

Authority Monitoring Report

2015/16

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Introduction

This is the Council's twelve Authority Monitoring Report (AMR) (formerly Annual Monitoring Report). Previous publications are available at www.sefton.gov.uk/AMR. This is the first AMR that has been published following the adoption of the Sefton Local Plan (April 2017) and first AMR that uses the monitoring framework set out at Appendix 3 of the Local Plan.

As this is the first year of reporting the newly adopted monitoring framework it is not always possible to show trends in performance. Many of the indicators are being reported on for the first time. As the monitoring framework becomes established the trend based information will be built up and progress will be much easier to be determined.

Nevertheless this AMR still provides a substantial overview of the progress with many of the strategic aims of the Local Plan and the policies that seek to secure them. This is despite the fact that many Local Plan policies will not yet have been fully implemented.

The AMR is split into a number of distinct sections.

Section A looks at direct impact indicators. These are those indicators that the implementation of planning policies will have a direct impact on.

Section B covers indirect indicators. These are indicators that the implementation of planning policy may influence, but which have a much wider range of influences.

Section C reports on the progress the Council has made on its duty to cooperate.

Section D reports on the progress with the Local Development Scheme and how we are progressing with our Planning Documents.

Section E reports with progress on Neighbourhood Plans.

SECTION A

DIRECT IMPACT INDICATORS

1. Meeting Sefton's Needs

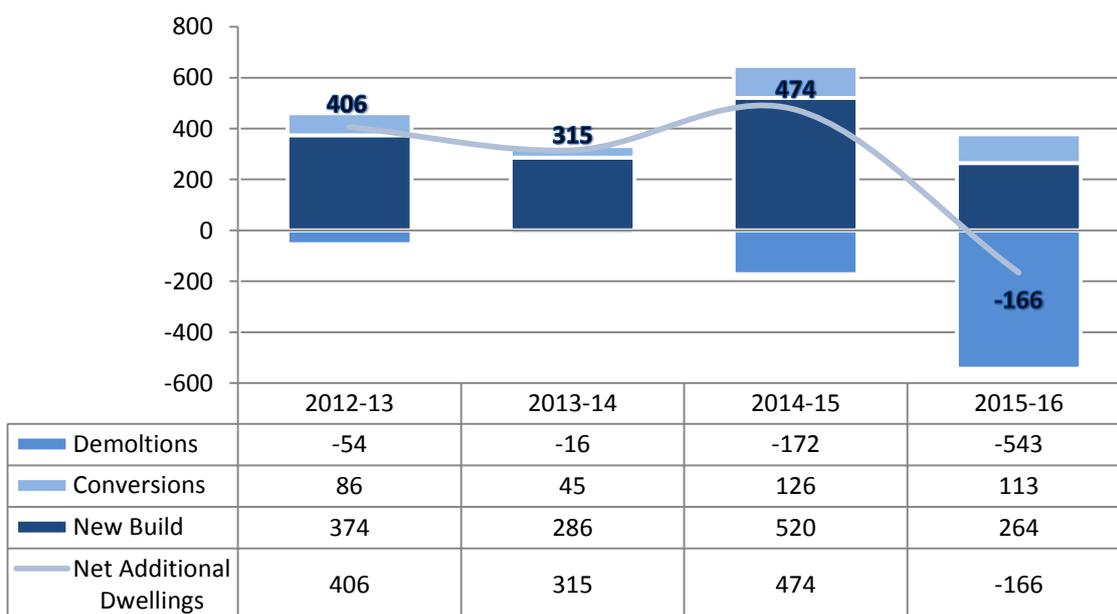
Indicator 1 Five Year Housing Supply Position

For the period 2016-21 the Council has a 4.2 year housing supply.

The Council's 2016 five year supply position of 4.2 is a notable improvement on the 2015 position of 3.1 years mainly due to the increased certainty connected with the Local Plan sites. However it falls short of the a five year supply due to a historical lack of suitable sites within the urban area and an unusually high level of demolitions due to housing regeneration schemes. It is anticipated that now the Council has an adopted Local Plan it will move towards a five year supply in the next couple of years when many of the Local Plan sites are commenced on site.

Actions: Nothing at this stage. The adoption of the Local Plan in April 2017 has allocated 47 sites for new homes and it is anticipated the housing supply position will improve in coming years.

Indicator 2 Net additional dwellings (total/on allocated sites)



Actions: None at the moment. The adoption of the Local Plan has confirmed the allocation of significant areas for housing development and it is expected that in the coming years the net additional dwellings will increase significantly.

Indicator 3
Land available for (general) employment (ha)

The following table sets out land available for employment use in Sefton. The vast majority of land available for employment use in Sefton are on allocated sites.

	B general (ha)	B1 (ha)	B2 (ha)	B8 (ha)	Grand Total (ha)
Allocated sites with no Planning Permission	35.72	4.19	0.19	-	40.10
Allocated sites with Planning Permission	15.40	1.00	-	-	16.40
Sites in Primary Industrial Areas with Planning Permission	-	-	2.09	1.14	3.23
Totals	51.12	5.19	2.28	1.14	59.73

Actions: None at the moment. The Local Plan has identified additional sites for employment use and this will be reflected in future AMRs. The required five years supply of employment land is expected to be not less than 22.66ha.

Indicator 4
Employment land lost to non-employment uses

The following planning application were approved in Sefton during 2015/16, resulting in the loss of employment land/units. The total area of employment use lost was 1.72ha. Of this only 0.10ha was lost from designated employment areas, with the majority of sites being located in the residential area.

Land Type (Local Plan designation)	Application	Site Address	Description of Development	Previous Use Class	New Use Class	Area Ha
ED1 Port and Maritime Zone	DC/2015/00036	107 Rimrose Road, Bootle	Change of use of former industrial unit to retail	B8	A1	0.63
ED3 Existing Employment Area	S/2010/1441	Unit 31 Slaidburn Industrial Estate, Southport	Change of use of former industrial unit to leisure	B1	D2	0.07
ED3 Existing Employment Area	DC/2014/01076	Unit E7 Kingfisher Business Park, Hawthorne Road, Bootle	Change of use of former industrial unit to leisure	B2	D2	0.03
HC3 Primarily Residential Area	S/2011/0897	Site Of Former 28 Browning Street, Bootle	Development of a motor dealership former timber yard	B8	A1	0.24

HC3 Primarily Residential Area	S/2009/1145	Site Of Former 61 Shakespeare Street, Southport	Construction of a place of worship on former industrial site	SUI	D1	0.34
HC3 Primarily Residential Area	DC/2014/01481	38-58 Litherland Road, Bootle	Housing development on site of former vehicle compound	B2	C3	0.12
HC3 Primarily Residential Area	S/2013/0834	Land in Byron Road, Crosby	Housing development on site of former vehicle compound	B2	C3	0.06
HC3 Primarily Residential Area	S/2013/0884	61-67 Field Lane, Netherton	Housing development on site of vacant commercial unit	B2	C3	0.16
'white land'	DC/2013/00631	Unit 3 30A Virginia Street, Southport	Change of use of former industrial unit to leisure	B2	D2	0.07

Actions: None. The amount of land lost to non-employment uses was negligible.

Indicator 5 Land available for port related employment

The Liverpool City Region Authorities (i.e. Halton, Knowsley, Liverpool, St Helens, Sefton, Wirral and West Lancashire) are working together on a Strategic Housing and Employment Land Market Assessment (SHELMA). This will look at land for Port related employment (i.e. large scale B8 warehousing development). The draft SHELMA identifies a need of between 308 and 397ha of land to 2037 for large scale B8 warehousing. This figure is for the City Region as a whole and has not been disaggregated.

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 forms of development.

Actions: Continue to contribute to the SHELMA and related work to ensure it provides a robust assessment of the port related employment land requirement in the sub-region.

Indicator 6 Floorspace (m²) developed for employment (by type (B1, B2, B8/location))

During 2015/16 there was a total of 6,368m² of floorspace developed for employment use. This was much lower than the previous year which included a large storage/distribution (B8) unit.

	B1A	B1C	B2	B8	B general	Other employment	TOTAL
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		1762	5525
Total	5909	1350	4271	25985	10228	3380	51123

The 6,368m² of employment floorspace was distributed across Sefton as follows:
Southport 341m², Bootle/Netherton 4,010m², Sefton East Parishes 1,174m².

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

Indicator 7 Number of jobs (full-time equivalent) created on employment sites

Of the seven sites with completions in the year at total of 2.96ha land was developed. This created a total of 6,368m² employment floor-space and a total of 82 new FTE jobs were created.

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 Approvals in the Green Belt and % inappropriate

During 2015/16 there were 10 approvals in the Green Belt. One of these (10%) is considered to be inappropriate. This was on Pasture Lane in Formby (see below) for a single dwellinghouse. This was allowed on the grounds on 'limited infilling' although the site is not within a village (as set out at paragraph 89 bullet 5 of the NPPF). The Council has since clarified its position in relation to this Green Belt exception and will only permit infill development within villages in the future.

ADDRESS	APP REF	PROPOSAL	APPROPRIATE?
5 Rock Lane, Melling	DC/2015/02156	Erection of one pair of semi-detached two storey dwellinghouses on land adjacent to 5 Rock Lane. (Alternative to DC/2014/01582 approved 04/03/2015)	Appropriate - NPPF para 89 bullet 5
Land To The Rear Of 91 Moss Lane, Lydiate	DC/2015/00266	Change of use from storage building to a residential dwellinghouse involving extensions and alterations to the elevations	Appropriate - NPPF para 89 bullet 3 and para 90 bullet 4

Lady Green Fisheries, Orrell Hill Lane, Ince Blundell	DC/2016/00022	Prior notification procedure for change of use of agricultural building to a dwellinghouse (Use class C3) and for associated external and internal building operations	Appropriate - Permitted development under Class Q Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015
Orrell Hill Farm House, Orrell Hill Lane, Ince Blundell	DC/2015/00231	Conversion of existing barns to 4 dwellings involving alterations to the elevations	Appropriate - NPPF para 89 bullet 3 and para 90 bullet 4
South Moss Stud, Pasture Lane, Formby	DC/2015/00081	Change of use to three residential units for use as holiday homes including external alterations	Appropriate - NPPF para 90 bullet 4
345 Southport Road, Lydiate	DC/2015/01634	Change of use of existing barn to a dwellinghouse involving alterations to the elevations	Appropriate - NPPF para 90 bullet 4
South Moss House, Pasture Lane, Formby	DC/2016/00026	Outline planning permission with some matters reserved, for the erection of a detached two storey dwellinghouse with garage within the garden curtilage of South Moss House	Inappropriate
The Chesterfield, Prescott Road, Melling	DC/2015/00892	Erection of one detached two storey dwellinghouse and detached garage after demolition of the existing club	Appropriate - NPPF para 89 bullet 6
Smithy Barn, 22 Eager Lane, Lydiate	DC/2015/01550	Erection of a detached dwellinghouse following demolition of the existing barn / storage facility	Appropriate - NPPF para 89 bullet 6
Brock Lea, Pygons Hill Lane, Lydiate	DC/2015/00497	Erection of a detached two storey dwellinghouse after demolition of existing dwelling (alternative to DC/2014/01487 refused 7 Nov 2014)	Appropriate - NPPF para 89 bullet 4

Actions: Nothing at this stage as development is largely appropriate. 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 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 2015/16.

Actions: Nothing at this stage. Continue to monitor.

2. Economic development and regeneration

Indicator 10 Approvals in Port and Maritime Zone and % inappropriate

None during 2015/6

Actions: Nothing at this stage. Continue to monitor.

