pursuant to outline planning permission DC/2015/02194 granted 22/11/2016 - for layout, scale, appearance and landscaping	No SuDS conditions	11-Jun-18
DC/2017/02223	Plot 8, Atlantic Park Dunnings Bridge Road Netherton L30 4AB	Erection of a warehouse unit for B8 Use Class, with ancillary office accommodation and associated works including surface car parking, service yard, site access and landscaping; and erection of decked car park building	Cond 11&12: detailed conditions about an updated Surface Water Drainage Scheme, and a detailed management and maintenance plan, being submitted to and approved by the LPA.	26-Oct-18
DC/2017/02298	Land Bounded By Wango Lane, River	Erection of 43 dwellings with new access, landscaping and	Cond 10: a scheme for a Surface Water Sustainable	31-Oct-18

Application	Site Address	Proposal	SuDS Conditions imposed *	Approved
	Alt And Leeds And Liverpool Canal Aintree	associated works	Drainage System incl method of implementation including arrangements to secure funding and maintenance must be submitted to and approved by the LPA.	
DC/2017/02347	Site Of Former 240 Hawthorne Road Bootle L20 3AS	Erection of 11 no dwellings and 9 no apartments with associated amenity space and car parking	Cond 11: Surface water drainage works shall be carried out in accordance with the detailed scheme contained within the submitted Surface Water Drainage Strategy, and shall be fully constructed prior to occupation.	25-Apr-18
DC/2017/02359	Land East Of Waddicar Lane North Of Footpath Melling No 3, North Of Rainbow Park Waddicar Lane Melling	Erection of 149 dwellings, construction of new vehicular access, flood attenuation basin, landscaping and associated works	Cond 17: The development hereby permitted by this planning permission, including all components of the sustainable drainage system, shall be carried out in accordance with the approved plans. And shall be fully constructed prior to occupation.	31-Jul-18
DC/2017/02368	47 Canal Street Bootle L20 8AE	Erection of a warehouse unit for manufacturing, storage and office space after the demolition of the existing units 24, 25 and 26.	Cond 6: Detailed condition for a Surface Water Drainage Scheme being submitted and approved. Cond 7: Detailed condition for a drainage management and maintenance plan to be submitted and approved prior to works commencing.	16-Apr-18
DC/2018/00023	Land At Green Lane Maghull	Erection of 15 no dwellings with garages and associated parking	Cond 24: Detailed condition for the details of implementation, maintenance and management of the approved sustainable drainage scheme being submitted to and approved prior to any works above slab level.	31-Jan-19

Application	Site Address	Proposal	SuDS Conditions imposed *	Approved
DC/2018/00085	Phase 4 And 6 Town Lane Southport PR8 6PN	The erection of 91 dwellings within Phase 4 (including one 4 storey apartment and five 3 storey apartments), 119 dwellings within Phase 6 (including one 3 storey apartment) and all associated works (re-plan of original Plots H1-H58 & J1-J97 from Planning	Cond 16: Detailed condition that a Surface Water Drainage Scheme must be submitted and approved by the LPA, before works commence.	28-Sep-18
DC/2018/00402	Former Shakespeare Hotel Public House And Adjacent Land And Premises 1 Scarisbrick New Road & 1A Virginia Street Southport PR8 6PU	Erection of 8 dwellings and 1 three storey block of 15 apartments together with associated access and car parking	Cond 16: a) All components of the Sustainable Drainage System, shall be carried out in accordance with the submitted Flood Risk Assessment and the Sustainable Drainage Strategy prior to occupation. b) Thereafter it shall be managed and maintained.	17-Sep-18
DC/2018/00471	41 Leyland Road Southport PR9 9JG	Erection of apartment block of 12 self contained apartments after demolition of the existing vacant dwelling	Cond 4&5: Detailed conditions about a Surface Water Drainage Scheme, and a detailed management and maintenance plan, being submitted to and approved by the LPA.	10-Sep-18
DC/2018/00537	2 Well Lane Bootle L20 3BR	Erection of 13 No. dwellings with associated access road from Well Lane after demolition of redundant buildings	Cond 9: Prior to any works commencing, a scheme for a Surface Water Sustainable Drainage System incl method of implementation including arrangements to secure funding and maintenance must be submitted to and approved by the LPA.	07-Aug-18
DC/2018/00607	40 Lancaster Road Birkdale Southport PR8 2JY	Construction of 113 units of extra care accommodation in six new blocks and within the listed building; provision of ancillary accommodation and facilities in the listed building; reconstruction of part of the listed building destroyed by fire; repair and	Cond 10: a scheme for a Sustainable Drainage System incl method of implementation including arrangements to secure funding and maintenance must be submitted to and approved by the LPA, prior to any works above slab level.	04-Dec-18

Application	Site Address	Proposal	SuDS Conditions imposed *	Approved
DC/2018/00658	Land West Of Formby By Pass And North Of Liverpool Road Liverpool Road Formby	Erection of 304 dwellings with associated access, open space, drainage infrastructure, parking, landscaping, infrastructure and other associated works	Cond 15-19: Very detailed conditions about the approved Surface Water Drainage Strategy and its implementation.	28-Mar-19
DC/2018/00695	30 Lulworth Road Birkdale Southport PR8 2BQ	Erection of a two storey extension to the rear together with the conversion to 10 self-contained supported living apartments (Use Class C2), with associated access and car parking following the demolition of the existing outrigger and other detached build	Cond 7: a scheme for a Sustainable Drainage System incl method of implementation including funding and maintenance must be submitted to & approved by the LPA, prior to any works. Cond 8: Foul and surface water shall be drained separately.	24-Aug-18
DC/2018/00813	Cabbage Inn Fleetwoods Lane Netherton Bootle L30 0QG	Erection of a block of 30 Flats after demolition of the former Cabbage Inn Public House.	Cond 26: The approved Sustainable Drainage Scheme shall be completed in accordance with the detailed Drainage Strategy prior to occupation. It will be managed and maintained as per the approved Strategy.	07-Mar-19
DC/2018/01015	Land East Of Birkdale Cop And South Of Town Lane Kew Town Lane Southport	Erection of 46 dwellings within Phase 5A with associated works	Cond 16: Detailed condition that a Surface Water Drainage Scheme must be submitted and approved by the LPA, before works commence.	16-Nov-18
DC/2018/01159	Formby Hall Golf Club Southport Old Road Formby Liverpool L37 0AB	A full planning application for the expansion and improvement of the Formby Hall Golf Resort and Spa, incorporating: the extension and alteration of the existing Hotel Building; the change of use of the first floor of the Health Club and Spa Building to h	No SuDS conditions	16-Nov-18
DC/2018/01341	Land East Of Marine Drive North Of Crossens Way Crossens Way	Erection of 17 commercial units for B8 use in two blocks (Site 1), 2 units for B8 use including external storage (Sites 2 and 3) and 1 unit for B1 use (Site 4).	Cond 14-16: Detailed conditions about Sustainable Drainage, Foul and Surface Water drainage, and mitigation measures set out in	07-Dec-18

