Sefton Council

Sefton Council's

2026

Strategic Housing Land Availability Assessment (SHLAA)

and

Five-year supply position

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1. Introduction

1.1 The Strategic Housing Land Availability Assessment (SHLAA) sets out how much land is suitable for development in Sefton over the next 15 years. The SHLAA covers the period from April 1st 2026 to March 31st 2041. The SHLAA is important for the long-term planning for housing in the Borough as it identifies and estimates the capacity for land for housing in Sefton for the next 15 years.

1.2 The five-year supply position statement sets out how much land for housing is available in the first five years of the SHLAA period. All Local Planning Authorities are required to demonstrate a five-year supply of suitable, available, and deliverable land for housing. Having a five-year supply of housing helps ensure the Local Plan policies, in relation to housing supply policies, are considered up to date, in accordance with Annex A of the National Planning Policy Framework (NPPF).

1.3 Neither the SHLAA nor the 5-year supply report are policy. They do not set how many homes are needed and simply show an estimate of the number of homes that could be accommodated in Sefton now and in the future.

1.4 Both the SHLAA and five-year supply position statement are reviewed annually.

1.5 The SHLAA helps to monitor the effectiveness of the Local Plan. The Local Plan covers the period from April 1st 2012 to March 31st 2030. The period for this SHLAA will therefore help inform the amount of housing supply for the remainder of the plan period and a significant period beyond.

1.6 The Council is currently in the early stages of the preparation of a new Local Plan that will cover the period from 2029 to 2039 or 2044 (depending on the Council does a 10 or 15 year supply). The period for this SHLAA will therefore help inform the amount of housing land supply for much of the new plan period.

2. Methodology

Site Identification

2.1 Sites have been identified from a variety of sources. The list below contains the main source of sites for the SHLAA.

- Local Plan allocations
- All sites with planning permission on March 31st 2026 that either hadn't commenced or have yet been fully completed.
- Suitable sites submitted during previous 'Call for sites' exercises.

2.2 In previous years, the Council have undertaken an annual 'Call for sites' that has informed the site identification process for the SHLAA. However, the 2026 Call for Sites process was delayed until later in the year as part of the Local Plan process and subsequently, any submitted sites have not been included in this year's SHLAA. Any suitable sites will be included in next year's SHLAA.

2.3 For sites without planning permission, only those likely to accommodate 5 or more dwellings were added to the assessment. This is consistent with the requirements in the National Planning Practice Guidance. No contribution to the housing land supply was assumed from bringing vacant homes back into use. This is because the % of vacant homes have remained fairly constant over previous years.

2.4 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 continue to be updated annually to take account of new sites, and other changes in circumstance. A 'windfall allowance' has also been included in SHLAA which assesses the contribution that unanticipated sites could make (see below).

Site Assessment

2.5 To ensure that the housing supply is realistic, for sites to be included within the 5-year supply, there needs to be assessment of their suitability, availability and deliverability.

2.6 **Suitable** includes whether the site is indeed suitable for housing, or whether there is a policy restriction or natural constraint that could restrict the suitability of development. Sites should also be viably developed at the point envisaged.

2.7 **Available** means that a landowner or developer has a willingness to bring a site forward.

2.8 The NPPF definition for **deliverable** is as follows:

'To be considered deliverable, sites for housing or other pitches and plots should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that homes will be delivered on the site within five years. In particular:

a. Sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long-term phasing plans).
b. Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield land register, it should only be considered deliverable where there is clear evidence that homes will be delivered on-site within five years.'

<u>Sites with Planning Permission for Housing</u>

2.9 Sites with extant planning permission for housing form a significant part of the SHLAA housing supply, specifically the five-year 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.

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

2.11 For larger sites (20 homes or more), where development has yet to commence, the owner/developer will normally be contacted to establish their development intentions. Suggested build out rates were suggested to the developer, factoring in lead-in times and planned phasing, and they were invited to agree or provide alternatives.

2.12 The Council also hosts a quarterly 'Housing Delivery Group' which provides updates on a number of key sites, informed by email exchanges with developers and planning agents. The notes from these meetings were also used as a record of the progress on certain sites, any constraints that could affect the rate of development, and informed forecasted build-out rates.

2.13 For smaller sites 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 and would be expired.

2.14 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 very large sites are to be phased over a number of years and will therefore be only partially developed within the next 5 years and will run into later years.

Sites without Planning Permission

2.15 Sites without planning permission were subject to a more detailed assessment, including an assessment of 'suitability'.

