

Strategic Housing Land Availability Assessment (SHLAA)

2015 Update

July 2015

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1. Introduction

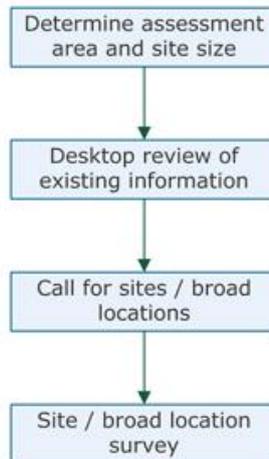
- 1.1 The 'Strategic Housing Land Availability Assessment' (SHLAA) is an assessment of how much land is suitable and available for housing development in Sefton. As required by government guidance, it looks forward over a period of 15 years from 1st April 2015 to 1st April 2030.
- 1.2 The 2015 SHLAA is base dated to 1st April 2015 and reflects the situation at that point in time. The study has been carried out 'in house' by officers from Sefton Planning Services, alongside similar updates in Knowsley and West Lancashire. A broadly consistent methodology has been used across all three Council areas, albeit with some minor differences of detail.
- 1.3 The SHLAA will be updated annually to take account of new sites that emerge and changes in circumstance. Both the original 2008 SHLAA¹ and subsequent 2010, 2011, 2012, 2013, and 2014 updates are available to view on Sefton's web pages.
- 1.4 Importantly, whilst the SHLAA is a key piece of evidence, it does not in itself represent a statement of Council policy. Whilst the SHLAA will inform the Local Plan process, it is for the Local Plan itself to decide which sites should come forward for residential development and by what timescale. The inclusion of sites within this study does not necessarily mean that they will be allocated for development or that the Council will consider planning applications favourably. Similarly, sites that are excluded from the housing supply at this stage are not necessarily unsuitable for housing development in all instances.
- 1.5 This study has closely followed government guidance including both the National Planning Policy Framework (NPPF), and the National Planning Policy Guidance (NPPG). Both NPPF and NPPG are available to download from the Department for Communities and Local Government (CLG) website as follows:

<http://planningguidance.planningportal.gov.uk/>
- 1.6 The Study is structured in accordance with the methodology flow chart specified in NPPG, which is set out overleaf

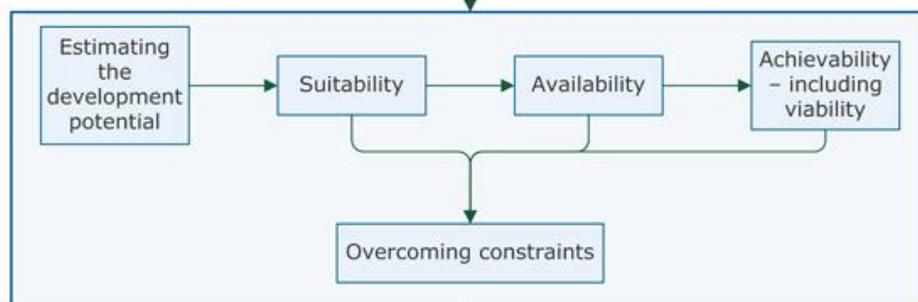
¹ Carried out on Sefton, Knowsley, and West Lancashire Councils' behalf by consultancy WYG.

SHLAA Methodology Flow Chart

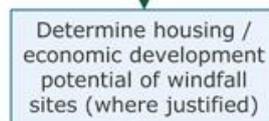
Stage 1 - Site / broad location identification



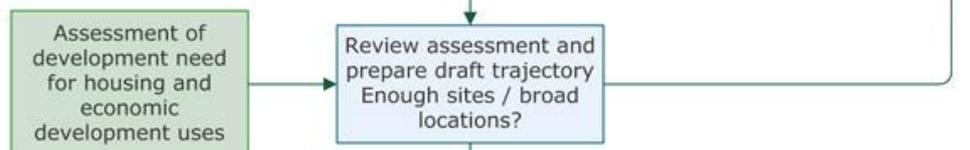
Stage 2 - Site / broad location assessment



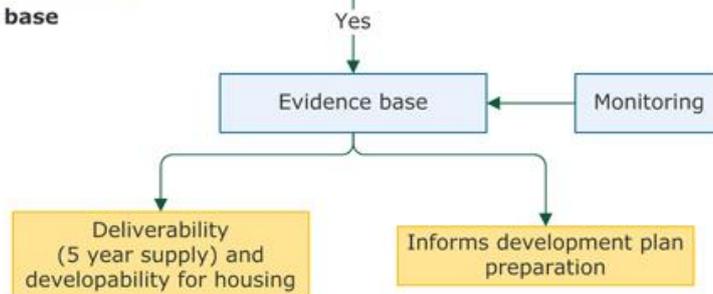
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



Settlement Areas

1.7 For the purposes of both the SHLAA and the draft Local Plan, Sefton is split into six settlement areas. These are comprised of the following electoral wards:

- **Bootle:** Linacre, Derby, Litherland
- **Netherton:** Ford, Netherton & Orrell, St Oswald
- **Crosby:** Church, Victoria, Blundellsands, Manor
- **Sefton East:** Park, Sudell, Molyneux
- **Formby:** Ravenmeols, Harrington
- **Southport:** Meols, Cambridge, Norwood, Kew, Dukes, Birkdale, Ainsdale

Housing Requirement and Plan Period

- 1.8 The draft Local Plan was published on 22 January 2015 and proposed a minimum housing requirement of 500 dwellings per annum during 2012-2017, and 660 per annum during 2017-2030. This equates to an average of 615 dwellings per annum over the years 2012-2030 (the 'Plan period').
- 1.9 Prior to the stepped requirement being supported by the Local Plan Inspector, the annual average of 615 dwellings per annum is used to calculate the Borough's 5 year supply. This approach is consistent with recent case law, including the 'Hunston' decision.
- 1.10 The draft Local Plan covers the years 2012-2030 (the 'Plan period'). The 2012-base date was chosen to reflect the most recent household projections, which are 2012-based. The SHLAA therefore includes all housing completions between 1st April 2012 and 1st April 2015 in the housing supply.

2. Site Identification

2.1 Potential housing sites were identified from the following sources:

- All sites with planning permission for housing at 1st April 2015
- Sites that previously had planning permission for housing (now expired)
- Sites subject to withdrawn or refused planning applications for housing in financial years 2012/13, 2013/14, and 2014/15
- Sites that had been assessed in the 2014 SHLAA
- Sites promoted to the 'Call for Sites'
- Sites in the development programme of a local Housing Association
- Council owned sites that are surplus to requirements, or will become surplus to requirements in the short to medium term
- Other surplus public sector land
- Sites identified by Sefton Council Officers
- Sites suggested in representations to the Publication Local Plan
- Sites where significant demolitions were programmed.

2.2 For sites without planning permission for housing only those likely to accommodate 5 or more dwellings were added to the assessment. This is consistent with the requirements of NPPG.

The Call for Sites

2.3 In order to identify additional potential sites Sefton has publicised a series of 'Call for Sites' since 2008. The most recent Call for Sites was publicised between 11th March and 8th April 2015. This was advertised prominently in the Champion Group of local newspapers and on the Council's website. In addition, emails were sent to local agents, planning consultants, and developers asking if they wished to submit a site.

2.4 In total seven sites were submitted to the 2015 'Call for Sites'. Five of these were in the urban area and were added to the study. For the

reasons set out below (paragraphs 2.15-2.16) two suggested Green Belt sites were not included in the Study.

Housing Association Sites

- 2.5 The main developing Housing Associations that are active in Sefton were approached to ascertain whether they were planning to develop any sites that we were not already aware of. The response was as follows:

<i>One Vision:</i>	7 new sites identified
<i>Adactus:</i>	No additional sites
<i>Plus Dane:</i>	No additional sites
<i>LHT/Vicinity:</i>	No additional sites
<i>Your Housing Group:</i>	No additional sites
<i>Crosby Housing Association:</i>	No additional sites

Council Owned Land

- 2.6 The Council is currently rationalising its land holdings as part of ongoing restructuring of services. Several new sites have been brought into the 2015 SHLAA from this source that have recently been declared surplus to requirements.
- 2.7 A total of 26 Council owned sites without planning permission for housing are included within the study.

Public sector and other surplus land

- 2.8 In accordance with NPPG, the Council consulted the 'National Register of Public Sector Land'. This contained no sites in Sefton.
- 2.9 In addition, the following public sector and other organisations were approached to ascertain whether they had any sites that were surplus, or likely to become surplus, that we were not already aware of. The responses were as follows:

<i>Homes & Communities Agency:</i>	No additional sites
<i>Merseyside Police:</i>	No additional sites

<i>Merseyside Fire & Rescue:</i>	No additional sites
<i>Mersey Care NHS Trust:</i>	No additional sites
<i>Liverpool Community Health NHS Trust:</i>	No additional sites
<i>Southport & Ormskirk Hospital NHS Trust:</i>	No additional sites
<i>Diocese of Liverpool:</i>	No additional sites
<i>Archdiocese of Liverpool:</i>	No additional sites
<i>Network Rail:</i>	No additional sites
<i>MerseyTravel:</i>	No additional sites
<i>Highways England:</i>	No additional sites
<i>National Grid:</i>	No additional sites
<i>Royal Mail:</i>	No additional sites
<i>United Utilities:</i>	No additional sites
<i>Scottish Power:</i>	No additional sites
<i>Canal and River Trust:</i>	No additional sites

Other Potential Sources of Supply

Vacant Homes

- 2.10 No contribution to the housing supply was assumed from bringing vacant homes back into use. This was for a number of reasons, including:
- No local authority has zero vacant homes, and the majority of vacant properties are temporarily vacant for legitimate reasons. For example, many properties become temporarily vacant as people move home, as properties are renovated, where people go into care / work abroad / are in prison, or where the owner has recently passed away, etc.
 - The Council has limited powers to address vacant homes unless they are causing significant environmental problems or are a

statutory nuisance. Even then, the number of properties that can be brought back into use is small. The limited resources that the Council has to address this issue are focussed on the most problematic properties.

- The vast majority of vacant homes in Sefton are in private ownership, and not owned by the Council or Housing Associations.
- There has been a relatively stable vacancy rate over the last few years. There is no evidence that this will significantly increase / decrease in the years ahead.

2.11 At 1st April 2015, 4.38% of homes in Sefton were vacant, with a further 0.27% in use as second homes. This is slightly above to the regional (3.44 %) and Merseyside (3.86 %) averages, albeit these are October 2014 figures.

Empty spaces above shops and other commercial premises

2.12 This potential source of supply has been suggested to the Council by local campaign groups, campaigners, and some local politicians at various stages of the Local Plan.

2.13 No contribution to the housing supply was assumed from converting empty spaces above shops and other commercial premises to housing in the 2015 SHLAA, for the following reasons:

- There have been few recent developments in Sefton to convert empty spaces above shops into new housing, despite this being encouraged in successive iterations of local and national planning guidance.
- When we have explored this issue with local Housing Associations and developers, the common response has been that there is very little interest in pursuing this type of development, which is seen as problematic. Reasons for this include: problems with multiple ownerships, safety issues associated with rear access, compliance with fire and building regulations when converting older properties, conflict between the length of lease typically offered for ground floor (retail) uses and those offered to residential uses (these are often incompatible), lack of demand, etc.
- Separately, we are not aware of any Local Authority who has sustained the argument that a significant part of their housing need

could be met from this source at Local Plan Examination, despite the argument having widespread applicability.

- The extent to which such schemes have come forward historically will also be reflected in the windfall allowance (which is trend based).

2.14 The Council has recently circulated a questionnaire to local Housing Associations and Agents to gain further intelligence on this potential source of supply. The responses are set out at Appendix 3.

Open Land in Green Belt

2.15 All open land in the Green Belt, including potential housing allocations identified in the draft Local Plan, was excluded from the study. These sites are instead subject to a separate 'Sustainability Appraisal' of their suitability for allocation.

2.16 No final decision has been taken about which, if any, Green Belt sites will be released through the Local Plan. Should a Local Plan be adopted that removes land from Green Belt, then such sites will be included in the SHLAA at that time. Sites currently in Green are in any event not 'suitable' for housing development at the current time.

