Sefton Council

Local Development Framework

Annual Monitoring Report 2010

Planning & Economic Development Department

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Sefton MBC Local Development Framework

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Executive Summary

This is Sefton's sixth Annual Monitoring Report (AMR) covering the period 1 April 2009 to 31 March 2010. The Council is required, under the Planning and Compulsory Purchase Act 2004, to submit an AMR to the Secretary of State annually by 31 December.

The report is an assessment of how effective the Council's objectives and policies have been in meeting the goals and targets set out in the Council's Local Development Framework (LDF) and its predecessor, the Unitary Development (UDP). The report uses a framework of indicators organised into key themes (based on our UDP chapters) to inform this assessment. The AMR also provides an annual update on how LDF documents are being progressed as measured against the timetable and programme set out in the Local Development Scheme (the management document for the LDF).

Local Development Framework Progress

For the purposes of this year's AMR the relevant LDS is that approved in April 2010. This is available to view on Sefton's website at www.sefton.gov.uk/LDS. Below is a summary of the progress of the documents programmed in this document.

Core Strategy

Progress on the Core Strategy has been complicated by a number of issues over the past year. Firstly it became apparent that we would be unable to identify sufficient land in the urban area to meet our needs for the period of the Core Strategy. This meant that a Green Belt Study was required to identify broad areas of search outside the urban area for long-term development needs. Secondly the new coalition government revoked Regional Spatial Strategy requiring reconsideration of some of the key issues that the Core Strategy will contain, most notably the annual housing requirement.

Notwithstanding these developments, we continue to work towards concluding the 'early consultation' stage of the Core Strategy by January 2011 following consultation on the options. The Green Belt Study will also be available for consultation alongside the Core Strategy options.

Merseyside Joint Waste Development Document

The second key document currently being produced for Sefton's Local Development Framework is the Waste Development Plan document. The Merseyside Environmental Advisory Service, on behalf of all the Merseyside authorities, is producing this document. As reported in the AMR last year, the Waste DPD was delayed by difficulties by reconciling the approaches of the Waste DPD with those of the waste facility providers. The difficulties have now been resolved and the dates provided in the current LDS (set out above) are expected to be the dates achieved.

Key findings from assessment of policy objectives

Urban Priority Areas

Residents in the urban priority areas are generally less satisfied with their local areas than residents who live elsewhere in Sefton.

Three-quarters (76%) of land developed for employment uses (in schemes of 1000m^2 or more) during 2009/10 was built in urban priority areas.

Economic Development and Tourism

Sefton has 70 ha of employment land available for development, approximately 10ha less than reported last year.

The total floorspace developed for employment uses during 2009/10 was over 14,000m^2 on 14 sites. Of these 13 sites were on previously developed sites.

Housing and Neighbourhood Renewal

During 2009/10 there was a net increase in the number of homes in Sefton of 387. This was made up of 540 new units and 153 lost through demolition.

A total of 148 affordable homes where completed during 2009/10. All of these were provide by housing associations rather than through the section 106 process.

A very high proportion (97.6%) of new and converted homes were provided on previously developed ('brownfield') land.

Over two-thirds of new homes (69.9%) were built at a density of 50 homes/hectare or more.

There were 125 homes demolished and 87 new homes built on land made available as a result of the Housing Market Renewal programme during 2009/10.

Retail Development

There was a slight decrease (18.3% to 17.1%) in the amount of vacant retail floorspace in Southport Town Centre in 2010. This remains significantly above the national average (9.3%) although the gap closed. Date wasn't available for any of Sefton's other centres this year.

Two-thirds of completed retail, office and leisure development in Sefton during 2009/10 was located in out-of-centre locations.

Transport Infrastructure and Accessible Development

Most new homes completed during 2009/10 were accessible to most types of services, including employment areas, GP, Shops and schools. The only exception was that only 14% of new homes were within 15-minute travel time of a hospital (73% of new homes were within 30-minute travel of a hospital).

There were three applications which secured a total of £270,189 for transport improvements secured through planning conditions and obligations.

Energy, Minerals and Waste

During 2009/10 there were six sites large enough to have a renewable energy element implemented as part of policy DQ2. On each of these schemes the on-site renewable energy is being sought although the details for each has not been finalised.

There was one new waste management facility developed in 2009/10 at Seaforth Road.

There were no primary aggregates produced in Sefton during 2009/10.

The amount of waste sent for re-use, recycling or composting in 2009/10 was almost 40% (39.38) and increase from 37.69% the previous year.

Green Belt and Countryside

There were no developments approved in the Green Belt that would be considered inappropriate.

There were no developments approved that would result in the loss of any best and most versatile agricultural land.

Nature Conservation and Coast

33% of Sefton's designated Sites of Special Scientific Interest (SSSIs) are classed as being in favourable condition. 6% is classed as being in unfavourable condition and declining.

Only a couple of minor developments were approved in the coastal planning zone during 2009/10 that were not coast dependant.

Urban Greenspace and Development

There will be a loss 2.87ha of designated urban greenspace as a result of approvals during 2009/10. This is associated with the approval on the former Bibby's Sports Ground at Orrell Lane, Bootle (2.57ha), which was derelict and not publicly accessible, and at Kings Park estate in Seaforth (0.3ha) which was publicly accessible.

Sefton has six parks and gardens that have been awarded the Green Flag award.

Heritage Conservation

Sefton has one building on the national buildings at risk register; Ince Blundell Old Hall.

Sefton maintains a local list of buildings and structures. There are currently 36 buildings or structures considered at risk or worse on the local register.

Design and Environmental Development

One housing scheme (from eleven eligible) achieved very good on the Building for Life Assessment. Two were awarded a good rating.

A total of 1583 new trees were planned onsite and contributions have been agreed for a further 1591 to be planted as a result of planning approvals during 2009/10.

Environmental Protection

Flood zone 3 covers over 15% of Sefton's area and over 4300 homes are located within flood zone 3 in Sefton.

There were 2 planning applications where the Environment Agency recommended that permission be refused on flood risk or water quality grounds. One of these applications was withdrawn and the other was approved after amendments were made to the Flood Risk Assessment.

Levels of fine air particulates and nitrogen dioxide have decreased slightly (with one exception – Crosby Road North for nitrogen dioxide) at each of Sefton's monitoring stations.

The level of Sefton's carbon dioxide emissions has decreased by 8.4% up to 2008 (there is a delay in calculating data for this indicator). Sefton produces 5.5 tonnes of carbon dioxide per person, a decrease from 5.8 tonnes the previous year (2007).

Sefton has 8589 sites that require further inspection for potential contamination. Of these 1074 sites are potentially high risk.

Sefton's three bathing beaches comply with the European Bathing Water Directive. Southport is classed as excellent and Ainsdale and Formby are classed as good.

1 Introduction

Background

1.1 The Annual Monitoring Report (AMR) is the main mechanism for assessing the performance of the Development Plan and plays an important role in the provision of evidence for emerging planning policies. In Sefton's case this is primarily the Core Strategy.

1.2 The AMR contains information on:

- The implementation of the Local Development Scheme (see section 2)
- The Sefton context (see section 3)
- The extent to which the policies set out in the development plan are being achieved and the implications of the findings for Sefton's Core Strategy (see section 4 onwards)

The Development Plan

1.3 For the period covered by this AMR, 1 April 2009 to 31 March 2010, Sefton's Development Plan consisted of:

- 'Saved' policies from the Sefton Unitary Development Plan (UDP)
- Regional Spatial Strategy (RSS) for the North West

RSS is expected to be revoked and will longer form part of the Development Plan once this occurs.

1.4 Whilst the UDP was produced under the previous planning system, it does contain objectives and related indicators for monitoring. These are the basis for this AMR, although the UDP indicators have been supplemented with indicators recommended in recent monitoring guidance[1]. The objective for the Sefton context chapter has been taken from our current Sustainable Community Strategy.

1.5 As we replace the UDP policies with the Local Development Framework we will review the indicators we use. The timetable for producing documents in the Local Development Framework is assessed in section 3 of the report. The North West Regional Assembly carried out monitoring of the RSS, prior to its revocation.

The Monitoring Framework

1.6 The Development Plan is monitored through a series of indicators. These are:

- ***Contextual Indicators****, which measure the background against which policies operate (see section 3)*
- ***Plan Specific Indicators*** *linked to the objectives of our planning policies and measure direct effects of policy (see sections 4 to 16)*

[1] Regional Spatial Strategy and Local development Framework: Core Output Indicators – update 2/2008

- ***Core Output Indicators*** *defined by the Communities and Local Government office to achieve a consistent data set for all Local Authorities. They also measure the direct effects of policy (see sections 4 to 16).*
- ***Significant effects indicators****, which measure the significant environmental, social and economic effects of the development plan policies and are directly linked to the monitoring requirements of the Strategic Environment Assessment and Sustainability Appraisal. Initial work has been carried out to identify a list of significant effects indicators which we will use to measure sustainability, although these are subject to change as the Core Strategy progresses (see section 17). There will often be significant overlap between the significant effect and other indicators.*

Appendix 1 provides a list of all our indicators.