Application	Site Address	Proposal	SuDS Conditions imposed *	Approved
	Southport	Site 4 - 1no. unit for B1 use.	the Flood Risk Assessment.	
DC/2018/01623	21 - 23 King Street Southport PR8 1LH	Erection of a two-storey extension and dormer extensions to the rear to create 8 self-contained flats and two studio apartments.	No SuDS conditions	27-Nov-18
DC/2018/01798	Former Playing Field Northwest Of Metal Box Factory Heysham Road Netherton	Erection of a storage building (Class B8) and a light industrial building with ancillary office accommodation, staff welfare facilities and trade counter (Class B1c), together with the construction of hardstandings and vehicle parking areas, the formation	Cond 15: The approved Sustainable Drainage Scheme shall be completed in accordance with the detailed Sustainable Drainage Strategy prior to occupation. Cond 16: Foul and surface water shall be drained on separate systems.	22-Feb-19
DC/2018/01922	Land At Mayflower Industrial Estate Liverpool Road Formby Liverpool L37 6BU	Erection of a 76 bedroom care home with associated works including car parking, access road and landscaping	Cond 4: The development shall be completed in accorded with the approved Drainage and Maintenance Strategy. Cond 3: Foul and surface water shall be drained on separate systems.	01-Mar-19
DC/2018/02052	Town Lane Southport PR8 6PN	The erection of 57 dwellings within Phase 7, 114 dwellings within Phase 8, 93 dwellings within Phase 9 and all associated works (re-plan of original Plots C18-C46, D1-D77, E80-E96, F1-F96 & G1-G30 from Planning Approval ref: S/2012/0400 plus additional 16	Cond 16: Detailed condition that a Surface Water Drainage Scheme must be submitted and approved by the LPA, before works commence.	29-Mar-19
DC/2019/00163	45 Stanley Road Bootle L20 7BZ	Change of use of ground floor from retail (A1) and the first and second floors to 6 one bed apartments (C3) including alterations to the front and side elevations.	No SuDS conditions	27-Mar-19

**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 2018/19 three schemes were approved for 150 or more dwellings. Two of these are partial re-plans of application S/2012/0400 at Town Lane Kew, a development for residential, extra care and a business park. The re-plans don't require any onsite Public Space because this is provided as part of the wider scheme approved in 2012. The third approved scheme was Liverpool Road in Formby, this provided 0.986 hectares of useable public open space.

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

**Indicator 47 – (Policy EQ9)**

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

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

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

**Indicator 48 – (Policy EQ10)**

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

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

During 2018/19 the Council determined the applications in the table below that included a hot food takeaway (A5). There were 4 approvals that included an A5 element, 1 refusal and 1 withdrawal. The refusal of the application on Coronation Road was because the development would have resulted in an unacceptable grouping of similar uses.

Application	Site Address	Proposal	In designated centre	In shopping parade	Within 400m of secondary school or college	Decision and Date
DC/2018/00407	8D Moor Lane Crosby	Change of Use from Class A3 use to Classes A1-A5	Yes	No	No	Approved with conditions- 12 <sup>th</sup> April

Application	Site Address	Proposal	In designated centre	In shopping parade	Within 400m of secondary school or college	Decision and Date
						2018
DC/2018/00409	10 Moor Lane Crosby	Erection of a two-storey building with A1-A5 uses permitted or a Veterinary Practice (Sui Generis) at first floor level only and the layout of a dog walking area to the rear (part alternative to DC/2016/02306 approved 09.03.2017)	Yes	No	No	Approved with conditions - 1 <sup>ST</sup> May 2018
DC/2018/00410	Unit 3 Glenn Buildings North 17 Moor Lane Crosby	Change of Use to A1-A5 or Betting Shop (Sui Generis)	Yes	No	No	Approved with conditions - 12 <sup>th</sup> April 2018
DC/2018/01014	142B Cambridge Road Southport	Change of use from Class A1 (retail) to Class A5 (hot food takeaway), to include installation of extraction/ventilation equipment and alterations to the shopfront	Yes	No	No	Approved with conditions - 9th August 2018
DC/2018/01196	80 Coronation Road Crosby Liverpool	External alterations and sub-division of property into two units. Change of use of east unit as subdivided from financial and professional services (A2) to a hot food takeaway (A5) and continued use of the west unit as subdivided for financial and professional services (A2).				Refusal-4 <sup>th</sup> September 2018
DC/2018/01335	65 Coronation Road Crosby Liverpool	Change of use of the ground floor retail unit (A1) to a hot food takeaway (A5) involving changes to shop front and a single storey rear extension to the ground floor flat				Withdrawn-30 <sup>th</sup> August 2018

**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 2018/19 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

Application	Site Address	Proposal	Approval date	Appropriate Development
DC/2018/01159	Formby Hall Golf Club Southport Old Road Formby Liverpool L37 0AB	A full planning application for the expansion and improvement of the Formby Hall Golf Resort and Spa and associated features.	16/11/2018	Inappropriate development but very special circumstances evident.

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

### Indicator 51 – (Policy NH4)

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

None in 2018/19.

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

### Indicator 52 – (Policy NH5)

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

Application	Site Address	Proposal	Approval date	Appropriate Development
DC/2018/00998	Russel Road Recreation Ground Russell Road Southport PR9 7RF	Erection of a detached building to be used as a sports and community hub and enclosed by a 2.4m fence.	31.07.2018	Yes

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

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

None in 2018/19.