2.16 Sites were assessed as 'available' where there was a clear and recent owner commitment to developing the site for residential development. Sites were considered achievable if there were no known policy, environmental, viability or other constraints.

2.17 For sites without planning permission that were included in the housing supply, the following broad assumptions were applied:

- A density of between 30 and 40 dwellings per hectare on the net developable area (see below), depending on the shape of the site and the character of the surrounding area. Alternatively, for sites that had been through the pre-application process but had not yet submitted full planning applications, these dwelling figures were used.
- Sites 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 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

- For Local Plan allocations, the site capacity has been taken from the Local Plan unless other information has come from the developer. The timescales have come from the developer, whether in writing or through the submission of a pre-application or an application.

- Discounting was applied to reflect the fact that some sites would not be developed for housing as anticipated for a variety of reasons. For sites without planning permission, an across-the-board discount of 20% was applied to reflect these issues.

Demolitions

2.18 Demolitions are taken account of each year. These tend to vary year-on-year with ad hoc demolitions on individual sites, for example, where a demolition is required to facilitate a new access for a housing site or where one large dwelling is demolished in order to build two smaller dwellings.

Windfall allowance

2.19 'Windfalls' are sites that come forward for housing development that have not been previously identified in a Local Plan. NPPF policy HO3(2) allows for a windfall allowance where justified:

'Where an allowance is to be made for windfall sites as part of the identified supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the land availability assessment, historic windfall delivery rates and expected future trends.'

<u>Calculating a windfall allowance</u>

2.20 The number of homes per year that will be included in a windfall allowance is based on the average number of windfall permissions that have occurred over the previous ten years i.e. since 1st April 2016.

2.21 Windfall planning permissions were identified and 'filtered' 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 (i.e. already known to us). Permissions on those sites that had not been identified in the previous SHLAA were identified as 'windfalls'.
- Any demolitions were netted off (for example, if an existing dwelling was demolished to make way for 2 new dwelling(s) this would be a windfall of one dwelling).

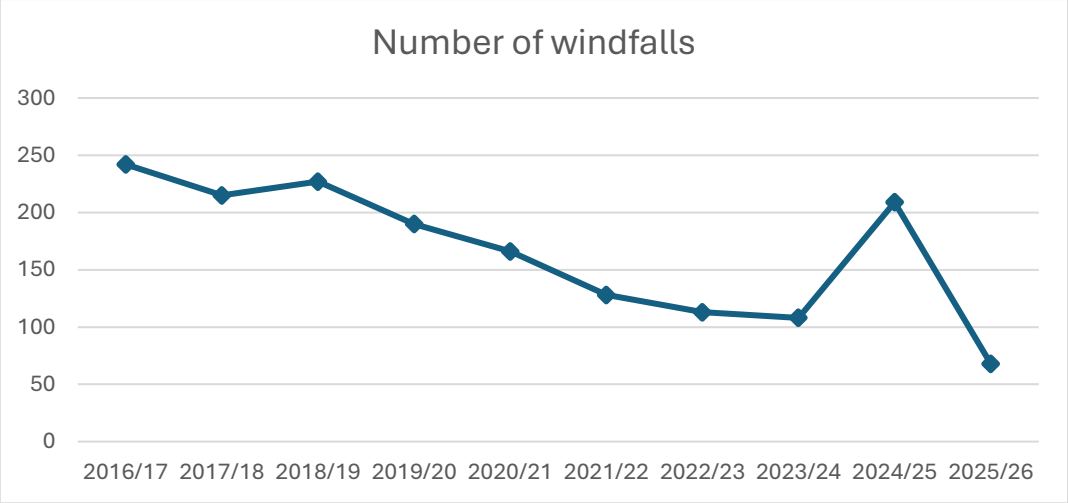
2.22 Any larger windfall sites (i.e. net gains of 50+ dwellings) were also removed as these are considered to be 'exceptional' and unlikely to be guaranteed to be part of any future trend.

2.23 Prior to the 2019 NPPF revision, windfall allowances excluded residential garden sites. Since this revision, the NPPF removed this restriction, instead encouraging Local Plans to consider policies that restrict inappropriate developments on residential gardens. The 2026 update to the NPPF has removed this reference to residential gardens altogether in the context of identifying windfalls, therefore these sites have no longer been removed from the windfall allowance.