Indicator 11 Improved access to the port consulted on/approved/implemented

Public consultation on the preferred port access option was undertaken between January and February 2017. This was led by Highways England. It is not known how many responses were received or precisely when the preferred option will be chosen.

Construction is anticipated to start (at the earliest) in 2020.

Progress as at March 31st 2017:

Consulted on	✓
Approved	✗
Implemented	✗

Actions: This is being led by Highways England. The Council will determine any application that is submitted in due course.

Indicator 12 Number and % of approved retail/leisure/other town centre uses development in

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

During 2015/16 there were 20 approvals for town centre uses in Sefton. Only one of these approvals was within a designated town centre or Primary Shopping Area for retail development.

Use Classes	Total approvals by use class	Designated Centres		Edge of Centre		Retail Park		Elsewhere	
		Count (Floor space)	%age	Count (Floor space)	%age	Count (Floor space)	%age	Count (Floor space)	%age
A uses (shops and services)	16 (9,492m ²)	1 (594m ²)	6.25% (6.25%)	6 (1,557m ²)	37.5% (16.4%)	4 (6,073m ²)	25% (63.98%)	5 (1,268m ²)	31.25% (13.4%)

B1 uses (office)	2 (3,010m ²)	0	n/a	1 (2,625m ²)	50% (87.2%)	0	n/a	1 (385m ²)	50% (12.8%)
D uses (leisure)	2 (4,138m ²)	0	n/a	1 (365m ²)	50% (8.8%)	0	n/a	1 (3,773m ²)	50% (91.2%)
TOTAL	20 (16,640m²)	1 (594m²)	5% (3.57%)	8 (4,547m²)	40% (27.3%)	4 (6,073m²)	20% (36.5%)	7 (5,426m²)	35% (32.6%)

Actions: The majority of town centres uses were approved in out-of-centre locations. A more rigorous approach to the sequential test will be applied when determining applications for town centre uses in the future.

Indicator 13

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 2015/16 there were no approvals within Crosby Coastal Park or Aintree Racecourse. There were **four** applications approved adjacent to the Leeds and Liverpool canal. Three of these were residential and one was for a replacement retail unit.

During 2015/16 there were **15** approvals within the Southport Seafront and Southport Central Area. None of these were specifically for tourism development, although one was for a restaurant, which is a use that supports tourism.

Actions: None. Continue to monitor.

Indicator 14

Approvals by in locations listed in Policy ED6 'Regeneration Areas' by type

During 2015/16 the regeneration areas listed in Policy ED6 of the Local Plan the following planning applications were approved:

Application	Site Address	Proposal
1.a Regeneration in Bootle – Bootle Central Area		
DC/2015/001 94	105-110A, 113-114, 122-125, 140-147, 148,	Enlargement of existing retail unit at Upper Floor level of the Strand Shopping Centre (Unit 140-147).

	149-150 New Strand, Bootle	
DC/2015/015 60	Ground Floor, St Hughs House, Stanley Road, Bootle	Change of use to the existing ground floor office space to two proposed retail units (Class A1 to A5).
DC/2015/012 84	244 Stanley Road, Bootle	Conversion of first, second and third floors to create three self-contained apartments.
DC/2015/009 13	153 Stanley Road, Bootle	Change of use from offices to a 13 bed HMO.
1.b (i) Regeneration in Bootle – Regeneration Opportunity Sites – 501- 509 Hawthorne Road		
None		
1.b (ii) Regeneration in Bootle – Regeneration Opportunity Sites – Former Gasworks Site		
None		
2.a Regeneration of Centres – Central Southport		
DC/2015/017 39	Crown Inn, 18-20 Coronation Walk, Southport	Conversion of existing public house to restaurant at ground floor level, 7 self-contained apartments at first, second floor and loft levels.
DC/2015/010 11	Southport Market, Market Street, Southport	Change of use to a A5 hot food takeaway.
DC/2015/011 00	Ribble Buildings, 1 Garrick Parade, Lord Street, Southport	Change of use to a Class A5 use hot food takeaway.
DC/2014/011 47	Southport Magistrates Court, Albert Road, Southport	Change of use from D1 (magistrates court) to B1 (offices).
DC/2015/002 28	155 Eastbank Street, Southport	Part conversion of ground floor from Retail (A1) to Residential (C3).
DC/2015/007 03	21 Scarisbrick Street, Southport	Erection of a single storey extension to the rear of the premises to create a new semi-detached dwelling.
DC/2015/010 60	32 Eastbank Street, Southport	Change of use of first and second floor to two self-contained flats.
DC/2015/012 19	28 Hoghton Street, Southport	Notification for Prior Approval for change of use of first and second floors only from office to one self-contained apartment
DC/2015/014 00	13 -15 Stanley Street, Southport	Change of use to two self-contained flats.

DC/2015/016 43	13 Promenade, Southport	Change of use to nine self-contained flats.
DC/2015/018 20	13 Lord Street, Southport	Notification for Prior Approval for a proposed change of use of the first floor office (Class B1(a)) to a self-contained flat (Class C3)
DC/2015/019 88	26 West Street, Southport	Change of use to a self-contained flat and one maisonette flat.
DC/2016/000 30	52 Bath Street, Southport	Change of use from offices to single residential dwelling.
DC/2016/000 72	16 Seabank Road, Southport	Continuation of use as two self-contained flats.
DC/2015/020 81	43 Bath Street, Southport	Change of use from a hotel to a House in Multiple Occupation (12 bedsits).
2.b Regeneration of Centres – Crosby Centre		
DC/2015/019 73	8 Cooks Road, Crosby	Change of use of first and second floors from residential to first floor function room and second floor storage.
DC/2015/017 93	22 Cooks Road, Crosby	Change of use to a A5 hot food take away.
2.c Regeneration of Centres – Maghull Centre		
DC/2015/020 16	Former Maghull Library And Youth Centre, Liverpool Road North, Maghull	Erection of a single storey building to be used as a food store (A1 retail use), with associated car parking, servicing and landscaping after demolition of existing building
DC/2015/001 28	First Floor, 29 Liverpool Road North, Maghull	Prior notification application for a proposed change of use from office to two flats
2.d Regeneration of Centres – Seaforth Centre		
None		
3 Regeneration of the Dunning's Bridge Road Corridor		
DC/2015/005 73	Former Rolls Royce Factory, Atlantic Industrial Complex, Dunnings Bridge Road	Outline application (extension of time) for the development of an Employment Park and Trade Park (Use Classes B1, B2, B8 and Sui Generis).
DC/2015/002 89	51 Bridle Road, Netherton	Extension to the existing building with associated new access road and car parking.
DC/2015/021	11 Bridle Way,	Change of use of the premises from timber warehouse to cutting of

13	Netherton	steel reinforcement processing and manufacture - B2 use
DC/2015/004 98	Units 1-4 Bridle Park, Bridle Road, Netherton	Change of use from vehicle sales, service and repair centre to crane hire including crane and vehicle parking, maintenance and ancillary offices.

Actions: None. Continue to monitor.

Indicator 15 Approvals in Southport Central Area by type

During 2015/16 there were **15** approvals in Southport Central Area. These were for the following uses:

Restaurant - 1

Hot food takeaway - 2

Offices - 1

Residential - 11

Home in Multiple Occupation - 1

(note: one application was for mixed restaurant and residential use)

Actions: None. Continue to monitor.

Indicator 16 Approval in Southport Seafront by Type

No approvals during 2015/16.

Actions: None. Continue to monitor.

Indicator 17 Approvals in Aintree Racecourse (in the Green Belt Area) by Type

No approvals during 2015/16

Actions: None. Continue to monitor.

Indicator 18 Approvals in Aintree Racecourse (outside the Green Belt Area) by Type

No approvals during 2015/16.

Actions: None. Continue to monitor.

Indicator 19**Approvals in Crosby Centre by Type**

During 2015/6 there were two approvals within Crosby Town Centre. One was for a café and the other was for a hot food takeaway.

Actions: None. Continue to monitor.

3. Housing and Communities

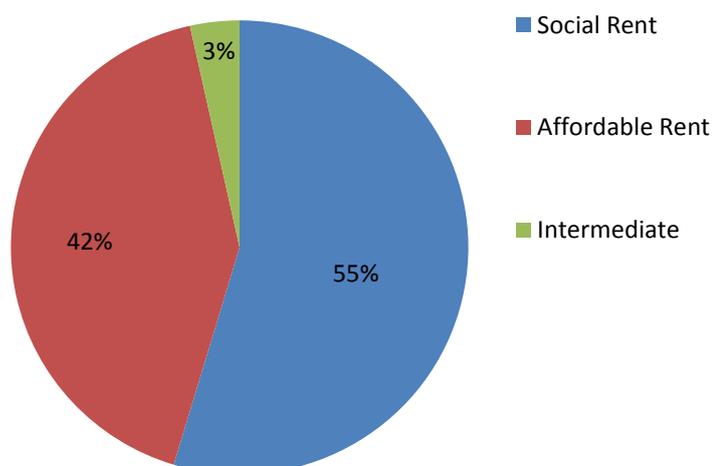
Indicator 24

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 2015/16.

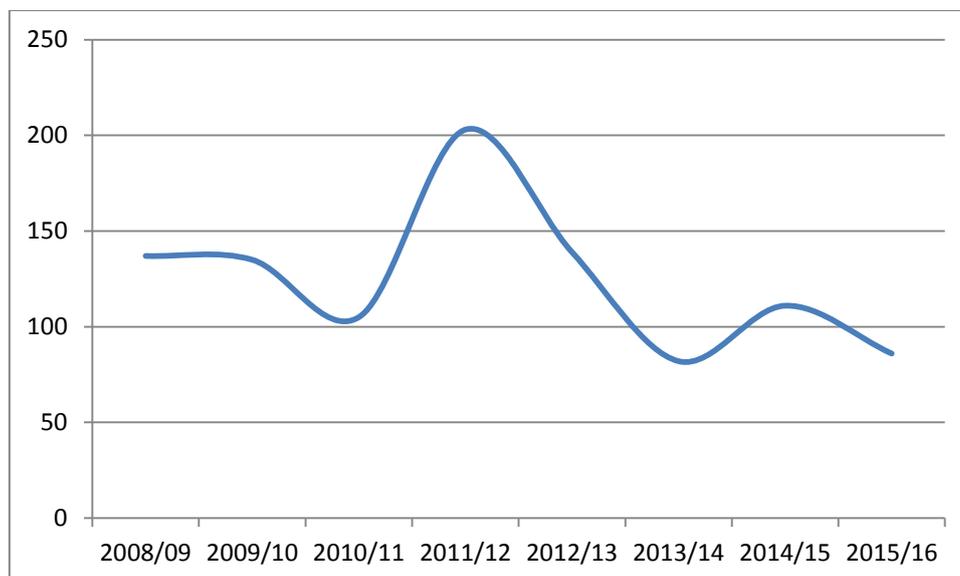
Application	Site Name	Total Scheme Capacity	Affordable Type	Affordable Number by Type	Through Section 106?
DC/2013/00046	Orrell School Phase 3, Hawthorne Road, Bootle	18	Social Rent	18	No
DC/2014/02135	Land at Hillary Drive, Crosby	20	Social Rent	20	No
S/2013/0584	Land at Powerhouse Site, Hoggs Hill Lane, Formby	75	Social Rent	9	Yes
DC/2014/00153	Akenside Street Phase 2, Bootle	36	Affordable Rent	36	No
S/2013/0584	Land at Powerhouse Site, Hoggs Hill Lane, Formby	75	Intermediate	3	Yes
				86	

During this period there were 86 affordable housing completions. The vast majority of these were social or affordable rent.



Of the 86 affordable units that have been completed during 2015/6 12 (14%) were secured through the section 106 process.