1.7 The *plan specific* and *core output* indicators are combined in this document as both sets are used to measure how far we are achieving our plan objectives. In our case these are set out in the UDP. For ease of reference we have organised the AMR into sections broadly related to the separate topics in the UDP.

How we will use the results

1.8 It's important that we use the results of our monitoring to inform future decisions on planning policy. This is the ultimate aim of the monitoring framework – to improve performance.

1.9 Each chapter includes an analysis of the indicators measured and the implications of these on our emerging Core Strategy. Along with a range of other evidence (such as results of consultation and detailed studies on housing, employment etc) this will help us choose a preferred strategy for our Core Strategy that is most relevant and effective.

2 Local Development Scheme Update

2.1 This section reports on whether the timetable in the Local Development Scheme (LDS) is being achieved. For the purposes of this year's AMR the relevant LDS is that approved in April 2010 (covering 2010-13). This is available to view on Sefton's website at www.sefton.gov.uk/LDS.

2.2 The sections below set out the anticipated dates of meeting the key milestones for the production of each of our LDF documents and the progress in meeting these.

Core Strategy			
Key milestone	**Date**	**Date met?**	**Comment**
Start of preparation	January 2009	✓	The start date is when consultation on the sustainability appraisal scoping report begins
Early consultation	To December 2010	-	To allow enough time for comments to be made on the options we will extend the period to January 2011
Publication	June 2011	-	
Submission	October 2011	-	
Examination	March 2012	-	
Adoption	July 2012	-	

2.3 Progress on the Core Strategy has been complicated by a number of issues over the past year. Firstly it became apparent that we would be unable to identify sufficient land in the urban area to meet our needs for the period of the Core Strategy. This meant that a Green Belt Study was required to identify broad areas of search outside the urban area for long-term development needs. Secondly the new coalition government revoked Regional Spatial Strategy requiring reconsideration of some of the key issues that the Core Strategy will contain, most notably the annual housing requirement.

2.4 Notwithstanding these developments, we continue to work towards concluding the 'early consultation' stage of the Core Strategy by January 2011 following consultation on the options. The Green Belt Study will also be available for consultation alongside the Core Strategy options.

Merseyside Joint Waste DPD			
Key milestone	**Date**	**Date met?**	**Comment**
Start of preparation	December 2006	✓	
Early consultation	To December 2010	-	An additional waste sites consultation will take place towards the end of 2010 and conclude the early consultation phase.
Publication	June 2011	-	
Submission	August 2011	-	
Examination	November 2011 to January 2012	-	
Adoption	September 2012	-	

2.5 The second key document currently being produced for Sefton's Local Development Framework is the Waste Development Plan document. The Merseyside Environmental Advisory Service, on behalf of all the Merseyside authorities, is producing this document. As reported in the AMR last year, the Waste DPD was delayed by difficulties by reconciling the approaches of the Waste DPD with those of the waste facility providers. The difficulties have now been resolved and the dates provided in the current LDS (set out above) are expected to be the dates achieved.

2.6 The current LDS also sets out that from 2012 we will also be producing several other DPDs. These are an Allocations DPD, Development Management DPD and a Seaforth and Litherland Area Action Plan. Once these are underway we will report on them in subsequent AMRs.

3 Sefton Context

Objective

To make Sefton a great place in which to live, work, learn, visit and do business (Sustainable Communities Strategy vision)

Introduction

3.1 Sefton is a diverse and distinctive area. Bootle, Litherland and Netherton in the south form part of the Merseyside conurbation and share the characteristics of this Metropolitan area. Southport in the north of the Borough is a regional retail and tourism centre. In the centre of the Borough lie the smaller towns of Crosby, Maghull and Formby.

3.2 Sefton is a coastal Borough. This is a major influence on the Sefton economy, in particular the Port focused on Bootle and Southport's development as a seaside resort. North of the Port area, the whole coastline is covered by national and international nature conservation designations.

3.3 Sefton also has extensive countryside - about 51% of the area of the Borough – all of which lies within the Merseyside green belt. It is relatively low-lying which means that parts of the Borough are vulnerable to either sea or river flooding.

3.4 Sefton's proximity to Liverpool is important, but it is a distinct Borough which contains a number of features that are often more closely associated with its larger urban neighbour.

3.5 For example, Sefton is home to the famous Aintree racecourse, and the main operational docks of the Port of Liverpool. The docks are an important feature of Sefton, and, with their associated maritime businesses, are a major source of local employment, which presents challenges to the south of the Borough with increased traffic and environmental pressures.

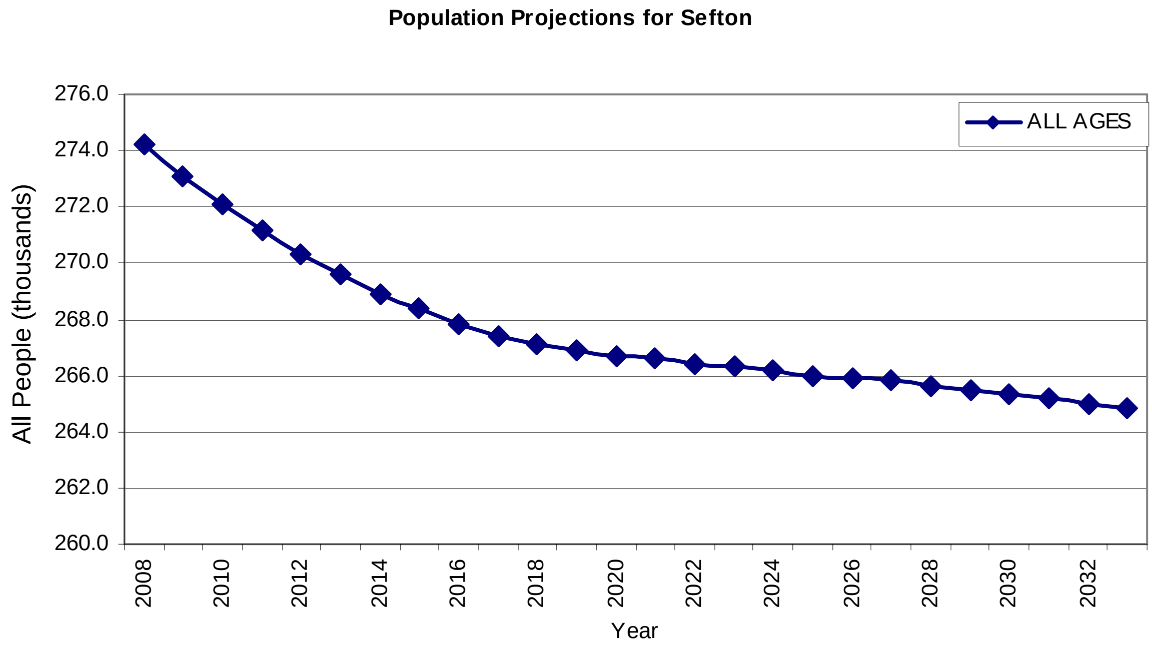
3.6 Sefton is a Borough of extreme contrasts. There are concentrations of social and economic deprivation across much of the south of the Borough. However, central Southport also contains some of the most deprived neighbourhoods in Sefton.

3.7 The UK-wide economic recession has had significant detrimental effects upon Sefton's residents. The impacts of the recession can be seen within regeneration projects, and day-to-day planning activities over this monitoring period.

3.8 All of these facts all-present challenges and opportunities which the Local Development Framework will be seeking to address. Integrating with other plans and strategies, notably the Sustainable Community Strategy, will help do this. The vision of the current Sustainable Community Strategy has been used here to set the overall objective of the Sefton context chapter.

