

Habitats Regulations Assessment

Final Screening Matrix for

Houses in Multiple Occupation and Flats Supplementary Planning Document

**Sefton Council
June 2012**

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Foreword

This document sets out Sefton Council’s screening of the draft Houses in Multiple Occupation and Flats Supplementary Planning Document (SPD) in accordance with the Habitats Regulations¹ and the EU Habitats Directive². It is the Habitats Regulations Assessment Screening document for this SPD.

Our approach is based on the EU document ‘*Assessment of plans and projects significantly affecting Natura 2000 sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC*’ (Oxford Brookes University, for European Commission Environment DG. European Commission Environment DG, 2001), in particular the Annex 2 assessment forms.

Habitats Regulations Assessment is an assessment of the potential effects of a proposed project or plan – either a development plan document (DPD) or a supplementary planning document (SPD) – on one of more sites of international nature conservation importance. Projects and plans can only be permitted where the ‘competent authority’ (in this case Sefton Council) is satisfied that there will be no adverse effect on the integrity of the relevant nature sites.

These sites of international nature conservation importance are the network of *Natura 2000* sites. The ***Natura 2000*** sites are of exceptional importance in respect of rare, endangered or vulnerable natural habitats and species within the European Community. *Natura 2000* sites include **Special Protection Areas (SPAs)** designated under the EU ‘Wild Birds’ Directive, **Special Areas of Conservation (SACs)** designated under the EU ‘Habitats Directive’ and Offshore Marine Site (OMS).

The government’s Planning Policy Statement 9 (PPS9) ‘Biodiversity and Geological Conservation’ states that **Ramsar sites** should be taken to be part of the *Natura 2000* network and treated accordingly (para 6, PPS9, ODPM, 2005). Ramsar sites are wetlands of international importance, designated under the International Wetlands Convention, which took place at Ramsar in Iran. PPS9 also states that proposed sites should be treated in the same way as designated sites for all practical purposes, including for Habitats Regulations Assessment. We have followed this government guidance, and in this document have used the term ‘*Natura 2000* sites’ to refer to all of these designations and proposed designations.

Stage 1 of the Habitats Regulations Assessment process is the screening of proposed plans or projects for significant effects. If there are none, then no further steps need to be taken. Where significant effects seem likely, a more detailed Appropriate Assessment of the proposed plan or project is necessary. This process will often establish mitigation measures or alternatives, which can offset all significant adverse effects and enable the plan or project to go forward. Where this is not the case, other more stringent measures need to be considered.

After carrying out Habitats Regulations Assessment screening process as set out in this document, we conclude that the Houses in Multiple Occupation and Flats Supplementary Planning Document :

a) is not directly connected with or necessary to the management of the site,

b) is not likely to have a significant effect on each of the following sites:

- Ribble and Alt Estuaries Ramsar site
- Ribble and Alt Estuaries Special Protection Area (SPA)
- Sefton Coast Special Area of Conservation (SAC)
- Mersey Narrows and North Wirral Foreshore proposed Ramsar site
- Mersey Narrows and North Wirral Foreshore potential Special Protection Area (pSPA).

either alone or in combination with other plans or projects.

And accordingly, no “appropriate assessment” is required to be made under Regulations 48,49 and 54 of the Conservation (Natural Habitats &c) Regulations before the Council decides to undertake, or give any consent, permission or other authorisation for these plans.

¹ *The Conservation (Natural Habitats &c) Regulations 1994*

² *The European Communities (1992) Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora. (See Appendix 1)*

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Habitats Regulations - Appropriate Assessment

Screening matrix for Houses in Multiple Occupation and Flats Supplementary Planning Document

Brief description of the project or plan:
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The planning document is the Houses in Multiple Occupation and Flats Supplementary Planning Document (SPD). It links to the following policies the adopted Sefton Unitary Development Plan (2006) (UDP) (see Appendix 2):

- CS3 'Development principles';
- H10 'Residential development and development in residential areas';
- MD2 'Conversion to flats'; *and*
- MD3 'Houses in Multiple Occupation'.

More information about other relevant key UDP policies including core strategic and nature on policies is also set out in Appendix 2.

The SPD aims to provide more detailed, up-to-date guidance on how the Council will assess planning applications for new houses in multiple occupation, and for conversions of existing buildings to houses in multiple occupation. This is in the light of the above UDP policies and:

- Changes to the definition of houses in multiple occupation – recent planning appeal decisions have relied on the definition in section 254 of the Housing Act 2004;
- Changes to the situations when planning permission would be required for development of houses in multiple occupation - Circular 08/2010 'Changes to Planning Regulations for Dwellinghouses and Houses in Multiple Occupation amended the 'Use Class' of houses;
- The publication of the National Planning Policy Framework (2012).

The SPD deals with issues such as:

- Scope:
 - Definition of houses in multiple occupation (which includes self-contained one-bedroomed flats);
- Amenity of occupiers:
 - Minimum unit sizes,
 - Outlook, prospect and separation distances,
 - Basement accommodation,
 - Roof space accommodation,
 - Outdoor amenity space,
 - Trees and greenspaces (clarifying the provisions of the Green Space, Trees and development SPD (2008) which the Habitat Regulations Assessment screening process found to have no significant effects) ,
 - Bin stores,
 - Car parking and travel choice;
- Amenity of Neighbouring Properties:
 - Comings and goings,
 - Privacy of neighbouring properties,
 - Party walls and houses in multiple occupation.

Thus the main focus of the SPD is to protect residential amenity – of both residents of new (including converted) houses in multiple occupation, and existing residents. While the additional guidance in the SPD will help applicants make successful applications (in line with para 153 of the National Planning Policy Framework), it will also help clarify the situations where houses in multiple occupation are not acceptable.

Brief description of the *Natura 2000* site:

There are a number of *Natura 2000* sites to be screened for any effects from this SPD.

***Natura 2000* sites in Sefton**

The *Natura 2000* sites within Sefton ('the Sefton *Natura 2000* sites') are as follows. Throughout this document we have termed the proposed Ramsar site and potential SPA as *Natura 2000* sites, following the advice in the National Planning Policy Framework:

- Overview of *Natura 2000* sites in Sefton (see Plan 1 – 1a, 1b and 1c);
- Ribble and Alt Estuaries Ramsar site (see Plan 2);
- Ribble and Alt Estuaries Special Protection Area (SPA) (see Plan 3);
- Sefton Coast Special Area of Conservation (SAC) (see Plan 4);
- Mersey Narrows and North Wirral Foreshore proposed Ramsar site (see Plan 2);
- Mersey Narrows and North Wirral Foreshore potential Special Protection Area (pSPA) (see Plan 3).