**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 2019 to December 2019 the Council surveyed 68 of its listed building entries (12%). This represents a decrease of 12% of the total list entries surveyed in 2018. See indirect impact indicator 73 for more information.

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

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

During 2019 no new appraisal were adopted, however consultation was undertaken on one Conservation Area Appraisal, to be formally adopted in early 2020. This was for Green Lane, Formby Conservation Area.

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

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

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

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

Consultation was undertaken on one Conservation Area Management Plan, to be formally adopted in early 2020. This was for Green Lane, Formby Conservation Area.

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

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

## **SECTION B**

# **INDIRECT IMPACT INDICATORS**

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

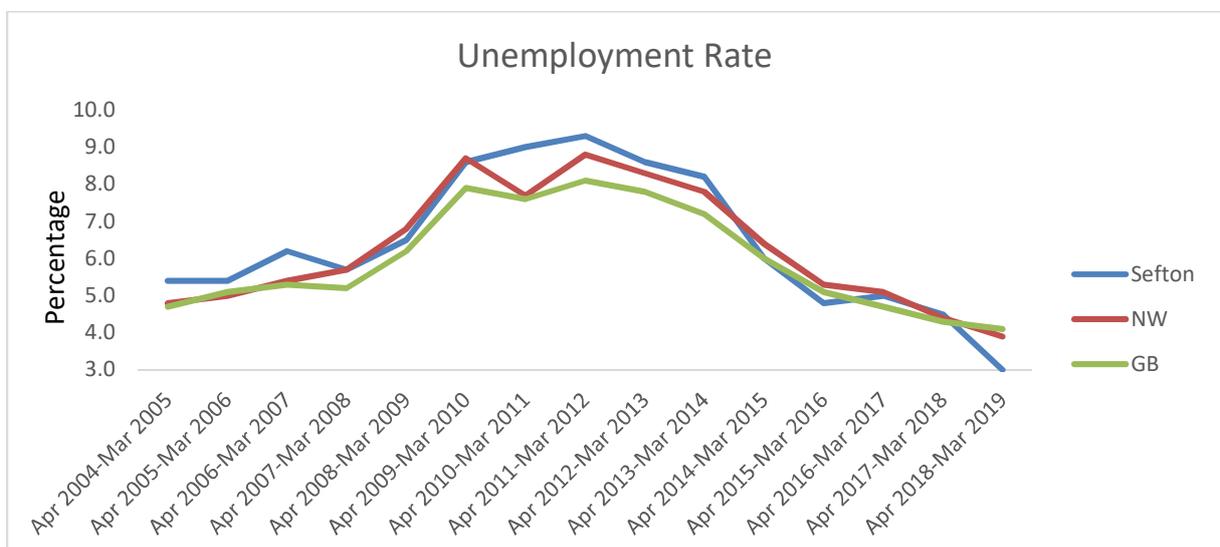
The number of jobs in has fallen quite considerably since 2002, although the numbers have started to recover from a low of 97,000 jobs in 2012. The most recently published data (2018) shows that there are 103,000 jobs in Sefton. The jobs density in Sefton of 0.63 (i.e. the ratio of total jobs to population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



(Source: Nomis)

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

The unemployment rate in Sefton has continued to drop in recent years and from April 2018 to March 2019 the rate stood at 3% (yearly average April – March). This is slightly lower than the North West average for the same period which stood at 3.9% and also slightly lower than the national average of 4.1%. The current decreasing trend in Sefton continues.



(Source: Nomis)

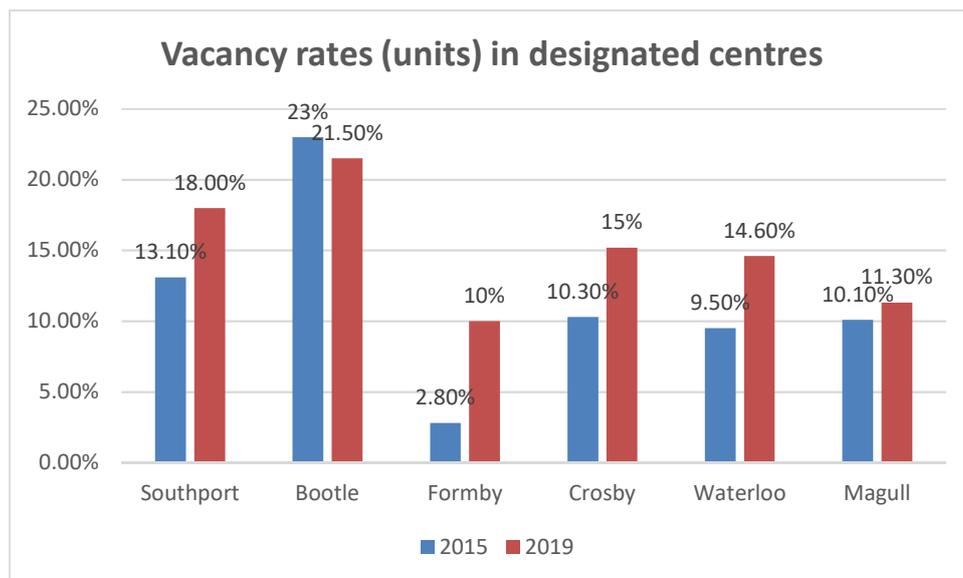
**Indicator 59 – (Local Centres)  
Retail ranking of Bootle and Southport**

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.