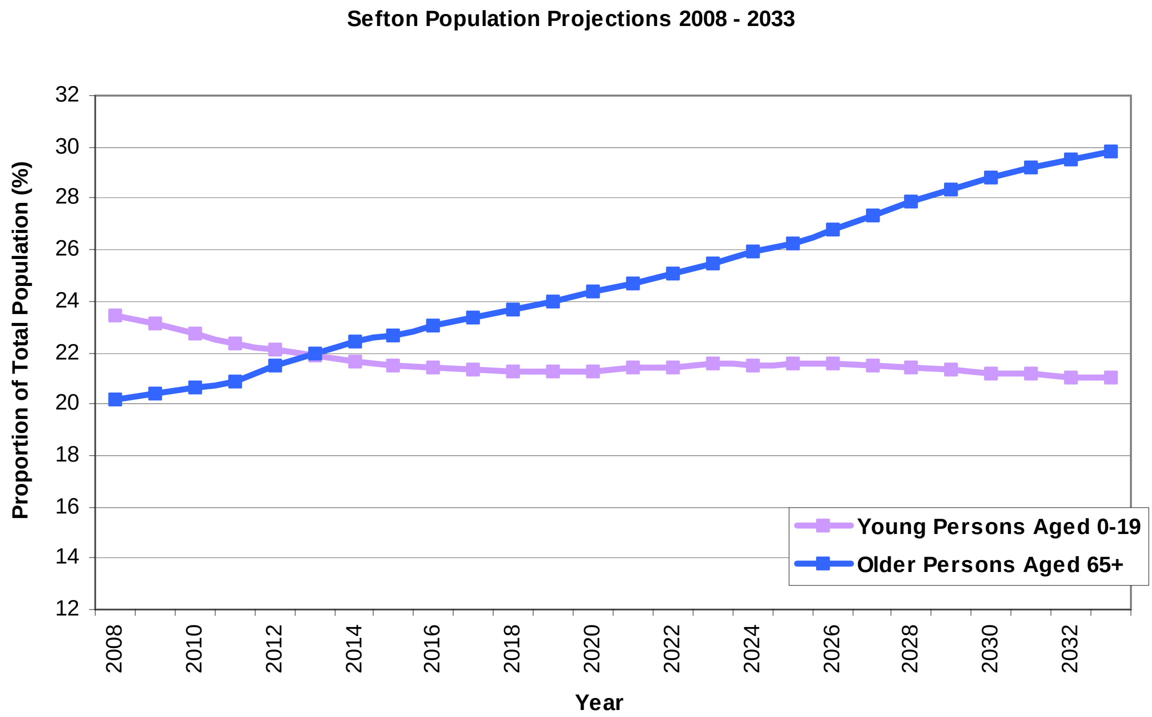
Indicator SC1

Number of households and population in district



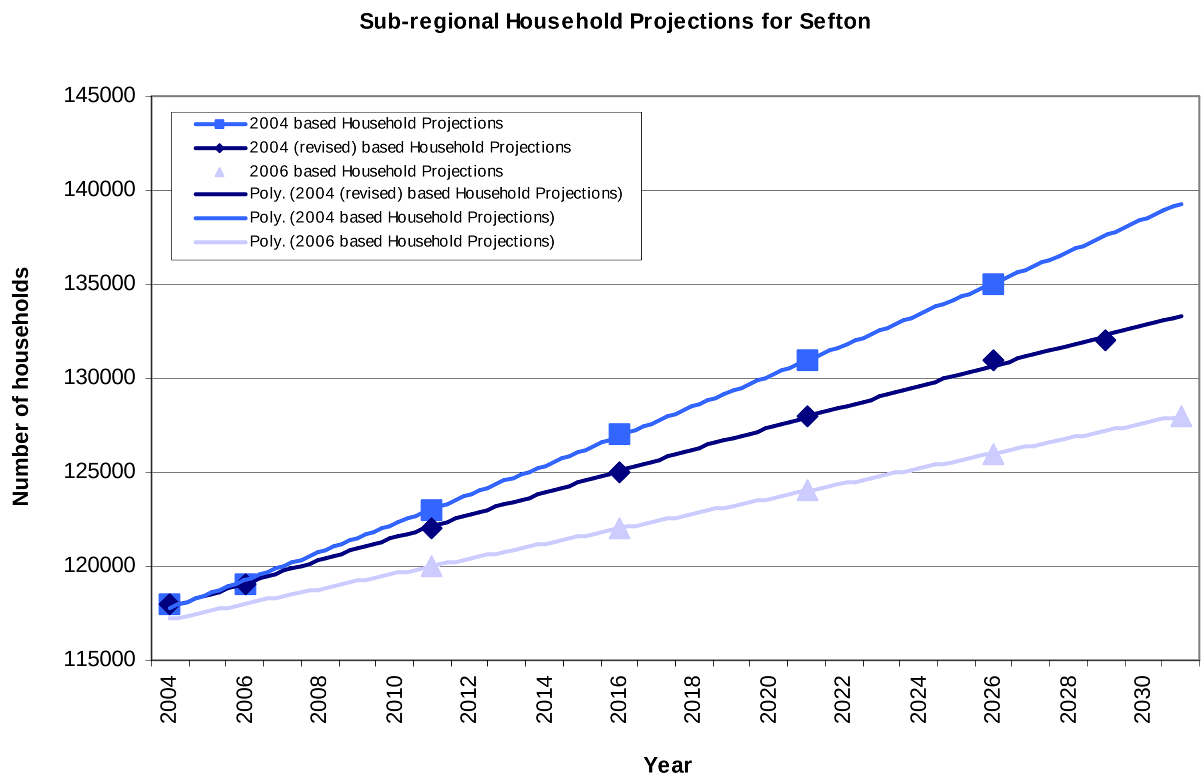
Source: Office for National Statistics – 2008 based Subnational Population Projections for England

3.9 The 2008 based population projections indicate a continued population decline in Sefton over the next 25 years. The population projections identify a decline in population from 274,200 in 2008 to 264,800 in 2033 (a projected 3.4% decline over the next 25 years). One of the aims of the Core Strategy will be dealing with the consequences of these changing population and demographic trends within Sefton.



Source: Office for National Statistics – 2008 based Subnational Population Projections for England

3.10 The 2008 based population projections also highlight Sefton's ageing population. By 2013 the proportion of Sefton's population over the age of 65 will be greater than the number of 0 – 19 year olds. The proportion of people over the age of 65 will continue to rise from 20.2% in 2008 to nearly 30% in 2033 (29.8%). At the same time, the proportion of under 20 years olds in Sefton will continue to fall from 23.5% in 2008 to 21.0% in 2033. Sefton's changing demographics and age profile will have significant implications for housing and employment and will need to be carefully considered in the preparation of future planning policies.



Source: Communities and Local Government – 2006 based projections of households for the English regions to 2031

3.11 In contrast to the population projections, the number of households is projected to increase in Sefton over the next 20 years from 118,000 in 2006 to 128,000 in 2031. This is due to the average household size decreasing, with a greater number of people living in single person households. However this does not mean we will seek to promote one-bedroom houses and apartments as we would want to provide future flexibility in the housing stock. The revised Government tables show a lower rate of increase than previously published, nevertheless the household increase is substantial. Meeting the housing requirements, as identified above, is one of the key challenges of current planning policy and is considered in more detail in the Housing and Neighbourhood Renewal Chapter.

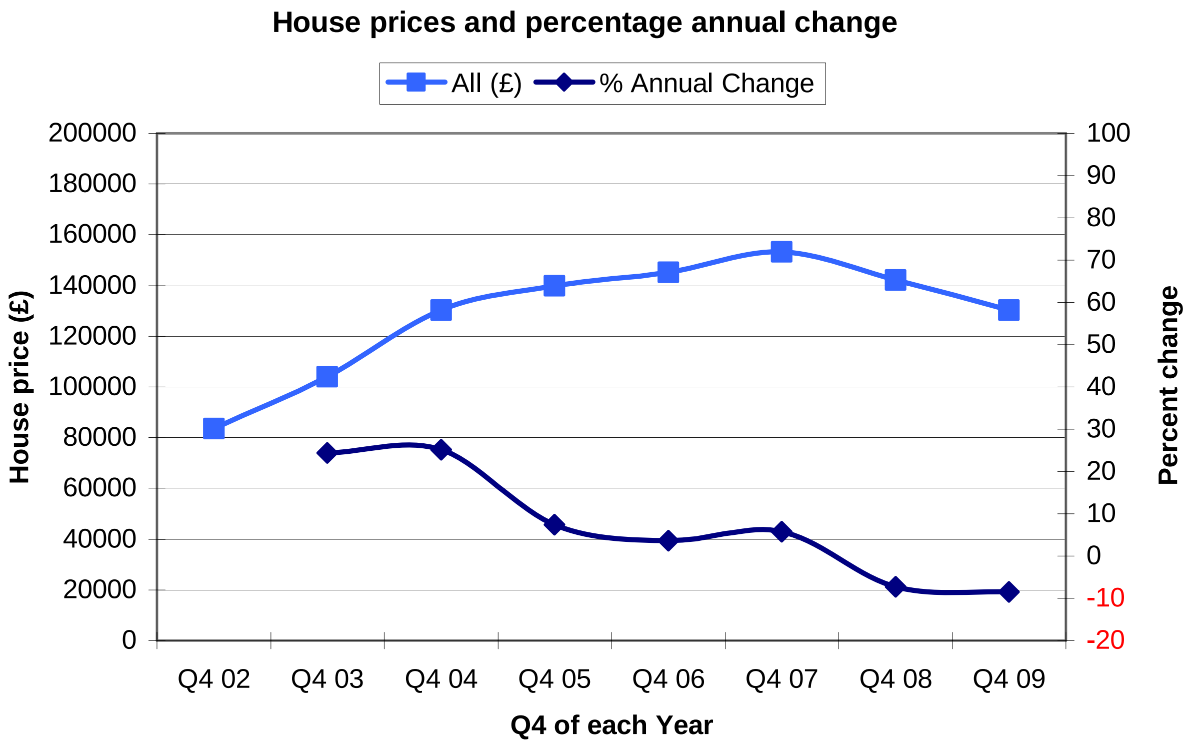
Indicator SC2

Annual household income

3.12 Sefton's mean annual household income in 2009 was £33,066, an increase of 3.65% (£1,165) in the past year. This rate is above the annual CPI Inflation Rate of 2.25% (2009/10). Source: CACI paycheck.