The number of affordable housing completions during 2015/16 was broadly similar to that completed in previous years. However, as the trend chart below illustrates, the overall trend shows a decrease. The amount of affordable homes completed in 2011/12 (203) can be seen as an outlier.



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

Indicator 25

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

During 2015/16 there were 7 approvals on schemes in which the Council's affordable housing requirement is triggered. These are listed below.

Application	Site Name	Total No. Dwellings	No. Affordable Dwellings	Total No. Bedspaces	No. Affordable Bedspaces	% of Affordable Bedspaces
DC/2014/01655	Land at Aintree Curve, Netherton	109	37	392	118	30.1%
DC/2015/01426	64 Sefton Road, Netherton	19	19	49	49	100%
DC/2015/00333	Former Holy Trinity School, Formby	42	0	99	0	0%
DC/2015/01653	London Hotel, 14 Windsor Road, Southport	19	19	53	53	100%
DC/2015/01999	66 Folkestone Road, Southport	16	16	39	39	100%

DC/2014/02171	Land to the rear of 131-145, Sandbrook Rd, Southport	24	24	96	96	100%
DC/2015/00545	1 to 7 Bridge Grove, Southport	17	17	39	39	100%
Totals		246	132	767	394	51.3%

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

Indicator 26

In developments of 25 homes or more the number and % of homes with:

- 1 or 2 bedrooms
- 3 bedrooms
- 4 bedrooms or more

During 2015/16 there was just one scheme that included 25 or more houses. This are listed below. This policy does not apply to affordable housing, wholly flatted development or sheltered housing.

Application	Total Market Dwellings	1 or 2 Bedrooms		3 Bedrooms		4+ Bedrooms	
		No.	%	No.	%	No.	%
DC/2014/01655	81	0	0	44	54.3	37	45.7

The emerging planning policy on housing mix (HC2) requires on schemes of 25 new homes or more that a minimum of 25% of market homes should be 1 or 2 bedrooms and a minimum of 40% should be 3 bedrooms.

The policy was not applied during the period of 2015/16 and in any case would have applied to only one proposal (above). This scheme would not have met the required housing mix. This policy will be applied from the adoption of the Local Plan in 2017.

Actions: Nothing at this stage. The policy will be applied and monitored from April 2017.

Indicator 27

Approvals of older persons housing by type, tenure and settlement (including extra care, sheltered accommodation, nursing homes etc.)

Application	Site Address	Proposal	No. of units	Type
DC/2015/00333	Holy Trinity C Of E Primary School, Lonsdale Road, Formby	Redevelopment to form 42 sheltered retirement apartments for the elderly including communal facilities, access, parking and landscaping	42	Sheltered housing

DC/2015/01007	Wardens Flat, Homechase House, Chase Close, Birkdale	Change of use from a House Manager's apartment (Class C3) to a sheltered flat for occupation by an elderly person (Class C2)	1	Sheltered housing
DC/2015/01040	61/63 Albert Road, Southport	Erection of a part four storey, part four and a half storey (to rear), part two storey, part single storey building to be used as a care home after demolition of the existing properties involving the layout of car parking with vehicular and pedestrian access and associated landscaping	81	Care home
DC/2015/01053	3 And 5/7 Pilkington Road, Southport	Change of use of No.3 Pilkington Road from residential dwellinghouse to a residential care home involving the erection of a single storey link extension to existing care home at 5/7 Pilkington Road	8	Care home
Total			132	

Actions: Nothing at this stage. The Council are working on a SPD that will cover older person homes. The number of older person homes granted planning permission will be continued to be monitored.

Indicator 28

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 emerging Local Plan and one that has not previously been implemented. This indicator will be monitored from 2017/18.

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

Indicator 29

Number of approved custom or self-build homes

The Council currently does not monitor the number of custom or self-build homes built in the Borough. 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.

Actions: Put in place system to monitor approvals for custom and self-build homes in the future.

Indicator 30

Number of people registered on Sefton's Custom and Self-Build Register

The Sefton Self-Build register was established in April 2016. As of 31 October 2016 there were 55 individuals on the Sefton Self Build register.

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

Approvals in Primary Residential Area (PRA) that are not residential and inappropriate

During 2015/16 the following approvals were granted in the PRA. All of these are considered appropriate.

Application	Site Address	Proposal	Comment
DC/2015/00068	3-5 Roe Lane, Southport, PR9 9DR	Change of use from a car showroom to a funeral directors	Appropriate
DC/2015/00142	Cabbage Inn, Fleetwoods Lane, Netherton, Bootle	Change of use from public house and betting office to a children's nursery with two flats above involving a single storey extension to link to the existing detached building	Appropriate
DC/2015/00881	Emmanuel Baptist Church, Fleetwoods Lane, Netherton, L30 0QG	Change of use from residential accommodation to a community room involving the erection of a single storey link extension	Appropriate
DC/2015/00912	37/39 Queens Road, Formby, Liverpool, L37 2HG	Change of Use of the first floor from residential (Use Class C3) to ancillary retail use (staff-room/store-room/office) (Use Class A1), extension to existing retail unit (68 square metres) (Use Class A1), new shop front, access, car parking and associated works	Appropriate
DC/2015/01614	74 Litherland Road, Bootle, L20 3HZ	Change of use from a public house to a day nursery involving the layout of a roof terrace area to the rear, raising of the existing roof at the side, alterations to the elevations and layout of a car park to the rear	Appropriate
DC/2015/01870	47 Stanley Road, Bootle, L20 7BZ	Change of use from a shop to a hot food take away involving the erection of an	Appropriate

		external flue at the rear of the rear of the premises and alterations to the front elevation	
DC/2015/02080	330 Moorhey Road, Maghull, L31 5LR	Change of use from retail/workshop (Class A1) to hot food takeaway (Class A5) involving the installation of an extraction flue	Appropriate

Actions: Nothing at this stage. Continue to monitor.

Indicator 32

Densities in approvals for residential development

During 2015/16 over half of residential approvals were at 50 dwellings/hectare or more. Policy HC3 requires that a minimum density of 30 homes per hectare should be achieved. Approvals for 68 homes did not achieve this minimum density.

Densities (dwellings per hectare (dph))	0 to 30	30 to 50	over 50
Number of dwellings	68	173	302
% of dwellings	12.5%	31.9%	55.6%

Of the approvals that had a density lower than 30 dph, only two of these were for ten or more homes. One approval was for 13 homes on a site of 0.73ha at Oxford Road in Birkdale. The prevailing character of this area is of lower density housing. The approval of the scheme for 13 homes fits into the general character of the area and therefore the lower density was justified.

The second approval for over 10 homes with a density of less than 30 homes was at Field Lane in Litherland. This approval was for 14 homes on a site area of 0.54ha. This is just slightly below the minimum density required. This scheme includes for four larger homes with large gardens and this has pushed the overall density down.

Actions: Nothing at this stage. Continue to monitor.

Indicator 33

Applications for conversions to Homes in Multiple Occupation (HMO) and the proportions refused/approved

During 2015/16 there were four applications for HMOs that were determined. All four (100%) were approved and would result in a total additional supply of 44 bedsits (22 in each Bootle and Southport).

Application	Site Address	Proposal	Decision
DC/2015/00913	153 Stanley Road, Bootle	Change of use from offices to a 13 bed HMO.	Approved with conditions
DC/2015/01134	5 St Catherines Road, Bootle	Change of use from a dwellinghouse to a House in Multiple Occupation (9 bedsits)	Approved with conditions
DC/2015/01156	16 Duke Street, Southport	Change of use from guest house to a House in Multiple Occupation (HMO) (10 bedsits)	Approved with conditions
DC/2015/02081	43 Bath Street, Southport	Change of use from a hotel to a House in Multiple Occupation (12 bedsits).	Approved with conditions

Actions: The Council are considering implementing an article 4 direction to require all conversions to HMOs to require planning permission. It is also updating its supplementary guidance to set out more clearly what standards HMOs must adhere to be acceptable.

Indicator 34

Total number of HMOs in Sefton and by ward

The following table sets out the number of licensed Homes in Multiple Occupation by ward. There are likely to additional smaller HMOs that do not require a HMO licence.

Birkdale	1
Blundellsands	3
Cambridge	24
Church	16
Derby	5
Dukes	31
Kew	5
Linacre	9
Netherton & Orrell	2
Norwood	1
TOTAL	97

The Council is currently consulting on a selective and additional licensing for private sector housing in the borough. In most of the Bootle area all private rented homes will have to be licensed, including small HMOs. In parts of Southport, Waterloo, Brighton-le-Sands and Seaforth all HMOs will have to be licensed. Following implementation of this new scheme (from January 2017) the Council will be able to get a much more complete idea of the number of HMOs in these areas.

Actions: None. See above.

Indicator 35

Five year traveller pitch supply

Based on the Traveller Accommodation Need Assessment for Sefton there is a requirement during the period 2016-21 for 4 permanent traveller pitches in the borough. As of 31st March 2016 there were no allocations in the adopted Development Plan for traveller sites. However, a number of sites have been identified in the emerging Local Plan for permanent traveller sites. As the Local Plan has been through public examination, and the Inspector's initial findings did not recommend any main modifications to the traveller site allocations, the Council considers this can be afforded significant weight.

The owners of two of the proposed traveller sites (HC5.1 and HC5.3) have indicated a strong wish to develop the sites in the short term for traveller pitches. These two pitches have a combined capacity of up to 16 pitches. Therefore the Council considers that it has a five year traveller pitch supply.

Actions: None. Continue to monitor.

Indicator 36

Provision of traveller pitches (permanent/transit)

None during 2015-16

Actions: None. Continue to monitor.

Indicator 37

Number, size and duration of unauthorised traveller encampments

During 2015-6 there were three unauthorised traveller encampments in the following locations.

- Preston New Road, Southport (grassed area known as The Stray) – 12 Caravans for 3 days
- Marine Drive Car Park, Southport – Approx 10 caravans for 3 days
- Tulketh Street car park, Southport – Approx. 25 caravans for 7 days

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

Actions: None. Continue to monitor.

Indicator 38

No. of applications that affect an Asset of Community Value and the proportions refused/approved (with some explanatory text)

During 2015/16 there was one application that affected an asset of community value. This approval resulted in the demolition of the Birkdale library buildings for 11 new homes.

Application	Site Address	Proposal	Decision
DC/2015/02136	Former Birkdale Library, Liverpool Road, Birkdale	Erection of 11 two storey dwellings and creation of a new access following demolition of the existing building	Approved with conditions

Actions: None. Continue to monitor.

Indicator 39

Approvals in Sites of Education and Care Institutions and % inappropriate

None during 2015-16

Actions: None. Continue to monitor.

4. Infrastructure

Indicator 40

The amount of Community Infrastructure Levy secured (total/by area)

The Council currently does not have an adopted Community Infrastructure Levy (CIL). It consulted on a Preliminary Draft Charging Schedule during May – July 2016 and is expecting to publish a Draft Charging Schedule in July 2017.

Actions: Continue to progress the CIL.

Indicator 41

Number of schemes in part 1 of Policy IN2 implemented

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

Network Rail is bringing forward three improvement schemes over 2017-2019 to enhance rail capacity to the port. Consultation on the options for a major road improvement scheme has been undertaken by Highways England early in 2017.

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

Planning application approved, subject to the completion of a section 106 agreement. Works planned to commence in summer 2017.

Development or extension of park and ride facilities at Hall Road, Seaforth & Litherland and Waterloo rail stations. Under construction/no progress/no progress respectively

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

No progress – awaiting further work on the strategies for these town centres.

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

No progress – awaiting further work on the strategies for these town centres.