Monitoring and Review

2.17 It would be impossible to anticipate every site that will come forward for housing over the next 15 years. This particularly applies to smaller sites and conversion sites. The SHLAA will be updated annually to take account of new sites, and other changes in circumstance. A 'windfall allowance' has also been included in SHLAA which makes an assessment of the contribution that unanticipated sites could make (see section 4).

3. Site Assessment

- 3.1 To be included in the SHLAA housing supply, NPPF requires that sites are either:

'Deliverable' (0-5 year supply) – defined as “available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable” (NPPF footnote 11); or

'Developable' (6-15 year supply) – defined as “in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged” (NPPF footnote 12)

- 3.2 The SHLAA assessment has been structured to ensure that sites included within the identified housing supply meet these requirements.

Sites with Planning Permission for Housing

- 3.3 Sites with planning permission for housing at 1st April 2015 form a majority of the SHLAA housing supply. In general, these sites are more certain to be delivered than sites without planning permission as they already have approved schemes in place and the owner / developer has gone to the time and expense of preparing and submitting a planning application.

- 3.4 This higher level of certainty is reflected in footnote 11 of NPPF, which states that:

“Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.”

- 3.5 In addition, sites with planning permission have already been determined as suitable for housing by the Council. The SHLAA assessment is therefore limited to gauging whether sites are 'available' and 'achievable', and if so the likely development timescales.

- 3.6 For larger sites with planning permission (20+ dwellings), the owner / developer were contacted to establish their development intentions. Annual build out rates were agreed with the developer, factoring in lead-in times and planned phasing. Larger sites were only removed from the SHLAA supply (either in whole or in part) where the owner / developer indicated that the site would not be developed for housing.

- 3.7 For smaller sites (less than 20 dwellings) the site owner / developer was not contacted. Instead, a discount of 10% was applied to the total capacity of all small sites. This was to reflect the fact that some of these permissions would likely not be developed or would expire².
- 3.8 In general, sites with planning permission were placed in the 0 – 5 year supply. Sites were only placed in 6 – 10 year supply where the owner / developer indicated they would likely not develop the site in the short term. In addition, a number of larger sites are to be phased over a number of years and will therefore be only partially developed in the 0 – 5 year period. Delivery on smaller sites (less than 20 dwellings) was forecast based on historic delivery trends for sites of this size.
- 3.9 A schedule of sites with planning permission for housing at 1st April 2015 can be viewed at Appendix 1.

Sites without Planning Permission

- 3.10 Sites without planning permission for housing at 1st April 2015 were subject to a more detailed assessment, including an assessment of 'suitability'. This included a desktop assessment using mapping, accessibility mapping, aerial photographs, planning history, and other intelligence.
- 3.11 Site suitability, availability, and achievability were assessed as follows:

Site Suitability

- 3.12 Sites were assessed as 'suitable' where:
- The 2006 Unitary Development Plan (UDP) designation was permissive of residential development; and
 - The site was not subject to major constraints, including flood risk, heritage, ecology, inadequate access, etc³.
- 3.13 Sites designated as **Urban Greenspace** in the UDP were generally excluded from the identified housing supply as not being "suitable", except where development would be possible on the footprint of existing buildings or hardstanding. Urban Greenspace sites were not specifically re-assessed against NPPF para's 73-74.

² This could be for a variety of reasons, including: the permission was for valuation purposes only, the owner changes their mind, develops the site for another use, or is unable to sell the site once permission granted, etc

³ This was consistent with the constraints assessed by Sustainability Appraisal of potential Local Plan housing allocations.

- 3.14 Sites designated as **Primarily Industrial Areas** in the UDP were generally excluded from the identified housing supply as not being “suitable” in principle. This is based on the findings of the ‘Employment Land & Premises Study’ 2012 Refresh which recommended that Sefton should protect land that is currently allocated for employment purposes in order to meet the needs of local businesses and to attract investment.
- 3.15 Sites that are proposed as **Housing Allocations in the draft Local Plan** were not included in the SHLAA housing supply to avoid double counting. The contribution from these sites is counted separately (see section 5).

Site Availability

- 3.16 Sites were assessed as ‘available’ where there was a clear (recent) owner commitment to developing the site for residential development. This included sites that:
- Had been submitted to a recent Call for Sites
 - Were in a developer’s or Housing Association’s development programme
 - Had been granted planning permission subject to the signing of a s106 agreement
 - Were subject to a pending planning application for housing
 - Had been subject to recent pre-application enquiries for housing development;
 - Public sector land that had been declared surplus
 - Where the owner had confirmed in writing their intention to pursue residential development on the site.
- 3.17 All **Council-owned sites** in the SHLAA housing supply had either formally been declared surplus, or were subject to a Cabinet resolution stating that they were in principle suitable locations for housing development (subject to planning permission), and would be progressed for development at the appropriate time.

Site Achievability

- 3.18 Site viability was measured using the recent ‘Local Plan & Community Infrastructure Levy Economic Viability Study’ (December 2014), which

was prepared on the Council’s behalf by Keppie Massie. This study contains area-based viability assessments for different sizes/types of housing development. The only area of the Borough where residential viability was found to be marginal was Bootle and Seaforth (particularly in relation to smaller schemes). In order to reflect this in the SHLAA, smaller sites in Bootle and Seaforth without planning permission were generally placed outside of 0-5 year supply to allow for the recovery of the local market.

Site Assumptions

3.19 Of the sites that were included in the housing supply, the following broad assumptions were applied:

- **Site density:** the majority of sites were assessed against a standard site density of between 30 and 40 dwellings per hectare, depending on the shape of the site and the character of the surrounding area. A higher density was applied to a minority of sites that were considered most suited to apartment development. Lower densities were applied in areas that were characterised by low density housing.
- **Timescales:** an estimate was made of when each site was likely to be developed for housing. Sites without planning permission were placed in three periods: short term (0-5 years), medium term (6-10 years), and long-term (11-15 years). In line with national guidance, sites placed in the 0-5 year period had to be “suitable, available, and achievable” – usually evidenced by a clear indication that the owner is looking to progress the site for housing in the short term.
- **Net developable area:** this was assessed based on the size of the site, as set out below. A smaller net developable area is assumed for larger sites to reflect the need to provide access roads, open space, etc:

Total Site Area	Net Developable Area
Less than 0.4 ha	100% of developable area
0.4 ha to 2 ha	90% of developable area
Sites over 2 ha	75% of developable area

Source: Tapping the Potential, ODPM, 2000

- **Discounting:** discounting was applied to reflect the fact that some sites would not be developed for housing as anticipated for

a variety of reasons⁴. For sites without planning permission, an across-the-board discount of 20% was applied to reflect these issues. This led to a deduction of 159 units from the supply.

Accessibility

3.20 Each site is also measured against the following accessibility criteria (using straight line distances):

- Within 800m of a Primary School
- Within 800m of a Local Centre
- Within 800m of a GP surgery or Health Centre
- Within 800m of a Railway Station
- Within 400m of a Bus Stop

Demolitions

3.21 The historic pattern of demolitions in the Borough (since 2003) is set out in the table below. Since the early 2000s, there have been relatively high numbers of demolitions in Sefton. However, the majority of these were accounted for by the former Housing Market Renewal (HMR) programme and legacy schemes. The clearance of Council-owned properties and properties owned by OneVision Housing (the largest Housing Association in the Borough) have also accounted for significant numbers of demolitions:

Demolitions 2003-2015	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	TOTALS
Allocated / other large sites	0	24	20	35	1	0	0	0	7	1	0	2	90
HMR and legacy programmes	0	21	59	150	110	167	130	159	59	41	0	141	1,037
Council owned sites	19	4	0	67	167	160	0	0	0	0	0	0	417
OneVision owned sites	0	0	0	0	0	0	17	50	53	0	0	24	144
Other small sites	14	16	24	7	19	9	12	13	18	12	16	5	165
TOTALS	33	65	103	259	297	336	159	222	137	54	16	172	1,853

⁴ For example: owner changes their mind, development of the site for another use (e.g. offices/shops etc), sites delivering fewer homes than anticipated, complex land ownerships, unforeseen problems such as land contamination, infrastructural problems, access problems, legal covenants, etc.

3.22 For the following reasons, this historic pattern of demolitions is expected to reduce significantly in the years ahead:

- **HMR and legacy programmes:** funding for the HMR programme has now been cancelled, and there are no plans or funding to pursue similar large-scale clearance programmes in the foreseeable future. The clearance of the final HMR legacy scheme (Klondyke phases 2/3) is due to be completed in 2015/16 and will account for 327 demolitions in that year.
- **Council owned sites:** the Council transferred the vast majority of its housing stock to OneVision Housing in 2006. No future demolitions will come forward from this source
- **OneVision owned sites:** OneVision Housing have undertaken a number of demolitions in recent years, and have informed the Council of their intention to demolish three tower blocks in the financial year 2015/16: Mersey House, Bootle (91 units), Montgomery House, Seaforth (58 Units), and Churchill House, Seaforth (58 units). However, OneVision have confirmed in writing that they do not intend to demolish any properties beyond this in the foreseeable future (see appendix 4).
- **Other Housing Association owned sites:** The Council contacted every Housing Association that own more than 200 properties in Sefton, to ascertain whether any were planning to demolish part of their stock. The response was as follows:

Housing Association	Properties in Sefton*	Planned demolitions
OneVision	10,982	207
Riverside	2,456	-
Adactus	1,272	0
Plus Dane	891	0
Your Housing Group	593	0
Pierhead	567	0
Anchor Trust	424	0
Crosby Housing Association	410	0
Sanctuary	346	-
LHT / Vicinity	338	0
Regenda	274	0

* At September 2014

- did not respond

3.23 The SHLAA therefore assumes that large unanticipated demolitions will not impact on Sefton's housing supply during the period 2015-2030. However, if such demolitions do occur then these will be more than offset by large windfall sites, for which no contribution is currently assumed (see section 4 below).

- 3.24 In addition to large demolition sites from the sources listed above, a number of demolitions have historically taken place on other small sites. The vast majority of these have been cleared as part of demolition / rebuild schemes that involve the creation of new dwellings. Such schemes usually involve a net increase in dwellings.
- 3.25 Sefton's windfall allowance has been calculated based on the 'net' contribution of historic windfall sites (see para 4.4, bullet 3). Therefore an assumption about demolitions from small demolition/rebuild sites is already built into the future SHLAA housing supply.

4. Windfall Allowance

- 4.1 'Windfalls' are unanticipated sites that come forward for housing development. NPPF allows for a windfall allowance to be included in the housing supply where this is supported by "compelling evidence":

"Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens." (para 48)

- 4.2 It is considered that "compelling evidence" exists to justify a windfall allowance in Sefton, and this is set out in detail below.

Benchmarking historic windfall delivery

- 4.3 Sefton's first SHLAA was produced to a base-date of 1st April 2008, and annual updates have been published every year since 2010. These studies allow windfall planning permissions to be measured over the last seven financial years from 2008/09 to 2014/15.
- 4.4 Windfall planning permissions were identified using the following approach:
- Each year, sites granted planning permission for housing were filtered to remove those that had been identified in the previous year's SHLAA. Permissions in financial years 2008/09 and 2009/10 were measured against the 2008 SHLAA, permissions in 2010/11 against the 2010 SHLAA, permissions in 2011/12 against the 2011 SHLAA, permissions in 2012/13 against the 2012 SHLAA, permissions in 2013/14 against the 2013 SHLAA, and permissions in 2014/15 against the 2014 SHLAA. Permissions on sites that had not been identified in the previous SHLAA were identified as 'windfalls'.
 - Planning permissions for development on residential gardens were then removed (as per NPPF para 48).
 - Unanticipated losses of housing stock were also included to produce a 'net' windfall figure, as follows:
 - Unanticipated losses of dwellings were included in (deducted) from the windfall contribution. For example where a house was converted to an office, this resulted in a windfall contribution of -1.

- The windfall contribution related to the net additional dwellings created. For example, a scheme to demolish two existing dwellings and build 4 new dwellings would result in a net contribution of 2.