Indicator SC3

Percentage annual change in house prices

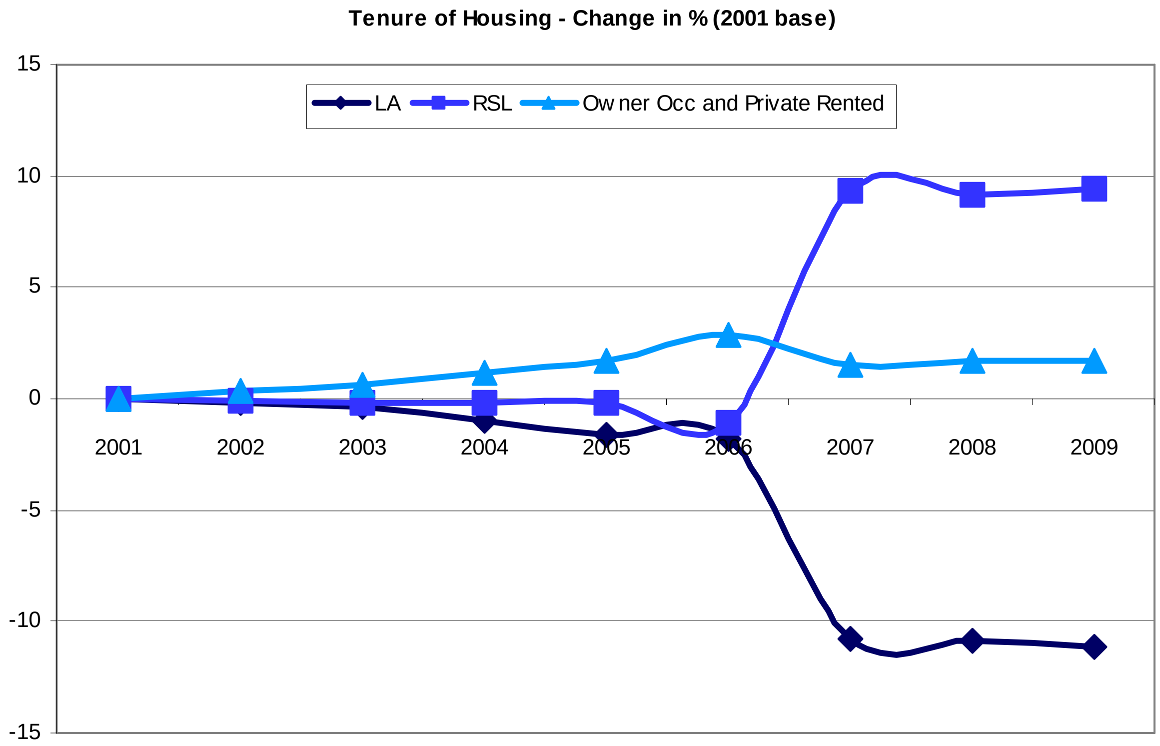


Source: Land Registry House Price Index Report – 2010

3.13 The chart above shows the change in average house prices in Sefton since 2002. The effects of the economic downturn can be clearly identified in the average house price and annual house price inflation since 2007 (quarter 4). Average house prices have deflated for the past two years, by 7.3% in 2008 and 8.4% in 2009. Since 2007 average house prices in Sefton have decreased by £23,202 (-15.1%). Some small signs of recovery have been shown in the housing market in late spring 2010, however the overall economic recovery remains fragile, confidence in the housing market and building sectors continues to remain low. House prices and house affordability will impact upon how planning policies and their objectives are met in the coming years.

Indicator SC4

Housing Tenure



Source: Neighbourhood Statistics – Dwelling Stock by Tenure and Condition 2009

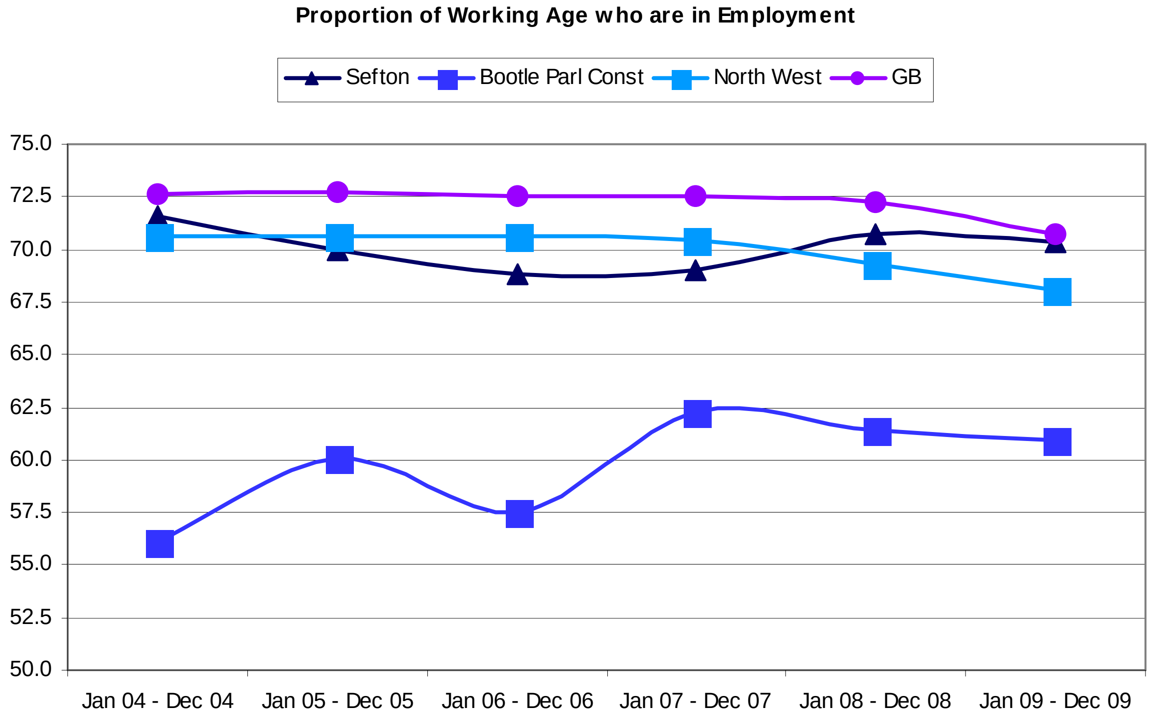
3.14 The Dwelling Stock by Tenure and Condition 2009 shows the percentage change in tenure of the housing stock in Sefton since 2001. The remaining Local authority stock (0.2% in 2008) has now been transferred to Registered Social Landlords (RSLs). These RSL dwellings now make up 15.2% of Sefton's total housing tenure. The proportion of Sefton's owner occupied and privately rented households has remained at 84.8% in the monitoring year.

Indicator SC5

Percentage working age in employment

3.15 The effects of the current difficult economic climate are highlighted in the chart below. The total proportion of working-age people in employment has decreased in all areas within Great Britain since the start of 2008. Sefton has seen a slight decrease in the proportion employed from 70.7% in 2008 to 70.3% in 2009.

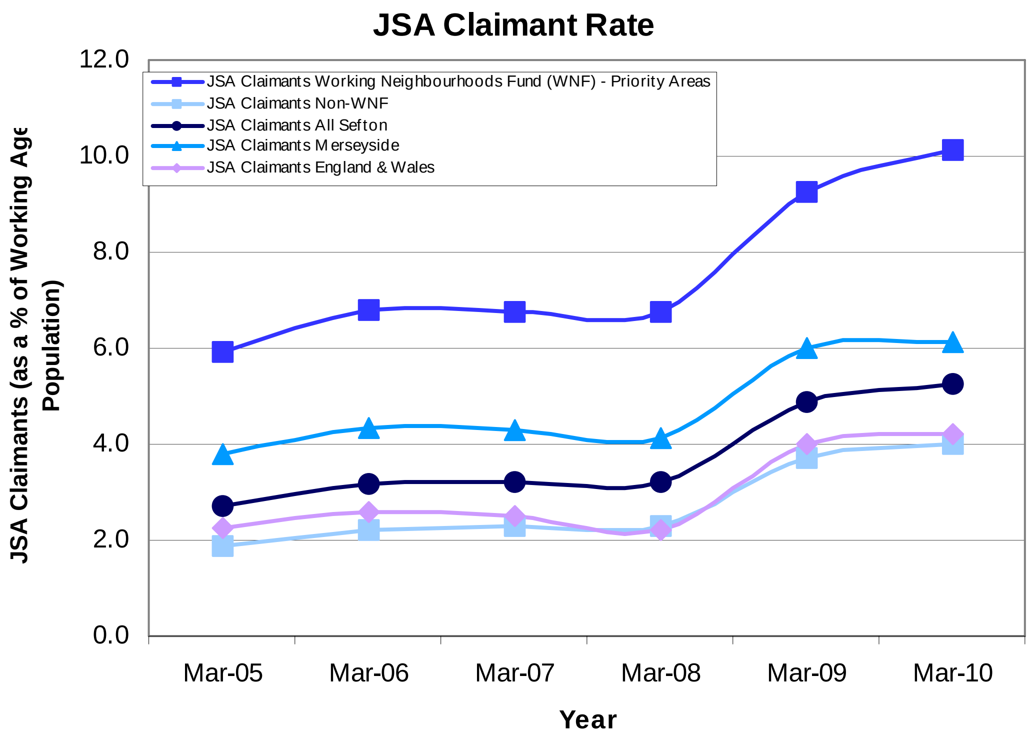
3.16 The Bootle Parliamentary area, which includes most of the Urban Priority Area in south Sefton, historically has a much lower rate of working-age people in employment. The effects of the downturn broadly mirror the rest of Sefton with a decrease in the proportion employed of 0.5% from 61.4% in 2008 to 60.9% in 2009.