Upgrading of the motorway access at Junction 1 on the M58

Scheme and funding approved by the Combined Authority in 2016. The contractor has been appointed and planning application has been submitted in spring 2017. The scheme is due to start construction in 2018.

Traffic management improvements to the A565 and A5036

Three schemes on the A565, in Seaforth, Waterloo and Thornton have received funding allocation from the City Region Sustainable Transport Enhancement Package for delivery in 2017/18 – 2019/20. The Seaforth scheme is planned for delivery in 2018. Transport modelling work is proposed in 2017 for the A5036 Maritime Corridor to identify improvements required to support development aspirations.

Improved access to Southport from the east (A570 corridor)

The Southport traffic model has been updated. Modelling and feasibility work is being undertaken in 2017 in advance of the preparation of a Strategic Outline Case for submission to the Combined Authority.

Safeguarding the rail link between Bootle New Strand and Aintree rail station (i.e. the North Mersey Branch line). Link safeguarded in the Local Plan.

Actions: Continue to monitor and liaise with Merseytravel

5. Design and Environmental Quality

Indicator 42

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

The vast majority of new homes built during 2015/16 were within easy reach of a bus stop. The bus network in Sefton is extensive and most areas have reasonably good bus services. Fewer built homes were within easy reach of other key services. This reflects the fact that there are fewer of these facilities in Sefton. Nevertheless, as there is a good bus network, these facilities (which are largely located in are towns and larger villages) are accessible by public transport.

	%age of Dwellings	
	Yes	No
Within 400m of a bus stop	98.9	1.1
Within 800m of a rail station	43.5	56.5
Within 800m of a GP surgery	57.5	42.5
Within 800m of a primary school	57.5	42.5

Actions: Nothing. Continue to monitor.

Indicator 43

Contaminated land remediated as part of development

The following approvals were granted during 2015/16 that required remediation work to be carried out prior to development. Only major developments (i.e. 10 or more homes or non-residential development of 1000m² or more) are monitored for this indicator.

APPLICATION	ADDRESS	PROPOSAL	DATE/DECISS	TOTAL AREA
DC/2014/00889	Seaforth And Litherland Constitutional Club, Field lane, Litherland	Erection of 14 dwellings with associated access, landscaping and parking.	10/07/2015	0.53ha
DC/2014/01655	Land at Ridgewood Way (Aintree Triangle), Bootle	Layout of a new residential development comprising 109 dwellings, access roads and public open space	14/12/2015	7.05ha
DC/2015/00333	Holy Trinity C Of E Primary School, Lonsdale Road, Formby	Redevelopment to form 42 sheltered retirement apartments for the elderly including communal facilities, access, parking and landscaping	10/11/2015	0.15ha
DC/2015/00545	3 Bridge Grove, Southport	Layout of a residential development comprising the erection of a part three part two storey block containing 13 self-contained apartments and a two storey block containing 4 self-contained apartments (17 in total), and landscaping.	23/10/2015	0.17ha

DC/2015/00573	Former Rolls Royce Factory, Atlantic Industrial Complex, Dunnings Bridge Road	New planning permission to extend time limit for implementation to replace planning permission S/2006/1165 granted 17 May 2007 for an outline application for the development of an Employment Park and Trade Park (Use Classes B1, B2, B8 and Sui Generis) with associated areas, servicing and parking and change of use of existing Rolls Royce plant building from B2 to B2/B8	25/06/2015	19.9ha
DC/2015/00825	240 Hawthorne Road, Bootle	Erection of a three storey block of 33 apartments, involving the provision of a new vehicular access with associated landscaping and car parking layout.	04/09/2015	0.3ha
DC/2015/01006	Land Adjacent To The Car Park Of Esplanade Park and Ride, Marine Drive, Southport	Construction of a life boat house, associated parking and access roads.	04/08/2015	0.69ha
DC/2015/01653	Former London Hotel, 14 Windsor Road, Southport	Erection of two, two storey blocks of six and four apartments and the erection of seven two storey dwellinghouses and two bungalows with associated landscaping and works (a total of 19 residential units)	15/02/2016	0.33ha
DC/2015/01679	Land adjacent to St Monicas Parochial Club, Stewart Avenue, Bootle	Erection of 13 self-contained apartments with layout of a new access road and associated car parking.	11/03/2016	0.13ha
DC/2015/01999	66 Folkestone Road, Southport	Erection of 16 dwellings comprising 9 apartments, 5 houses and 2 bungalows, including a new access from Folkestone Road	11/03/2016	0.23ha

The total area of land that has been agreed to be remediated through the above approvals is 29.48ha.

Actions: Continue to implement policy.

Indicator 44

Number of applications refused on flood risk grounds

During 2015/16 there was one application refused on flood risk grounds. This was at 76-78 Stephenson Way, Formby (DC/2015/01877). The proposal was for a detached two storey office/ showroom building after demolition of existing building. The submitted Flood Risk Assessment (FRA) failed to demonstrate that the site was protected against a 1 in 100 climate change event. A revised application on this site was subsequently approved.

Actions: Continue to implement policy.

Indicator 45**Number of major applications approved with conditions and/or legal agreements related to SuDs**

During 2015/16 there were 14 approvals for major development in Sefton which included a condition relating to Sustainable Drainage Systems. These are listed below.

Application	Site Address	Proposal	Comment
DC/2014/01655	Land At Ridgewood Way (Aintree Triangle)	Residential development comprising 109 dwellings, access roads and public open space	Secured by condition 15
DC/2014/02030	Land To The Rear Of 88-106 Upper Aughton Road, Southport	Erection of 12 two storey dwellings with associated car parking and landscaping	Secured by condition 7
DC/2015/00333	Holy Trinity C Of E Primary School, Lonsdale Road, Formby	Redevelopment to form 42 sheltered retirement apartments including communal facilities, access, parking and landscaping	Secured by condition 19
DC/2015/00545	Southport Service Centre, 3 Bridge Grove, Southport	Residential development of 17 apartments after demolition of the existing service centre, and landscaping.	Secured by condition 23
DC/2015/00573	Former Rolls Royce Factory, Atlantic Industrial Complex, Netherton	Outline application for the development of an Employment Park and Trade Park (with associated areas, servicing and parking	Secured by condition 37
DC/2015/00825	240 Hawthorne Road, Bootle	Erection of a three storey block of 33 apartments with associated landscaping and car parking layout following demolition of the existing buildings	Secured by condition 16
DC/2015/01003	Sefton Resource Centre, Kilnyard Road, Crosby	Erection of ten, two storey dwellings and a park after demolition of existing building	Secured by condition 3
DC/2015/01040	61and 63 Albert Road, Southport	Erection of a building to be used as a care home after demolition of the existing properties involving the layout of car parking with vehicular and pedestrian access and associated landscaping	Secured by condition 19
DC/2015/01426	64 Sefton Road, Litherland	Residential development of 19 dwellings at the former Priory Public House, Sefton Road.	Secured by condition 16
DC/2015/01653	Former London Hotel, 14 Windsor Road, Southport	Erection of 19 dwellings with associated landscaping and works.	Secured by condition 21
DC/2015/01679	Land Adjacent To St Monica's Parochial	Erection of 13 apartments with layout of a new access road and associated car parking.	Secured by condition 16

Application	Site Address	Proposal	Comment
	Club, Stewart Avenue, Bootle		
DC/2015/01999	66 Folkestone Road, Southport	Erection of 16 dwellings after demolition of the existing medical centre, including a new access from Folkestone Road	Secured by condition 4
DC/2015/02016	Former Maghull Library And Youth Centre, Liverpool Road North, Maghull	Erection of a single storey building to be used as a food store (A1 retail use), with associated car parking, servicing and landscaping after demolition of existing building	Secured by condition 16
DC/2015/02136	Former Birkdale Library, Liverpool Road, Southport	Erection of 11 dwellings and creation of a new access following demolition of the existing building	Secured by condition 14

Actions: In future AMRs the Council will report on all major applications and whether they have SuDs secured by condition/legal agreement

Indicator 46

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 2015/16 there were no schemes approved for 150 or more dwellings. There were no schemes for more than 11 homes that were not within 2km from a main park or Countryside Recreation Area. This is a new policy approach that will be implemented from 2017/18.

Actions: Ensure the new policy approach is implemented and Development Management colleagues are fully aware of new policy

Indicator 47

Financial contributions secured through section 106 to approve existing open space

During 2015/16 there were eleven section 106 agreements signed that (if development it implemented) would secure £552,955 towards greenspace improvements. Going forward this is likely to significantly decrease as the policy position has been substantially changed in response to Government guidance.

Actions: None

Indicator 48**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)**

During 2015/16 the Council determined the following applications that included a hot food takeaway (A5). There were 7 approvals that included an A5 element and 2 refusals. The emerging Local Plan (and Supplementary Planning Document) has introduced a policy that seeks to restrict new A5 uses in areas that are close to secondary schools or colleges, and in centres and shopping parades where these is already considered an oversupply. These policies will be implemented fully during 2017/18 and beyond.

Application	Site Address	Proposal	In designated centre	In shopping parade	Within 400m of secondary school or college	Approved?
DC/2015/00103	Site Adjoining Unit 6B Aintree Retail Park, Aintree	Erection of a building for use within Class A1, A3 and/or A5	No	No	No	Yes
DC/2015/01100	Ribble Buildings, 1 Garrick Parade, Lord Street, Southport	Change of use to a Class A5 use hot food takeaway with extraction fan and ventilation system to the rear of the premises	Yes	No	No	Yes
DC/2015/01011	Southport Market, Market Street, Southport	Change of use to a hot food outlet involving the installation of an external ventilation system	Yes	No	No	Yes
DC/2015/01870	47 Stanley Road, Bootle	Change of use from a shop to a hot food take away involving the erection of an external flue at the rear of the rear of the premises and alterations to the front elevation	No	Yes	Yes	Yes
DC/2015/01793	22 Cooks Road, Crosby	Change of use to a hot food take away with an flue at the rear of the premises	Yes	Yes	No	Yes
DC/2015/01560	Ground Floor, St Hughs House, Stanley Road, Bootle	Change of use to the existing ground floor office space to two proposed retail units (Class A1 to A5) with proposed full height glazed screen to the retail facade.	No	No	Yes	Yes

DC/2015/02080	330 Moorhey Road, Maghull	Change of use from retail/workshop (Class A1) to hot food takeaway (Class A5) involving the installation of an extraction flue	No	Yes	No	Yes
DC/2015/01160	97 Marsh Lane, Bootle	Change of Use to Hot Food Takeaway (A5)	No	Yes	No	No
DC/2015/02076	33 Orrell Lane, Bootle	Change of use from a retail shop to a hot food takeaway (Class A5 Use) with an extraction flue to the rear of the premises.	No	Yes	Yes	No

Actions: Adopt and implement the Supplementary Planning Document that seeks to restrict Hot Food Takeaways close to secondary schools.

6. Natural and Heritage Assets

Indicator 49 Approvals in International, National and Local Nature Sites and % Inappropriate

None in 2015/6

Actions: Continue to implement policy to ensure no inappropriate approvals

Indicator 50 Approvals in Nature Improvement Areas and % Inappropriate

During 2015/16 there were two permissions in the Nature Improvement Area and both of these were considered appropriate.