The plans referred to are attached separately.

These are all coastal sites. The Ribble and Alt Estuaries Ramsar site and SPA and the Sefton Coast SAC cover a very similar area of Sefton's open coast while the Mersey Narrows and North Mersey Foreshore proposed Ramsar and potential SPA sites have the same boundary in Sefton – the man-made lagoon within the Seaforth Container Terminal part of the Mersey Docks. The main habitat interests in the sites are sandflats, mudflats, sand dunes and dune slacks, lagoons and saltmarsh. Birds are the main species of note, although other rare species include petalwort, great crested newts and the natterjack toad. Brief descriptions of each of the sites within Sefton, plus their conservation objectives, are set out in Appendix 3.

Other *Natura 2000* sites

There are other *Natura 2000* sites in neighbouring local authority areas, which have links especially in terms of bird movements with the sites in Sefton. These include the Dee Estuary Ramsar site and (to a lesser extent) Mersey Estuary Ramsar site, and Martin Mere in West Lancashire is also designated primarily for its birdlife. Most of Sefton's drinking water comes from the River Dee, which rises in Lake Bala, North Wales. The exception to this is the Formby area, which receives a mix of River Dee and local West Lancashire borehole water, blended at the Gorsehill Service Reservoir in Ormskirk.

The closest *Natura 2000* sites to Sefton include:

- Manchester Mosses SAC
- Martin Mere SPA
- Martin Mere Ramsar site
- Mersey Estuary SPA
- Mersey Estuary Ramsar site
- Dee Estuary SPA
- Dee Estuary Ramsar and proposed Ramsar site
- Dee Estuary candidate SAC
- River Dee and Lake Bala SAC
- Liverpool Bay SPA

Advice is that Habitats Regulations Assessment should be 'appropriate' and fit for purpose. We judge it inappropriate to screen this SPD against these sites outside Sefton, as there is no pathway for policies within the Houses in Multiple Occupation and Flats SPD to significantly affect these sites.

Assessment criteria

1. Describe the individual elements of the plan (either alone or in combination with other plans or projects) likely to give rise to impacts on the *Natura 2000* site.

Impacts on the Sefton *Natura 2000* sites generally

The Habitats Regulations Assessment process for plans and projects is well-established in Sefton and across greater Merseyside, and this screening document draws on this earlier work.

Habitats Regulations Assessment of each Core Strategy is being carried out by the same consultants (URS Scott Wilson) for each of the greater Merseyside authorities, and for West Lancashire. These consultants have carried out several of the project Habitats Regulations Assessment screenings for projects in Sefton. This common, consistent approach has had added benefits, notably increased understanding of the pathways for potential impacts (in summary, pathways are routes by which a change in activity associated with a development can lead to an effect upon a European site) and 'in combination effects'. This demonstrates the commitment of the greater Merseyside authorities, including Sefton, to joint working and resolution of HRA issues across the districts.

This body of Habitat Regulations Assessment work, for both plans (Core Strategies) and projects, has identified a number of potential issues and pathways for the Sefton Coast *Natura 2000* sites. These are shown in Figure 1. More information about each can be found in the Habitats Regulations Assessment documents listed in the references section.

Houses in Multiple Occupation and Flats SPD

The main focus of the Houses in Multiple Occupation and Flats Supplementary Planning Document (SPD) is to protect residential amenity – of both residents of new (including converted) houses in multiple occupation, and existing residents.

The SPD deals with amenity of occupiers of the houses in multiple occupation (e.g. minimum unit sizes, outlook and separation distances, basement and roof space accommodation, bin stores, car parking, accessibility and travel choice). It also clarifies the provisions of the Green Space, Trees and development SPD (2008) for tree and greenspace provision for houses in multiple occupation. A Habitat Regulations Assessment Screening Statement for this SPD found it to have no significant effects. The SPD also deals with the amenity of neighbouring properties (e.g. comings and goings, privacy of neighbouring properties, party walls).

While the additional guidance in the SPD - compared to the existing policy in the Sefton Unitary Development Plan (2006) and National Planning Policy Framework - will help applicants make successful applications (in line with para 153 of the National Planning Policy Framework), it will also help clarify the situations where houses in multiple occupation are not acceptable.

We consider that the approval and implementation of the SPD - compared to a situation where it was not approved or used in making decision about planning applications - is unlikely to increase the number of houses in multiple occupation in Sefton or alter the pattern of their locations within Sefton.

Figure 1: Potential Pathways for impacts to the Sefton Coast <i>Natura 2000</i> sites			
Overview	Detail	Examples	Comment
Disturbance From: <ul style="list-style-type: none"> • Recreation, • Noise (roads, aircraft etc), • Other human activities. 	Mechanical /abrasive damage: <ul style="list-style-type: none"> • To species • To habitats 	<u>Trampling</u> -causes soil compaction and erosion; <u>Dog walkers/ dog fouling</u> - nutrient enrichment via dog fouling, plus potential to cause greater disturbance as dogs are less likely to keep to marked footpaths and move more erratically; <u>Off-road vehicles</u> - erosion, and disturbance to sensitive species.	Disturbance may be seen as a continuum. The most disturbing activities are likely to be those that involve irregular, infrequent, unpredictable loud noise events, movement or vibration of long duration. Birds are least likely to be disturbed by activities that involve regular, frequent, predictable, quiet patterns of sound or movement or minimal vibration. The further any activity is from the birds, the less likely it is to result in disturbance. Other key factors include species sensitivity, and the timing/duration of the potentially disturbing activity.
	Disturbance of birds: <ul style="list-style-type: none"> • Direct impact on birds • Indirectly (damage to habitat) 	<i>Direct effects include:</i> <u>Death</u> (e.g. by shooting); <u>Physiological changes</u> (e.g. an increase in heart rate which may lead to morbidly or earlier mortality); <u>Behavioural changes</u> (e.g. causing them to flee / move away from or avoid their preferred parts of the sites (e.g. alterations in feeding behaviour/areas, breeding areas).	
Direct Land-take	Potential loss of habitat, species or site integrity.	<u>Development / construction activity on the site</u> –e.g. buildings, car parks, sea defences.	Land-take may result in adverse effects if it is sufficiently extensive to affect the integrity (structure and function) of the site.
Impacts on Supporting Habitat	Loss of / impact on habitats outside the designated site boundaries that have a significant use (e.g. feeding areas) by species for which the sites are designated.	<u>Development / construction activity;</u> <u>Change in the management regime</u> of the site (e.g. drainage regime, agricultural (crops etc)).	For Sefton the most extensive supporting habitats are those for wintering or passage waterfowl, notably pink-footed geese, which used arable fields across Sefton as high- tide roosts. Other species /habitats include great crested newts and Natterjack toads.
Atmospheric Pollution Notably :	Mostly on habitats: <ul style="list-style-type: none"> • May have a direct toxic 	<u>Industrial processes</u> that require the combustion of coal and oil;	Indications are that increased movement of vehicles (construction, domestic or