4.5 Using this approach, total windfall permissions in Sefton were as follows:

Total Windfalls in Sefton

Year	Windfalls
2008/09	137
2009/10	257
2010/11	104
2011/12	433
2012/13	342
2013/14	306
2014/15	352
Average:	276

4.6 NPPF requires that local authorities must demonstrate “*compelling evidence that such sites [windfalls] have consistently become available in the local area and will continue to provide a reliable source of supply*”. With this requirement in mind, historic windfall permissions were sifted to remove larger sites (20+ dwellings) and exceptional sites that were unlikely to form part on any future trend. Twelve sites were removed, as follows:

- DC/2014/02098 – conversion of Daniel House, Bootle, to 180 apartments. This is the only scheme of this type that has come forward in central Bootle in the last 10 years.
- DC/2014/0062 – Development of 46 retirement apartments at 16-24 Moor Lane, adjacent to Crosby Centre. It is uncertain whether schemes of this size/type will come forward on unanticipated sites in the future.
- S/2013/1024 - construction of 3 dwellings at Alt Road, Hightown. Designated as ‘Urban Greenspace’ in the Sefton Unitary Development Plan (UDP) where residential development is normally not permitted.
- S/2013/0658 – Mixed use scheme for retail development and 56 apartments in Southport Town Centre. It is uncertain whether schemes of this size/type will come forward on unanticipated sites in the future.

- S/2013/0245 - construction of 24 dwellings and a 28 unit extra-care facility at Liverpool Road South, Maghull. Designated as 'Urban Greenspace' in the Sefton Unitary Development Plan (UDP) where residential development is normally not permitted.
- S/2013/0030 – construction of 13 dwellings at Kerslake Way, Hightown. Designated as 'Urban Greenspace' in the Sefton Unitary Development Plan (UDP) where residential development is normally not permitted.
- S/2012/0600 – outline planning permission for the construction of 97 dwellings at the 'Crown Packaging' Site, Heysham Road, Netherton. This site is designated as falling within a 'Primarily Industrial Area' where residential development is normally not permitted. However in this instance, an exceptional case was made to allow the site to be developed for housing.
- S/2012/0550 – construction of a 105 dwelling older persons housing scheme at Damfield Lane, Maghull. This large site is designated as 'Urban Greenspace' in the Sefton Unitary Development Plan (UDP) where residential development is normally not permitted.
- S/2012/0505 - conversion of existing nurses accommodation (associated with Southport Hospital) into 22 self-contained flats. There is very little key worker accommodation in Sefton, and the likelihood that similar conversions will take place in the future is therefore strictly limited.
- S/2011/0909 - outline approval for 300 dwellings on a 'Major Developed Site in Green Belt' at Ashworth Hospital, Maghull. It is highly unlikely that any further large unanticipated Green Belt sites will come forward for development ahead of the Local Plan.
- S/2009/0834 – vertical extension of 3 existing high rise tower blocks to create 116 new flats in Seaforth. Both this and application S/2009/0332 (below) were vertical extensions to existing tower blocks owned by OneVision Housing. Future extensions of this nature are highly unlikely to occur in the foreseeable future.
- S/2009/0332 – vertical extension of 4 existing high rise tower blocks to create 32 new flats in Bootle.

4.7 Once these large and exceptional sites were removed, windfall permissions were as follows:

Non-Exceptional Windfalls in Sefton

Year	Windfalls
2008/09	137
2009/10	109
2010/11	104
2011/12	133
2012/13	118
2013/14	182
2014/15	139
Average:	131.7

- 4.8 The majority of these permissions were for the conversion of an existing building to housing. In terms of their location, the majority of sites were in Southport, Crosby, and Bootle:

Non-Exceptional Windfalls by new builds / conversions

Year	New Builds	Conversions
2008/09	11	126
2009/10	43	66
2010/11	28	76
2011/12	47	86
2012/13	17	101
2013/14	75	107
2014/15	65	74
Average:	40.9	90.9

Non-Exceptional Windfalls by Settlement

Year	Bootle	Netherton	Crosby	Sefton East	Formby	Southport
2008/09:	20	0	4	2	10	101
2009/10:	22	0	24	3	2	58
2010/11:	3	11	17	9	6	58
2011/12:	13	2	36	7	11	64
2012/13	22	4	21	2	14	55
2013/14	29	1	30	4	4	114
2014/15	32	2	15	6	13	71
Average:	20.1	2.9	21	4.7	8.6	74.4

- 4.9 The vast majority of (non-exceptional) windfall planning permissions were for small schemes of less than 10 dwellings. Only 22 windfall planning permissions were for 10 or more dwellings, with the largest being for 18 dwellings.

- 4.10 A full schedule of historic windfall planning permissions between 2008/09 and 2014/15 is set out at Appendix 6.
- 4.11 In addition to the pattern of windfall delivery highlighted above, there is also evidence of windfall completions over a longer period of time. For example, completions on small sites of less than 15 dwellings averaged 196 dwellings per annum between 2003/04 and 2014/15 (see below). The vast majority of these sites are likely to have been windfalls:

Completion on sites of less than 15 dwellings 2003-2015

	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	AVG p/a
Net loss of dwellings	-4	-18	-9	-2	-14	-3	-2	-14	-25	-20	-22	-14	-12.3
0-4 dwellings	77	79	41	67	122	118	86	92	88	69	94	122	87.9
5-9 dwellings	46	129	74	29	84	119	78	120	90	62	2	44	73.1
10-14 dwellings	38	46	61	63	35	63	62	46	21	54	27	52	47.3
TOTALS	157	236	167	157	227	297	224	244	174	165	101	204	196.1

- 4.12 In addition, at the Unitary Development Plan Public Enquiry in 2004 the Council reported an average delivery of 295 windfalls per annum between 1997 and 2001 (albeit likely using a different methodology to identify windfalls).

Calculating a Future Windfall Allowance

- 4.13 The pattern of historic windfall delivery set out above has been used to project forward a windfall allowance. This has been calculated as follows:
- Between 2008 - 2015 the average windfall delivery from smaller non-exceptional sites was 131.7 per annum.
 - **Years 0 – 5:** windfall completions are assumed in years 3 – 5 only. By definition, windfall sites do not have planning permission at the base-date of the study. Therefore, a 24 month lead in time has been assumed to allow for the first windfalls sites to gain permission, and site works to be undertaken, before new housing is completed. In addition, the historic rate of windfall delivery was discounted by 10% in years 0-5 (the same rate of discount applied to small sites with planning permission). This translated

into an annual rate of windfall delivery of 118.5 per annum in years 3 – 5 (355.6 in total).

The vast majority of small sites (less than 20 dwellings) with a current planning permission are forecast to complete in years 1 and 2. There is therefore very little overlap between these sites, and windfall sites assumed to deliver in years 3-5.

- **Years 6-10 and 11-15:** a windfall contribution has been assumed in Southport and Crosby only in years 6-15, which are areas that have historically delivered the most windfall permissions. This is consistent with NPPG, which states:

“Local planning authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance based on a geographical area (using the same criteria as set out in paragraph 48 of the National Planning Policy Framework)”.

It was not considered appropriate to assume a windfall allowance in Netherton, Formby, and Maghull in years 6-15, as these areas have historically delivered few windfalls. In addition, no windfall assumption was made in Bootle for years 6-15, as historic windfall permissions in this area have been very uneven. In addition, the 2014 ‘Local Plan & Community Infrastructure Levy Economic Viability Study’ found that the viability of small housing schemes in Bootle was generally negative.

In years 6-15 a reduced rate of windfall delivery is assumed (75% of historic delivery). This is to reflect the uncertainty inherent in projecting this far ahead.

4.14 This approach is summarised in the table below:

2015 SHLAA Windfall Assumptions

Plan Period	Assumptions	No. of units
0-5 years	90% of historic net windfall delivery assumed in years 3 – 5 (118.53 x 3)	355.6
6-10 years	75% of historic windfall delivery assumed in Southport and Crosby in years 6-10	357.9
11 – 15 years	75% of historic windfall delivery assumed in Southport and Crosby in years 11-15	357.9
Total:		1,071

Justifying a Windfall Allowance

- 4.15 NPPF paragraph 48 requires that local authorities demonstrate “compelling evidence” that windfall sites have formed, and will continue to form part, of the housing supply. A number of post-NPPF appeal decisions and Local Plan Inspector’s reports have confirmed that it is not sufficient to simply demonstrate past delivery, and that there must be clear reasons why windfalls will continue to be delivered.
- 4.16 Sefton’s justification for incorporating a windfall allowance is set out as follows:

There is a consist pattern of windfall permissions in Sefton:

- A consistent pattern of windfall permissions can be demonstrated in Sefton since 1st April 2008. Net windfalls have never dropped below 104, or exceeded 182 dwellings per annum over a 7 year period. The vast majority of these permissions were granted for less than 10 dwellings. Small sites, particularly those arising from conversions, are usually the most difficult sites to anticipate in advance.

The windfall allowance is based on cautious assumptions:

- This record of windfall delivery has taken place during a major housing market slowdown, when net completions have been below those experienced in previous years. Using the period 2008 - 2015 as a basis for projecting forward is in itself a cautious approach, as it reflects a period of historically low development activity.
- The assumptions used to project forward a windfall allowance are also cautious. Larger ‘exceptional’ historic windfalls have been excluded from the forward projection. In addition, a 10% discount has been applied to the historic rate of delivery on smaller sites in years 3-5, rising to 25% in years 6-15.
- The windfall projection is based on sites that were granted planning permission for development. No assumption is made about dwellings created under Permitted Development Rights (that do not require planning permission). This reinforces the cautious nature of the assessment.

In recent years, the Council has undertaken an annual analysis of new Council Tax registrations to identify dwellings created under Permitted Development Rights. The net additional dwellings added to the supply from this source has been as follows:

Completions on sites without planning permission:

	2010-11	2011-12	2012-13	2013-14	2014-15
Completions	11	37	19	21	40

- Sefton’s SHLAA has closely followed NPPF and NPPG and has only included sites in the housing supply where there is a known owner interest in development. Any sites where the owner’s intentions are currently unknown are therefore not included in the SHLAA housing supply.

Potential sources of future windfall sites:

- Several of the Borough’s settlements are Victorian or Edwardian (e.g. Southport, Bootle, and Crosby), and largely pre-date the modern planning system. These settlements contain large numbers of small commercial premises in residential areas that are often suitable for small housing developments. These uses are uncommon in modern planned housing estates. In addition, large Victorian properties often lend themselves to sub-division to apartments and will contribute to delivery from conversion sites. The historic pattern of windfall delivery (see above) confirms that the largely Victorian/Edwardian settlements have delivered the majority of historic windfalls in Sefton. In contrast, settlements made up of largely post-war housing estates (e.g. Netherton and Maghull) have delivered few windfalls.
- More than half of historic windfall permissions have been granted in Southport. In addition to being a predominantly Victorian town, Southport contains the largest town centre in the Borough which will inevitably contribute windfalls from town centre apartment schemes, conversions, and mixed-use developments, etc.