Application	Site Address	Proposal	Comment
DC/2015/00081	South Moss Stud Pasture Lane Formby L37 0AP	Change of use to three residential units for use as holiday homes including external alterations	Whilst there is no net gain from either of these proposals towards habitat creation or management, there is also no net loss. As these proposals are both for change of use for minor development it is not considered these are inappropriate.
DC/2016/00022	Lady Green Fisheries Orrell Hill Lane Ince Blundell L38 5DA	Prior notification procedure for change of use of agricultural building to a dwellinghouse (Use class C3) and for associated external and internal building operations	

Actions: Continue to implement policy to ensure no inappropriate approvals

Indicator 51 Approvals in Coastal Change Management Area and % Inappropriate

None in 2015/6

Actions: Continue to implement policy to ensure no inappropriate approvals

Indicator 52 Approvals in Public Open Space and % Inappropriate

None in 2015/6

Actions: Continue to implement policy to ensure no inappropriate approvals

Indicator 53
Approvals in Urban Golf Course and % Inappropriate

None in 2015/6

Actions: None

Indicator 54
% of Listed Buildings at Risk surveyed per year

From January to December 2016 the Council surveyed 25% of its listed buildings at risk.

Actions: Continue to survey listed buildings at risk through 2017.

Indicator 55
Conservation Area Appraisals adopted

During 2015/6 consultation was undertaken on two Conservation Area Appraisals. These were for:

- Christ Church Conservation Area
- Waterloo Park Conservation Area

These were adopted in April 2016.

There are 25 Conservation Areas in Sefton. There are eleven Conservation Areas that are still to have a Conservation Area Appraisal adopted. Work is progressing on updating two existing Conservation Area Appraisals (Lord Street and Promenade) and completing the first for one other area (Green Lane). These are expected to be completed by the end of 2017.

Actions: Continue with work on the Lord Street, Promenade and Green Lane Conservation Area Appraisals. Determine which of the other Conservation Areas are priorities for Conservation Area Appraisals.

Indicator 56
Conservation Area Management Plans adopted

There are currently no Conservation Area Management Plans adopted in Sefton. Work is underway on management plans for Lord Street and Promenade Conservation Areas.

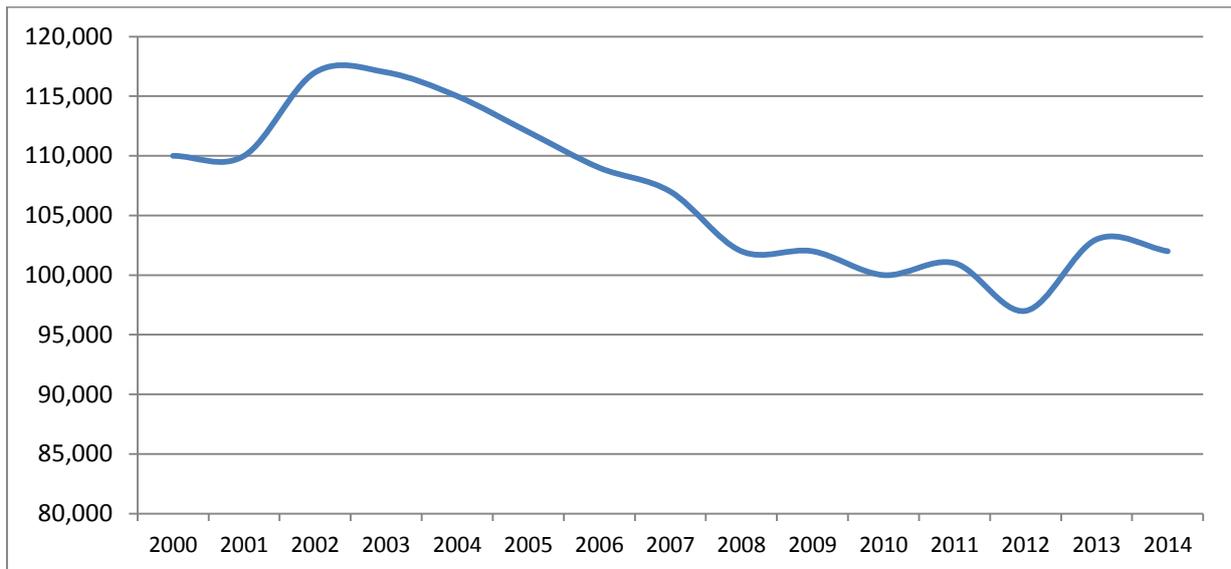
Actions: Continue with work on the Lord Street and Promenade Conservation Management Plans. Determine which of the other Conservation Areas are priorities for having Management Plans.

SECTION B

INDIRECT IMPACT INDICATORS

Indicator 57
Number of jobs in Sefton

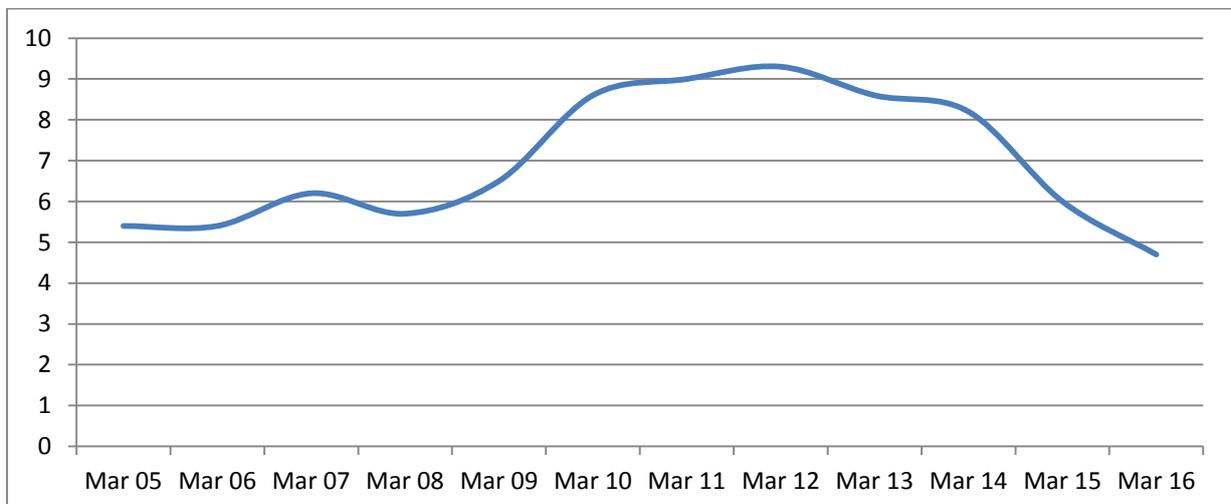
The number of jobs in has fallen quite considerably since 2000, although there has been a slight recovery from a low of 97,000 jobs in 2012. The most recent published data (2014) shows that there are 102,000 jobs in Sefton. The jobs density in Sefton of 0.61 (i.e. the ratio of total jobs to population aged 16-64) remains much lower than both the north-west (0.78) and national average (0.82). These figures reflect the historic role of Sefton as a commuter area.



(Source: Nomis)

Indicator 58
Unemployment rate

The unemployment rate in Sefton has continued to drop in recent years and from April 2015 to March 2016 the rate stood at 4.7%. This is lower than the national average for the same period which stood at 5.1%.



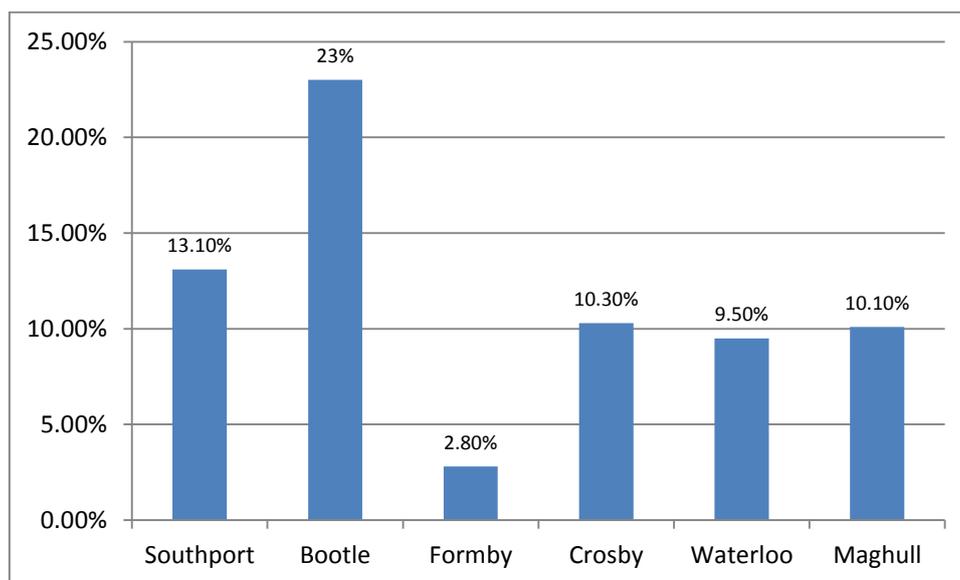
Indicator 59**Retail ranking of Bootle and Southport**

The most recent national retail ranking information available to the Council for Southport and Bootle is from 2014/15. Both centres have slipped down the rankings slightly since 2013/14 but show an improved ranking since 2010. The Council is likely to commission 'Health Checks' for these centres during 2018/19 which will report on the most recent retail rankings.

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

Indicator 60**Vacancy rates (units) in designated centres**

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



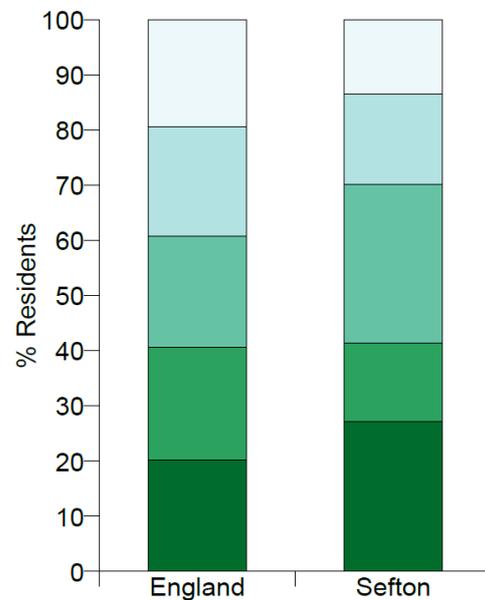
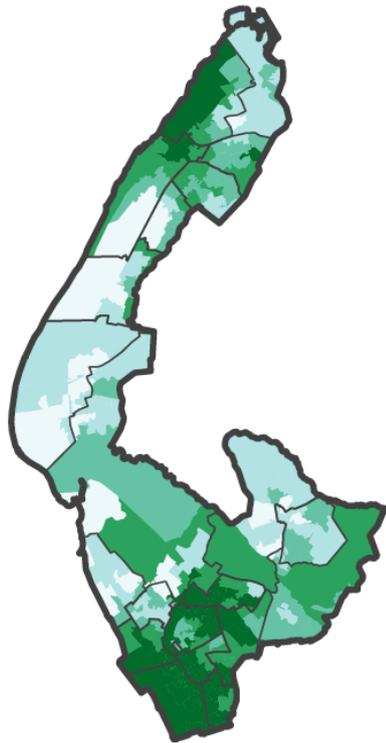
The trend has been for increasing number of vacant units in Bootle Town Centre. In April 2009 there were 36 vacant units from 210 (17.1%). This had increased to 40 vacant units from 210 (19%) in July 2011. There has been a slight decrease in the number of vacant units in Southport from 110 (14.4%) in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

The Council anticipates it will update its Town Centre Health Checks for Bootle and Southport in 2017/18.