Figure 1: Potential Pathways for impacts to the Sefton Coast <i>Natura 2000</i> sites			
Overview	Detail	Examples	Comment
<ul style="list-style-type: none"> nitrogen oxides (NO_x), ammonia (NH₃), sulphur dioxide (SO₂) 	<p>effect upon vegetation;</p> <ul style="list-style-type: none"> May lead to greater rates of nitrogen deposition to soils (and hence increased soil fertility, which could affect the quality of semi-natural, nitrogen-limited terrestrial habitats). 	<p><u>Ports and shipping</u> (notably sulphur deposits);</p> <p><u>Vehicle exhaust emissions</u>, including car exhausts (notably nitrogen oxides);</p> <p><u>Agriculture</u> (notably ammonia);</p> <p><u>Other</u>.</p>	<p>other) within, or within 200m of the <i>Natura 2000</i> sites would result in a change in NO_x emissions.</p> <p>However, more generally there are indications that air quality in the UK will improve significantly over the next 15 years, due primarily to reduced emissions from road transport and power stations.</p>
Water Quality and Sediment Processes	<ul style="list-style-type: none"> Water pollution Interference in natural coastal (sedimentation) process 	<p><u>Direct pollution</u> of sea water (e.g. from shipping discharge, beach pollution picked up by tide)</p> <p><u>Discharges of poor quality / polluted water</u> into the <i>Natura 2000</i> sites</p>	<p>The quality of the water around <i>Natura 2000</i> sites will affect the nature of their habitats and the species they support, as can activity which might affect natural sediment processes.</p>
Coastal Squeeze	<ul style="list-style-type: none"> Loss of intertidal habitats (e.g. saltmarsh, sand dunes and intertidal mudflats); Loss of other coastal habitats. 		<p>Rising sea levels would be expected to cause intertidal habitats to migrate landwards. However, in built-up areas, or those with hard-sea defences, the scope for landward retreat of habitats is limited, potentially resulting in reduced areas of saltmarsh, sand dunes and mudflat. This process is known as 'coastal squeeze'. Indications in Sefton are that loss of intertidal habitats is not likely to be an issue in the medium-term (the 'back of the dune line' around Formby Point in 2150 remains some distances seaward of the built-up area; the beach (saltmarsh) in northern Southport continues to accrete).</p>

Analysis of records of planning permissions granted, or lawful development certificates approved, in the last 20 years (1 April 1992 to 31 March 2012) indicates that a total of 36 houses in multiple occupation developments have been approved. Almost without exception these are conversions of existing premises.

The locations of these developments are shown in Plan 1. (It must be noted that the symbols used on plan 1, as a presentation device, of course give greater prominence to the houses in multiple occupation than is the case in reality).

Of these locations, as Plans 1a, 1b and 1c and Figure 2 below show; 7 are in Bootle, 3 in the Waterloo area of Crosby, and 26 are in central Southport. These are all parts of Sefton which are more deprived *and* where property prices are lowest. More information about these planning permissions and lawful development certificates is shown in Appendix 4.

This is a very small number of developments, compared for example to the annual totals of approximately 1500 to 2500 applications for planning permission and other consents.

Figure 2: Summary of planning permissions granted and lawful development certificates approved, for houses in multiple occupation developments in Sefton from 1 April 1992 to 31 March 2012 (based on planning application records)			
Settlement area	Granted 1/4/1992 - 31/3/2002	Granted 1/4/2002 - 31/3/2012	Total
Bootle	5	2	7
Crosby	1	2	3
Formby	0	0	0
Maghull	0	0	0
Southport	16	10	26
Sefton-wide	22	14	36

(It must however be recognised that this may not reflect the total number of houses in multiple occupation in Sefton – some will have been in existence prior to 1992, and some may not have planning permission. Some permissions may not have been implemented, and the owners or occupiers of some properties may since have sought planning permission for other uses of the premises.

However, these figures indicate the relatively limited extent of houses in multiple occupation development in the decades, and the likely magnitude (relatively limited) of future permissions).

Even if the number of future permissions for houses in multiple occupation development increases in the future – for example by 100%, i.e. doubles, or more – we consider that the number of such developments would still be limited.

Figure 3 below evaluates the likely significant effects of the houses in multiple occupation Supplementary Planning Document, taking account of the pathways identified in Figure 1 above. This indicates no significant effects.

Accordingly, we consider that there are no individual elements of the Houses in Multiple Occupation and Flats SPD which are likely to give rise to impacts on the Sefton *Natura 2000* sites.

Figure 3: Evaluation of likely significant effects of Houses in multiple occupation and flats Supplementary Planning Document		
Potential pathways of impact	HRA assessment regarding likely significant effects	Further comments
Recreational Disturbance, including disturbance of birds, damage to habitat or species	No significant impacts from recreational disturbance.	<p>We consider that the approval and implementation of the SPD - compared to a situation where it was not approved or used in making decision about planning applications - is unlikely to increase the number of houses in multiple occupation in Sefton or alter the pattern of their locations within Sefton. Accordingly it is unlikely that the existence of the SPD, and the guidance in it, will in itself directly increase the number of houses in multiple occupation in Sefton, nor the population in Sefton, nor the amount of global recreational disturbance on the <i>Natura 2000</i> sites in Sefton.</p> <p>We consider that the locations of any new houses in multiple occupation (including conversions) would not be likely to increase significantly either local populations or recreational disturbance locally on parts of the <i>Natura 2000</i> network.</p> <p>Even if the number of future permissions for houses in multiple occupation development increases in the future – for example by 100%, i.e. doubles, or more – we consider that the number of such developments would still be limited, and there would be no global or significant local increases in population or recreational disturbance on the <i>Natura 2000</i> sites.</p> <p>Plans 1a, 1b and 1c, and Figure 2 , show that development of houses in multiple occupation in the past 20 years has almost all (32 of 36) been within the primarily residential area (shown in these plans), concentrated in areas of larger properties in the parts of Sefton which are more deprived <i>and</i> where property prices are lowest. (There were 4 developments in Southport Resort Area).</p> <p>We anticipate that future development of houses in multiple occupation will likewise take place almost entirely within similar locations within these parts of the primarily residential area, in line with planning policy in the Sefton Unitary Development Plan (2006) (UDP) and the National Planning Policy Framework. The primarily residential area as a whole, as designated in the UDP, rarely abuts Sefton’s <i>Natura 2000</i> sites. Nor do these areas of past development of houses in multiple occupation.</p>