2.24 The total number of 'filtered' and 'non-exceptional' windfalls from 2016/17 are below:

Year	Conversions	New Builds	Total
2016/17	127	115	242
2017/18	160	55	215
2018/19	114	113	227
2019/20	108	82	190
2020/21	113	53	166
2021/22	76	52	128
2022/23	77	36	113
2023/24	107	1	108
2024/25	99	110	209
2025/26	50	18	68
Grand Total	1031	635	1666
Average	**103.1**	**63.5**	**166.6**

Windfall figures 2016-2026



2.25 Last year saw a significant drop in the number of non-exceptional windfalls when compared to the previous year. In the 2025 SHLAA, it was set out that the 2024/25 increase in non-exceptional windfalls would be reviewed to see if this an anomalous year when considered in the context of the downward trend that preceded the year.

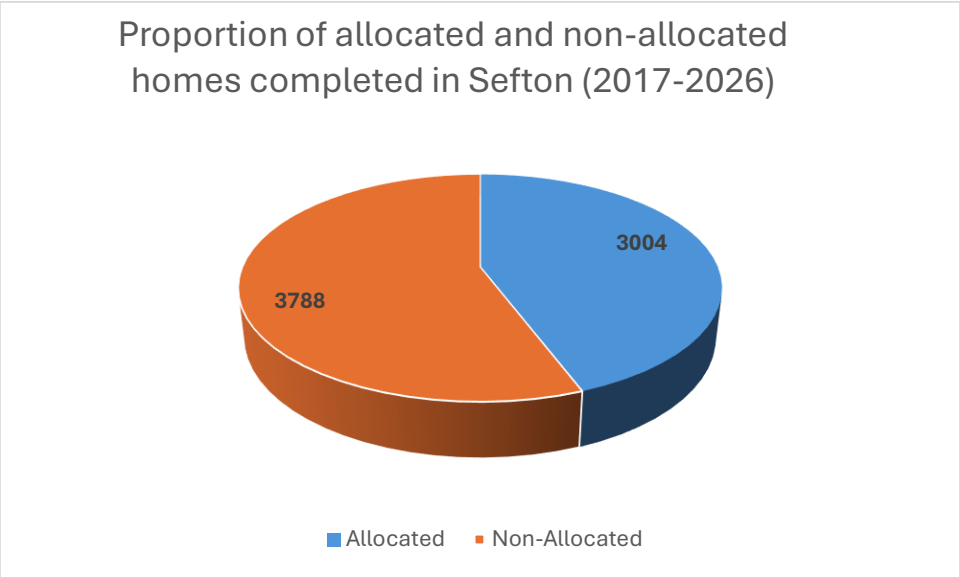
2.26 Considering the return to a lower total number of non-exceptional windfalls, we can assume that the 2024/25 total was an anomaly. It is noted that last year's windfall figure does represent a decrease of 40 from the 2023/24 figure. As this is over a two-year period, this would represent a mean decrease of 20 non-exceptional windfalls per year. This does appear to be an acceleration in the decline recorded in the three-year period from 2021/22 to 2023/24 and this will continue to be monitored to assess whether this acceleration of the trend continues.

2.27 The average number of 'filtered' and 'non-exceptional' windfalls over the last ten years from 2016-2026 is **166.6**. Most of the windfalls in Sefton (40% over the last ten-years) occur in Southport.

2.28 In accordance with the approach to small sites, we will apply a 10% discount on the windfall allowance to account for some not being completed. **This brings the windfall allowance to 150 per year.** Furthermore, windfall sites are assumed from year 3 only as, 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.

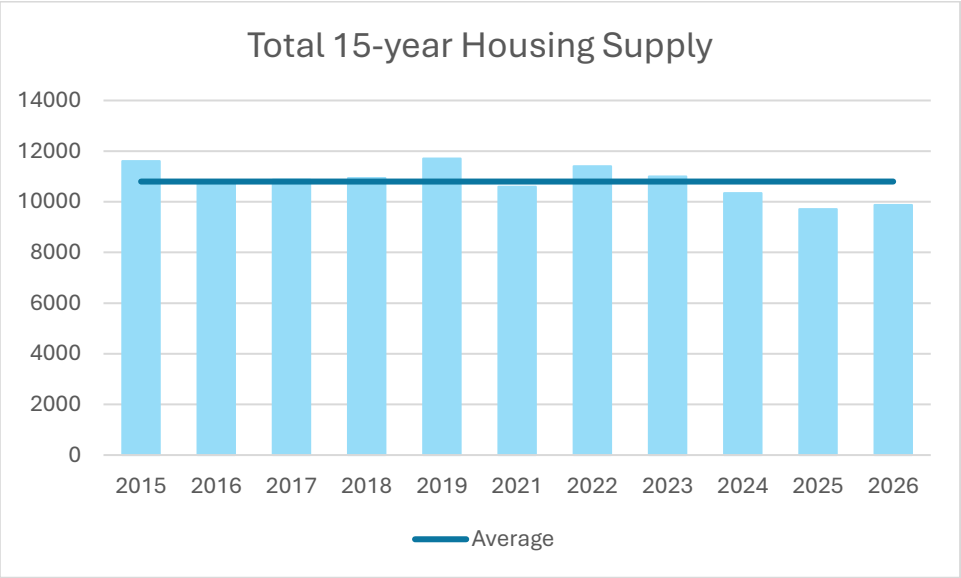
2.29 While we make an allowance for 150 windfalls for years 3 to 15, these are only non-exceptional windfalls and hides the fact that we have consistently been very