	Southport	Bootle
<b>2010</b>	107	243
<b>2013/14</b>	93	229
<b>2014/15</b>	96	235

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

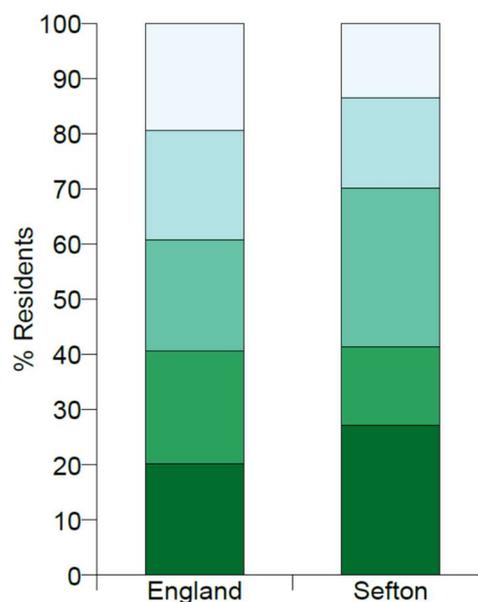
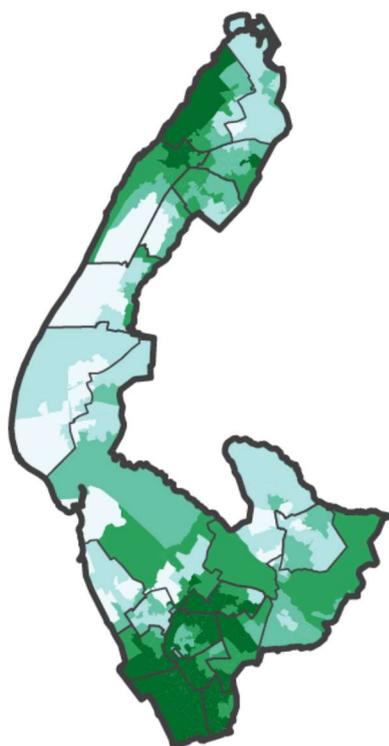
The Council changed its retained retail consultants to Nexus in June 2016. The most recent data on vacancy rates in Sefton are from the 2019 Town and District Health Checks.



Whilst Bootle centre shows the highest vacancy rate percentage, it has been the only designated centre to reduce its percentage of vacant units. Sefton's other district centres have seen an increase in their unit vacancy rate percentage since 2015, the largest of which is Formby (7.2%).

**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 Netherpton and parts of central Southport are classed as being within the 20% most deprived neighbourhoods in England.



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

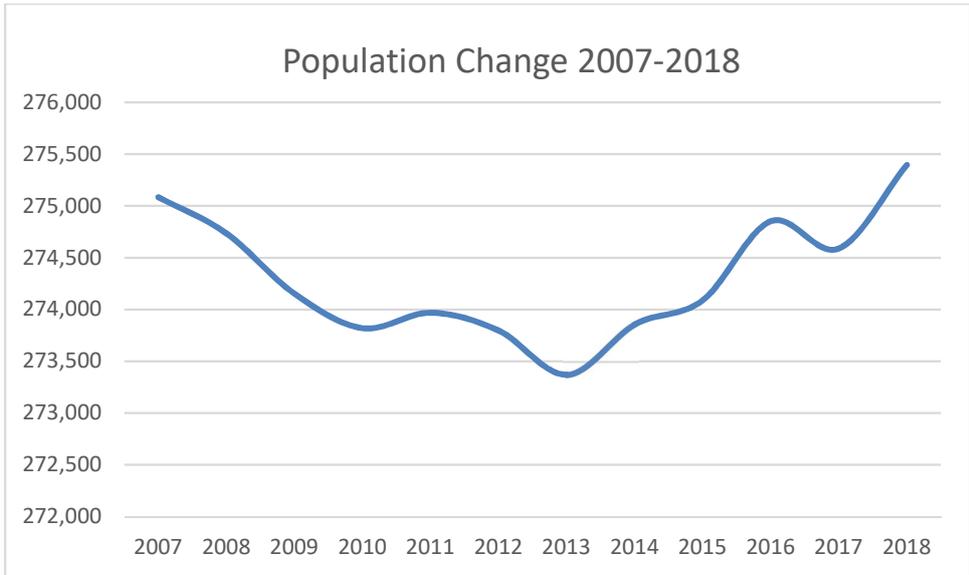
At 31<sup>st</sup> March 2019 the number of active applicants on the Sefton Housing Register was 5,693

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

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

#### Indicator 63 Population in Sefton

The 2018 population estimate for Sefton is 275,396. 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.



(Source: Nomis)

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

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

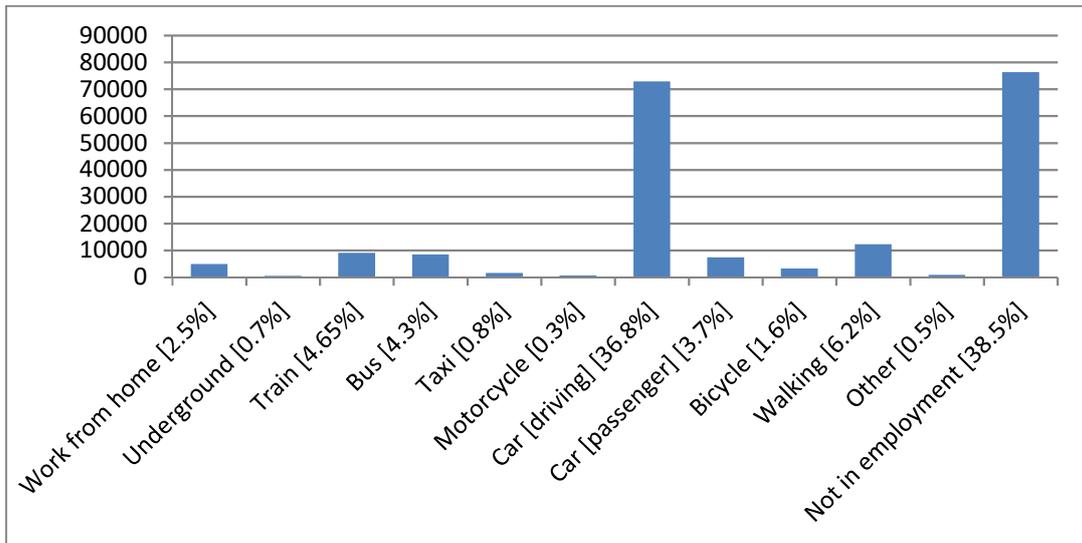


(Source Rightmove.com data accessed March 2019)

In all areas apart from Formby average house prices increased over the past twelve months. Crosby had the greatest increase of 35.7%, however this result is seen as slightly anomalous due to an above average figure of expensive detached houses sold during March 2019. Despite this, the average price of Crosby residential properties showed increase throughout 2018/19 when compared to the 2017/18 figure, by an average of 5.6%. The only area

that showed a decrease was Formby, where property prices decreased from £316,249 to £296,531.