Figure 3: Evaluation of likely significant effects of Houses in multiple occupation and flats Supplementary Planning Document		
Potential pathways of impact	HRA assessment regarding likely significant effects	Further comments
		<p>Outside the primarily residential area – for example in the Coastal Planning Zone, Green Belt, in primarily industrial areas, town centres and Southport Seafront – the general policy presumption is against the principle of residential development.</p> <p>Most of the primary residential area <i>per se</i>, and the actual locations of past development, does not abut the <i>Natura 2000</i> network. (The closest past development is 400 metres from the nearest <i>Natura 2000</i> site). They are separated by the Docks, Crosby Marine Park and the rest of Southport Seafront area, respectively. Both of the latter are important, managed, recreation and tourism destinations in their own right. Crosby Marine Park includes the children’s adventure playground, Promenade, Marina and Watersports centre, and further north, Crosby Swimming Pool, as well as ‘Another Place’. Southport Seafront includes the Marine Lake, Pier, Southport skateboard park, swimming pools and historic parks and gardens including Kings Gardens and Princes Park).</p> <p>We anticipate that the spatial distribution of new houses in multiple occupation will not become more scattered, or change significantly, once the new SPD is in place. We consider that generally the separation distance between the locations where there is pressure for houses in multiple occupation and Sefton’s <i>Natura 2000</i> network is such that there will be no significant increase in direct harm to the <i>Natura 2000</i> network arising from the SPD.</p>
Noise and other disturbance	No significant impacts from noise or other disturbance.	The physical separation of likely locations for development of houses in multiple occupation from the <i>Natura 2000</i> sites (set out in relation to recreational disturbance above) means that direct noise or other disturbance from occupiers of the houses in multiple occupation will be insignificant. During the construction or conversion period, any construction, refurbishment or building or related activity, or noise from vehicles related to the construction process, would be mostly internal to the properties and of short duration (days or weeks), as well as being at some distance from the sites.
Direct Land-take	No significant impacts from direct land-take.	No houses in multiple occupation will be developed within the <i>Natura 2000</i> sites (as set out in relation to recreational disturbance above).
Impacts on Supporting Habitat	No significant impacts on (from) supporting	Planning policy in Sefton means that any development of houses in multiple occupation would take place within the built-up, urban area of Sefton, almost all on brownfield sites

Figure 3: Evaluation of likely significant effects of Houses in multiple occupation and flats Supplementary Planning Document		
Potential pathways of impact	HRA assessment regarding likely significant effects	Further comments
	habitats.	(as set out in relation to recreational disturbance above). Thus potential development sites are extremely unlikely to be supporting habitats.
Atmospheric Pollution (vehicle exhaust emissions)	No significant impacts from atmospheric pollution (vehicle exhaust emissions).	<p>We consider that the approval and implementation of the SPD - compared to a situation where it was not approved or used in making decision about planning applications - is unlikely to increase the number of houses in multiple occupation in Sefton or alter the pattern of their locations within Sefton. For example, the closest recent development is 400 metres from the nearest <i>Natura 2000</i> site.</p> <p>Accordingly it is unlikely that the existence of the SPD, and the guidance in it, will in itself directly increase the number of houses in multiple occupation in Sefton, nor the number or pattern of vehicle journeys, especially by private car. Hence we consider it unlikely that the SPD would lead to increased atmospheric pollution (vehicle exhaust emissions) which would significantly affect the <i>Natura 2000</i> sites in Sefton.</p>
Atmospheric Pollution (other)	No significant impacts from atmospheric pollution (other).	Houses in multiple occupation are residential in character and so unlikely to generate other emissions.
Water Quality and Sediment Processes	No significant impacts from water quality and sediment processes.	<p>Any houses in multiple occupation development would meet usual planning and Building Regulations standards for control of pollution (including of water, soil or air) , and it is unlikely that the SPD would have a significant impact on water quality.</p> <p>The physical separation of likely locations for development of houses in multiple occupation from the <i>Natura 2000</i> sites (set out in relation to recreational disturbance above) means that it is unlikely that there will be any direct effects on water quality or sediment processes.</p>
Coastal Squeeze	No significant impacts from coastal squeeze.	The physical separation of likely locations for development of houses in multiple occupation from the <i>Natura 2000</i> sites (set out in relation to recreational disturbance above), and their location within the existing built-up area, means that it is unlikely that there will be any direct effects on coastal squeeze.

'In combination effects' of other plans and projects

Habitats Regulations Assessment requires us to look at the plans under direct consideration 'either individually or in combination with other plans and projects' (Article 6(3)) which could have an effect on the *Natura 2000* sites.

However, advice is that Habitats Regulations Assessment (HRA) should be 'appropriate', proportionate and fit for purpose.