Source: Office for National Statistics – Annual Population Survey 2004 – 2009

Indicator SC6

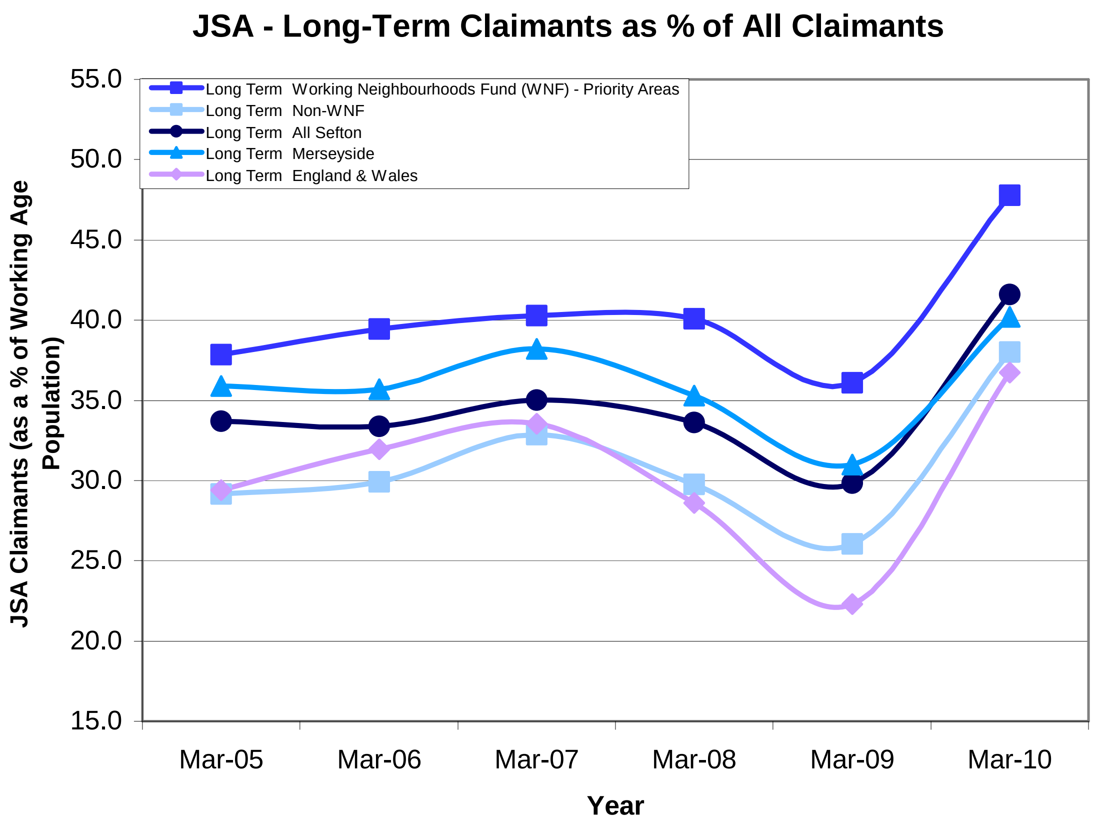
Job Seekers Allowance (JSA) claimant rate including long-term unemployed



Source: Office for National Statistics - Claimant Count with rates and proportions. March 2005 –2010

3.17 Since the start of the economic downturn in late 2007, leading to the recession in 2008-2009, the proportion of working age people claiming job seekers allowance has increased at a steady rate within Sefton. The fastest rate of increase however has occurred in the more deprived areas within the Borough – those covered by Working Neighbourhoods Fund (WNF), where the proportion of JSA claimants has increased from 5.9% in March 2005 to 10.1% in March 2009.

3.18 In the continuing uncertain economic climate, it will be increasingly important when implementing policies, particularly economic, that the gap between Sefton least and most deprived areas are fully considered.



Source: Office for National Statistics - Claimant Count with rates and proportions. March 2005 -2010

3.19 Again, as with the previous indicator, the economic downturn has lead to an increase in the proportion of JSA claimants who are claiming this benefit over the long tem (over 6 months). The WNF area also has a much higher proportion of long-term claimants than the rest of the Borough and also nationwide. The JSA claimant figures confirm that when the national economy struggles, it tends to be the more deprived areas that are the most fragile and therefore the hardest hit.

3.20 The implementation of economic initiatives to create jobs is extremely important in Sefton, and especially within the Working Neighbourhoods priority areas. These initiatives can be developed with local public and private partners to help reduce the number of JSA claimants and improve the local economy.

Implications for Core Strategy

This chapter identifies some issues that provide the context that planning policy must work within.

Firstly an increasingly ageing population will have significant implications on the types of housing we build in Sefton. This will include the design of homes and their location. An ageing population will also require a different approach to the type, amount and location of facilities and services. This is also likely to include a continued decrease in the need for schools and in the longer term a decrease in the amount of people economically active.

Despite a decreasing population, as has been the case in Sefton for decades, the average household size has decreased. This means that there remains a need for more homes to be built. The Core Strategy will set out the level of household growth and the broad locations where these will be.

The current economic downturn is having a major impact on the amount of Sefton's residents who are economically active. The Core Strategy will be one of a number of documents and strategies that will seek to ensure that impact of the recession is minimised and that it is able to emerge strong. This may include protecting and promoting employment land and helping to secure economic development that provides secure jobs.

4 Urban Priority Areas

Objective

To promote regeneration in the urban areas by concentrating development and infrastructure in support of strategies agreed by local partnerships.

Indicator UP1

Percentage of Urban Priority Area residents finding it easy to access key local services, compared to the percentage in the rest of the Borough.

4.1 There has been no survey undertaken during the past 12 months to report on this indicator. Surveys of this kind are likely to be carried out infrequently, particularly given the recent announced cuts in public funding.

Indicator UP2

Percentage of Urban Priority Areas residents satisfied with their neighbourhood as a place to live, compared to the percentage in the rest of the Borough.

4.2 The Safer and Stronger Partnerships carries out frequent surveys to assess how satisfied residents are on a number of issues. The results are reported on an area committee basis so this doesn't exactly match the indicator definition of Urban Priority Area. However the most deprived areas broadly correspond with the three area committees in South Sefton (Linacre & Derby, Litherland & Ford and St Oswald, Netherton & Orrell).

	Linacre & Derby	Litherland & Ford	St Oswald, Netherton & Orrell	Southport	Formby	Crosby	Sefton East Parishes
Aug 08	55.4	62.7	61.6	93.3	96.6	89.0	88.1
Mar 09	55.0	62.7	60.5	93.5	95.9	91.0	91.4
Mar 10	54.1	62.7	56.2	89.7	92.3	88.1	89.8

4.3 Almost all areas had a decrease in the level of satisfaction people had with their local areas. This may be linked to the wider effect of the recession and the resultant increase in unemployment. The results show there remains a significant gap between resident satisfactions in the most deprived areas compared with the rest of Sefton.

Indicator UP3

The number of Super Output Areas (SOAs) and percentage of Sefton's population that rank within the most deprived 10% of SOAs nationally and the most deprived 25% of SOAs nationally.

4.4 The Indices of Deprivation measure a range of indicators, such as economy, health, housing, environment etc. They are measured at a small at a localised area (known as Super Output Areas) and are published every few years, most recently in 2007. Previous AMRs reported on the findings of the 2007 indices and can be viewed at www.sefton.gov.uk/AMR. A decision on when the next set of indices will be published has not yet been made. We will provide details and analysis in future AMRs of future published indices.

Indicator UP4

The percentage (by area) of land developed for employment uses in schemes of 1000m^2 floorspace or more which are in Urban Priority Areas.

Year	Total hectares	Hectares in UPA	As % of all development
04-05	1.76	0	0%
05-06	15.97	15.79	99%
06-07	3.49	2.75	79%
07-08	0.43	0.43	100%
08-09	7.39	7.39	100%
09-10	4.23	3.06	76%
Total all years	**33.27**	**29.43**	**88%**

(For details of which parts of Sefton are classified as Urban Priority Areas, see page 32 of the 2006 Unitary Development Plan.)

4.5 There were five schemes of over 1000m^2 completed in 2009/10. Of these, three were in the Urban Priority Areas, and two were not.

4.6 Of those two sites, the first, at the corner of Butts Lane/Foul Lane in Southport, which has been developed as a Builders Merchant and Industrial Units, was allocated in UDP. The other site, within Formby Industrial Estate, has been developed as a Cycle Distribution Centre. Despite their being outside of the Urban Priority Areas, they are still sites where industrial development is being promoted.