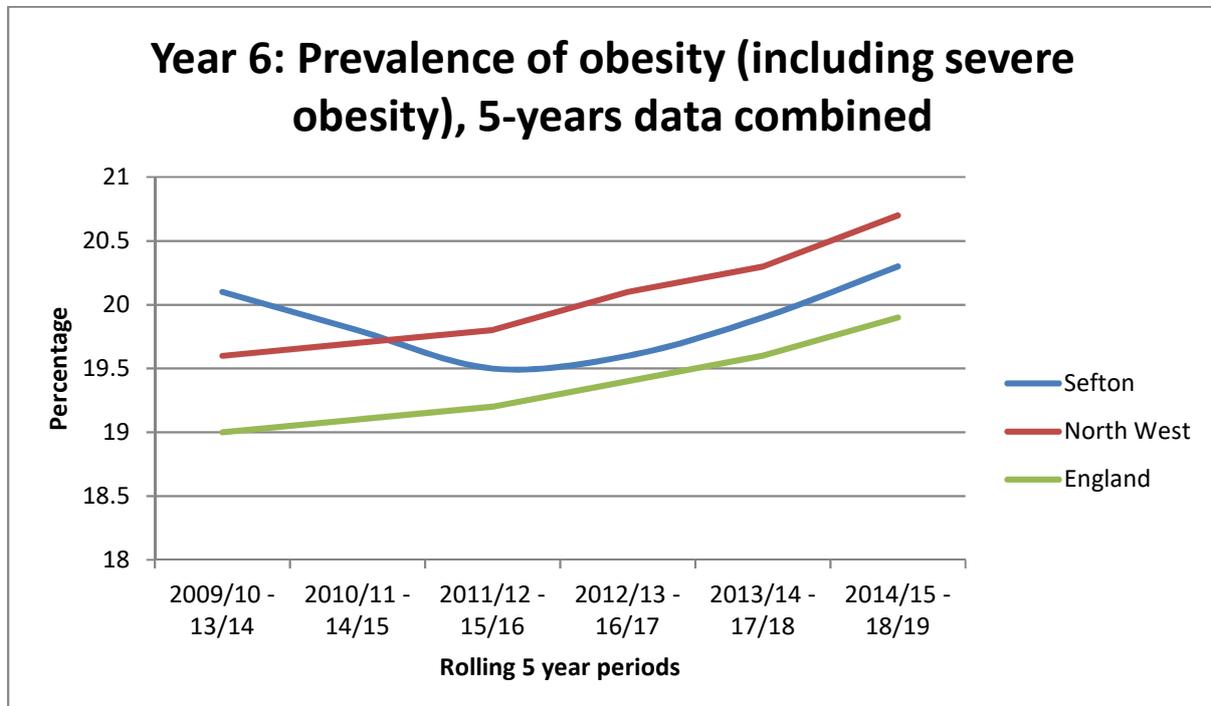
**Indicator 65 – (Accessibility)**  
**Travel to work by transport mode**



(Source 2011 census)

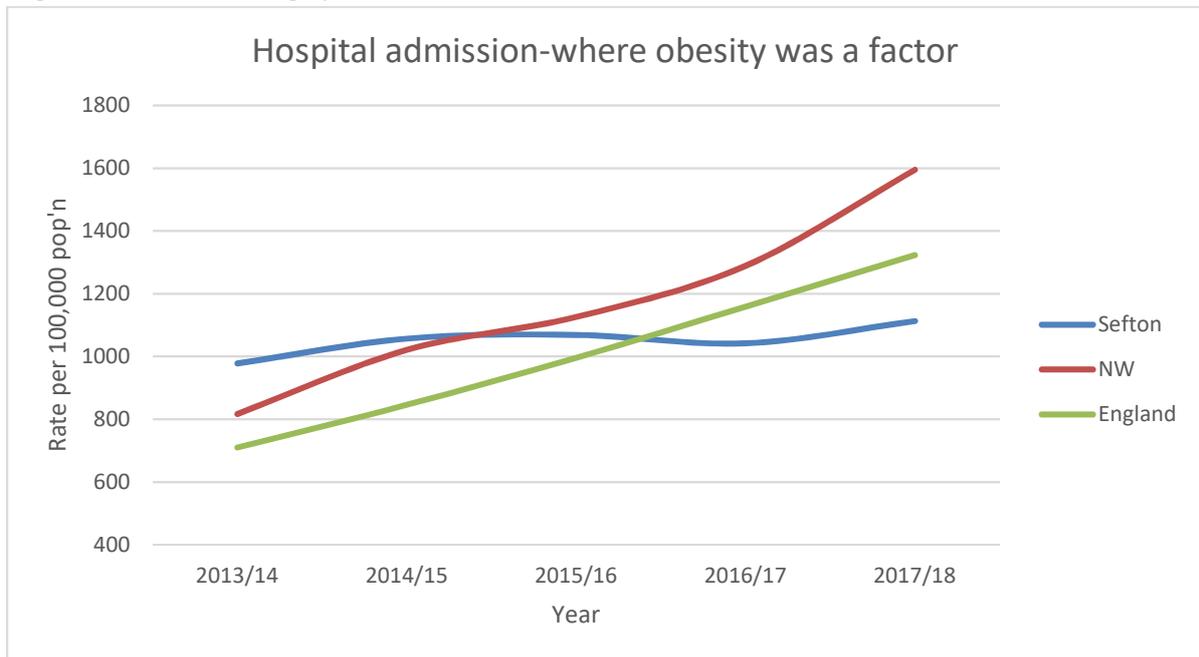
**Indicator 66 – (Health and Wellbeing)**  
**Obesity rates in adults/children**

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.