Indicator 61**% of Sefton's population living in 20% most deprived areas in England**

The 2015 Index of Multiple Deprivation show that 25.7% of Sefton's population lives within the 20% most deprived neighbourhoods in England. This compares to the national figure of 21.8%. The darkest colour in the map and chart represent the 20% most deprived. The map shows that in Sefton most areas of Bootle and

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



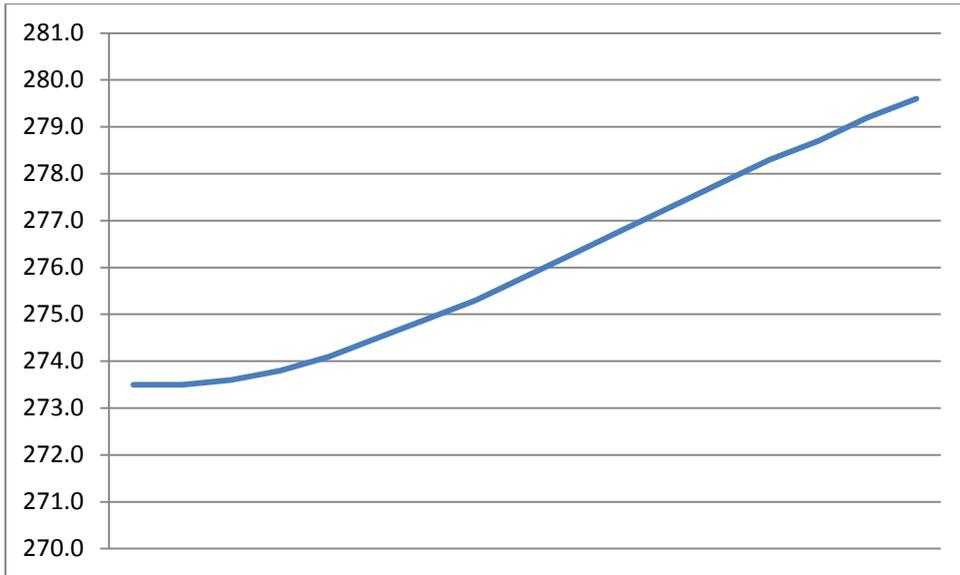
Indicator 62
Social Housing waiting lists

At 31st March 2016 the number of active applicants on the Sefton Housing Register was **3190**. At 31st March 2015 the figure was reported as **4648**.

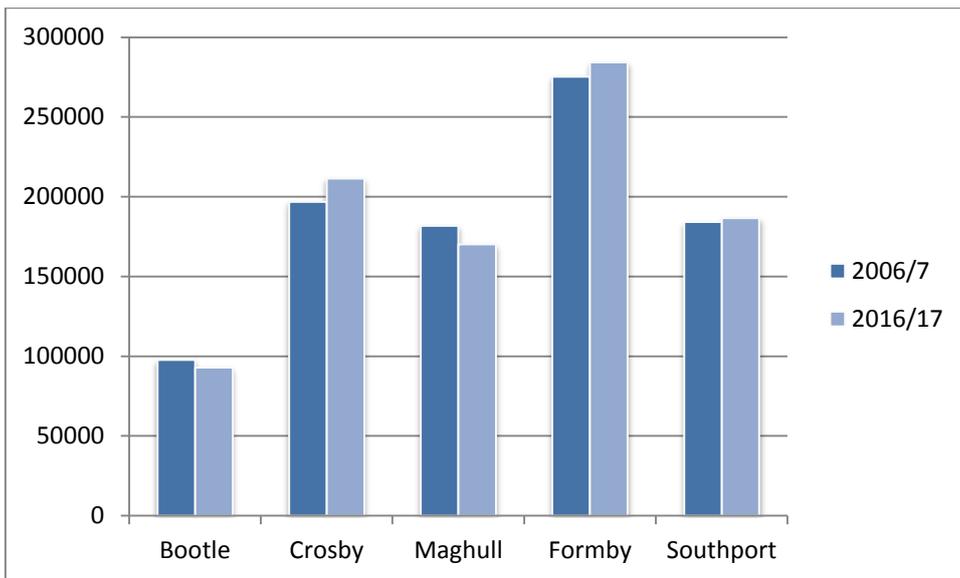
Total housing waiting list numbers have reduced between 2014/15 and 2015/16 primarily due to a change in monitoring methodology. An audit was undertaken to contact each person(s) on the Housing waiting list to assess their existing housing need. Where there was a non-response, that person(s) was removed from the housing waiting list thereby reducing the number of historical housing waiting list applicants. This adopted monitoring methodology is seen as a more accurate mechanism for recording total housing waiting list numbers and will be undertaken on an annual basis.

Indicator 63
Population in Sefton

The mid 2014 population estimate for Sefton is 273,500. By 2030 Sefton’s population is expected to increase to 279,600.

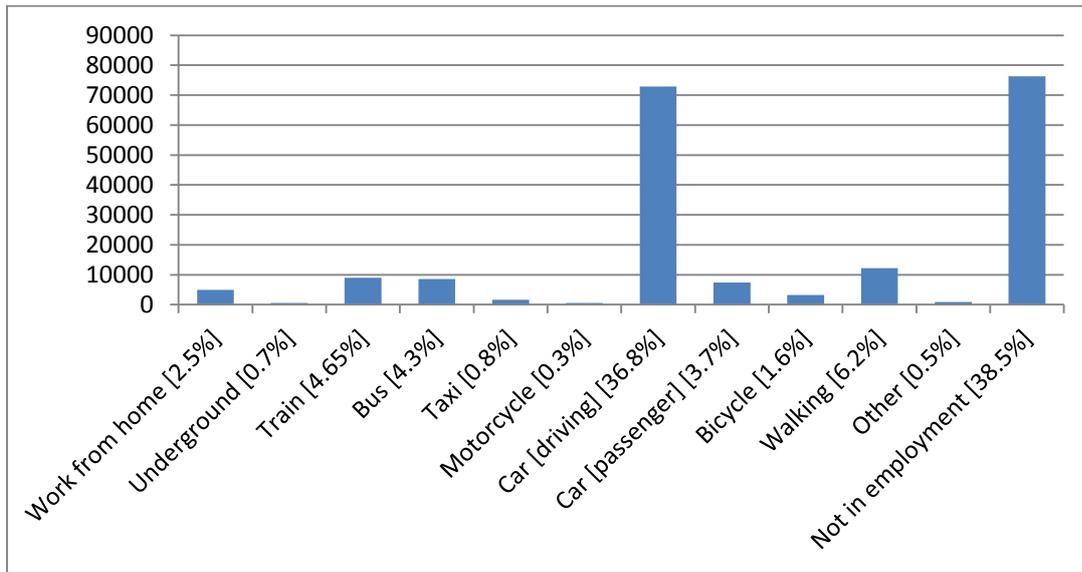


Indicator 64
Average House Prices by Area



(data accessed February 2017)

Indicator 65
Travel to work by transport mode



(source 2011 census)

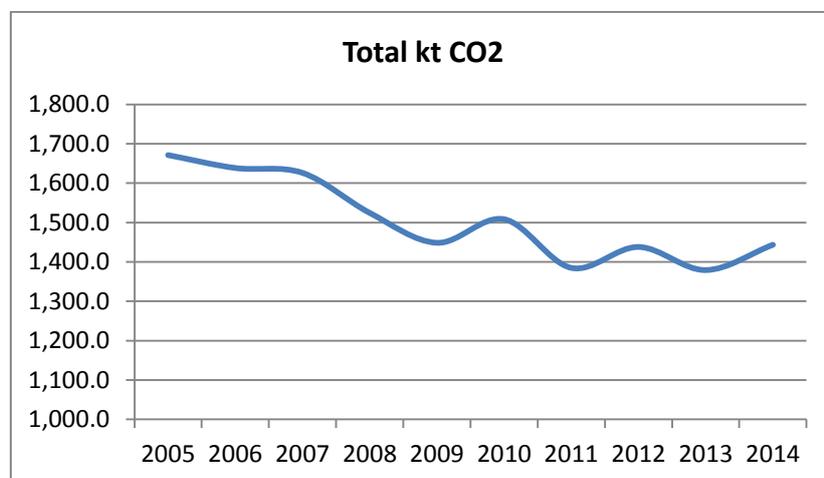
Indicator 66
Obesity rates in adults/children

In 2014/15, the most recent data available, the obesity rates for Year 6 children (i.e. age 10 or 11) was 18.0%. The England average is 19.1%.

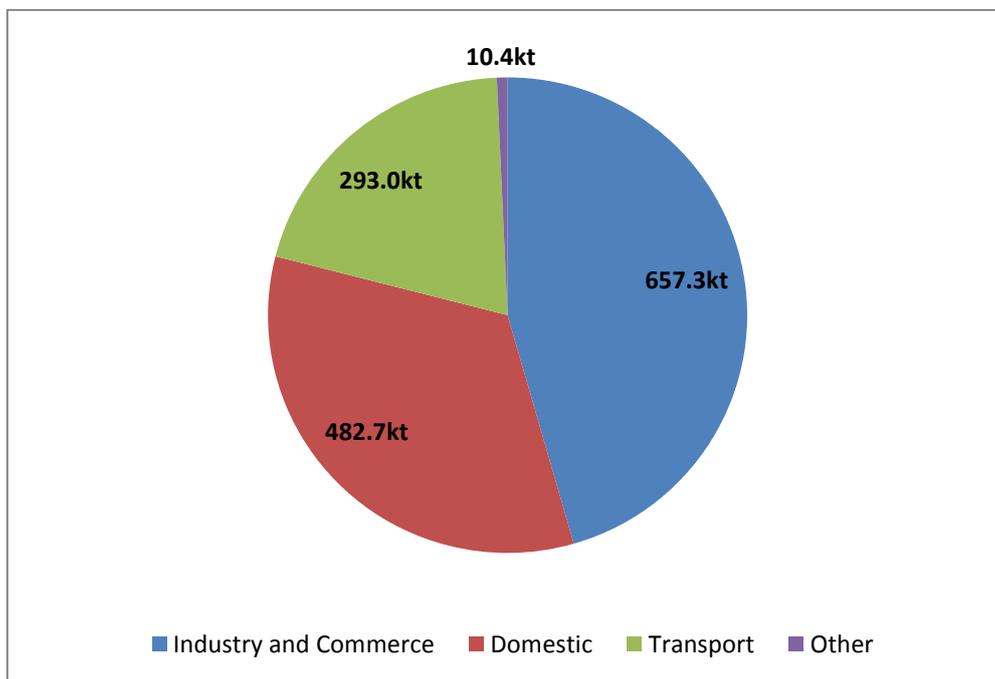
In 2012-14 the number of adults classed as having excess weight (i.e. being overweight or obese) was 70.3%. The England average 64.6%.

Indicator 67
Carbon emissions by source (tCO₂ per person)

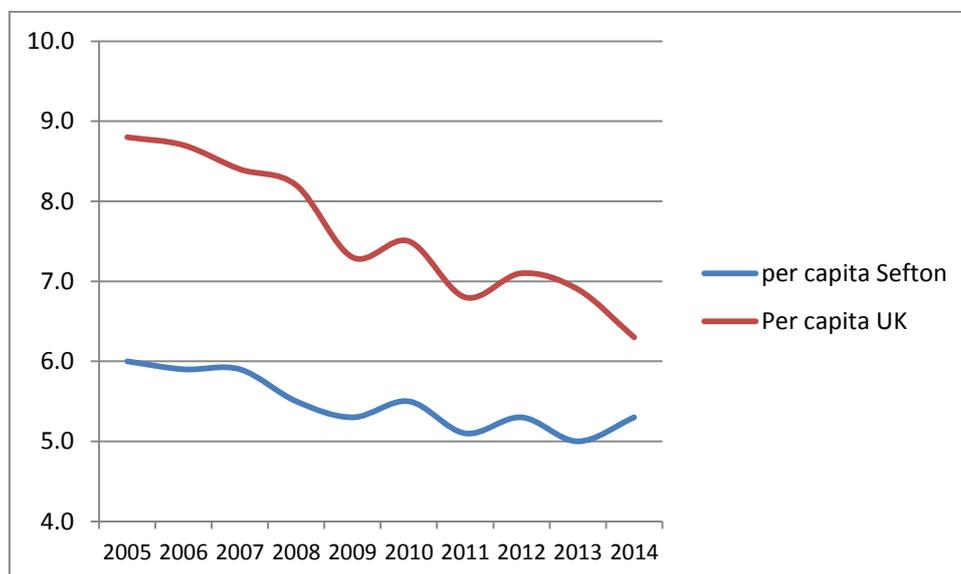
In 2014 (from data published June 2016) the total amount of CO₂ emissions for Sefton was 1443.5kt. This is an increase from previous years but the overall trend from 2005 is down.