4.7 Of the three sites completed that fall within the Urban Priority Areas, the first is part of the Atlantic Park development, a key economic development project in Sefton. The next is the development in the Senate Business Park off Dunningsbridge Road, and the last was the conversion of a former school building on Sterrix Lane in Litherland to an office building. These all meet the aims of the UPA policy to promote regeneration in such areas.

Implications for Core Strategy

Although Sefton contains some affluent areas with a very high quality environment, there remain some areas that are deprived. In broad terms these are generally the areas associated with the older manufacturing industries of south Sefton and small pockets in Southport. The Core Strategy will have as one of its key objectives the need to reduce deprivation and to narrow the gap between our most affluent and deprived areas by improving the quality of life for all.

5 Economic Development and Tourism

Objective

To promote development and employment in key economic sectors and strategic locations.

To ensure that land and premises are available to maximise inward investment opportunities and meet the needs of local businesses.

To consolidate and enhance Southport's role as a major tourist destination.

Introduction

5.1 The indicators in this chapter show that employment land completions during 2009/10 were slightly below that achieved during the previous year. Whilst this unsurprising given the prevailing economic circumstances, the figures are still encouraging in that this decline has been modest and still above the long-term average. It remains to be seen whether there will be any delayed 'lag' effect next year given the recent economic conditions.

5.2 Sefton's Employment Land & Premises Study was published in January 2010, having been undertaken on the Council's behalf by consultants BE Group. The Study findings identified two distinct markets operation in Sefton – one in the north incorporating Southport and Formby, and one in the South encompassing the rest of the Borough. In broad terms, the Study indicated that South Sefton has enough employment land to meet its future requirements, assuming that opportunities to remodel and regenerate existing employment areas are taken. In North Sefton however, the Study identified a severe shortage of employment land, and a need to identify a successor to the Southport Business Park to be available post-2020. Given this shortfall of land, the Study recommended that Sefton look to retain the numerous 'backland' employment sites in Southport, which offer a valuable source of business premises. Accordingly, we are currently preparing a 'Safeguarding Employment Land' Supplementary Planning Document (SPD) that will provide a framework for the future development of these sites. At the time of writing, this SPD was currently out to public and stakeholder consultation.

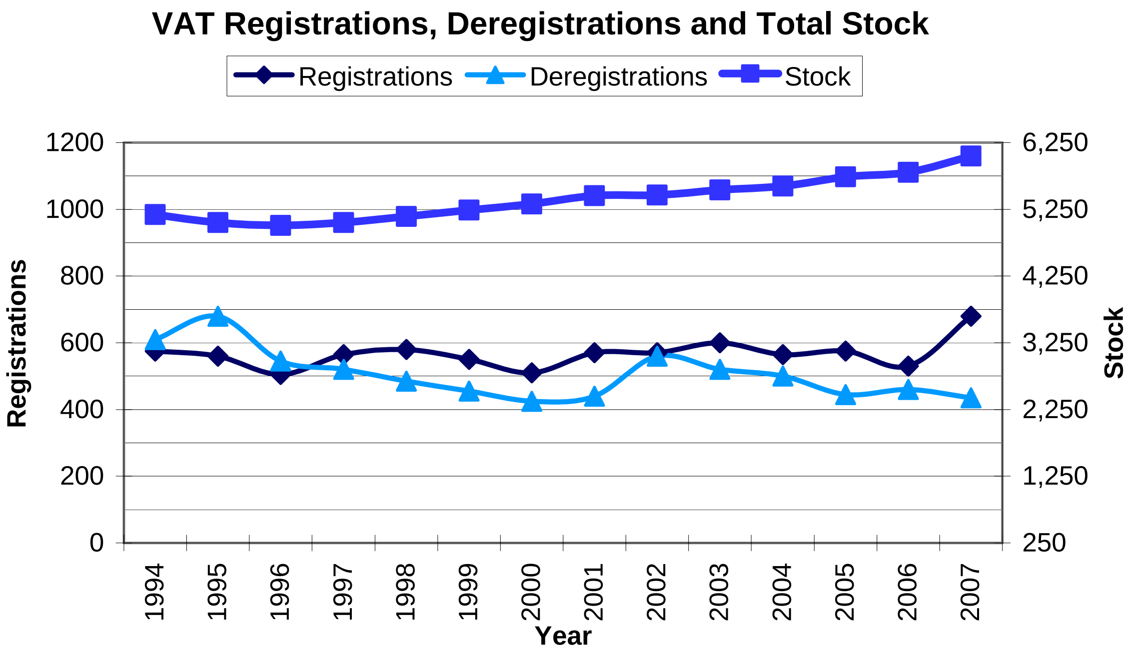
Indicator EDT1

The number of VAT Registered Businesses, and the percentage increase or decrease in the total number of VAT registered businesses.

5.2 There has been a steady increase in the number of VAT registered business within Sefton over the past decade. This increase has continued between 2006 and 2007[2]. As with last year this primarily reflects the economic situation nationally rather than any direct local impact. Despite the increase in VAT registered businesses, Sefton still has fewer business per 1000 population (21.9) than both the North West (28.4) and national average (33.2). However, it must be noted that the last release date for VAT registrations and deregistration was December

[2] More recent data is not yet available.

2008, therefore the effects of the economic downturn and recession are not reflected in these figures.



Source: DTI VAT Registrations / Deregistrations by Industry 1994 - 2007

Indicator EDT2

Employment land available, by type.

5.3 A total of 70.56 ha of Employment Land was known to be available at the end of 2009/10, which is around 10 ha less than the 80.98 ha reported last year. This change was due to 6.19 ha of land having developments completed within the year as described under Indicator EDT3 below[3]. An additional 7.11ha was removed from the supply through corrections or revisions to site boundaries and through sites being removed from supply due to expired planning permissions. New land totalling 2.88 ha has become available within the year from 9 new approvals for private sector employment developments.

Type of site	B1	B2	B8	Mixed B Uses	Total
Allocated sites without PP	2.53	0	0	25.58	**28.11ha**
Sites within PIA without PP	0	0	0	2.66	**2.66ha**
Allocated sites with PP	1.66	0	0	23.79	**25.45ha**
Sites within PIA with PP	0.66	3.41	7.91	1.12	**13.10ha**
Other sites with PP for B Uses	0.79	0	0.45	0	**1.24ha**
Total	**5.65**	**3.41**	**8.34**	**53.16**	**70.56ha**

(Numbers may not appear to add up due to rounding)

(PP = Planning Permission, PIA = Primarily Industrial Area as defined in the UDP)

[3] This does not match the total ha shown under EDT3, as one site completed in 09/10 was a new site in 09/10 and therefore not included in the 2009 AMR, and two sites have had very minor revisions to site boundaries.

Indicator EDT3

Floorspace developed for employment, by type.

5.4 The total floorspace developed during the past year was 14,478m^2. This is below last year's total although it is above that developed in 2007/08, and comparable with the 2006/07 total. A total of 6.34 ha (see second table below) of land was developed for employment purposes during 2009/10. This is above the average land take-up rate over the last 10 years, which is encouraging considering the current economic climate.

	Gross Floorspace (m^2)				
Use Class	**2005/06**	**2006/07**	**2007/08**	**2008/09**	**2009/10**
B1a	46639	6086	171	11138	5441
B1b	0	0	0	0	0
B1c	2139	0	825	0	2222
B2	10679	5053	1200	13126	1395
B8	16030	2911	745	928	1202
Mixed B use	0	1278	341	0	4218
Total	**75487**	**15328**	**3282**	**25192**	**14478**

5.5 In total 14 sites were developed in 2009-10 for employment uses. These were;

Type of site	Site name	Site area (ha)	Type of development	B Class floorspace completed
Site within EDT3.2	Site K, Atlantic Business Park, Netherton	0.768	Business park	3613
Site within EDT5 PIA	Haydock Works, Bridle Road Netherton	0.9537	Small ancillary building to existing works	143
Allocated site EDT6.15	Land at Butts Lane/Foul Lane, Southport	1.0013	Builders merchants and industrial units	3828
Site within EDT7.5	Sefton Meadows Joinery Co, Sefton Lane Ind Est, Maghull	0.1017	Light Industrial Unit	250
Site within EDT7.5	Unit 12 Sefton Lane Ind Est, Maghull	0.2044	Light Industrial Unit	170
Site within EDT7.5	Kirkdale House, Sefton Lane Ind Est, Maghull	0.2024	Light Industrial Units	745
Site within EDT7.6	52 Stephensons Way, Formby	0.1062	Light Industrial Units	390
Site within EDT7.6	101-103 Altcar Road, Formby	0.166	Cycle distribution centre	1302

Other sites	Old Saw Mill, Marsh Brow, Formby	0.0642	Joinery Workshop	650
Other sites	Scrap Metal Yard, Seaforth Road, Seaforth	0.1526	Small ancillary building to existing works	253
Other sites	Fmr Good Shepherds School, Sterrix Lane, Litherland	1.0372	Offices	1578
Other sites	Jewson, Bispham Road, Southport	1.0458	Storage building	156
Other sites	Halfords, Meols Cop Retail Centre, Foul Lane, Southport	0.1477	Motorist centre	750
Other sites	Bates Farm & Dairy, Stamford Road, Southport	0.3925	Dairy storage building	650
TOTAL		6.3437 ha		14,478m^2

Indicator EDT4

Floorspace (m^2) of new office developments (use B1a) of 2,500m^2 or more, and the percentage of this which is in town, district, or local centres.