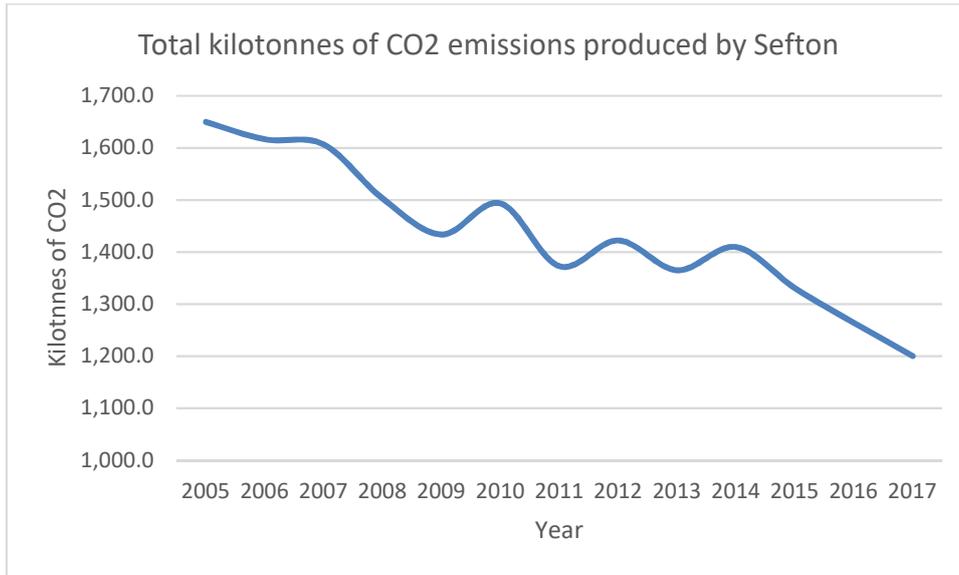


(Source NHS Digital, accessed September 2019)

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

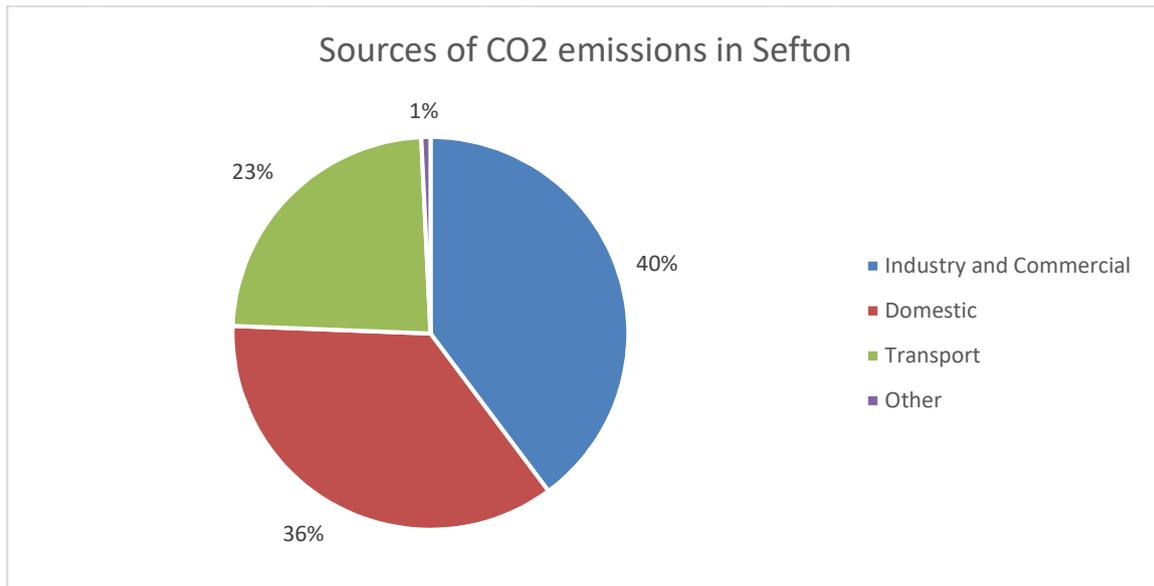
**Indicator 67 – (Climate Change and Resource Use)  
Carbon emissions by source (CO<sub>2</sub> per person)**

In 2017 (from data published June 2019) the total amount of CO<sub>2</sub> emissions for Sefton was 1,200.2kt. This is a decrease from the previous years and continues an overall downward trend as illustrated below.



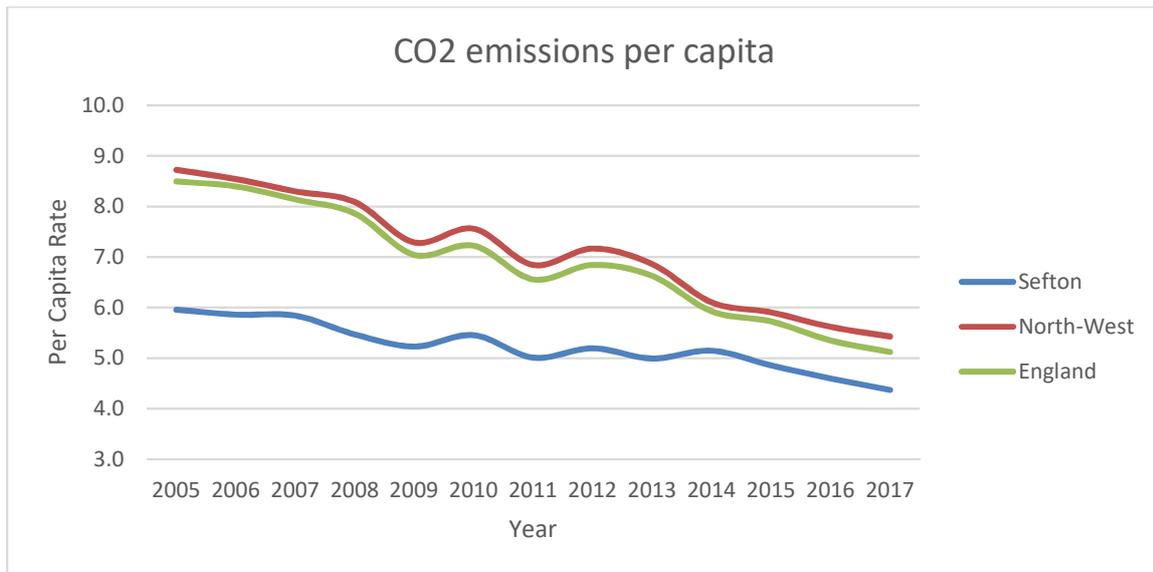
(Source: UK Government Statistics)

The major source of CO2 emissions in Sefton continues to be from industry and commerce, with domestic use the second highest contributor. Together these two sources account for 76% of Sefton’s CO2 emissions. The other significant contributing factor is transport, which decreased marginally from 24% in 2016.