Plans overview

We consider that it is proportionate to take an overview of other local plans only, in the six greater Merseyside districts, plus West Lancashire. The districts are at different stages of preparing their Core Strategies or Local Plans, together with a Joint Waste Plan:

- Halton: Submission Core Strategy's Examination is closed (Habitats Regulations Assessment 2011);
- Joint Merseyside Waste Development Plan: Submission Plan, Examination due to start June 2012 (Habitat Regulations Assessment 2010 and Supplement 2011);
- Knowsley: Core Strategy Preferred Options consultation June 2011 (Habitats Regulations Assessment June 2011);
- Liverpool: Core Strategy Submission Draft March 2012 (Habitats Regulations Assessment March 2012);
- Sefton: Core Strategy Options Consultation May 2011 (Habitats Regulations Assessment January 2011);
- St Helens: Submission Core Strategy is at Examination stage (Habitats Regulations Assessment 2009, 2011, 2012);
- West Lancashire: Local Plan Preferred Options January 2012;
- Wirral: Preferred Options Consultation November 2010, Settlement Area Policy consultation January 2012 (Habitats Regulations Assessment September 2010);

The HRA process for most of the authorities has highlighted recreational disturbance on the Sefton Coast *Natura 2000* sites as an issue. Proposed planning policy and linked solutions have been or are being proposed to mitigate the effects, including:

- Rewording policies (especially regarding the 'duty to co-operate' and a commitment to work with other Merseyside Authorities, and recognition that cross-boundary impacts need to be considered when assessing development proposals);
- Providing alternative recreational areas to reduce recreation and visitor pressure on the Sefton Coast;
- Access management (e.g. Sefton Integrated Coastal Zone Management Plan and Beach Management Plan);
- Habitat Management;
- Phased delivery of green infrastructure and access management alongside housing.

Additionally, as above, there is a general commitment to joint working and resolution of HRA issues across the districts, strengthened by the 'duty to co-operate' in the Planning and Localism Act 2011. Given that we consider the Houses in multiple occupation SPD to have no likely significant impacts on the Sefton *Natura 2000* network, it is considered unlikely that aspects of these local plans would act in combination with the SPD.

Accordingly, we consider that there are no significant adverse 'in combination' effects arising from plans.

Projects overview

The Habitats Regulations Assessment process for projects is also well-established across greater Merseyside. Recent proposed projects in Sefton for which Habitats Regulations Assessment has been required include the Thornton-Switch Island Link Road and Hightown

Dune Restoration and Coastal Defence Works. A list of projects considered for 'in-combination' effects is set out below:

- Thornton to Switch Island Link Road;
- Hightown Dune Restoration and Coastal Defence Works;
- Liverpool and Wirral Waters Development masterplans;
- Port of Liverpool deepwater facilities at Bootle;
- Other Port of Liverpool possible development sites in Sefton.

The HRA screening of the Thornton-Switch Island Link Road concluded that the proposed road scheme would not have a likely significant effect on the features for designation of either the Ribble and Alt Estuaries SPA or Ramsar site or Martin Mere SPA and Ramsar site, and that a HRA Appropriate Assessment was not required. (Report to Planning Committee 15 December 2010 re S/2010/1050). Given that we consider the Houses in multiple occupation SPD to have no likely significant impacts on the Sefton *Natura 2000* network, it is considered unlikely that this project would act in combination with the SPD.

The HRA Screening Report for the Hightown Dunes Restoration Scheme concluded that the project would be unlikely to lead to likely significant adverse effects on the Sefton *Natura 2000* sites subject to specific management of clearly demarcated footpath diversions around the works site. Given that we consider the Houses in multiple occupation SPD to have no likely significant impacts on the Sefton *Natura 2000* network, it is considered unlikely that this project would act in combination with the SPD.

The likely impacts of the Liverpool Waters and Wirral Water proposals (which focus on new housing) are likely to be similar in type (if of lesser magnitude) to those for the local plans of the greater Merseyside districts set out above, and similar mitigation would apply. The draft Habitat Regulations Assessment for the proposed Wirral Waters East Float development found the proposal to have no significant effects on the Mersey Narrows and North Wirral Foreshore proposed Ramsar site and proposed Special Protection Area (SPA) and the Mersey Estuary Ramsar site and SPA. Given that we consider the Houses in multiple occupation SPD to have no likely significant impacts on the Sefton *Natura 2000* network, it is considered unlikely that aspects of the Liverpool and Wirral Waters proposals would act in combination with the SPD.

Port of Liverpool deepwater facilities at Bootle would involve seaward (riverward) extension of the dock facilities in Bootle. Dating from 2005, this has yet to take place. However, the Inspector's Report (DfT, 2007) concluded (para cross-references omitted here) that:

"7.40 ...I also conclude that there are no other plans or projects that could, in combination with the draft Order works, have an adverse effect on any of the European or International sites".

Given that we consider the Houses in multiple occupation SPD to have no likely significant impacts on the Sefton *Natura 2000* network, it is considered unlikely that this project would act in combination with the SPD.

Peel Ports continue to discuss with key stakeholders, including Natural England, issues relating to a possible development site within the Port of Liverpool in Sefton. This is at Seaforth, and includes part of the Mersey Narrows and North Wirral Foreshore pSPA and pRamsar site. Given that we consider the Houses in multiple occupation SPD to have no likely significant impacts on the Sefton *Natura 2000* network, it is considered unlikely that this project would act in combination with the SPD.

The Houses in Multiple Occupation and Flats SPD is considered unlikely to give rise to significant impacts on *Natura 2000* sites alone. The above plans and projects will have mitigation measures in place to mitigate any significant effects they may have prior to adoption.

Therefore the Houses in Multiple Occupation (HMOs) SPD, together with these plans and projects, is unlikely to have any 'in-combination' effects on *Natura 2000* sites.

Thus, we consider that there are no likely effects arising from this SPD in combination with other plans and projects.

2. Describe any likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the *Natura 2000* site by virtue of:

- size and scale;
- land-take;
- distance from the *Natura 2000* site or key features of the site;
- resource requirements (water abstraction etc.);
- emissions (disposal to land, water or air);
- excavation requirements;
- transportation requirements;
- duration of construction, operation, decommissioning, etc.;
- other.

This section will assess any likely direct, indirect or secondary impacts of the SPD (including 'in combination effects') on the *Natura 2000* sites in Sefton. We consider that the SPD is unlikely to have any significant effects over and above the effect of the existing policy in the Sefton Unitary Development Plan (2006) and National Planning Policy Framework and usual development control processes operating in the area.

Size, scale and land-take of the SPD

The size, scale and land-take of the SPD is considered to be extremely limited. Houses in multiple occupation are usually single properties within small sites – often akin in size to larger family homes.

Analysis of our planning records indicates that a total of 36 houses in multiple occupation developments have been approved in the last 20 years (see Figure 2). Almost without exception these are conversions of existing premises. This is a very small number of developments, compared for example to the annual totals of approximately 1500 to 2500 applications for planning permission and other consents.

Even if the number of future permissions for houses in multiple occupation development increases in the future – for example by 100%, i.e. doubles, or more – we consider that the number of such developments would still be limited, and there would be no global or significant local increases in population or recreational disturbance on the *Natura 2000* sites.