5.6 In 2009/10 there was one development completed for Office use that was over 2500m^2. This was Site K on the Atlantic Business Park on Dunnings Bridge Road, in Netherton. This site is in an out of centre location.

Indicator EDT5

Proportion of new business and industrial development using previously developed land and buildings.

5.7 During 2009/10, of the 14 sites developed, 13 were on previously developed land. The only site that was not on PDL was the site at the corner of Butts Lane and Foul Lane in Southport, which was 3828m^2. The total floorspace developed on PDL was 10,650m^2. The percentage of development on PDL is therefore 73.6%.

Indicator EDT6

Area (hectares) of land and floorspace (m2) developed for business and industry (Use Classes B1, B2 and B8) and the number of jobs generated: in Sefton as a whole, within Strategic Employment Locations and on Strategic Sites and other Allocated Sites, in the Maritime and Tourism sectors, in other Regional Economic Strategy key sectors, in Urban Priority Areas.

Site name	Site Ref	Site area	B Class floorspace completed	Jobs	In Strategic Location or Allocated UDP Site	Sector	In Urban Priority Area*
Site K, Atlantic	BL112_2	0.5965	3613	Not	Yes within	Financial	Yes

Business Park, Netherton				known	EDT3.2	and Professional	
Haydock Works, Bridle Road, Netherton	BL265	0.9537	143	0 new jobs	Yes within EDT5 (PIA)	N/a	Yes
Land at Butts Lane/Foul Lane, Southport	SL103	1.0013	3828	100 (est)	Yes Allocated site EDT6.15	N/a	No
Sefton Meadows Joinery Co, Sefton Lane Ind Est, Maghull	ML119	0.1017	250	0 new jobs	Yes within EDT7.5	N/a	No
Unit 12 Sefton Lane Ind Est, Maghull	ML128	0.2044	170	0 new jobs	Yes within EDT7.5	N/a	No
Kirkdale House, Sefton Lane Ind Est, Maghull	ML142	0.2024	745	Not known	Yes within EDT7.5	N/a	No
52 Stephensons Way, Formby	FL129	0.1062	390	10	Yes within EDT7.6	N/a	No
101-103 Altcar Road, Formby	FL109	0.166	1302	Not known	Yes within EDT7.6	N/a	No
Old Saw Mill, Marsh Brow, Formby	FL121	0.0642	650	2 or 3 (est)	No	N/a	No
Scrap Metal Yard, Seaforth Road, Seaforth	BL358	0.1526	253	0 new jobs	Yes	N/a	Yes
Fmr Good Shepherds School, Sterrix Lane, Litherland	BL237	1.0372	1578	130	No	Financial and Professional	Yes
Jewson, Bispham Road, Southport	SL158	1.0458	156	1	No	N/a	No
Halfords, Meols Cop Retail Centre, Foul Lane, Southport	SL231	0.1477	750	0 new jobs	No	N/a	No
Bates Farm & Dairy, Stamford Road, Southport	SL236	0.3925	650	0 new jobs	No	N/a	No

(*Urban Priority Areas as defined in the UDP page 32)

5.8 Whilst the total number of jobs specified is 241 a number of other developments have the number of jobs produced as either zero or ‘unknown’. This is likely to reflect the fact that a proportion of these new developments are speculative and the end user may not yet be known. Therefore the actual number of new jobs created will be a higher figure.

Indicator EDT7

Amount of employment land on Allocated Sites, or within Primarily Industrial Areas, lost from business and industry (Use Classes B1, B2 and B8): In Sefton as a whole, in Urban Priority Areas, to housing uses

5.9 A total of 3.3451 ha of land has been lost from B uses in 2009/10. Only one very small development (0.0651 ha) took place within an area designated for employment purposes; site BL347, formerly a warehouse in the Port and Maritime Zone (UDP Policy EDT9), has been converted and is in use as a retail unit.

5.10 Within Urban Priority Areas, 2.4251 ha has been lost from B uses, which includes the above mentioned site, and a number of sites developed for housing. The largest site, the former Toprain Site on Hawthorne Road (1.32 ha), was developed for housing as part of the HMRI programme in Bootle.

5.11 The majority of land where a change of use from B uses has occurred is on housing developments; a combined total of 3.28 ha of formerly commercial land has been lost to housing.

Site Ref	Site Name	Description	Area HA	In Urban Priority Area	Alloc Empl Site	Lost to Housing
BL347	Unit 1, 107, Rimrose Road, Bootle	Development of retail unit in former warehouse	0.0651	Yes	Within EDT 9 Port	No
C334	Thornton Garage 23 Edge Lane, Thornton	Housing development on site of former Garage workshop	0.17	No	No	Yes
C359	Vehicle yard at north end of Byron Road, Crosby	Housing development on site of former Vehicle Yard	0.35	No	No	Yes
C380	North Yard College Road, Crosby	Housing development on site of former Corporation Yard	0.24	No	No	Yes
S810	43a Virginia Street, Southport	Housing development on site of former Engineering works	0.16	No	No	Yes
L0016	Land at front of Ash Road/ Beach Road, Litherland	Housing development on site of former depot and builders yard	0.72	Yes	No	Yes
B0119	61 Hornby Boulevard, Bootle	Housing development on site of former wooden handle factory	0.3	Yes	No	Yes
B64	Former Toprain Site Hawthorne Road, Bootle	Housing development on site of former builders yard	1.32	Yes	No	Yes
L0010	4 Chelsea Road, Litherland	Housing development on site of former Garage	0.02	Yes	No	Yes
			3.3451	**2.4251**	**0.0651**	**3.28**

Indicator EDT8

Number of Visitors to Sefton

	2005		2006		2007		2008	
	Day visitors	Total visitors	Day visitors	Total visitors	Day visitors	Total visitors	Day visitors	Total visitors
Sefton Visitors (000)	12,421	13,170	12,885	13,734	12,932	13,845	14,283	15,158

Tourist visitors to Sefton in thousands (STEAM 2005 – 2008)

5.12 The tourism figures for Sefton have not yet been finalized for the current monitoring year (2009) due to changes in the monitoring methodology. However, in 2008 Sefton attracted visitors from all over the world, hosting extremely successful events such as the Grand National Steeplechase and the British Open Golf Championship at Royal Birkdale. Other diverse attractions such as the Southport Air Show, Fireworks championships, RAF Woodvale and the Red Squirrel Nature reserve at Formby, have all helped increase the total number of visitors to Sefton by over 1.3 million (a 9% increase 2007-2008).

5.13 The Borough continues in its efforts alongside local partners, to deliver and develop tourism, cultural and leisure opportunities for visitors to Sefton as well as local residents.

Implications for Core Strategy

As mentioned in chapter 3 one of the key aims of the Core Strategy will be to help ensure that Sefton is in a strong economic position to minimise the impacts of the recession and to emerge strongly. This will include providing the overall strategy and policies to ensure that we protect and improve our important employment sites, exploit new and secure industries, to provide a new employment area in North Sefton and to increase economic entrepreneurship, particularly in areas with greatest unemployment.

6 Housing and Neighbourhood Renewal

Objective

To ensure that adequate provision is made for additional housing, including affordable housing.

To identify areas for clearance and replacement of homes which are unfit or where improvement is no longer practicable.

Introduction

6.1 This chapter is a key chapter in the Annual Monitoring Report. Government guidance requires Local Planning Authorities to monitor and report on a range of housing matters, including how many new dwellings have been completed, whether they are on previously developed land, and how many units are affordable. This chapter also explores progress against Sefton's housing target.

Housing Studies Completed during 2009-10

6.2 Two major housing studies were completed in Sefton during 2009-10. These were the Strategic Housing Land availability Assessment (SHLAA), published in February 2010, and the Strategic Housing Market Assessment (SHMA), published in June 2009.

6.3 Sefton's SHLAA was largely undertaken in-house but reviewed on the Council's behalf by consultancy WYG. The Study made an assessment of how much land is potentially available for housing over the coming years, and where this could be located. It provides the basis for our understanding about housing land supply in Sefton. The SHLAA found that at 1st April 2008 there existed roughly a 10-year supply of housing land. Work to update the SHLAA is likely to take place during late 2010. Whilst individual sites identified in the SHLAA will not be directly transferred into our 5-year supply, a number of the sites identified could feasibly contribute to our supply position in the short term. As can be seen below a very cautious estimate has been included in the housing trajectory.