successful at securing permissions and completions for new housing on exceptional windfalls (i.e. those over 50-homes). The chart below shows that 56% of the homes completed in Sefton since the adoption of the Local Plan in April 2017 have been on sites not allocated in the Local Plan. Whilst completions on allocated sites are expected to continue increasing in coming years, as demonstrated in Appendices A and C, there is no evidence that the number of completions on non-allocated sites will decrease. However, we will continue to monitor this in future reports. Further analysis regarding the delivery of homes on allocated sites is available in Appendix A.



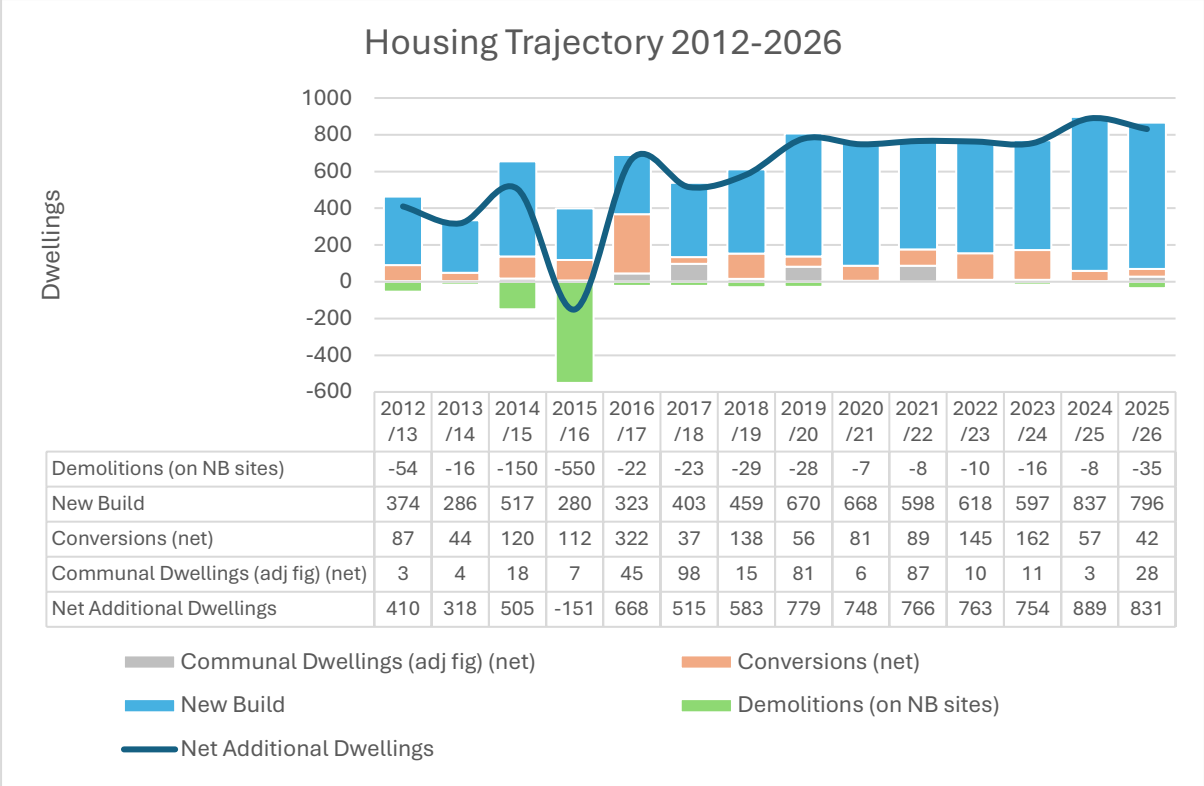
3.0 SHLAA Findings

3.1 The SHLAA findings are summarised in the table on the following page. The SHLAA has found that there is a reasonably healthy supply of housing over the next 15 years with land available for 9,962 homes. The chart below shows the progress with housing supply since 2017 (note – a SHLAA wasn't completed in 2020).