The locations of these developments are shown in Plans 1a, 1b and 1c, and in Figure 2 (above). 7 are in Bootle, 3 in the Waterloo area of Crosby, and 26 are in central Southport. These are generally areas of larger properties in the parts of Sefton which are more deprived *and* where property prices are lowest. 32 of the 36 developments have been within the primarily residential area, as designated in the Sefton Unitary Development Plan (2006) (UDP), which is also shown in these plans. There were 4 developments in Southport Resort Area.

This is based on our best available information -records of planning permissions granted, or lawful development certificates approved between 1 April 1992 and 31 March 2012. More information about these planning permissions and lawful development certificates is shown in Appendix 4. It must however be recognised that this may not reflect the total number of houses

in multiple occupation in Sefton – some will have been in existence prior to 1992, and some may not have planning permission. Some permissions may not have been implemented, and the owners or occupiers of some properties may since have sought planning permission for other uses of the premises.

However, these figures indicate the very limited extent of houses in multiple occupation development in the decades, and the likely magnitude (relatively limited) of future permissions.

We consider that the size, scale and land-take of the SPD will have no significant impacts on the *Natura 2000* sites.

Distance from the *Natura 2000* sites

Plans 1a, 1b and 1c and Figure 2 show the location of planning permissions granted and lawful development certificates approved, for houses in multiple occupation developments in Sefton from 1 April 1992 to 31 March 2012 (based on planning application records). They are concentrated in the areas of larger properties in the parts of Sefton which are generally more deprived and where property prices are lowest, and 32 of the 36 developments are within the primarily residential area designated in the UDP.

Areas of larger housing where the primarily residential area abuts the *Natura 2000* sites, such as Ainsdale or Formby, historically, tend to amongst the least deprived areas nationally, and have had little pressure for houses in multiple occupation.

None of these houses in multiple occupation abut the *Natura 2000* sites, and all of the locations show on Plans 1a, 1b and 1c are at least 400m from the landward extent of the *Natura 2000* sites. In central Southport the 3 houses in multiple occupation nearest to the Sefton Coast *Natura 2000* sites are 400 metres, 470 metres and 560 metres away, respectively, from the closest *Natura 2000* site boundary. In Waterloo (Crosby) the 3 houses in multiple occupation nearest to the Sefton Coast *Natura 2000* sites are 550 metres, 600 metres and 1160 metres away, respectively, from the closest *Natura 2000* site boundary.

We anticipate that future development of houses in multiple occupation will take place almost entirely within similar locations and for similar reasons to the locations of past development. This is almost entirely within these parts of the primarily residential area, in line with planning policy in the Sefton Unitary Development Plan (2006) (UDP) and the National Planning Policy Framework. The primarily residential area as a whole, as designated in the UDP, rarely abuts Sefton's *Natura 2000* sites. Nor do these areas of past development of houses in multiple occupation. Outside the primarily residential area – for example in the Coastal Planning Zone, Green Belt, in primarily industrial areas, town centres and Southport Seafront – the general presumption is against the principle of residential development.

Thus, we anticipate that the spatial distribution of new houses in multiple occupation will not become more scattered, or change significantly, once the new SPD is in place. We consider that generally the separation distance between the locations where there is pressure for houses in multiple occupation and Sefton's *Natura 2000* network is such that there will be no significant increase in direct harm to the *Natura 2000* network arising from the SPD.

We consider that the potential sites and locations affected by the SPD are of small size and sufficient distance from the *Natura 2000* sites to have no significant impacts on the *Natura 2000* sites.

Resource requirements resulting from the SPD

No significant resource requirements are likely to result from the SPD.

Emissions resulting from the SPD

No significant emissions are likely to result from the SPD.

Excavation requirements resulting from the SPD

There are no significant excavation requirements which are likely to result from the SPD.

Transportation requirements resulting from the SPD

No significant transportation requirements are likely to result from the SPD.

Duration of the SPD, e.g. construction activities

We consider that the approval and implementation of the SPD - compared to a situation where it was not approved or used in making decision about planning applications - is unlikely to increase the number of houses in multiple occupation in Sefton or increase the amount or duration of construction activity within Sefton.

Thus, while the SPD will be in force for a number of years, **no significant demolition, construction or other similar activities are likely to result from it, .**

Other relevant impacts

We consider that the SPD will have no other relevant impacts on the *Natura 2000* sites.

We consider that the Houses in Multiple Occupation and Flats SPD is unlikely to give rise to impacts on the Sefton *Natura 2000* sites.

3. Describe any likely changes to the site arising as a result of:

- **reduction of habitat area;**
- **disturbance to key species;**
- **habitat or species fragmentation;**
- **reduction in species density;**
- **changes in key indicators of conservation value (water quality etc.);**
- **climate change.**

Within the expected lifetime of this SPD we consider that there are no likely changes to the *Natura 2000* sites in Sefton in terms of the following:

- Reduction of habitat area - **no reduction in habitat area is likely;**
- Disturbance to key species – The SPD in itself is unlikely to increase the number of houses in multiple occupation in Sefton or alter the pattern of their locations within Sefton, compared to the situation if there was no SPD. These locations are generally within the primarily residential areas (Unitary Development Plan, 2006) at some distance from the nature sites, principally in central Southport, Bootle and southern Crosby (see Plan 1). Accordingly, it is unlikely that the SPD would increase overall population numbers in Sefton. It is also unlikely to increase significantly either local populations or recreational disturbance locally on parts of the *Natura 2000* network. **Thus, no disturbance to key species is likely;**
- Habitat or species fragmentation – **no habitat or species fragmentation is likely;**
- Reduction in species density – **no reduction in species density is likely;**
- Changes in key indicators of conservation value (water quality etc.) – **no changes in key indicators of conservation value are likely;**
- Climate change – **no likely significant impact.**

We consider that there are no likely changes arising to the *Natura 2000* sites.

4. Describe any likely impacts on the *Natura 2000* site as a whole in terms of:

- **interference with the key relationships that define the structure of the site;**
- **interference with key relationships that define the function of the site.**

We do not think that there are any likely impacts on the *Natura 2000* sites in Sefton (taking each site as a whole) in terms of interference with the key relationships that define the structure or function of the sites.

5. Provide indicators of significance as a result of the identification of effects set out above in terms of:

- **loss;**
- **fragmentation;**
- **disruption;**
- **disturbance;**
- **change to key elements of the site (e.g. water quality etc.).**

We do not think that any indicators of significance are relevant here.