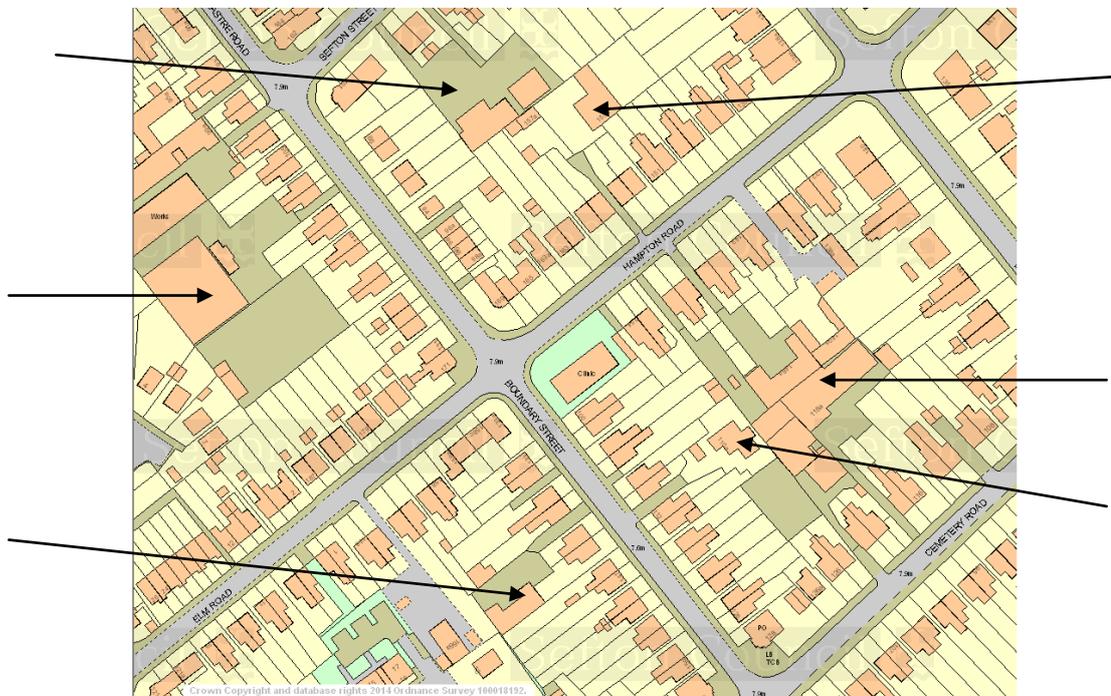
Southport Town Centre has delivered a steady stream of completions from sites of less than 20 dwellings in recent years, as can be seen in the table below. The majority of these dwellings were delivered on conversion schemes:

Completions in the 'Southport Central Area' (schemes of less than 20 dwellings):

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Completions	30	14	52	34	15	8	38

- In addition, Southport contains a large number of small industrial/commercial 'backland' sites in Victorian residential areas that are potentially suitable for housing. The vast majority of these sites are in 'Primarily Residential Areas' on the adopted UDP map. Prior to the publication of NPPF, the Council sought to resist the loss of these sites to housing in order to support Southport's economy. More recently however we have relaxed our position and are generally supportive of housing development on these sites. Mapping work for our 2003 Urban Housing Capacity Assessment identified more than 200 such sites in residential areas of Southport, although there are many sites that were not picked up in this analysis. An example of these backland sites is set out below:

Examples of 'backland' commercial / industrial sites in Southport



- It is anticipated that conversion schemes, and the redevelopment of 'backland' commercial sites in Southport will deliver a large number of windfalls in the years ahead. Only 3 sites without planning permission are identified in the SHLAA housing supply on 'backland' sites, conversion sites, or sites in Southport Town Centre (for 1-20 homes). There is therefore very little overlap between identified SHLAA supply sites, and the potential windfall delivery from these sources.
- Since 2008, most windfalls have come from converting existing buildings to housing (usually to apartments). Recent changes to housing benefit (the "bedroom tax") are likely to sustain this trend in the years ahead by increasing the demand for 1 and 2 bedroom affordable homes. Historically, most conversions have been delivered in Southport. This is also the area with the highest total need for affordable housing.
- OneVision housing have confirmed that they are currently reviewing garage courts in their ownership, with a view to developing a proportion of these for housing over the next 5-10 years. They anticipate that such sites will deliver around 10 new dwellings per annum over the next 10 years (see Appendix 4).
- A windfall contribution could also come forward from the following types of sites: pub closures, redevelopment of previously developed land in Green Belt (under NPPF para 89), employment sites outside of designated 'Primarily Industrial Areas', etc.

Analysis of pre-application enquiries for housing development in 2013/14 and 2014/15:

- An analysis was undertaken of pre-application enquiries for housing development received during the financial years 2013/14 and 2014/15. Pre-application enquiries are regarded as confidential by the Council and these sites are not routinely transferred into the SHLAA.
- Pre-application sites were then filtered to remove those already in the 2015 SHLAA, with extant planning permission for housing at 1st April 2015, proposed Local Plan housing allocations, sites where there was an 'in principle' policy conflict (e.g. sites in 'open' Green Belt, Urban Greenspaces, land in Primarily Industrial Areas), and multiple enquires relating to the same site. Once these sites had been removed the potential windfall contribution from these sites was as follows:

Year	Bootle	Netherton	Crosby	Sefton East	Formby	Southport
2013/14:	0	3	71	23	9	91
2014/15:	35	14	52	34	61	266
TOTAL	35	17	123	57	70	357
%	5.3%	2.6%	18.7%	8.6%	10.6%	54.2%

NB – a much higher proportion of pre-application sites from 2013/14 now have planning permission for housing, compared to pre-application sites from 2014/15

- As can be seen, pre-application advice was sought during 2013/14 and 2014/15 for proposals totalling 659 dwellings, not accounted for in the 2015 SHLAA. This is a potentially significant source of windfall sites.
- It is important to note however that a proportion of these pre-application proposals will either be unacceptable in planning terms, may propose too many units, or may be seeking advice on several potential uses (only one of which is housing). However, even if a 50% discount is applied to these totals, this would still equate to a contribution of 330 dwellings, which equates to almost all of the assumed SHLAA windfall contribution in years 0-5.

4.17 Taken together, the above is considered to represent “compelling evidence” that windfall sites have consistently become available in the local area and will continue to provide a reliable source of supply into the future, as required by NPPF para 48.

5. Assessment Review / 2015 SHLAA Findings

- 5.1 The SHLAA findings are summarised in the tables below. In total, the Study found that 4,636 dwellings could be accommodated in the urban area, after discounting. However, the net figure reduces to 4,051 once programmed demolitions are taken into account.
- 5.2 In addition, a further 1,172 dwellings were completed between 1st April 2012 and 1st April 2015, and therefore contribute to the Local Plan housing supply.
- 5.3 As set out above, this supply does not necessarily include every site that will come forward for housing over the years ahead. The SHLAA will be updated annually to ensure that new sites can be taken into account as they become available.
- 5.4 In addition, the total Local Plan housing supply is set out in the table below. This also includes a contribution of 6,525 dwelling on proposed Local Plan housing allocations. Detailed phasing of these proposed allocations is set out at Appendix 5.

2015 SHLAA Findings and total Local Plan housing supply

Source	Total Supply	0 - 5 yrs	6 - 10 yrs	11 - 15 yrs	Notes
Planning permissions:	3,002	2,050	802	150	Extant planning permissions at 1st April 2015. Includes 3 proposed housing allocations that were granted planning permission in 2014/15 (the contribution from these sites is excluded from the 'Local Plan Allocations' row, below).
Planning permission discounting	-73	-73	0	0	A 10% discount has been applied to small sites (less than 20 units) with planning permission to reflect likely non-implementation of a proportion of planning applications.
Assessed sites:	636	324	312	0	Sites without planning permission that are suitable for housing development. An across-the-board 20% discount has been applied to the gross total housing supply from these sites.
Windfalls	1,071	355.6	357.9	357.9	An assumption about future delivery from unanticipated sites
Demolitions:	-585	-585	0	0	Projected demolitions including those associated regeneration programmes in Bootle and Netherton.
SHLAA supply total:	4,051	2,072	1,472	508	
Completions 2012-2015:	1,172				The Local Plan is base-dated to 2012. Therefore housing completions since 1 st April 2012 contribute to the Local Plan housing supply.
Local Plan Allocations:	6,386	1,875	3,057	1,454	Proposed housing allocations in Sefton's draft Local Plan. This includes a number of sites currently in the Green Belt.
Total Local Plan supply:	11,609	3,947	4,529	1,962	Total Local Plan housing supply over the period 2012-2030

SHLAA Supply by Settlement

Bootle

	0-5 yrs	6-10 yrs	11-15 yrs	Totals
Sites with planning permission	593	243	0	834
Sites w/o planning permission	83	148	0	231
Demolitions:	-431	0	0	-431
Totals	245	391	0	636

Netherton

	0-5 yrs	6-10 yrs	11-15 yrs	Totals
Sites with planning permission	132	39	0	171
Sites w/o planning permission	43	70	0	114
Demolitions:	-1	0	0	-1
Totals	174	109	0	284

Crosby & Hightown

	0-5 yrs	6-10 yrs	11-15 yrs	Totals
Sites with planning permission	202	0	0	202
Sites w/o planning permission	70	28	0	98
Demolitions:	-129	0	0	-129
Totals	143	28	0	171

Formby

	0-5 yrs	6-10 yrs	11-15 yrs	Totals
Sites with planning permission	143	0	0	143
Sites w/o planning permission	0	0	0	0
Demolitions:	-12	0	0	-12
Totals	131	0	0	131

Sefton East

	0-5 yrs	6-10 yrs	11-15 yrs	Totals
Sites with planning permission	368	190	0	558
Sites w/o planning permission	33	14	0	46
Demolitions:	-3	0	0	-3
Totals	398	204	0	601

Southport

	0-5 yrs	6-10 yrs	11-15 yrs	Totals
Sites with planning permission	612	330	150	1,092
Sites w/o planning permission	94	52	0	146
Demolitions:	-9	0	0	-9
Totals	697	382	150	1229

Please note: some of the 'totals' listed above equate to 1 more/less dwellings than is implied by the figures in the table. This is due to rounding.

Please also note: the settlement-specific tables above do not include the 10% discount applied to small sites with planning permission. They also do not include any allowance for windfalls.

6. Sefton's five year supply position at 1st April 2015

- 6.1 A separate document will be published in due course setting out Sefton's 5 year supply position at 1st April 2015.

Appendix 1 – Schedule of Sites with Planning Permission at 1st April 2015

This Appendix provides details of all sites with a current planning permission in place at 1st April 2015.

Appendix 2 – Assessment Sheets – Sites without Planning Permission

Appendix 3 – Questionnaire responses

Appendix 4 – Letter from OneVision Housing dated 2nd July 2015

Appendix 5 – Proposed Local Plan Housing Allocations

Site Ref.	Location	Area [ha.]	Indicative Capacity	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Post-2030
MN2.1	Bartons Close, Southport	1	36		16	20													
MN2.2	Land at Bankfield Lane, Southport (220)	9	300				30	30	30	30	30	30	30	30	30	30			
MN2.3	Former Phillips Factory, Balmoral Drive, Southport	6	158				30	30	30	30	30	8							
MN2.4	Land at Moss Lane, Churchtown	19.1	450				30	30	30	30	30	30	30	30	30	30	30	30	90
MN2.5	Land at Crowland Street, Southport	25.8	678				30	30	30	30	30	30	30	30	30	30	30	30	318
MN2.6	Land adjacent to Dobbies Garden Centre, Benthams Way, Southport	8.7	215					30	30	30	30	30	30	30	5				
MN2.7	Land at Lynton Road, Southport	1.5	25				25												
MN2.8	Former Ainsdale Hope School, Ainsdale	9.2	243					30	30	30	30	30	30	30	30	3			
MN2.9	Former St John Stone School, Meadow Lane, Ainsdale	1.3	40					20	20										
MN2.10	Land at Sandbrook Road, Ainsdale	2.58	83		24			30	29										
MN2.11	Land south of Moor Lane, Ainsdale	2.6	69				30	30	9										
MN2.12	Land north of Brackenway, Formby	13.7	286				30	30	30	30	30	30	30	30	30	16			
MN2.13	Land at West Lane, Formby	1.9	40				20	20											
MN2.14	Fmr Holy Trinity School, Lonsdale Road, Formby	0.9	50			40		10											
MN2.15	Formby PDC, Park Road, Formby	1.6	15					15											
MN2.16	Land at Liverpool Road, Formby	14.2	319				30	30	30	30	30	30	30	30	30	30	19		
MN2.17	Land at Altcar Lane, Formby	0.7	29				29												
MN2.18	Power House phase 2, Hoggs Hill Lane, Formby	0.6	20				20												
MN2.19	Land at Andrew's Close, Formby	3.3	87				30	30	27										
MN2.20	Land at Elmcroft Lane, Hightown	6.5	120				30	30	30	30									
MN2.21	Land at Sandy Lane, Hightown	0.7	10				10												
MN2.22	Land at Hall Road West, Crosby	1.1	14				14												
MN2.23	Land at Southport Old Road, Thornton	3.9	85					30	30	25									
MN2.24	Land at Holgate, Thornton	8.4	221					30	30	30	30	30	30	30	11				