3.2 As seen from the chart above, the 15-year supply of housing land has remained steady since 2015 (the first year Local Plan allocations were included), with a mean average fifteen-year supply of 10,800. Although the fifteen-year supply has fallen below 10,000 over the last two years, this has coincided with an increase in completions on allocated sites.

3.3 Given the number of homes that have been completed in 2025/26 (831, see below), it should be expected that the supply of housing land would decrease by a similar amount. This has not occurred with the number instead increasing slightly, thus demonstrating that we've continued to have a healthy supply of homes completed on windfall sites. Of the 6,792 net completions since 2017, only 3,004 (44.2%) of those are on Local Plan allocated sites (as of 31 March 2026).



	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Demolitions (on NB sites)	-54	-16	-150	-550	-22	-23	-29	-28	-7	-8	-10	-16	-8	-35
New Build	374	286	517	280	323	403	459	670	668	598	618	597	837	796
Conversions (net)	87	44	120	112	322	37	138	56	81	89	145	162	57	42
Communal Dwellings (adj fig) (net)	3	4	18	7	45	98	15	81	6	87	10	11	3	28
Net Additional Dwellings	410	318	505	-151	668	515	583	779	748	766	763	754	889	831

3.4 The total housing supply figure for the next 15 years does not take into account of any 'exceptional' windfall sites (i.e. those that secure a net 50 or more homes) that we may get in Sefton.

3.5 For context, in the period from 1st April 2024 the following large windfall sites (i.e. 50+ homes) have been approved:

- Vine House, Seaforth (DC/2025/01349) – 58 dwellings
- (part of) West Lane, Formby (DC/2023/01277) – 89 dwellings

These have been included in our supply, along with others that are likely to be approved in the future, and this will ensure that our total supply of housing land will remain healthy.

Total supply 2026-2041

3.6 The table below shows a breakdown of the 15-year supply of housing land in Sefton by type and the period it is expected to be completed. A more detailed explanation of the Council's five-year supply position is set out in the next section.

	YEARS 1-5	YEARS 6-10	YEARS 11-15	YEARS 1-15
Large New Build	2880	751	0	3631
Small New Build	165	0	0	165
Large conversions	124	272	0	396
Small conversions	206	0	0	206
Assessed Site	300	440	262	1002
Allocated Site without Planning Permission	675	801	749	2225
Self-contained care units	0	132	0	132
Communal unit	134	31	0	165
Windfall Supply	450	750	750	1950
TOTAL AFTER DISCOUNT IS APPLIED	4934	3177	1761	9872

SHLAA Summary table (please note figures are rounded to the nearest unit

4.0 Sefton's five-year supply position at 1st April 2026

Sefton's Annual Housing Requirement

4.1 The requirement to demonstrate a five-year supply of housing land is set out in annex D of the NPPF. This requires that:

'Local planning authorities should identify and update annually a supply of specific deliverable sites. This should be sufficient to provide a minimum of five years' worth of housing, assessed against their housing requirement in the development plan, or against their local housing need (calculated using the standard method) where the development plan housing requirement is more than five years old.'

4.2 Sefton's Local Plan is now more than five years' old, being adopted in April 2017, therefore Sefton's local housing need is calculated using the standard method. **Using the Standard Methodology for calculating housing needs gives Sefton an annual housing requirement of 1,404 homes per annum.** The calculation for the standard methodology for Sefton is set out in Appendix B.

4.3 This requirement of 1,404 homes per annum is an increase from Sefton's 2025 annual housing requirement of 1,368 homes per annum and is over twice as high as the Sefton Local Plan figure of 640 (average across the plan period).

Buffer to the Supply

4.4 Annex D of the National Planning Policy Framework sets out that:
'The supply of specific deliverable sites should include a buffer (moved forward from later in the plan period) of:

- *5% to ensure choice and competition in the market for land; or*
- *20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply'*

4.5 When measuring whether there has been a 'significant under delivery of housing over the previous three years' this will be measured against the results of the Housing Delivery Test. Local Authorities are required to add a 20% buffer to their supply should delivery fall below 85% of the requirement over the previous three years.

4.6 The 2025 Housing Delivery Test shows that Sefton has delivered 135% of our housing requirement over the previous three-year period. This represents the seventh consecutive year where Sefton has passed the Housing Delivery Test

having delivered more than the required housing figure over the previous three-year period.

4.7 Although Sefton has passed the most recent Housing Delivery Test, the 2026 Test will be the first instance where Sefton is tested against the increased housing requirement figure introduced in 2025.