(Source: UK Government Statistics)

Sefton per capita emissions have reduced from 4.6 to 4.4 tonnes per person over the preceding year and continues the overall declining trend. Sefton’s rate remains lower than the regional rate of 5.4 tonnes per capita and national rate of 5.1 tonnes per capita. Since 2014 Sefton’s rate of decrease has matched the national rate of decrease.



(Source: UK Government Statistics)

**Indicator 68 – (Flooding)**

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

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

	<b>Residential Properties</b>	<b>Commercial Properties</b>
<b>Properties in Flood Zone 2</b>	6671	632
<b>Properties in Flood Zone 3*</b>	5864	441
<b>Risk of Surface Water Flooding (1 in 100 years)</b>	10,263	1,595

\*Properties within Flood Zone 3 are also counted within Flood Zone. 807 residential and 191 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 January 2019 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 this year so far (12/09/2019) 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/ $\mu\text{g}/\text{m}^3$		
	2019	2018	2017	2019	2018	2017	2019	2018	2017	2019	2018	2017
<b>Crosby Road South</b>	13.8*	11.2	14.6	35.9*	29.3	30.0	32.6*	26.6	30.3	25.2*	21.5	19.3
<b>Millers Bridge, Bootle</b>	17.6	23.4	28.0	38.1	41.0	40.6	37.5	44.8	48.8	18.1	-	-
<b>Princess Way, Seaforth</b>	36.1	38.5	43.7	41.9	39.4	39.7	57.3	58.6	63.7	17.4	23.2	23.1
<b>Waterloo Primary School</b>	16.7	-	23.2	33.3	-	34.9	34.1	-	41.2	23.1	-	21.1
<b>Hawthorne Road</b>	22.1	-	-	32.8	-	-	39	-	-	25.9	-	-

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

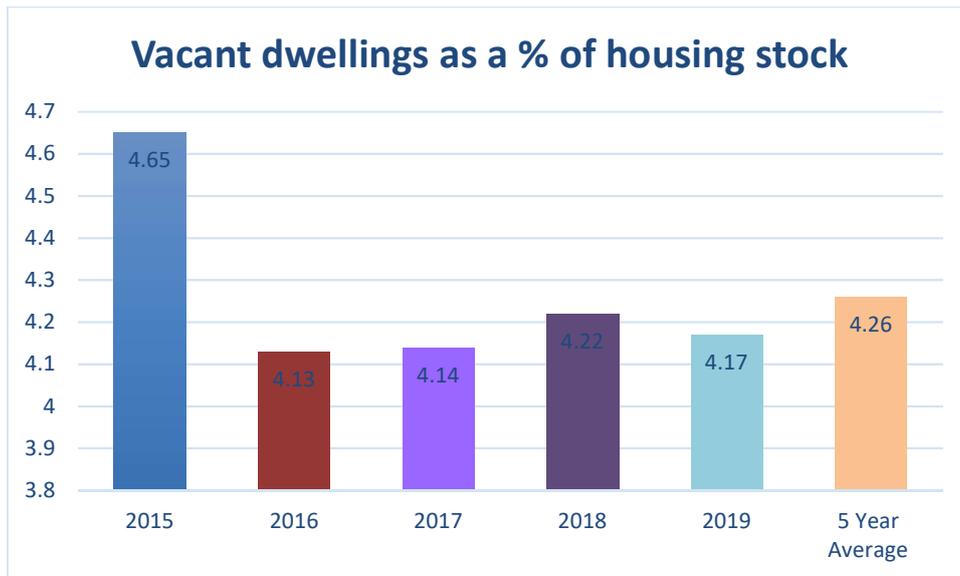
\*2019 Data for Crosby Road South only available up to April 2019

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

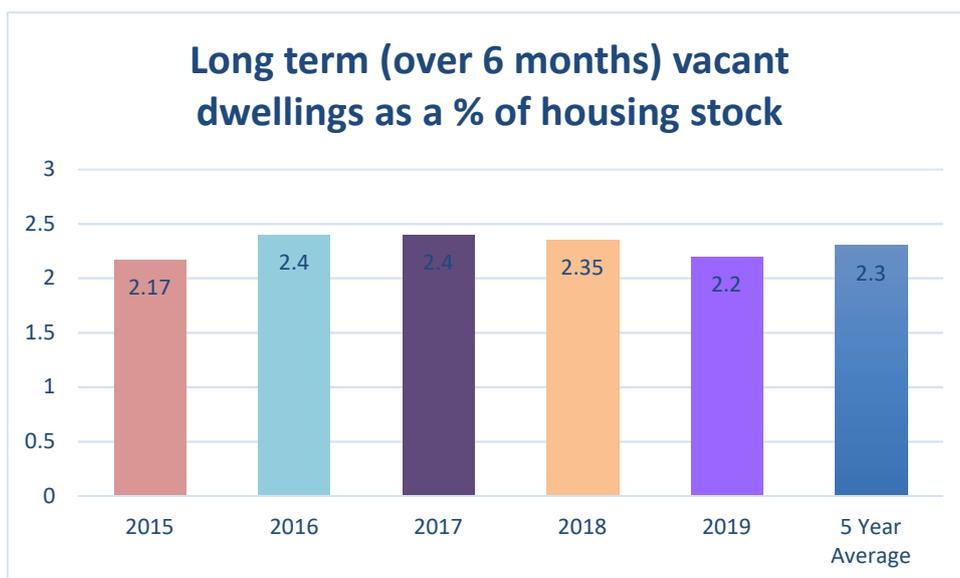
The Environment Agency has not provided data on river quality since 2009. The Council will look at alternative indicators in future monitoring reports.

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

The vacant home rate in Sefton at April 2019 was 4.17%. This is a slight increase on the previous year. The chart below shows the vacancy rate over the previous 5-year period. The higher figure in 2015 was affected by the HMRI (Housing Market Renewal initiative) process.