MN2.25	Land at Lydiate Lane, Thornton	10.3	265			30	30	30	30	30	30	30	30	30	30	25		
MN2.26	Land south of Runnell's Lane, Thornton	5.3	137			30	30			30	30	17						
MN2.27	Land at Turnbridge Road, Maghull	1.6	40			20	20											
MN2.28	Land north of Kenyons Lane, Lydiate	9.7	295			30	30	30	30	30	30	30	30	30	30	25		
MN2.29	Former Prison Site, Park Lane, Maghull	13.6	0	Planning permission at 01-04-2015														
MN2.30	Land east of Waddicar Lane, Melling	6	178			30	30	30	30	30	28							
MN2.31	Wadacre Farm, Chapel Lane, Melling	5.5	135			30	30	30	30	15								
MN2.32	Land south of Spencers Lane, Melling	0.6	18			18												
MN2.33	Land at Wango Lane, Aintree	1.8	25			25												
MN2.34	Aintree Curve Site, Ridgewood Way, Netherton	3.1	109			20	35	35	19									
MN2.35	Former Z Block Sites, Buckley Hill Lane, Netherton	3.5	100			30	30	30	10									
MN2.36	Former St Raymond's School playing field, Harrops Croft, Netherton	1.9	65				30	30	5									
MN2.37	Land at Pendle Drive, Netherton	1.4	52				30	22										
MN2.38	Land at the former Bootle High School, Browns Lane, Netherton	1.7	63				30	30	3									
MN2.39	Former Daleacre School, Daleacre Drive, Netherton	1	37				30	7										
MN2.40	Former Rawson Road Primary School, Rawson Road, Bootle	1	20			20												
MN2.41	Former St Wilfrid's School, Orrell Road, Bootle	6.6	160				30	30	30	30	10							
MN2.42	Klondyke Phases 2 and 3, Bootle	4.2	0	Planning permission at 01-04-2015														
MN2.43	Peoples site, Linacre Lane, Bootle	2.9	110				30	30	30	20								
MN2.44	Former St Joan of Arc School, Rimrose Road, Bootle	1.3	0	Planning permission at 01-04-2015														
MN2.45	Former St Mary's Primary School playing fields, Waverley Street, Bootle	1.6	72				30	30	12									
MN2.46	Land East of Maghull	86	1400			40	80	120	120	120	120	120	120	120	120	120	120	80
TOTALS:		314.88	6874				1875				3057					1454	488	

Appendix 6 – Schedule of Windfall Planning Permissions

Windfalls in 2008/09

Ref	Application Description	Windfall contribution
N/2008/0119	Conversion of premises to 10 self-contained flats involving the erection of a single storey extension at the rear and alterations to the elevations	10
N/2008/0123	Change of use of first floor to a self-contained flat	1
N/2008/0146	Conversion to 7 self contained flats involving alterations to the elevations	6
N/2008/0179	Change of use to 6 self-contained flats involving the erection of a single storey extension at the rear and alterations to the elevations	6
N/2008/0211	Change of use from a dwellinghouse to 8 self-contained flats involving alterations to the elevations	7
N/2008/0216	Conversion of former children's home to form 9 self-contained flats	9
N/2008/0217	Conversion of dwellinghouse into 4 self-contained flats	3
N/2008/0233	Change of use from a dwellinghouse with two basement flats to 8 self contained flats involving alterations from a hipped roof to a gable, the construction of dormer extensions at the rear, a decking area at the rear and alterations to the elevations	5
N/2008/0243	Conversion of office at ground floor to self-contained flat, construction of mono pitched roof to the existing extension to the rear, new window/door with steel guarding to the first floor at the front and minor alterations at the rear.	1
N/2008/0262	Change of use of existing detached garage to a dwellinghouse involving the erection of a single storey extension at the front	1
N/2008/0265	Conversion of existing dwellinghouse into 2 self-contained flats	1
N/2008/0284	change of use of caretakers house from residential to educational use	-1
N/2008/0348	Conversion of existing store building to 5 self contained flats and 4 town houses involving the erection of dormers in the roofspace and erection of a four storey glazed stairwell extension to both sides, conversion of existing auction room to 5 town houses involving a two storey extension at the side	14
N/2008/0375	Retrospective application for the change of use from surgery to residential	1
N/2008/0384	Conversion to form 3 self-contained flats and alterations to the existing shop front to create new access to flats	2
N/2008/0393	Change of use to 7 self contained flats involving alterations to the elevations	6

N/2008/0425	Conversion of part of the ground floor and basement to form 1 self-contained flat and minor alterations to the rear elevation (alternative to N/2007/0419 refused 27/06/2007)	1
N/2008/0460	Change of use of flats at first floor to A3/A4 - (Restaurant/Wine Bar).	-1
N/2008/0463	Certificate of Lawfulness for the continuation of use as 5 flats	4
N/2008/0491	Installation of a new shop front to Nos. 264 and 266, change of use of first floor flat at No. 264a to an office to be used in connection with the existing retail premises and erection of replacement fencing 1.8 metres in height to the rear of No. 264	-1
N/2008/0525	Conversion of the first and second floor to 4 self-contained flats involving the erection of an enclosed staircase to the rear and alterations to the elevations	4
N/2008/0537	change of use from a dwellinghouse to 4 self contained flats involving alterations to the elevations	3
N/2008/0539	conversion of the lower ground floor to two self-contained flats involving alterations to the rear elevation after demolition of existing store and 2 metre high wall	2
N/2008/0559	Conversion of offices on the 2nd and 3rd floors to 2 no. two bedroomed apartments.	2
N/2008/0570	Conversion of existing shop/store at ground and lower ground floor levels to 2 no. 1 bed self-contained flats.	2
N/2008/0692	conversion of dwelling into two self contained flats	1
N/2008/0697	conversion of second floor into a self-contained flat	1
N/2008/0716	Conversion of the basement into a self contained flat involving alterations to the elevations	1
N/2008/0733	conversion of premises from shop and storage to 4 self contained flats, including construction of a second floor balcony in the south east elevation	4
N/2008/0740	Change of use from 3 flats to one house and erection of a single storey extension to the side / rear incorporating a replacement garage, new swimming pool and plant area, erection of a single storey extension to the rear, construction of a first floor extension to the opposite side creating a two storey entrance porch, alterations to the roof and landscaping works	-2
N/2008/0775	Conversion of first and second floors over existing shop to 2 self-contained flats	2
N/2008/0778	Change of use from shop and flat to 2 dwellings including installation of new door and window openings and demolition of existing garage at rear	1
N/2008/0779	Conversion of first floor to form 2 self-contained flats and installation of a new shop front	2
N/2008/0798	Conversion of retail unit at ground floor to 1 self-contained flat involving alterations to the front elevation	1
N/2008/0843	Erection of a three storey block of 6 self-contained flats	6
N/2008/0861	Conversion of the existing premises to 3 self contained flats including a single storey extension to the rear and associated landscape works	2

N/2008/0866	Conversion of 3 flats to 6 self-contained flats	3
S/2007/1129	Conversion of existing Church Hall into 12 no. 2 storey self-contained apartments	12
S/2008/0157	Conversion of basement and two bedsits to form 2 no. self-contained duplex flats, enlargement of existing lightwells with new walls and railings	1
S/2008/0249	Change of use from residential to physiotherapy practice.	-1
S/2008/0251	Change of use of first floor from C3 residential to A2 Professional and financial services office	-1
S/2008/0282	Change of use of caretakers house from residential to educational use	-1
S/2008/0386	Change of use from a dwellinghouse to 3 self contained flats involving alterations to the rear elevations	2
S/2008/0468	Conversion of existing 5 no. flats into 3 no. self-contained flats and construction of 2 no. dormers to the rear elevation. Alternative to S/2008/0291 withdrawn 13/05/2008	-2
S/2008/0576	Conversion of 1st and 2nd floors of 137-143 to form 4 no. self-contained 2 bed flats and the erection of 2 no. enclosed stairways to the rear elevation. (Re-submission of S/2008/0454 withdrawn 24/07/08)	3
S/2008/0601	Change of use of the first and second floors from residential flat to office	-1
S/2008/0653	Conversion from one dwellinghouse to two dwellinghouses involving alterations to the elevations (Alternative to S/2008/0811 refused 11/10/2007)	1
S/2008/0735	Conversion of the existing dwelling into 3 self contained flats	2
S/2008/0832	Conversion of the ground floor to form 1no self contained 2 bed flat	1
S/2008/0859	Conversion to 7no bed residential care home	-1
S/2008/0876	Conversion of dwellinghouse into 1 no. one bed roomed self-contained flat, 1 no. four bed roomed self-contained flat and minor external works.	1
S/2008/0883	Conversion of existing residential accomodation from 3 flats to 4 including a single storey extension to rear of premises	1
S/2008/0926	Conversion of the existing residential accommodation from 1 flat to 2 self contained flats	1
S/2008/0956	Erection of a two storey detached dwellinghouse on land to be severed from 28 Foxhouse Lane.	1
S/2008/0978	Erection of a three storey block of 3 self contained flats (Alternative to S/2008/0306, approved 25/06/2008)	1
S/2009/0026	Conversion to four self-contained flats and two retail shops involving the installation of a dormer extension at the rear and alterations to the elevations after demolition of existing detached outhouses to the rear.	2
S/2009/0037	Conversion of retail premises to self-contained ground floor flat	1
S/2009/0040	Conversion of the dwellinghouse to 2 dwellings	1
S/2009/0061	Outline application for the erection of three detached dormer bungalows one fronting onto Lambshear Lane	3

	and two with access from Liverpool Road	
TOTAL		137

Windfalls in 2009/10

Ref	Application Description	Windfall contribution
N/2008/0593	Change of use from a furniture warehouse to two self contained flats involving the erection of a pitched roof and alterations to the elevations with front boundary wall with railings. Re-submission of N/2008/0332 withdrawn 26/06/2008	2
N/2008/0707	Change of use from a hotel to 14 self-contained flats involving the demolition of existing link extension and external staircase to the rear involving alterations to the elevations (Alternative to N/2008/ 0389 withdrawn 8 July 2008)	14
N/2009/0063	Erection of one detached three storey dwellinghouse after demolition of existing detached garage at the side of 69 Kensington Road (alternative to N/2008/0590 withdrawn 03/09/2008)	1
N/2009/0101	Conversion of retail premises to 1 self-contained flat to include a new pitched roof over the living area to the rear	1
N/2009/0122	Conversion of shop accomodation on first and second floors to 2 self-contained flats	2
N/2009/0154	Erection of 4 three storey semi-detached dwellings after demolition of the existing bungalow	3
N/2009/0158	Conversion of existing workshop/garages to 1 no. bungalow including the erection of a single storey extension	1
N/2009/0167	Conversion of basement to one self-contained flat	1
N/2009/0169	Conversion of ground floor and basement into 2 self-contained flats and minor external works	2
N/2009/0182	Conversion of storage space over retail premises and a hot-food take-away to form 1 self-contained flat	1
N/2009/0202	Conversion of single ground floor flat into 2 self contained flats	1
N/2009/0206	Conversion of existing dwelling into 5 self-contained apartments, to include cycle store, bin store, landscaping and layout of parking spaces	4
N/2009/0213	Erection of a part single storey, part two storey extension and construction of a dormer to the rear and conversion of first and second floors to 1self-contained flat and 1 maisonette.	1
N/2009/0229	Change of use of 86 from dog grooming parlour and residential flat to pharmacy and storage in connection with existing pharmacy at 84, including installation of a new shop front	-1
N/2009/0322	Erection of a terrace of 4 two storey dwellings after demolition of the existing Church (alternative to N/2009/0262 withdrawn 31/07/2009)	4
S/2009/0041	Conversion from a church to three dwellings and seven self contained flats	10
S/2009/0121	Outline planning application for the erection of two detached dwellinghouses after demolition of existing	1