Calculating the 5-year requirement

4.8 Based on the information above, Sefton's 5-year housing requirement is as follows:

5 years times the requirement of 1,404 dwellings per year (plus 5% - see above).	**7,371**

Table 1

4.9 The NPPF requires that for a site to be included in the five-year supply, it has to be 'deliverable'. This is defined in the NPPF and can be summarised as available, suitable and achievable.

4.10 The housing sites in Sefton that are considered to meet the five-year supply criteria are made up of the following categories of site:

- Sites with planning permission for housing
- Local Plan housing allocations and other sites where it is known progress is being made towards an application
- A windfall allowance

Sites with Planning Permission for Housing at 1st April 2026

4.11 For sites with a current planning permission for housing, the NPPF states that *"sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long-term phasing plans). Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield land register, it should only be considered deliverable where there is clear evidence that homes will be delivered on-site within five years'.*

4.12 Sites of ten or more dwellings with full planning permission were assumed to be in the five-year supply unless there was sound evidence that they couldn't deliver. Where the sites had more units that are likely to be delivered within the five-year

period, developers were asked about phasing. Where no response was provided, assumptions were made that there would likely be 45 dwellings per year delivered on the basis of past trends. The Council has previously worked with a more cautious assumption of 35 dwellings per year, however as shown in Appendix C, delivery trends on allocated sites demonstrates that this increase is not an unreasonable assumption.

4.13 Some larger sites will be phased over a longer time period than 5 years. In these instances, the assumed contribution related to the proportion of the site that will be developed within the 5-year period, factoring in lead in times and upfront infrastructural requirements.

4.14 For smaller sites (less than 10 units) with planning permission, an across-the-board discount of 10% was applied to the total supply from these sites, to reflect likely non-implementation rates. This approach is consistent with appeal decisions elsewhere, and the historic rate of non-implementation in Sefton.

4.15 For smaller sites, the lead in time from grant of permission to the delivery of completions was based on historic trends for similar sized sites.

Sites without Planning Permission for Housing at 1st April 2026

4.16 The vast majority of sites in the five-year supply benefitted from planning permission for housing at 1st April 2026. However, a number of sites without planning permission, predominantly Local Plan allocations, have also been included in the five-year supply. A 20% discount was applied to these sites to reflect the greater uncertainty associated with sites without planning permission.

4.17 Assessments of each of these sites are set out at appendices of the SHLAA.

Calculating the 5-year housing supply

4.18 The following table provides an overview of Sefton's supply of housing sites that are considered to meet the 5-year supply criteria:

Housing 5 year-supply overview

Large sites (New Build)	2,880
Small sites (New Build)	165
Large Conversions	124
Small Conversions	206
Assessed Site	300
Allocated Site without Planning Permission	675
Self-contained care units	0
Communal accommodation (adjusted)	134
Windfall supply	450
TOTAL	**4,934**

Table 2

Five-year supply	
Requirement for the next 5 years (from table 1 above)	7,371
Total 5-year forecast supply (from table 2 above)	4,934
5-year supply proportion (%)	67%
5-year supply position	3.35

Table 3

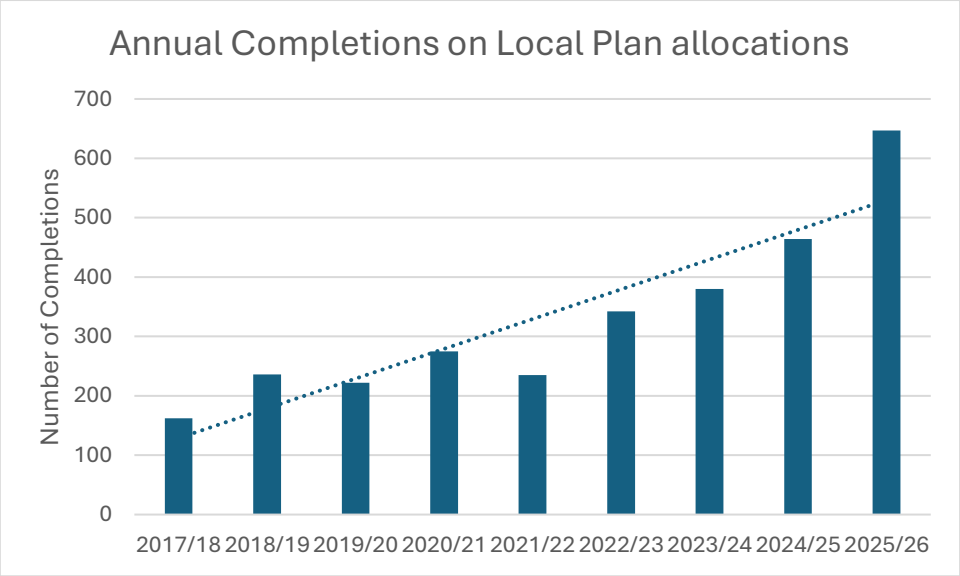
Conclusions

4.19 Sefton's 5-year housing supply position has seen a marginal increase to 3.35 years from last year (when it was 3.34 years).