6. Describe from the above those elements of the project or plan, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts is not known.

We think that there are unlikely to be any significant or unknown impacts. The tables in Appendix 5 provide more information.

Habitats Regulations - Appropriate Assessment

Finding of no significant effects report matrix

Name of project or plan

The planning document is the Houses in Multiple Occupation and Flats Supplementary Planning Document (SPD).

Name and location of *Natura 2000* site

The *Natura 2000* sites within Sefton ('the Sefton *Natura 2000* sites') are as follows:

- Ribble and Alt Estuaries Ramsar site
- Ribble and Alt Estuaries Special Protection Area (SPA)
- Sefton Coast Special Area of Conservation (SAC)
- Mersey Narrows and North Wirral Foreshore proposed Ramsar site
- Mersey Narrows and North Wirral Foreshore potential Special Protection Area (pSPA).

The closest *Natura 2000* sites outside Sefton include:

- Martin Mere SPA
- Martin Mere Ramsar site
- Mersey Estuary SPA
- Mersey Estuary Ramsar site
- Dee Estuary SPA
- Dee Estuary Ramsar and proposed Ramsar site
- Dee Estuary candidate SAC
- River Dee and Lake Bala SAC
- Liverpool Bay SPA.

Advice is that Habitats Regulations Assessment should be 'appropriate' and fit for purpose. We judge it inappropriate to screen this SPD against sites outside of Sefton, as there is no pathway for policies within the Houses in Multiple Occupation and Flats SPD to significantly affect these sites

Description of the project or plan

The plan being considered here is the Houses in Multiple Occupation and Flats Supplementary Planning Document (SPD). The SPD's main focus is to protect residential amenity –both of residents of new (including converted) houses in multiple occupation, and of existing residents.

The SPD deals with amenity of occupiers of the houses in multiple occupation (e.g. minimum unit sizes, outlook and separation distances, basement and roof space accommodation, bin stores, car parking, accessibility and travel choice). It also clarifies the provisions of the Green Space, Trees and development SPD (2008) for tree and greenspace provision for houses in multiple occupation. A Habitat Regulations Assessment Screening Statement for this 2008 SPD found it to have no significant effects. The SPD also deals with the amenity of neighbouring properties (e.g. comings and goings, privacy of neighbouring properties, party walls).

While the additional guidance in the SPD - compared to the existing policy in the Sefton Unitary Development Plan (2006) and National Planning Policy Framework - will help applicants make successful applications, it will also help clarify the situations where houses in multiple occupation are not acceptable.

Our best available planning records indicate that in the last 20 years, only 36 houses in multiple occupation have been approved (planning permissions granted, or lawful development certificates approved between 1 April 1992 and 31 March 2012). It must however be recognised that this may not reflect the total number of houses in multiple occupation in Sefton – some will have been in existence prior to 1992, and some may not have planning permission. Some permissions may not have been implemented, and the owners or occupiers of some properties may since have sought planning permission for other uses of the premises.

However, these figures indicate the very limited extent of houses in multiple occupation development in the decades, and the likely magnitude (relatively limited) of future permissions.

We consider that the approval and implementation of the SPD - compared to a situation where it was not approved or used in making decision about planning applications - is unlikely to increase the number of houses in multiple occupation in Sefton or alter the pattern of their locations within Sefton. Accordingly it is unlikely that the existence of the SPD, and the guidance in it, will in itself directly increase the number of houses in multiple occupation in Sefton, nor the population in Sefton. Nor would it be likely to increase significantly either local populations.

Even if the number of future permissions for houses in multiple occupation development increases in the future – for example by 100%, i.e. doubles, or more – we consider that the number of such developments would still be limited, and there would be no global or significant local increases in population or recreational disturbance on the *Natura 2000* sites.

We anticipate that future development of houses in multiple occupation will likewise take place almost entirely within similar locations to past developments, within these parts of the primarily residential area, in line with planning policy in the Sefton Unitary Development Plan (2006) (UDP) and the National Planning Policy Framework. The primarily residential area as a whole, as designated in the UDP, rarely abuts Sefton's *Natura 2000* sites. Nor do these areas of past development of houses in multiple occupation. Areas of larger housing where the primarily residential area abuts the *Natura 2000* sites, such as Ainsdale or Formby, historically, tend to amongst the least deprived areas nationally, and have had little past pressure for houses in multiple occupation.

Outside the primarily residential area – for example in the Coastal Planning Zone, Green Belt, in

primarily industrial areas, town centres and Southport Seafront – the general policy presumption is against the principle of residential development.

We anticipate that the spatial distribution of new houses in multiple occupation will not become more scattered, or change significantly, once the new SPD is in place.

As we think it unlikely that the SPD in itself would add significantly to Sefton's population globally or locally, we consider that the impacts of the SPD on Sefton's *Natura 2000* sites are unlikely to be significant.

Is the project or plan directly connected with or necessary to the management of the site (provide details)?

No.

Are there other projects or plans that together with the project or plan being assessed could affect the site (provide details)?

We consider that there are no other projects or plans that together with the plan being assessed could affect the site.

The assessment of significance of effects

Describe how the project or plan (alone or in combination) is likely to affect the *Natura 2000* site.

There are no likely significant effects on the *Natura 2000* sites.

Explain why these effects are not considered significant.

N/A

List of agencies consulted: provide contact name and telephone or e-mail address.

Natural England. Natural England have advised that as from 1 April 2011 consultation should be via the email address consultations@naturalengland.org.uk from or by post to:

Consultation Service (Natural England)
Hornbeam House,
Electra Way,
Crewe Business Park,
CREWE,
Cheshire,
CW1 6GJ.

Response to consultation.

Natural England comment that:

“We have considered the document in the context of The Conservation of Habitats and Species Regulations 2010 and from the information provided Natural England agrees that an HRA is not required”.

Data collected to carry out the assessment

Who carried out the assessment?

Andrea O'Connor (MRTPI), Senior Planner, Local Planning team, Sefton MBC.

Sources of data

Joint Nature Conservation Committee (web-site),
Natural England,
Sefton MBC,
Halton BC, Knowsley MBC, Liverpool City Council, St Helens MBC, West Lancashire BC
(websites),
Department for Transport,
Department of Central and Local Government,
Other references as listed.

Level of assessment completed

Desktop study is sufficient to support the conclusions of this screening option.

Where can the full results of the assessment be accessed and viewed?