The major source of Co2 emissions in Sefton is from industry and commerce, with domestic use the second highest contributor. Together these two sources account for almost 80% of Sefton’s CO2 emmissions. The other significant contributing factor is transport.



Sefton continues to have lower per capita emissions (tonnes per person) than the national average. However the gap has narrowed considerably in recent years.



Indicator 68
Total number of homes and businesses classed at risk from flooding

The Environment Agency previously published data on the number of homes and businesses that are classed ‘at risk from flooding’. This data is no longer available. As a replacement the Council has identified the number of homes and commercial properties that are within either flood zones 2 or 3 or in any area classed as being at risk (1 in 100years) of surface water flooding.

	Residential Properties	Commercial Properties
Flood Zone 2	592	6,631
Flood Zone 3	415	5,841
Risk of Surface Water Flooding 1 in 100 yrs	1,985	15,274

Indicator 69

Air quality at monitoring stations

The table below sets out the average annual readings from five monitoring stations in Sefton last year (2016) for four types of pollutants. This information is available at the Sefton Breathing Space website (www.breathingspace.sefton.gov.uk)

	Nitric Oxide/ppb	Nitrogen Dioxide/ $\mu\text{g}/\text{m}^3$	Oxides of Nitrogen/ppb	PM10 Particles/ $\mu\text{g}/\text{m}^3$
Crosby Road South	15.3	32.4	32.2	22.4
Hawthorne Road, Litherland	29.9	37.2	49.1	-
Millers Bridge, Bootle	33.0	37.6	52.6	25.5
Princess Way	47.8	41.7	68.9	23.8
Waterloo Primary School	27.8	31.9	44.2	17.0

Indicator 70

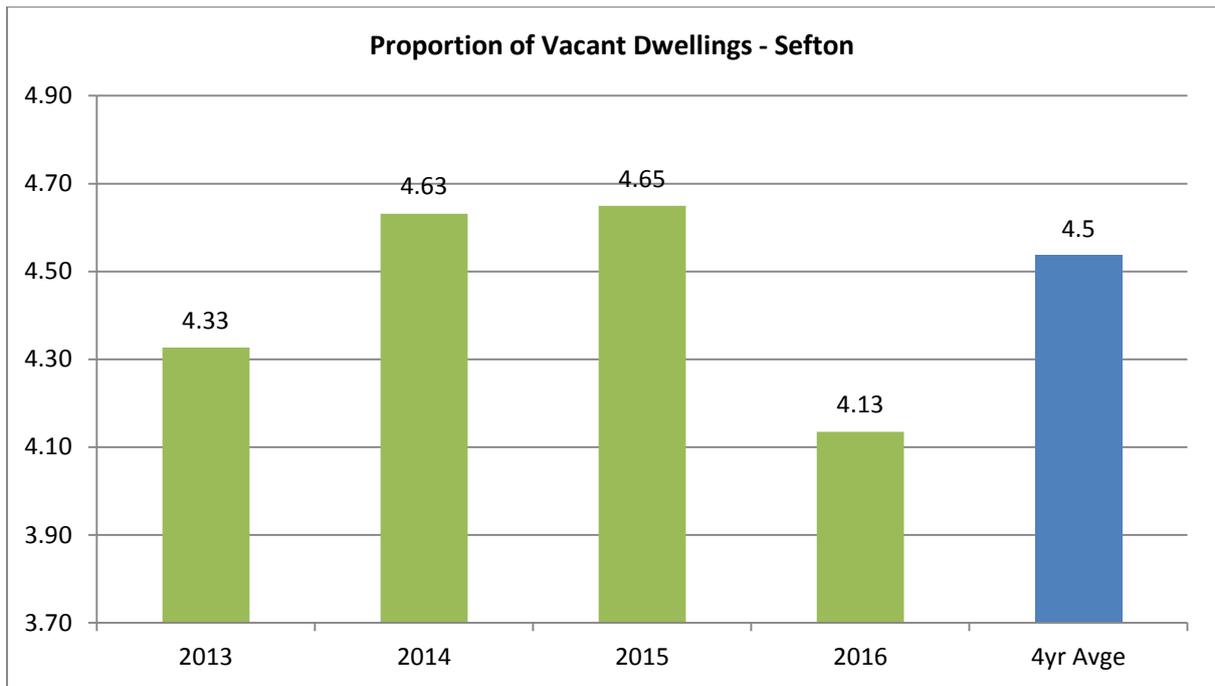
River Quality

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

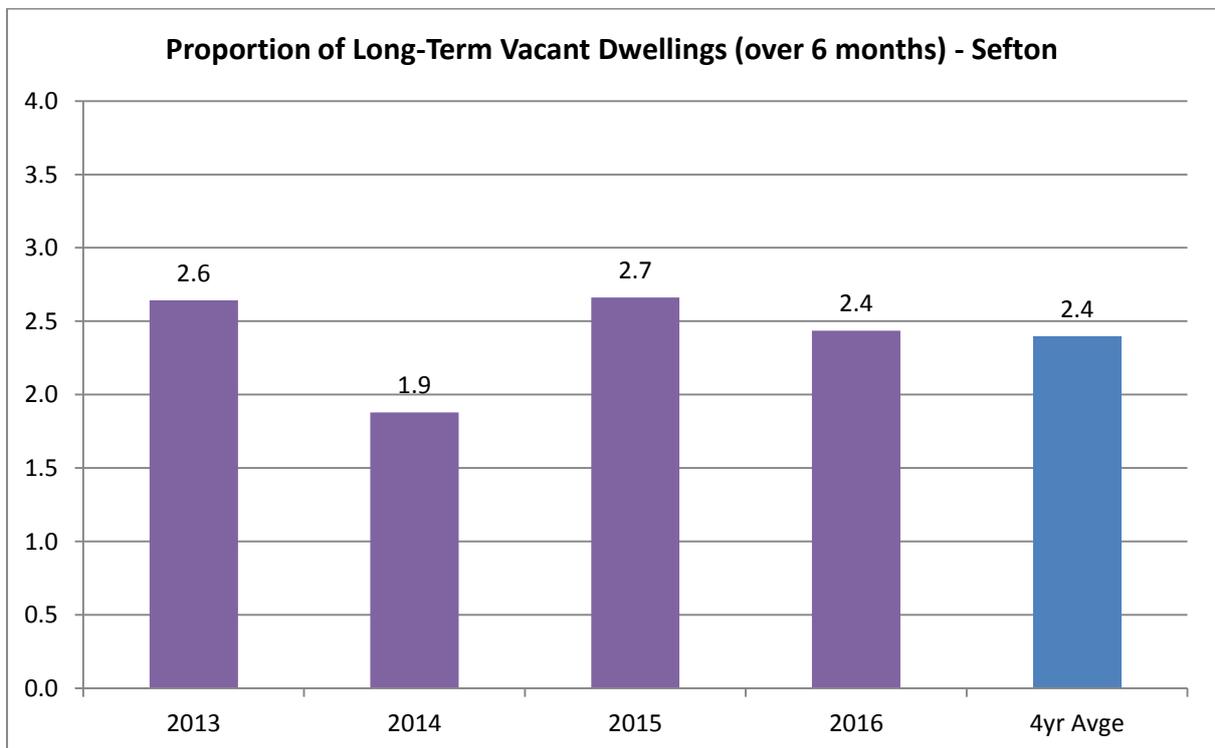
Indicator 71

Vacant home rate

The vacant home rate in Sefton at April 2016 was 4.13%. This is a decrease from previous years and may be a consequence of the recent buoyancy in the rental market.



The chart below shows the proportion of long-term housing vacancies (i.e. those vacant for 6 months or more). This shows that the rate, 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
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**Number of listed buildings 'at risk'**

The Council List includes 49 listed buildings or structures at risk. Two of these are grade II* listed.

Of the 49 listed buildings or structures at risk **five** are in the highest at risk category (i.e. extreme) and **two** in the second highest category (i.e. grave). All others are in the third category (at risk).

Indicator 74**Number of Conservation Areas 'at risk'**

6 Conservation Areas at risk:

Christchurch, Lord Street, North Meols, Promenade, Waterloo Park and West Birkdale.

This is unchanged since last year.

Indicator 75**Number of Scheduled Ancient Monuments 'at risk'**

1 Scheduled Ancient Monument at risk

Sefton Old Hall moated site and fishponds

This is unchanged since last year

Indicator 76**Parks with Green Flag status**

10 Green Flag awarded parks. This is unchanged since 2015.

Section C

Duty to Cooperate

Duty to Cooperate

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

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

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

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 Strategic Housing and Employment Land Market Assessment (SHELMA) will use population and household projections, economic forecasts and proposals for economic growth to identify the objectively-assessed housing and employment land need across the City Region as a whole. The Study will indicate options about how each authority could contribute to meeting these needs. It will then form the starting point for discussions between the authorities on the best way to meet those needs across the City Region, taking into account various environmental, infrastructure and planning constraints. Officers from each authority have worked together to draw up a brief for the SHELMA and consultants appointed to carry it out.

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

The SHELMA commenced in March 2016 and it is expected to be published in May 2017 for comment.

Other Cooperation

During 2015–16, Sefton Council completed a range of activities relating to the Duty to Cooperate with neighbouring authorities and other key stakeholders on strategic planning matters.

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

- A response to Halton Borough Council on their scope of their Local Plan
- A response to St. Helens Council on the scope of their Local Plan
- A response to West Lancashire Council regarding its Provision for Traveller Sites Local Plan

A number of other responses have been submitted to neighbouring authorities Local Plan during 2016/17. These will be reported in next year's AMR.

Also under the Duty to Cooperate responses were submitted to the emerging Waste Local Plans of non-neighbouring local authorities. Although these may be some distance from Sefton, there is (or there may be the prospect of) a transfer of waste (usually low volumes of hazardous waste which needs specialist treatment) between the authorities. For these responses, the Council is assisted by Merseyside Environmental Advisory Service. This included submitting:

- A joint response with other Liverpool City Region authorities to the Cheshire East Local Plan
- A joint response with other Liverpool City Region authorities to the Kirklees Council Local Plan

A number of other responses have been submitted to authorities Waste Plans during 2016/17. These will be reported in next year's AMR.

Section D

Progress with Local Development Scheme

This section reports on the timetable set out in the relevant Local Development Scheme (LDS). For the purposes of this year's AMR the relevant LDS is that approved in September 2015.