Appendix A – Progress on Local Plan allocations

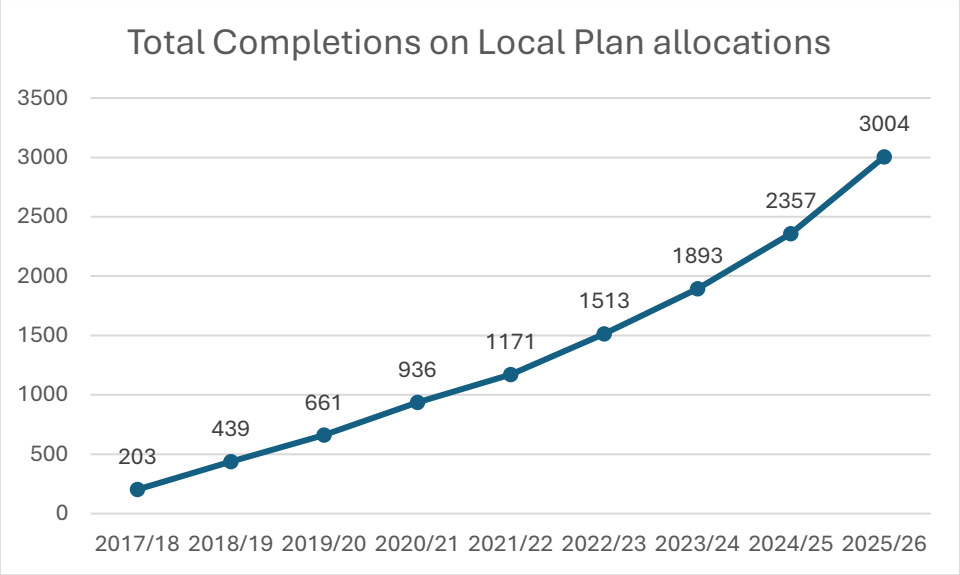
A1 The Council have recently commenced the process of making a new Local Plan. An overview of the progress with each of the housing allocations in the current Local Plan is published in each year's version of the Authority Monitoring Report (AMR). This year's SHLAA considers the delivery trends on the existing Local Plan housing allocations.

A2 The intention of this analysis is to show development trends when it comes to allocated sites. This will help with forecasting the timeline for the delivery of the remaining undeveloped units on allocated sites, in addition to providing context regarding lead-in times before completions for consideration when allocating sites in the new Local Plan.



A3 As shown in the graph above, following a steady start in the years following the adoption of the plan, there has been a rapid increase since 2021/22 in the number of annual completions on these allocated sites. This can partly be attributed to the commencement of development on some larger allocations, as shown in Appendix C.

A4 As shown in the chart below, of the 3,004 total completions on allocated sites, including the 41 that occurred prior to the adoption of the plan, over half of these have been in the previous three years.



A5 This analysis has shown that following the adoption of the new Local Plan, there will be a lead-in period before substantial completions are achieved. Assuming that the new Local Plan is adopted in 2029 as set out in the published Local Plan Timetable, this means that many of the allocated sites will begin achieving completions within the next 15-year period, however these are not currently included in the 15-year supply.

Appendix B

Calculating the 'Standard Methodology Figure for Sefton'

B1 The Government's national planning practice guidance explains that the standard method to calculate a minimum annual local housing need figure is as follows:

Step 1 Setting the baseline

B2 Set the baseline using the existing housing stock for the area of the local authority (Dwelling stock (including vacants), Table 125: dwelling stock estimates by local authority district). The baseline is 0.8% of the existing housing stock for the area, and the most recent data published at the time should be used.

Step 2 An adjustment to take account of affordability

B3 The housing stock baseline figure (as calculated in step 1) is then adjusted based on the affordability of the area.

B4 The affordability data used is the median workplace-based affordability ratios, published by the Office for National Statistics at a local authority level. The mean average affordability over the five most recent years for which data is available should be used.

B5 No adjustment is applied where the ratio is 5 or below. For each 1% the ratio is above 5, the housing stock baseline should be increased by 0.95%. An authority with a ratio of 10 will have a 95% increase on its annual housing stock baseline.