Sefton Planning Department, Magdalen House, 30 Trinity Road, BOOTLE, L20 3NJ;
9am - 5pm Monday –Thursday, 9.a.m - 4pm Fridays.

OR:

On our web-site:

About the Habitats Regulations Assessment process: <http://www.sefton.gov.uk/HRA>

For this SPD: <http://www.sefton.gov.uk/HMO> or via <http://www.sefton.gov.uk/ldf>

Conclusion

On the basis of the above information, and the views of English Nature, Sefton Council is of the opinion and concludes that the proposed plan to which this screening opinion relates – the Houses in Multiple Occupation and Flats (HMOs) Supplementary Planning Document - :

a) is not directly connected with or necessary to the management of the site,

b) is not likely to have a significant effect on each of the following sites:

- Ribble and Alt Estuaries Ramsar site**
- Ribble and Alt Estuaries Special Protection Area (SPA)**
- Sefton Coast Special Area of Conservation (SAC)**
- Mersey Narrows and North Wirral Foreshore proposed Ramsar site**
- Mersey Narrows and North Wirral Foreshore potential Special Protection Area (pSPA).**

either alone or in combination with other plans or projects.

And accordingly, no “appropriate assessment” is required to be made under Regulations 61, 62 and 63 of the Conservation (Natural Habitats &c) Regulations (as amended) before the Council decides to undertake, or give any consent, permission or other authorisation for this plan.

References:

'Assessment of plans and projects significantly affecting *Natura 2000* sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC' Oxford Brookes University, for European Commission Environment DG, 2001

National Planning Policy Framework, DCLG, 2012 -

<http://www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicyframework/>

Adopted Sefton Unitary Development Plan, Sefton MBC, 2006 -

<http://www.sefton.gov.uk/UDP>

Liverpool City Region Ecological Framework, MEAS, 2012 –

<http://www.sefton.gov.uk/ecologicalframework>

Houses in Multiple Occupation and Flats Supplementary Planning Document (SPD) – draft for public and stakeholder consultation, Sefton MBC, July 2012 -

<http://www.sefton.gov.uk/HMOSPD> and <http://www.sefton.gov.uk/default.aspx?page=5853>

HRA Screening Statement for the Green Space, Trees and Development SPD (2008),

Sefton MBC, 2008 – see <http://www.sefton.gov.uk/greenspacespd>

Emerging Sefton Core Strategy, Sefton MBC, on-going –see

<http://www.sefton.gov.uk/corestrategy> , and related **studies** - see

<http://www.sefton.gov.uk/planningstudies>

Sefton Coast Partnership Integrated Coastal Zone Management (ICZM) Plan - 2006-2011,

Sefton Coast Partnership, 2006 - http://www.seftoncoast.org.uk/part_scmp.html

Report on Climate Change and the Sefton Coast – Report to Cabinet Member

(Environmental) 21 July 2007, Sefton MBC -

<http://modgov.sefton.gov.uk/moderngov/CeListDocuments.aspx?CommitteedId=148&MeetingId=1671&DF=04%2f07%2f2007&Ver=2>

Shoreline Management Plan for Sefton – sub cells 11a and 11b, North West England and

North Wales Coastal Group, 2011 – see <http://www.mycoastline.org/index.php/shoreline-management/smp2>

Other information about Sefton Coast – see <http://ch.visitsouthport.com/sefton/coastal-activities>

and <http://www.seftoncoast.org.uk/> .

'In combination' effects – plans HRAs

Core Strategies for the Greater Merseyside Districts and West Lancashire, and their published HRA documents – see:

Halton: <http://www3.halton.gov.uk/environmentandplanning/planning/167265/>

Knowsley:

<http://www.knowsley.gov.uk/pdf/Interim%20Habitats%20Regulations%20Assessment%20-%20Portfolio%20Version.pdf>

Liverpool: <http://liverpool.gov.uk/Images/Liverpool-Core-Strategy-Submission-Draft-Habitat-Regulations-Assessment.pdf>

St Helens: <http://www.sthelens.gov.uk/media/149362/ldf07a.pdf> and
<http://www.sthelens.gov.uk/media/149363/ldf07b.pdf> and
<http://www.sthelens.gov.uk/media/245257/ex122.pdf>

West Lancashire:

http://www.westlancsdc.gov.uk/planning/planning_policy/the_local_plan_2012-2027.aspx

Wirral: <http://www.wirral.gov.uk/my-services/environment-and-planning/planning/local-development-framework/core-strategy-development-plan>

Joint Merseyside Waste Plan: http://merseysideeas-consult.limehouse.co.uk/portal/public_docs/wdpd_docarchive?tab=files

'In combination effects – project HRAs

Report to Sefton Council Planning Committee on 15 December 2010 regarding planning application re S/2010/1050: Thornton - Switch Island Link, Dunnings Bridge Road, Netherton, Sefton MBC, December 2010 – see

[http://forms.sefton.gov.uk/planning/S_2010_1050_Decisions_Committee_Report_\(Dec_2010\).pdf](http://forms.sefton.gov.uk/planning/S_2010_1050_Decisions_Committee_Report_(Dec_2010).pdf) .

Habitat Regulations Assessment Screening Report (February 2011) for the Hightown Dunes Restoration Scheme, URS Scott Wilson/Sefton MBC, February 2011 - see

http://forms.sefton.gov.uk/planning/S_2011_0242_Others_Appendix%2008%20-%20Hightown%20Habitats%20Regulations%20Assessment%20Screening%20Report.pdf

Draft Habitat Regulations Assessment for the proposed Wirral Waters East Float development, Wirral Council, 2010

'Report to the Secretary of State for Transport: The Mersey Docks and Harbour Company (Seaforth River Terminal) Harbour Revision Order 200', Department of Transport, 2007 (see

<http://www.dft.gov.uk/pgr/shippingports/ports/ir/>).

Appendices – see separate document

- Appendix 1:** Extracts from the European Communities (1992) Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora.
- Appendix 2:** Key relevant information - Sefton Unitary Development Plan, adopted 2006
- Appendix 3:** Brief description of the *Natura 2000* sites in whole or in part in Sefton
- Appendix 4:** Planning permissions granted and lawful development certificates approved, for houses in multiple occupation developments in Sefton from 1 April 1992 to 31 March 2012 (based on planning application records)
- Appendix 5:** Tables relating to the conservation objectives for Sefton's *Natura 2000* sites

[End]