	dwellinghouse	
S/2009/0160	Erection of one detached two storey dwellinghouse fronting onto Vermont Avenue	1
S/2009/0258	Conversion of dwellinghouse to 4 no. self-contained apartments	3
S/2009/0286	Change of use to two self-contained flats involving alterations to the elevations on the ground floor only and erection of a detached garage at the rear of the premises	2
S/2009/0298	Conversion of accommodation at 29-31 Liverpool Road to form 2 no. self-contained flats, replacement of metal railings to rear terrace with rendered wall, creation of new entrance door to flats at 2-4 Moor Lane and external refurbishment works	1
S/2009/0348	Erection of a pair of semi-detached dormer dwellings after demolition of the existing dormer bungalow. (Alternative to S/2009/0035 withdrawn 09/04/2009)	1
S/2009/0377	Change of use from a single dwelling to 3 self contained flats	2
S/2009/0597	Conversion of redundant barns to create 2 no. dwellings comprising; 1no. 3 bed dwelling with single storey extension to the front and 1 no. 4 bed dwelling. (Re-submission of S/2009/0295 withdrawn 04/06/2009)	2
S/2009/0688	Conversion of the former gate house to a dwellinghouse, comprising the erection of a single storey extension to the rear, detached garage, driveway and landscaping.	1
S/2009/0806	Conversion of the first and second floors to 2no 2 bed and 1no 3 bed self contained flats	3
S/2009/0864	Erection of 1 pair of two storey semi detached dwellings after demolition of the existing buildings (Resubmission of N/2009/0137 refused 04/06/09)	2
S/2009/0915	Conversion of retail units and 2 no. self-contained flats into 6 no. dwellings, including the erection of a single storey extension to the rear of each new dwelling	4
S/2009/1019	Erection of 16 dwellings following demolition of existing church	16
S/2009/1074	Erection of a pair of semi detached dormer bungalows	2
S/2009/1082	Outline planning application for the erection of one detached 1.5 storey dwelling after demolition of the existing store	1
S/2009/1105	Conversion of the existing premises to residential	1
S/2009/1163	Retrospective application for the change of use of the ground floor from a shop to a flat	1
S/2009/1167	Layout of road involving the erection of 5 pairs of semi-detached two storey dwellinghouses and one detached bungalow (11 in total) with associated car parking and landscaping after demolition of existing premises and outbuildings at 1A Virginia Street	11
S/2010/0015	Conversion from a single dwelling to 1no 3 bed self contained flat and 1no 2 bed self contained flat (alternative to S/2009/0667 withdrawn 23/10/2009)	1
S/2010/0031	conversion of ground and lower ground floor flat to	1

	form 2 self contained flats	
S/2010/0054	Change of use from retail to a restaurant (Class A3) on the ground floor with a self contained flat to the second floor	-1
S/2010/0061	Change of use of existing Bed & Breakfast premises into 5 self-contained flats after demolition of existing rear conservatory and store (alternative to S/2009/0958 refused 17/12/2009)	5
S/2010/0099	Conversion of second floor office and storage areas into living accommodation including the construction of an extension of the fire escape to the second floor	1
TOTAL		109

Windfalls in 2010/11

Ref	Application Description	Windfall contribution
S/2009/0976	Change of use from former banking hall to bar/restaurant (A3) and retail (A1). Introduction of new mezzanine floor at ground floor level, exterior alterations and reinstatement of 2 bedroom apartment at first floor level (AMENDED DESCRIPTION).	1
S/2010/0075	Construction of 6 no. semi-detached two storey dwellings and access road	6
S/2010/0224	Conversion of lower ground floor to provide a self-contained flat and replacement door and windows to the side and rear elevations.	1
S/2010/0375	Conversion of existing dwelling to create 2 no. self-contained dwellinghouses	1
S/2010/0382	conversion of single flat at first floor into 2 self-contained flats	1
S/2010/0400	Construction of a bungalow on former builder's yard on land to the rear of 1 Cambridge Avenue	1
S/2010/0402	Erection of 2 no. two storey detached dwellings after demolition of detached bungalow and outbuildings	1
S/2010/0425	Conversion of first and second floors into 2 no. one bedroomed self-contained apartments, including the installation of a new shop front and apartment access at ground floor level, erection of a parapet wall and replacement metal fire escape to the rear first floor terrace, boundary wall to the rear yard area and external repairs.	2
S/2010/0445	Retrospective application for the conversion to 3no self contained flats together with a single storey extension to the rear of the premises	2
S/2010/0458	Conversion to 6 self contained flats involving alterations to the side access and the erection of a two storey extension at the rear after demolition of the existing outrigger at the rear of the premises	4
S/2010/0481	Conversion of the existing dwelling to 2 self contained flats together with a two storey extension to the rear together with a detached garage to the side/ rear after demolition of the existing	1
S/2010/0544	Conversion of offices at ground floor and flat above into 2 no. two bed terraced houses, including the erection of a boundary wall to the front/side of the properties	1
S/2010/0589	Conversion of shop unit and living accommodation to 'lock-up' shop and 2 no. self contained flats, including the erection of a single storey porch at the rear and new boundary wall. (Alternative to S/2009/0876 withdrawn 21/12/2009)	1
S/2010/0668	Erection of 1 no two storey detached dwelling (Resubmission of S/2009/1000, withdrawn 11/01/2010)	1
S/2010/0688	Conversion of the first and second floors from Retail (A1) to Residential (C3)	1

S/2010/0720	alterations and conversion of existing building to form 2 houses and a ground floor office with flat above, including a two storey extension at the side after demolition of the existing outrigger, new 2.2 metre high rear boundary wall with access gate and 1.5 metre high railings to the side	2
S/2010/0741	Conversion of Church to 6 no. dwellings. (Alternative to S/2009/0058 withdrawn 12/03/2009)	6
S/2010/0750	conversion of existing detached dwelling into a pair of semi-detached dwellings	1
S/2010/0880	Change of use from part of ground floor office to a self-contained flat and external alterations	1
S/2010/0888	conversion of single dwelling to form two dwellings	1
S/2010/0916	erection of a block of 12 self-contained flats after demolition of existing building	12
S/2010/0943	Conversion of first and second floor to one maisonette	1
S/2010/0975	Conversion of first floor to self-contained flat and creation of an additional bedroom as part of the proposed flat on the first floor on the second floor level (alternative to S/2009/1066 refused 9 April 2010)	1
S/2010/0992	change of use of ground floor from commercial units to four self contained flats involving alterations to the elevations	4
S/2010/1037	Change of use from two storey detached caretaker's house to classbase on ground floor and storage on first floor	-1
S/2010/1054	Conversion of house in multiple occupation into 8 no. self-contained flats and 1 no. studio flat with separate cooking facilities. Including a dormer to the rear and external alterations. (Re-submission of S/2010/0467 withdrawn 04/06/2010)	8
S/2010/1065	Conversion of single dwelling house to form two dwellings, including a part single part two storey extension to the rear after demolition of existing extensions, construction of a coach house with accommodation in the roof space after demolition of the existing garage, external modifications, layout of car parking spaces and landscaping	1
S/2010/1072	Change of use from offices to residential dwelling	1
S/2010/1151	Conversion of existing coach house into two storey detached dwelling, including a two storey extension to the front elevation. (Re-submission of S/2010/0470 withdrawn 14/05/2010)	1
S/2010/1162	Conversion of Banqueting Suite to residential dwelling	1
S/2010/1167	Conversion of the existing Housing Office to one, four bed dwelling involving alterations to the elevations	1
S/2010/1189	Lawful development certificate for continuation of use as two self-contained flats. (Alternative to S/2010/0399 refused 5 May 2010)	1
S/2010/1193	Conversion of a dwellinghouse to two self-contained flats including the erection of a conservatory to the rear	1
S/2010/1237	Certificate of Lawfulness application for the continued use as a residential dwelling	1

S/2010/1274	Conversion of semi-detached property into two self-contained flats	1
S/2010/1278	Change of use from one self-contained flat (Flat 3) to two self-contained flats	1
S/2010/1293	Erection of a detached bungalow on land adjacent to 10A & 10B Queens Road	1
S/2010/1360	conversion of existing barns to four dwellings involving alterations to the elevations (alternative to S/2010/0424 withdrawn 2 June 2010)	4
S/2010/1368	Conversion of three commercial units to three residential properties and exterior refurbishment works to the remaining commercial unit	3
S/2010/1422	change of use from a dwellinghouse to two self contained flats involving alterations to the elevations	1
S/2010/1483	Lawful Development Certificate for mixed use for 9 self contained flats and multiple occupation (2 units)	9
S/2010/1538	Change of use of former Public House (A4) to mixed use on ground floor (A1, A2 and A3), conversion of accommodation at first floor to form two self-contained apartments, layout of parking spaces and covered walkway to the front and single storey extension to the rear	2
S/2010/1628	Conversion of the vacant restaurant to two self contained apartments involving alterations to the front together with partial demolition of the existing single storey extension to the rear of the premises	2
S/2010/1683	Erection of six, two storey semi-detached dwellings after demolition of the existing nursery.	6
S/2010/1684	Conversion of property to three self-contained apartments and new external entrance	2
S/2010/1710	Change of use of ground floor retail premises to self-contained flat including minor external alterations	1
S/2010/1713	Conversion of the second floor flat to two self-contained flats with additional accommodation in the roof	1
S/2011/0003	conversion to two self-contained flats involving the erection of single storey extension at the rear and alterations to the elevations	1
TOTAL		104

Windfalls in 2011/12

Ref	Application Description	Windfall contribution
S/2011/0166	Conversion of the existing public house into 1 dwelling on the ground floor and 2 self-contained apartments to the first floor, including storage and parking of commercial vehicles in the car park area to the side and new boundary walls and access gates to the front/side (Re-submission of S/2010/0464 refused 10/06/2010)	2
S/2011/0194	Conversion of the first floor from Dance Studio (D2) to two self contained apartments	2
S/2011/0215	Conversion of the existing detached dwellinghouse to three self-contained flats and alterations to the elevations	2
S/2011/0234	Conversion of the second floor and loft area to create two self contained apartments	1
S/2011/0291	Conversion of commercial space on first and second floors to four self-contained apartments	4
S/2011/0327	conversion of barn and outbuildings to form new dwelling including alterations to the existing structure	1
S/2011/0343	Change of use from residential to builders merchants, including the erection of a building for use as storage for building materials with retail display and ancillary offices	-1
S/2011/0354	Retrospective planning application for the partial re-building, conversion and extension of the existing coach house to create a dwelling including detached garage with storage over following demolition of ancillary buildings. (Alternative to S/2010/0317 withdrawn 18/03/2011)	1
S/2011/0411	Erection of a two storey semi-detached property comprising two dwellings facing Castle Street (Application 1 of 2)	2
S/2011/0469	Erection of a detached dormer bungalow (Resubmission of S/2011/0036, withdrawn 08/03/2011)	1
S/2011/0549	Conversion of existing Bed & Breakfast premises into five self-contained flats including the construction of a pitched roof dormer to the side and bin store to the front	5
S/2011/0578	Retrospective Application to convert three bed-sits with shared facilities to three self-contained flats including minor external works	3
S/2011/0579	Retrospective Application to convert two bed-sits with shared facilities to two self-contained flats	2
S/2011/0584	Conversion of four flats in the centre of the block into a pair of two storey dwellings, refurbishment works to the four self-contained flats at each gable end and exterior refurbishment to the entire block	-2
S/2011/0648	Conversion of properties from houses in multiple occupation and flats to re-instate a terrace of 3 two storey dwellings including the erection of a	-1

	conservatory to the rear of each dwellinghouse	
S/2011/0666	Change of use from single private dwellinghouse to two self-contained flats	1
S/2011/0684	change of use of former public house and associated first floor accommodation, to a pharmacy and restaurant at ground floor level and three self contained flats at first floor level	2
S/2011/0687	Erection of a two storey block of eight self-contained flats	7
S/2011/0694	Conversion of part ground floor, first and second floors to three self-contained apartments and installation of a new shop front	2
S/2011/0695	Conversion of existing two storey side extension to create one new dwelling including the construction of a dormer to the rear	1
S/2011/0709	Erection of a part two, part three storey block of five town houses with rooms in the roof space and six self-contained flats after demolition of existing building	11
S/2011/0738	Conversion of existing agricultural building to form one detached residential dwelling, creation of residential curtilage and erection of boundary fencing after demolition of the existing outbuildings	1
S/2011/0751	Conversion of the existing shop / office (A1/B1) to two residential dwellings (C3) together with a single storey extension to the rear following demolition of the existing, a canopy to the front and a pitched roof to existing single storey extension to the side	2
S/2011/0760	Conversion of the existing commercial units to two residential properties	2
S/2011/0762	Lawful Development Certificate for the refurbishment and conversion of the first floor storage space to a flat	1
S/2011/0788	Conversion of ground floor of 117 Norwood Road to residential use (C3) including the erection of a single storey extension to the rear, after demolition of the existing outrigger and outbuildings to the rear	1
S/2011/0805	Conversion of the existing storage premises to a residential dwelling	1
S/2011/0806	Conversion of the existing properties to five self contained apartments incorporating a two storey extension to the rear following demolition of the existing and the layout of car parking and landscaping	3
S/2011/0819	Conversion of first floor accommodation to self-contained flat including a two storey extension to the rear and installation of a new shop front. (Re-submission of S/2010/1309 refused 21/09/2010)	1
S/2011/0867	Conversion of the existing vacant office to three self contained apartments	3
S/2011/0879	Conversion of the existing premises to three self contained apartments following partial demolition of the existing single storey building, installation of a pitched roof to existing flat roof and a porch to the side	3
S/2011/0896	Conversion of first and second floors to form one self-contained apartment including the erection of a two storey extension with glazed balcony to the rear, new	1