B6 Where an adjustment is to be made, the precise formula is as follows:

$$Adjustment\ factor = \frac{five\ year\ affordabililty\ ratio - 5}{5}\ x\ 0.95 + 1$$

B7 For values of 'five year average affordability ratio' above 5; otherwise zero.

Calculating Sefton's figure

B8 Taking into account the above, Sefton's annual housing requirement is 1,404 homes per year. The steps showing how this is calculated are below.

Step 1: Setting the Baseline

B9 Using the tables set out in the guidance, the 2025 estimated figure for Sefton's dwelling stock is 133,194. The baseline is calculated as 0.8% of this figure. The housing stock baseline figure for Sefton is 1,065.552.

Step 2: Adjusting to take account of affordability

B10 The Office of National Statistics has published that Sefton has a 5-year average median workplace-based affordability ratio of 6.67.

$$Sefton\ adjustment\ factor = \frac{6.67 - 5}{5}\ x\ 0.95 + 1$$

B11 This formula gives an adjustment factor of 1.3173.

$$Sefton\ annual\ housing\ requirement = Baseline\ x\ Adjustment\ factor$$

$$Sefton\ annual\ housing\ requirement = 1{,}065.552\ x\ 1.3173$$

Using the standard methodology, Sefton's annual housing requirement is 1,403.652, rounded to 1,404 homes per year.

Appendix C – Delivery Trends

C1 As outlined in paragraph 4.12 in the main body, we assume based on past trends that where no phasing plan has been provided by the developer, 45 dwellings per year will be delivered. As part of this year's SHLAA, to check that the number of 45 is an accurate assumption for delivery on sites, we looked at the completion rate of schemes that have begun construction since 2017 (i.e. the adoption of the Local Plan). Schemes that have been granted permission for 100+ dwellings have been included in this analysis.

C2 The table below shows the number of completions per year on each of the case study sites.

Site	To March 2018	To March 2019	To March 2020	To March 2021	To March 2022	To March 2023	To March 2024	To March 2025	To March 2026	Average annual rate
MN2.03 Former Phillip's Factory, Southport	-	-	-	-	22	41	48	29	13	**30.60**
MN2.17 Liverpool Road, Formby	-	-	1	2	67	95	74	73	29	**48.71**
MN2.25 Land at Holgate, Thornton	-	-	-	-	-	-	21	75	86	**60.67**
MN2.26 Land at Lydiate Lane (Sundial Place), Thornton	-	-	-	-	-	-	-	23	68	**45.50**
MN2.27 Land rear of Sundial Place Phase 1, Thornton	-	-	-	24	51	40	27	38	2	**30.33**
MN2.29 Kenyons Lane, Lydiate	-	-	-	-	-	-	14	35	45	**31.33**
MN2.30 Former Ashworth Hospital Site, Maghull	17	95	81	93	38	45	-	-	-	**61.50**
MN2.31 Land East of Waddicar Lane, Melling	-	-	30	34	39	46	-	-	-	**37.25**
MN2.32 Wadacre Farm, Melling	-	-	-	-	-	-	-	19	85	**52.00**

Site	To March 2018	To March 2019	To March 2020	To March 2021	To March 2022	To March 2023	To March 2024	To March 2025	To March 2026	Average annual rate
MN2.35 Land at Aintree Curve, Ridgewood Way, Aintree[1]	26	56	23	-	-	-	-	-	-	**35.00**
MN2.42 Former St Wilfrid's School, Bootle	-	-	-	-	-	28	41	41	44	**38.50**
MN2.43 Klondyke Phases 2 & 3, Bootle	13	54	42	33	-	-	-	-	-	**35.50**
MN2.47 Land East of Maghull (South)	-	-	-	-	-	-	125	98	218	**147.00**
Average	18.67	68.33	35.40	37.20	43.40	49.17	50.00	47.89	65.56	**50.30**

C3 As shown in the table above, there has been an average build-out rate exceeding 45 in each of the previous four years across all sites. Furthermore, the average site build-out rate across all years since the adoption of the plan is 50.30. Whilst this is inflated by the faster build-out rate on Land East of Maghull (South), this site is projected to continue completions at a similar rate, with a further 400 completions expected on the south site, and 855 permissioned on the north site.

C4 Based on the information presented in the table, it is therefore considered that the assumed build-out rate of 45 is a reasonable assumption to make.

[1] Note – Aintree Curve delivered 4 completions in 2016/17, before the adoption of the Local Plan. These have not been included in the analysis.