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 48 listed buildings or structures at risk. Five of these, are grade II\* listed and include: St Katherine’s Chapel, Lydiate; Ince Blundell Old Hall; Church of the Holy Family

adjoining service wing at Ince Blundell Hall; the Garden Temple to the south west of Ince Blundell Hall; and the Pantheon adjoining Ince Blundell Hall.

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

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

This is unchanged since last year.

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

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

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

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

## **Section C**

### **Duty to Cooperate**

## **Duty to Cooperate**

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

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

### **Statement of Common Ground**

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

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

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

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

The areas of cooperation are identified as:

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

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

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

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

The SHELMA looks at the latest demographic data and projections, the latest economic data and projections, and recent market evidence to consider what the appropriate Objectively-Assessed Need for housing and

employment land is for the Liverpool City Region and West Lancashire as a whole and for each Council area individually, for the period 2012-2037. As part of the City Region devolution arrangements, this is an important step in identifying the housing and employment land needs that will form part of the City Region's Single Spatial Framework and will also be a material consideration in the future revision of each council's Local Plan.

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

### **Statement of Community Involvement**

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

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

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

### **Other Cooperation**

During 2018–19, Sefton Council continued to undertake a range of activities relating to the Duty to Co-operate with neighbouring authorities and other key stakeholders on strategic planning matters. This included responses to neighbouring authorities on their Local Plan preparation updates including. Responses were sent to the following (date sent in brackets):

- Halton Council on their Delivery and Allocations Draft Local Plan (9/19)
- Liverpool City Council on their draft Local Plan (2/18)
- Wirral Council on their Local Plan Development Options (8/18) and Green Belt methodology (7/19)
- West Lancashire Council on their housing growth scenarios (12/18)

## **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 2020.

### **Neighbourhood Plans**

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

## **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. Progress in these areas is set out below and illustrated on the map on the next page. Once in force, Neighbourhood Plans form part of Sefton's development plan. They are used to help determine planning applications in the area they cover along with the Sefton Local Plan (2017) and Waste Local Plan (2013).

### **Lydiate**

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

### **Maghull**

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

### **Formby and Little Altcar**

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

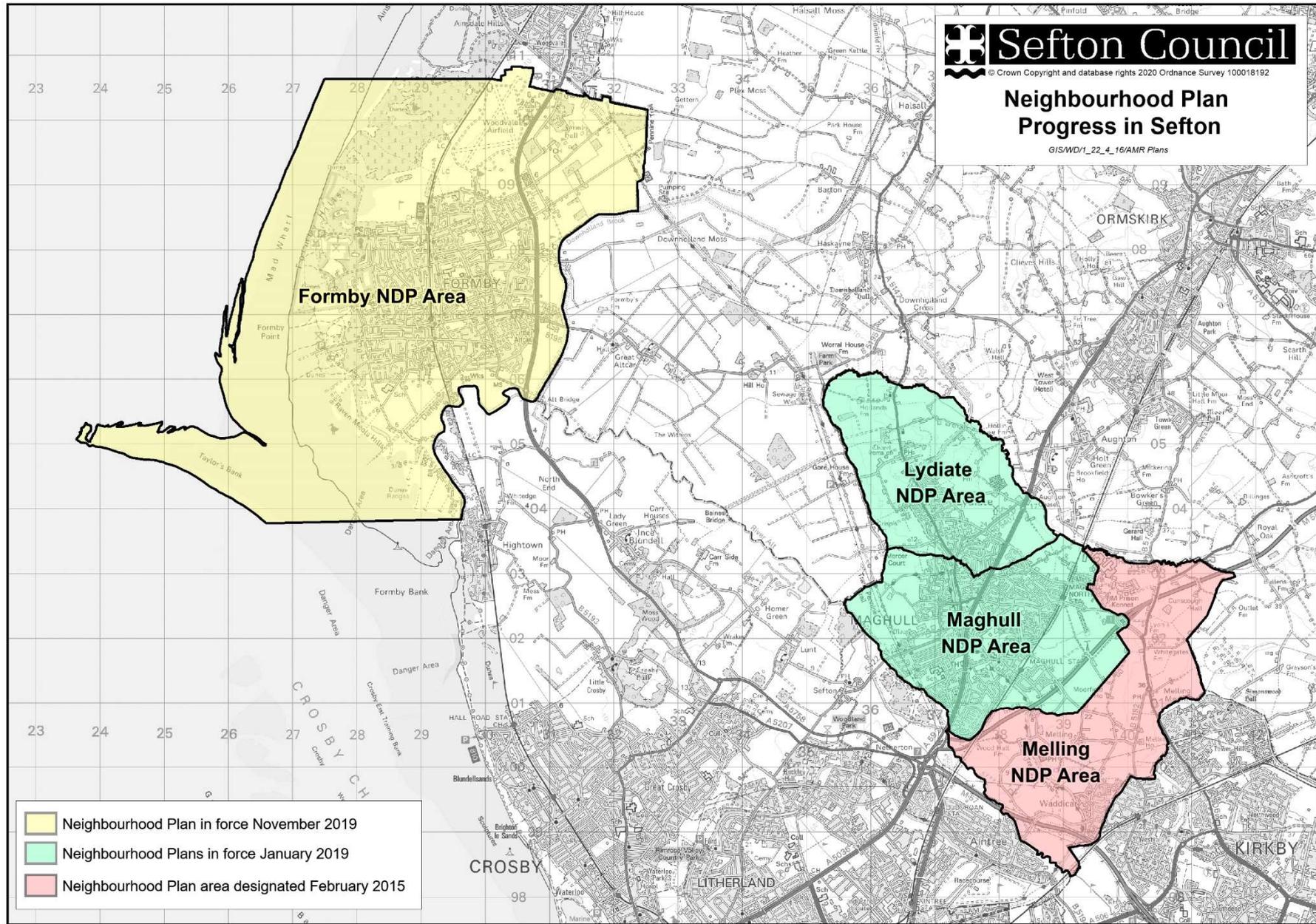
### **Melling**

Melling Parish Council have prepared and gathered evidence with a view to undertaking pre-submission consultation on their draft Neighbourhood Plan. No progress was reported in 2018/19.



**Neighbourhood Plan  
Progress in Sefton**

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



## **Section F**

# **Progress on Infrastructure Working Group Recommendations**

## Infrastructure Working Group Recommendations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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