	glazing and Juliet balcony to the front and external renovations	
S/2011/0943	Use of the ground floor and first floor as a beauty salon and installation of a new shop front (alternative to S/2011/0593 withdrawn 15 July 2011)	-1
S/2011/1010	Change of use from residential domestic dwelling to a Residential Children's Home	-1
S/2011/1023	Conversion of 3 existing flats to create an additional 5 flats, (8 self-contained flats in total) including the erection of a single storey extension to the rear	5
S/2011/1053	Erection of 2no. two storey detached dwellings after demolition of the existing detached dwelling	1
S/2011/1113	change of use of ground floor from social club to restaurant/wine bar and first and second floors to self-contained apartment, including the erection of a single storey extension to the side/rear after demolition of the existing, an extraction flue to the side, porch to the front, decking area for outside seating and first floor balcony to the rear elevation	1
S/2011/1171	Change of Use from residential care home (C2) to private dwelling (C3)	1
S/2011/1224	Conversion of the existing residential dwelling to two self contained flats. (Alternative to S/2011/0862 granted 16/08/2011)	1
S/2011/1252	Erection of a detached two storey dwelling with sunken courtyard after demolition of the existing single storey extensions to the rear of 1 College Avenue (Resubmission of S/2011/1002, withdrawn 03/10/2011)	1
S/2011/1277	Erection of a single storey extension to the front of the premises incorporating a new shop front, ATM and bollards to the front, creation of a additional self contained flat to first floor level incorporating a roof terrace to the front and rear together with alterations to the rear access / delivery yard	1
S/2011/1287	change of use of part of first floor from office to four self-contained flats involving alterations to the elevations	4
S/2011/1311	Change of Use of existing outbuilding to residential dwelling	1
S/2011/1320	change of use to seven self-contained flats involving alterations to the elevations	6
S/2011/1341	Conversion of the existing commercial property to residential	1
S/2011/1356	Change of use from office to dwelling	1
S/2011/1365	The re-arrangement of the existing layout to create four additional residential units, to increase the number of units to 14 self-contained units and 4 bedsits with shared accommodation	4
S/2011/1419	Erection of a detached two storey dwellinghouse on land adjacent to 2 Moorhey Road (re-submission of S/2011/0990 withdrawn 16 Sept 2011)	1
S/2011/1424	Removal of Condition 8 (Section 106 agreement) - as the requirements for the Section 106 agreement have been provided within the landscaping scheme	3

S/2011/1476	erection of a four storey block containing 10 self-contained apartments after demolition of the existing snooker club	10
S/2011/1494	Change of use from a single private dwellinghouse to two self-contained flats involving alterations to the elevations	1
S/2011/1496	Conversion of the existing cafe to residential together with a single storey extension to the front / side of the premises	1
S/2011/1510	Retrospective application for the conversion from part residential part office to residential only together with the installation of a vehicular access to a classified road (resubmission of S/2011/1436, withdrawn 05/12/2011)	1
S/2011/1514	Erection of a two storey block containing 8 self-contained apartments, with boundary wall 1.525 metres high, two pairs of semi-detached dwellings, bin store and parking after demolition of the existing commercial buildings	12
S/2011/1517	Change of use from retail premises to self-contained flat involving alterations to the external elevations	1
S/2011/1519	Conversion of the existing Doctors Surgery (D1) to Residential (C3)	1
S/2011/1524	Change of use from a residential care home (C2) to a private dwellinghouse (C3a)	1
S/2011/1572	Erection of a detached two storey dwellinghouse with accommodation in the roofspace on land to be severed from 52 Freshfield Road. (Alternative to S/2011/1029 approved 22/09/2011)	1
S/2012/0011	Change of use of first and second floor from office space to two self-contained flats (one on each floor)	2
S/2012/0014	Change of Use from private dwellinghouse to Bed & Breakfast premises with owner accommodation	-1
S/2012/0020	Conversion of office premises on first floor to 4 self-contained apartments including ancillary gymnasium and minor external works	4
S/2012/0027	Change of use from office accommodation to one self-contained flat on the ground floor only	1
S/2012/0145	Conversion of existing outbuilding to the rear of 204 Sussex Road to residential use involving alterations to the elevations	1
S/2012/0178	Change of use from shop to self-contained flat at first floor level	1
S/2012/0185	Conversion of the existing premises to a single dwelling together with a single storey extension to the side and a new boundary wall, fence and access gates to a maximum height of 1.5m	1
TOTAL		133

Windfalls in 2012/13

Ref	Application Description	Windfall contribution
S/2011/1547	Retrospective application for the conversion from Retail (A1) to Residential (C3) together with a front boundary wall.	1
S/2011/1560	Retention of conversion to 4 bedsits and 4 self-contained flats	5
S/2012/0139	Conversion of existing office building to two dwellinghouses; erection of a detached block of four garages at the rear and alterations to existing detached barn involving alterations to the elevations and installation of a mezzanine floor to be used as an office after demolition of three existing buildings; layout of office car park and associated means of enclosure and landscaping	2
S/2012/0199	creation of an independent dwelling through the change of use of existing ancillary accommodation (known as 25 East Street) including obscure glazing to first floor living room window and new 1.8 metre high boundary wall	1
S/2012/0244	Conversion of the dwelling to two self contained flats involving the demolition of the existing lean-to extension at the rear	1
S/2012/0272	Conversion of single dwelling to form 3 self-contained apartments	2
S/2012/0277	Erection of a part two, part three storey block of ten self-contained flats with a detached single storey block of ten garages to the rear	10
S/2012/0335	Conversion of the vacant office premises on second floor to 4 self contained apartments including ancillary gymnasium and minor external works	4
S/2012/0370	Certificate of Lawfulness application for the conversion of the dwelling to two self contained flats	1
S/2012/0375	Erection of a detached two storey dwelling following demolition of the existing garage (alternative to S/2010/1761 refused 7 Apr 2011)	1
S/2012/0417	Conversion to seven self-contained flats involving the alterations to the elevations and layout of car parking spaces to the rear	7
S/2012/0525	Certificate of Lawfulness for the conversion of the property to two self contained apartments	1
S/2012/0571	Conversion to six self-contained flats involving external alterations and layout of car parking spaces.	6
S/2012/0601	Conversion of the premises to three self contained apartments together with office space to the rear and alterations to the front elevation	2
S/2012/0629	change of use on the first floor only to office accommodation	-1
S/2012/0665	Change of use to a cafe / bistro and shop on the ground floor and two self-contained flats on the first floor involving alterations to the shop front and dormers	2

	in the rear elevation	
S/2012/0716	Erection of a two storey block of three town houses after demolition of existing dwellinghouses	1
S/2012/0733	Conversion of existing premises to create one two storey town house and three self-contained flats after demolition of the existing single storey outbuildings	4
S/2012/0750	Conversion of first and second floors to create 2 self-contained flats	1
S/2012/0756	Change of use of existing disused offices to 2 studio and 3 single bedroom apartments with associated alterations.	5
S/2012/0773	Lawful Development Certificate for the continuation of use of the premises as a residential dwellinghouse	1
S/2012/0837	Erection of a two storey end of terraced dwellinghouse	1
S/2012/0880	Retrospective application for the conversion of the property to 5 self contained apartments	4
S/2012/0886	Change of Use from B1 ground floor office to C3 residential to provide 2 no. flats	2
S/2012/0946	Change of use from office accommodation to a dwellinghouse	1
S/2012/0957	Erection of two detached dwellings following demolition of the existing property	1
S/2012/0967	Conversion of the former public house to nine residential apartments together with a new timber access gate to Rossini Street and alterations to the elevations	8
S/2012/0984	Change of Use of first, second and third floors to form 3 self-contained apartments, including alterations to the side and rear elevations	3
S/2012/1050	Erection of a two storey dwellinghouse attached to the existing terrace	1
S/2012/1108	Conversion of existing garage to the rear to a self-contained flat incorporating the construction of a first floor extension (alternative to S/2011/0753 refused but allowed on appeal 30 May 2012)	1
S/2012/1165	Conversion of the existing vacant bed and breakfast building into bedsit/self contained accommodation	7
S/2012/1166	Retrospective application for the conversion of the existing premises to residential incorporating a dormer to the North West elevation and a single storey extension to the rear	1
S/2012/1220	Conversion of the existing coach house to a residential dwelling	1
S/2012/1290	Conversion of the existing vacant farm buildings to three single storey dwellings and one two storey dwelling with associated landscape works following demolition of the existing sheds	4
S/2012/1329	Conversion of the existing property from four self contained apartments to six, together with alterations to the elevations	2
S/2012/1347	Conversion of the existing property to five self contained apartments incorporating conversion of the existing garage, basement and attic to habitable rooms, courtyard and external access stairs to the rear	4

	of the property	
S/2012/1388	Continuation of Use of two self-contained flats to the second floor	1
S/2012/1399	Change of use from a dental practice to a single private residential dwellinghouse involving the erection of a part single, part two storey extension at the rear of the premises	1
S/2012/1410	Change of use from a single private dwellinghouse to three self-contained flats	2
S/2012/1416	Conversion of the existing premises to a private dwellinghouse.	1
S/2012/1419	Change of use from a guest house to a single residential dwellinghouse	1
S/2012/1443	Conversion of the dwellinghouse to five self-contained apartments together with the installation of a rear dormer (Alternative to S/2012/1027 withdrawn)	4
S/2012/1448	Conversion of the existing property to four self contained apartments together with the erection of three storey extension to the side incorporating a access ramp and a single storey extension to the rear of the property	3
S/2013/0005	Erection of a detached two storey dwellinghouse with accommodation in the roof space and a detached outbuilding at the rear (Alternative to S/2012/0679 refused 24/09/2012)	1
S/2013/0025	change of use to one self-contained flat on the first and second floor rear outrigger	1
S/2013/0058	Change of use from a retail shop on the ground floor only to a self-contained flat involving alterations to the elevations	1
S/2013/0063	Conversion of part of ground floor to provide 1 additional self-contained flat	1
S/2013/0104	Erection of one detached two storey dwellinghouse after demolition of existing detached garage with a new vehicular access to the front	1
S/2013/0197	Change of use from residential children's' home to single dwelling.	1
S/2013/0692	Retrospective application for the conversion of the outbuilding to separate residential unit	1
TOTAL		118

Windfalls in 2013/14

Ref	Application Description	Windfall contribution
DC/2013/00137	Retention of Use of existing lower ground floor as self-contained flat	1
DC/2013/00142	Erection of a detached two storey building with accommodation in the roof space to be used as retail unit on the ground floor with a self-contained flat above fronting onto Church Road and erection of one pair of semi-detached two storey dwellinghouses fronting onto Church Close (alternative to S/2013/0875 refused 14 Oct 2013)	3
DC/2013/00195	Part retention/part conversion of dwelling to five self-contained flats including the erection of a single storey extension at the rear after demolition of the existing outrigger	4
DC/2013/00247	Erection of a detached building to be used as a self-contained dwelling at the rear of the dwellinghouse after demolition of existing garages and carports	1
DC/2013/00333	Erection of nine dwellings with new access onto Folkestone Road after demolition of the former medical centre	9
DC/2013/00377	Conversion of the existing premises to two self contained apartments, together with the erection of a single storey extension to the rear of the property	1
DC/2013/00386	Erection of 1.5 storey dwelling (ground floor and part first floor) replacing former outbuilding attached to existing premises	1
DC/2013/00580	Outline Planning Permission for the construction of four semi-detached houses on land to the rear of the existing church	4
DC/2014/00085	Erection of a detached two storey dwelling with new access onto Liverpool Road after demolition of the existing single storey dental surgery	1
DC/2014/00232	Conversion of the existing dwellings to a cattery with ancillary accommodation	-1
S/2010/0453	Erection of a porch at the front and a single storey extension at the side and rear of the dwellinghouse	1
S/2012/0986	Change of use of the existing vacant amusement arcade, café and flat to: ground floor retail units, first and second floor hotel accommodation and third floor professional offices to include the erection of a four storey extension to the rear, renovation of the facades, installation of new shop fronts	-1
S/2012/1313	Continuation of use of house in multiple occupation containing 8 units	1
S/2012/1351	Conversion of vacant floorspace above shop to form 5 self-contained apartments	5
S/2012/1429	Erection of a detached two storey dwellinghouse with basement area, including accommodation in the roofspace with external terrace areas and driveway.	1