Local Plan

	LDS date	Actual Date
Submission of Local Plan to SOS	Sep 2015	Jul 2015
Pre-examination Hearing	Sep 2015	Sep 2015
Examination Hearings	Dec 2015	Nov 2015 to Jan 2016
Modification to Local Plan	Jun 2016	Jun 2016
Reconvened Hearings	-	Nov 2016
Receipt of Inspector's Report	Mar 2016	Mar 2017
Adoption of Local Plan	Jun 2016	Apr 2017

The Local Plan was kept largely on track until the examination hearings. To assess additional information the original hearings went into a third month (January 2016). The discussions at the examination hearings also necessitated a substantial number of modifications. The modifications required further assessment (such as Sustainability and Viability Appraisals) and full public consultation. The Inspector, given the complexity and controversial nature of some of the modifications, required the hearings to be reconvened to discuss the modifications. The reconvened hearings took place in November 2016 which resulted in a consequential delay to the publication of the Inspector's Report and adoption.

Statement of Community Involvement

	LDS date	Actual Date
Early consultation	Dec 2015	Mar to May 2017
Draft consultation	Mar 2016	Tbc
Adoption	Sep 2016	Tbc

It was always the intention to update the Statement of Community Involvement once the Local Plan had been accepted. As the Local Plan was delayed it was decided to delay the publication of the Statement of Community Involvement. The Local Development Scheme update will provide an updated timetable.

Supplementary Planning Documents (SPDs)

House Extensions and New Housing

	LDS date	Actual Date
Issues and content consultation	Jun 2015	Jun 2015
Draft consultation	Dec 2015	Dec 2015
Adoption	Mar 2016	Mar 2016

These two SPDs have been completed in accordance with the Local Development Scheme and are now being used for development management purposes. These will be removed from an update of the Local Development Scheme.

Crosby Centre; Land East of Maghull; Nature Conservation; and Unhealthy Uses

	LDS date	Actual Date
Issues and content consultation	Jun 2015	Jun 2015
Draft consultation	Jun 2016	Mar/May 2017
Adoption	Sep 2016	Tbc

Following early work on these SPDs the draft documents were delayed until it was known that the parent policies in the Local Plan, were likely to be supported by the Local Plan Inspector. Following the Inspector's Report the Council was confident that the SPDs would be appropriate and consultation began in March 2017. It is anticipated that each of these SPDs will be adopted in the summer 2017.

Affordable Housing

	LDS date	Actual Date
Issues and content consultation	Jun 2015	Jun 2015
Draft consultation	Jun 2016	Tbc
Adoption	Sep 2016	Tbc

The Affordable Housing SPD was intended to follow the same timetable as a number of other SPDs (see above). However, as the Council was proposing a significantly different approach to calculating affordable housing provision which was being discussed at the Local Plan examination, it was decided not to undertake any substantial work on the SPD until these issues were resolved. The Inspector's Report has supported the Council's approach and work will commence on the SPD in the summer of 2017. The LDS will be updated to reflect the updated timetable.

Community Infrastructure Levy

	LDS date	Actual Date
Preliminary Draft Charging Schedule Consultation	Mar 2016	Jun/Jul 2016
Draft Charging Schedule	Jun 2016	Tbc
Submission for examination	Jun 2016	Tbc
Receipt of Inspector's Report	Sep 2016	Tbc
Adoption	Sep 2016	Tbc

Similar to other documents in the LDS the Community Infrastructure Levy has been delayed to take account of the finalisation of the Local Plan. The Local Plan policies, such as the affordable housing policy and housing mix policy, have significant viability implications. This impacts the potential CIL rates that could be charged in Sefton and therefore it was important to have an adopted Local Plan prior to reaching the draft CIL charging Schedule. It is anticipated that the draft CIL charging will be published later in 2017.

Section E

Neighbourhood Planning

Neighbourhood Planning

There are four neighbouring development plan areas designated in Sefton - Formby and Little Altcar; Maghull; Lydiate; and Melling. These areas are shown on the map on the next page. The Maghull, Melling and Lydiate Neighbourhood Plan areas were all approved in the 2015/16 AMR period.

Formby and Little Altcar

Formby Parish Council initially submitted an application to Sefton Council to designate their parish as a 'neighbourhood area' for the purpose of preparing a Neighbourhood Development Plan in accordance with the Neighbourhood Planning (General) Regulations 2012. This was amended to include Little Altcar parish.

The application for designation of a Neighbourhood Development Plan area was approved by Cabinet on 12 September 2013.

Formby and Little Altcar Neighbourhood Plan steering group completed early consultation on their Neighbourhood Plan in December 2016 and are working towards publishing the Neighbourhood Plan in Spring 2017. An examination is expected to take later in 2017.

Maghull

Maghull Town Council submitted an application to Sefton Council to designate their parish as a 'neighbourhood area' for the purpose of preparing a Neighbourhood Development Plan in accordance with the Neighbourhood Planning (General) Regulations 2012. The application was approved on 5th February 2015.

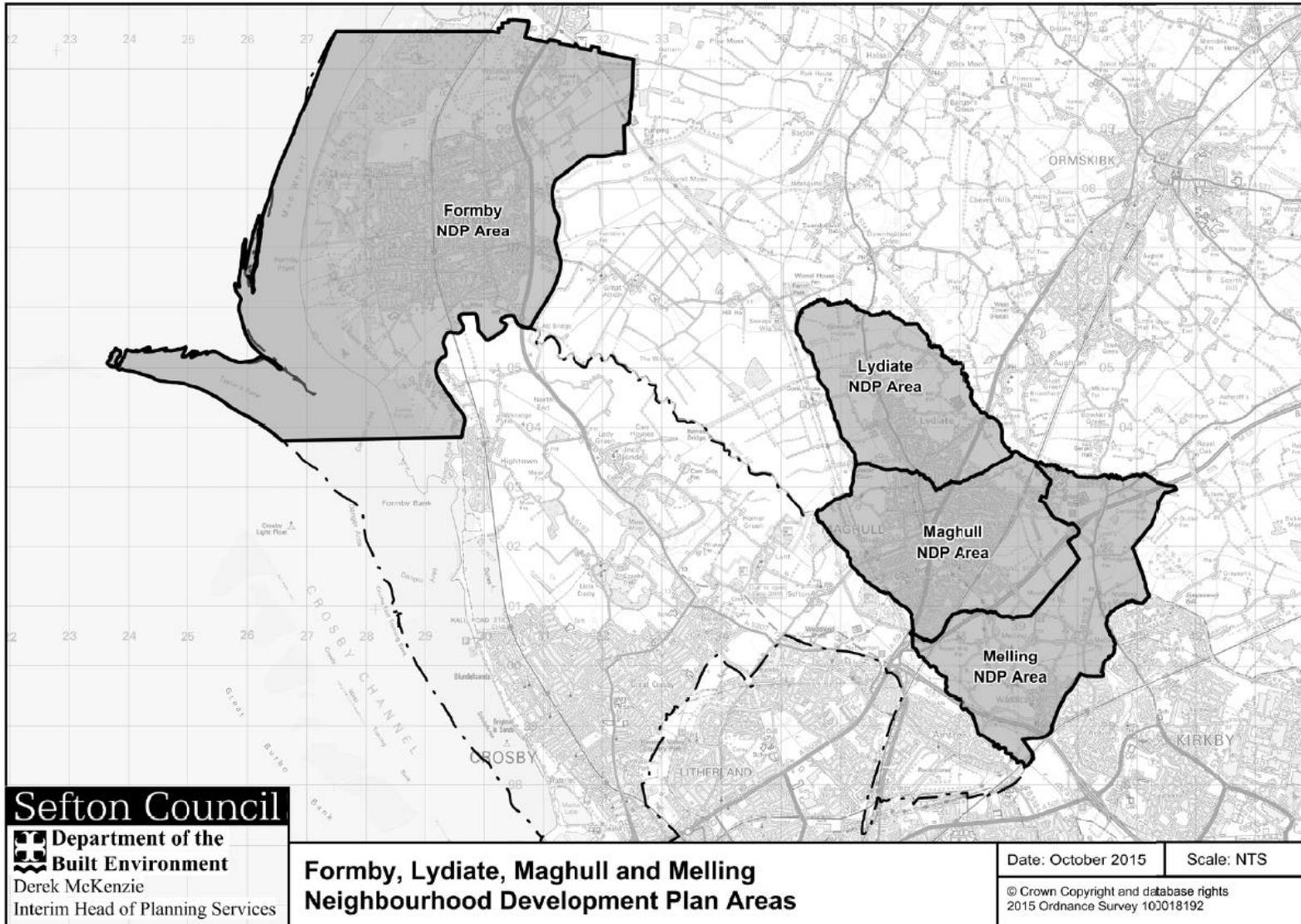
Melling

Melling Parish Council submitted a revised application to Sefton Council to designate their parish as a 'neighbourhood area' for the purpose of preparing a Neighbourhood Development Plan in accordance with the Neighbourhood Planning (General) Regulations 2012. The application was approved on 5th February 2015.

Melling are planning to undertake early consultation on their Neighbourhood Plan in the summer of 2017

Lydiate

Lydiate Parish Council submitted an application to Sefton Council on 6th July 2015 to have Lydiate parish designated as a 'neighbourhood area' for the purpose of preparing a Neighbourhood Plan in accordance with the Neighbourhood Planning (General) Regulations 2012. The application was approved on 25th September 2015.



Section F

Progress on Infrastructure Working Group Recommendations

Infrastructure Working Group Recommendations

Infrastructure was one of the key concerns that was 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 took presentations from a range of Council Departments [such as education, leisure and housing] and external organisations [including the NHS, Merseytravel and United Utilities].

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

At the meeting of Council of 20th April 2017 the following recommendation was approved:

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

Following the adoption of the Local Plan [also at the Council meeting of 20th April 2017] progress on the recommendations will be reported at least annually to Overview and Scrutiny Committee (Regeneration and Skills).

Progress on Infrastructure Working Group Recommendations [as at June 2015]

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, will be assessed as part of the planning application process to ensure that they conform with the Local Plan policies. The Local Plan will be assessed by an Inspector, and this will include whether the Local Plan is supported by sufficient infrastructure.

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 Infrastructure Delivery Plan is a document which sets out these improvements [e.g. public transport improvements, additional school places, flood prevention] and this will be updated regularly.

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 advise on what level of evidence is suitable.

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 Council are undertaking further work on the potential for CL in Sefton. It is envisaged that this will include close liaison with Members and local communities on what the local priorities for infrastructure will be.

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 make 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.

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.

[Original response - The Planning Policy Team continues, and will continue, to work with our health colleagues to ensure the health needs of existing and new residents are met. A meeting is scheduled between the Local Plan team and the Public Health Team next week when we will pass on the request for an annual report to the appropriate Overview and Scrutiny Committees.]

Updated response - 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 Council are part of a working group to help identify suitable locations for improved GP/health provision in Sefton. 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. In terms of reporting progress with provision of health services it is likely that this is most effectively done by Planning Services, in liaison with our colleagues in the Clinical Commissioning Group, in the Council's Authority Monitoring Report.

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. Additional community facilities will be provided through Community Infrastructure Levy and other sources of funding. The need for additional infrastructure will be identified through continued engagement with local residents, including through the neighbourhood planning process.

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. A study is being undertaken at the moment to look at the level of playing pitches in Sefton and whether any new provision is needed. At the local level it should be up to local residents and members to determine what types of new open space they would want/need.

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 identifies the broad locations where additional school places are likely to be required. Close liaison with our education colleagues will determine when these are needed, which schools should be expanded, how this will be funded and the most appropriate admissions criteria to ensure pupils can access an appropriate school. This information will be reflected in future updates of the Infrastructure Delivery Plan.

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]. 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.

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.

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. No response has yet been received.

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.

The AMR will include a section on CIL and what this has been spent on. We will also report on other infrastructure that has been provided and an assessment of how successful the Local Plan policies [including those set out above] have been.

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 examination library as MI.4.