S/2013/0018	Erection of a first floor to the existing premises to form one apartment incorporating a roof terrace to the front together with a two storey extension to the rear	1
S/2013/0054	Conversion of the first and second floor to six apartments, retention of use of unit 5 as a Hot food takeaway, erection of a two storey infill extension to the Scarisbrick Avenue elevation and part installation/part retention of new shop fronts to all units	6
S/2013/0066	Conversion of existing Public House with living accommodation over, into 15 self-contained flats, including the erection of a rear extension, alterations to and raising the roof height, alterations to the elevations, layout of car parking spaces to the rear and landscaping	15
S/2013/0106	Outline Planning Application for the erection of four pairs of semi-detached two storey dwellinghouses (8 in total) after demolition of existing building	8
S/2013/0111	Conversion of existing storage unit to residential	1
S/2013/0166	Conversion of the first and second floors to three self contained flats	2
S/2013/0168	Erection of three pairs of semi-detached two storey dwellinghouses and one detached two storey dwellinghouse (total of 7 dwellings) after demolition of existing buildings	7
S/2013/0248	Lawful Development Certificate for the continuation of use of the premises as a single private dwellinghouse	-1
S/2013/0254	Erection of two dwellings	2
S/2013/0269	Conversion of the property from vacant day nursery to residential	1
S/2013/0309	Conversion of two existing garages to form a single bedsit dwelling	1
S/2013/0319	Change of use to 20 letting unit HMO	18
S/2013/0377	Erection of a detached dwelling with a detached garage to the side following partial demolition of the existing premises incorporating a new front boundary wall and access gates to a maximum height of 1.2m	1
S/2013/0444	Conversion of the existing storeroom / showroom to residential	1
DC/2013/00445	Conversion of former residential care/nursing home into one self-contained apartment to the basement containing three bedrooms and one self contained apartment to the ground, first and second floors containing nine bedrooms	2
S/2013/0483	Erection of a detached two storey dwelling following demolition of the existing garage	1
S/2013/0502	Retrospective application for the installation of a new shop front incorporating roller shutters, erection of a single storey extension to the side and rear, together with an external staircase, provision of an external flue and conversion of the first and second	1

	floors to residential.	
S/2013/0510	Conversion of the first and second floors to 2 self contained apartments	2
S/2013/0546	Conversion of first and second floors to create two self-contained apartments and installation of a new shop front	2
S/2013/0568	Change of use from office accommodation to a single private dwellinghouse	1
S/2013/0569	Conversion of former office premises to a detached dwelling including demolition of outrigger to the rear	1
S/2013/0576	Conversion of first and second floors to create four apartments including alterations to the elevations	4
S/2013/0582	Change of use from vacant residential property to Physiotherapy and Sports Injury Clinic	-1
S/2013/0634	Continuation of use as three self-contained flats	2
S/2013/0637	Change of use of first floor from residential to office, in conjunction with the existing business	-1
S/2013/0651	Conversion of office premises into 11 Houses in Multiple Occupation and a single storey extension to the side elevation	1
S/2013/0655	Erection of a detached block of 8 self-contained flats	5
S/2013/0666	Construction of 10 dwellings and new access from Fylde Road	10
S/2013/0682	Conversion of existing building into apartments	12
S/2013/0710	Conversion of first and second floors of Public House into four self-contained flats including minor external alterations	3
S/2013/0717	Continuation of use for the conversion of semi-detached dwelling into 2 self-contained apartments	1
S/2013/0740	Conversion from a single dwellinghouse to create two single dwellings involving alterations to the elevations	1
S/2013/0766	Erection of 14 dwellings with associated landscape works and access road following demolition of the existing premises	13
S/2013/0779	Change of use from vacant public house to day care nursery	-1
S/2013/0881	Conversion of the first floor to 2 flats together with the installation of balustrade / guard railing to the rear at first floor level	2
S/2013/0882	Change of use to a bar lounge on lower ground floor with restaurant at upper ground floor level; conversion of the remaining floors to seven apartments involving extensions to the front and rear and alterations to the elevations	7
S/2013/0899	Change of use from retail to one self-contained flat on the ground floor only involving alterations to the elevations	1
S/2013/0922	Outline application for the erection of one detached dwelling with all matters reserved following demolition of the existing barn	1
S/2013/0959	Construction of a block of six self-contained flats	3
S/2013/0961	Change of use to part of ground floor and part of first floor from office (B1[a]) to one self-contained	1

	apartment and change of use to part of ground floor from retail (A1) to sandwich shop A5 (Hot food Takeaway)	
S/2013/0984	Conversion of property from two self-contained flats to a single private dwellinghouse	-1
S/2013/1036	Prior Notification for the Change of Use from Offices to Apartments	9
S/2013/1052	Erection of two pairs of semi-detached two storey dwellinghouses with accommodation in the roof space after demolition of existing dwellinghouse	3
S/2013/1076	Erection of a detached two storey dwelling and detached garage with new access onto Southport Road after demolition of the existing warehouse building	1
S/2013/1135	Change of use from a single private dwellinghouse to three self-contained flats involving alterations to the elevations	2
TOTAL		182

Windfalls in 2014/15

Ref	Application Description	Windfall contribution
DC/2014/01145	Erection of a two storey block of 8 apartments after demolition of the existing building (re-submission of planning application ref DC/2013/00052 (W))	8
DC/2014/00416	Erection of 2 no. two storey dwellings with accommodation in the roofspace	2
DC/2015/00167	Erection of two pairs of semi-detached two storey dwellinghouses and one detached two storey dwelling after dem exg Church Hall (alt DC/2014/00879 R)	5
DC/2014/01573	Erection of a part two, part three storey block of 10 self-contained apartments after demolition of existing building	10
DC/2014/01403	Erection of two detached dwellinghouses after demolition of existing dwellinghouse	1
DC/2014/01968	Erection of one detached two storey dwellinghouse with a detached garage after demolition of the existing derelict buildings	1
DC/2014/00597	Erection of two pairs of two storey semi detached dwellings with associated hard and soft landscape works	4
DC/2014/01951	Demolition and reconstruction of former coach house with additional single storey extensions and alteration of plot position, to form a dwellinghouse	1
DC/2014/01273	Construction of a two storey terraced dwellinghouse	1
DC/2014/00720	Erection of a detached two storey dwelling following the demolition of the existing barn together with the erection of a detached double garage	1
DC/2013/00634	Construction of 14 dwellings following dem exg commercial unit at 113a Norwood Rd and exg residential properties 115-117 Norwood Rd	12
DC/2014/00906	Erection of one detached two storey dwellinghouse after demolition of existing building	1
DC/2014/01011	Erection of a detached two storey dwelling	1
DC/2014/01270	Construction of 14 dwellings and layout of a new access road after demolition of the existing industrial buildings and number 56 Brook Street	13
DC/2014/01363	Erection of two three bedroomed semi-detached houses and two three bedroomed detached houses on land to the rear of 47-49 Guildford Road Southport	4
DC/2014/01166	COU No.52 Avondale Road North (C1) and 99 Leyland Road (C3) to a residence for the Daughters of Charity of St Vincent De Paul (Sui-Generis)	-1
DC/2014/01391	Change of Use from dental surgery back to semi-detached dwellinghouse involving alterations to the elevations	1
DC/2014/00934	Application under Prior Notification Procedure for change of use from Retail premises to Residential	1
DC/2014/00746	Change of use of rear annex from residential (Class	-1

	C3) to office use (Class B1)	
DC/2014/01936	Conversion of first floor flat into two flats	1
DC/2014/00665	Change of use from a single private dwellinghouse to two self-contained flats involving alterations to the elevations	1
DC/2014/00673	Change of use from Office accommodation to retail at ground and residential above, together with the installation of a new shop front	1
DC/2014/01554	Conversion of existing public house to restaurant at ground floor level, seven self-contained apartments at first, second floor and loft levels	7
DC/2014/01184	Change of use of ground floor from offices to retail use, first and second floors from offices and storage to two self-contained flats	2
DC/2014/02114	Prior notification application for a proposed change of use from office (Class B1) to three self-contained flats (Class C3)	3
DC/2014/02011	Conversion of existing hotel into 11 self-contained two bedroom apartments including alterations to the elevations	11
DC/2014/00818	Conversion of the existing barn to residential incorporating a boundary wall and access gate following partial demolition of the barn	1
DC/2013/00329	Conversion of existing photography shop to two self-contained apartments on the ground and first floor, including a first floor extension to the front	1
DC/2014/01570	Change of use of retail units to residential with the addition of one self contained flat involving alterations to the elevations	1
DC/2014/02164	Change of use and conversion of an existing vacant retail unit into a one bedroom residential dwelling.	1
DC/2014/00061	Conversion of the existing property to a 7 bed residential care home in conjunction with the existing premises at 1 Alexandra Drive	-1
DC/2014/01235	Change of use from a doctors surgery to two dwellinghouses	2
DC/2014/00904	Conversion of the existing outbuilding to a self-contained flat	1
DC/2014/01026	Change of use from a guest house to a house in multiple occupation involving the removal of the existing external staircase	1
DC/2013/00330	Continuation of use to self-contained flats at ground and first floor	1
DC/2014/00094	Change of use from office to self-contained flat to the first and second floors	1
DC/2014/02008	Conversion of existing single storey building to a detached dormer bungalow	1
DC/2013/00547	Erection of a single storey extension to the side / rear together with conversion to two dwellings	1
DC/2014/01731	Continuation of use as two self-contained flats	1
DC/2014/01925	Prior Notification Procedure for change of use from plumbing and heating merchants to two self-contained flats	2
DC/2014/02000	Conversion of first, second and third floors to create	3

	three self-contained apartments	
DC/2014/00637	Conversion of the first floor premises to two self-contained flats	2
DC/2014/01206	Conversion of Coach House to provide ancillary accommodation to 13A Sefton Street, Southport	1
DC/2014/00480	Conversion of the existing stable building to a bungalow incorporating the erection of a single storey extension to the rear	1
DC/2014/00631	Conversion of the existing basement to two self contained flats (resubmission of planning application DC/2013/00306 refused 06/01/14)	2
DC/2014/01458	Change of Use from House in Multiple Occupation to Bed and Breakfast.	-1
DC/2014/00926	Change of use from a residential dwellinghouse to two self-contained flats	1
DC/2013/00546	Change of Use of the premises from residential (C3) to a 5 bed childrens home (C2)	-1
DC/2014/01358	Change of use from offices to chiropody clinic on the ground floor and reinstatement of a flat to the first floor of the property	1
DC/2014/01492	Conversion of existing house into four self-contained flats and conversion of former coach house into one two bed dwelling	4
DC/2014/01781	Conversion of the basement to one self-contained flat incorporating an access ramp to the side of the building	1
DC/2014/01640	Conversion of existing detached garage to provide ancillary residential accommodation	1
DC/2014/00043	Conversion of the first floor to residential together with the erection of a two storey extension to the rear of the property	1
DC/2014/00388	Conversion of the existing residential property to a seven bed residential care home	-1
DC/2014/01639	Prior Notification for a change of use from offices to 10 No. flats	10
DC/2014/01726	Conversion of the dwellinghouse into two dwellings	1
DC/2014/02207	COU Medical Centre to four self-contained flats including the erection of a single storey extension to the side elevation. (Resub DC/2014/01774 W)	4
DC/2014/02202	Change of Use of first and second floors from Retail (A1) to self contained flats (C3) and alterations to the front elevation.	2
DC/2014/01161	Conversion of single dwellinghouse to two self-contained flats with single storey extension to rear.	1
DC/2014/01987	Change of use of the ground floor manager's office to manager's flat and separation of 238-242 from 244 Rimrose Road including internal alterations.	1
TOTAL		139