6.4 Sefton's SHMA was undertaken on the Council's behalf by consultancy Fordham Research. The Study explored housing needs in Sefton, focusing on the requirement for affordable housing, special needs housing, and the types and sizes of homes that are needed across the Borough. The SHMA, and subsequent Technical Note published in August 2010, indicates a need for 350 new affordable dwelling per annum over the next 5 years equating to a total need of 1750 affordable housing dwellings (including a 'critical' need for 246 dwellings p/a over the next five years or a total need for 1230 dwellings). Additionally, the Study found that the main shortfalls in housing type related to 3 and 4 bedroom family homes.

Indicator H1

Plan period and housing targets

6.5 During 2009/10, Sefton's housing target was set at 500 dwellings per annum by the Regional Spatial Strategy for the North West (RSS), which was published in 2008. Accordingly, the remainder of this chapter is benchmarked against this figure (see table below).

6.6 It should be noted, however, that following the recent change of government, the Regional Spatial Strategy for the North West was formally revoked on 6th July 2010. Sefton remains of the view that this figure is broadly still applicable, although Sefton has recently commissioned a study to review the appropriateness of this figure as a benchmark of future housing requirements.

6.7 Sefton will be appointing consultants to carry our a review of the former RSS figure. We expect results to be reported in January 2011 and this will shape, amongst other things, Sefton's future housing target and future versions of the AMR will report on the updated figures.

Core Output Indicator Ref	Plan Name	Start of Plan Period	End of Plan Period	Number of Years	Total Housing Requirement	Average Annual Requirement
H1	RSS	2003/04	2020/21	18	9000	500

Indicator H2 & H3

Housing Trajectory & Managed Delivery Target (*Including Assessment of 5 Year Supply)*

6.8 The housing trajectory is a tool that shows provision of housing since the start of the RSS plan period (2003/04) to date, and forecasts provision in future years to the end of the RSS plan period (2020/21). It enables us to look at progress towards the target for the whole 18-year period and supports the 'plan, monitor, manage' approach.

The Plan, Monitor Manage approach	
Plan	Set target for the plan period.
Monitor	Review progress annually and calculate new managed delivery targets.
Manage	Use managed delivery target to inform future strategies.

6.9 The trajectory focuses on the net additional dwellings for each financial year, which is a figure made up of the gains from new build housing, losses from housing demolitions, and gains and losses from conversions and changes of use. It covers all forms of housing development in the Borough that create or lose dwelling units. It does not, on CLG advice, include vacant dwellings brought back into use as they do not constitute additional dwellings. The trajectory table also shows the managed delivery target for each future year[4].

Housing Trajectory Table 1[5]:

COI		03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21
H2a	Net additional dwellings – previous years	476	413	423	321	728	253	387	-	-	-	-	-	-	-	-	-	-	-
H2b	Net additional dwellings - reporting year	-	-	-	-	-	-	-	442	-	-	-	-	-	-	-	-	-	-
H2c (a)	Net additional dwellings – future years	-	-	-	-	-	-	-	-	**646**	**745**	**790**	**457**	**221**	128	70	65	65	65
H2c (b)	Hectares for future years* (NB sites only)	-	-	-	-	-	-	-	6.83	17.6	16.7	16.3	8.27	5.17	8.81	4.12	1.67	1.67	1.67

4 See appendix C for a detailed explanation of how the managed delivery target is calculated. Other notes on data in the housing trajectory can also be found in appendix C.

5 (Larger print version available in appendix C)

H2c (c)	Annualised plan target	-	-	-	-	-	-	-	-	**556**	**556**	**556**	**556**	**556**	-	-	-	-	-
H2d	Managed delivery target	-	-	-	-	-	-	545	556	546	521	482	486	539	642	833	1217	2369	2305

* does not include land for conversion sites or SHLAA sites

Housing provision to date

6.10 As can be seen in the Housing Trajectory Table 1, on line H2a it shows that in 2009/10 there was a relatively healthy net addition to the housing stock in Sefton of 387 dwellings which, in the current economic climate, compares favourably with many other local authority areas. It also demonstrates that the economic downturn, certainly as far as house building is concerned, may not have been as sharp in Sefton compared to some other areas. The net figure is made up of 540 new units and a loss of 153 through demolition. 130 demolitions were due to progress in the Housing Market Renewal Initiative, and this programme is forecast to continue similar levels of demolitions for the next two years, after which the numbers will decline somewhat.

6.11 Since the start of the plan period (2003/04) to the monitoring year (2009/10) which covers 7 years, there has been a total net addition to the housing stock of 3001 dwellings. This figure is 499 short of the target of 3500 (500 per year). This is seen as a shortfall, or under provision, and is added to the target for the remaining years of the plan period.

Housing provision in future years

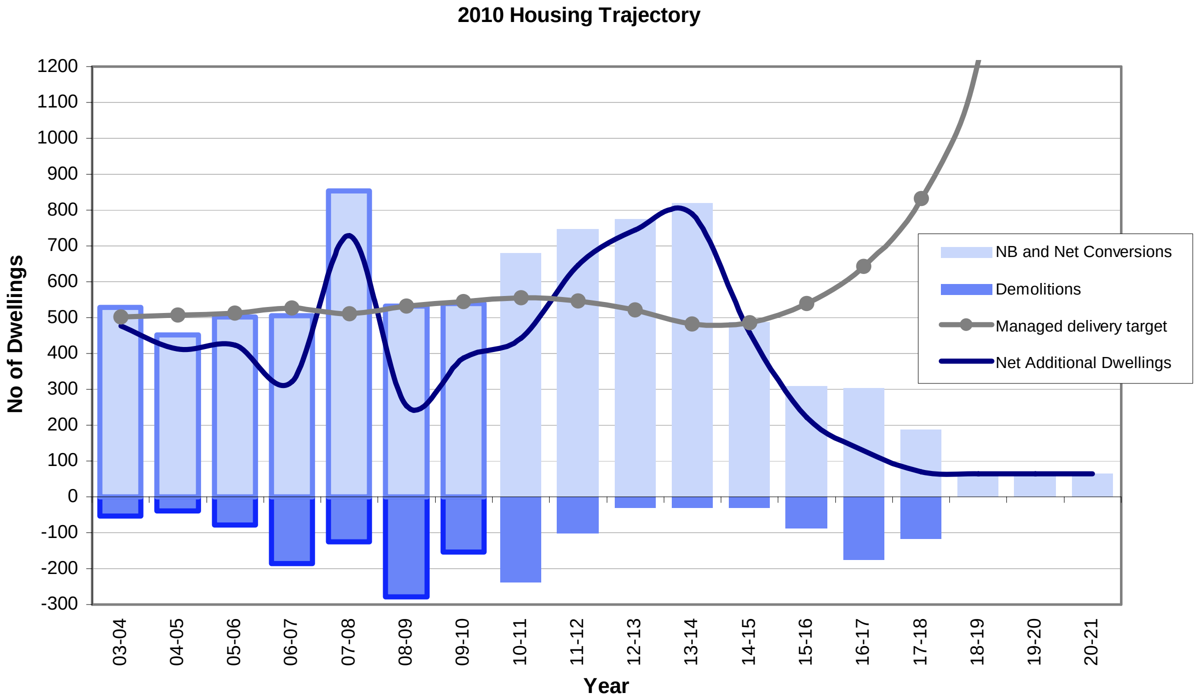
6.12 As with all Trajectories, this is a forecast of what might happen in the future, and must therefore be treated with a degree of caution, and of course the accuracy of the Trajectory lessens over time. The future years (lines H2b and H2c) show our best estimate of the number of dwellings likely to be developed in each year forma range of types of site, most of which are currently in the ‘planning pipeline’. This means that the later years of the plan period do not have large numbers of completions in them. As a consequence of this, the later years show a significant shortfall when compared to the current plan target. The Trajectory also includes an element of supply from SHLAA sites, which is explained in more detail in the Strategic Housing Land Availability Assessment Update section below.

6.13 In addition to SHLAA sites, other new sites will emerge as planning permissions are granted. These new sites that were not identified in the SHLAA are treated as windfall sites, and evidence from the past two years approvals shows that 54% of new sites, with the capacity for 43% of new dwellings, were on windfall sites. Although it is not good practice to include windfall sites in the Housing Trajectory, they will continue to emerge through new Approvals, and will make a contribution, albeit unquantifiable, to meeting the forecast shortfall.

6.14 Following the COI and NI159 guidance on Housing Trajectories, the year 2010/11 is called the current reporting year. Although at the time of writing, this year is more than half way through, the figures in the Trajectory are still forecasts and do not reflect what activity has actually taken place since 1 April 2010.

6.15 The Trajectory Chart below shows the net additional dwellings and managed delivery target as per the table above, but it also shows the gains and losses separately (with ‘actual’ years emboldened), to enable the reader to see what makes up the net additional dwellings figure. It is clear to see on this chart that the numbers gradually drop after 2013/14, but that will, over time, be partially made up through new sites coming through in new Approvals.

6.16 A more detailed Trajectory Table can be found in Appendix C, which includes a breakdown of supply from different categories of sites including the SHLAA supply.



Sites included in the Housing Trajectory

6.17 The supply in the housing trajectory is made up from all sites considered to be deliverable[6], including;

- Allocated housing sites
- Sites with planning permission that are under construction (with no discount on house developments and a discount of 28.8% on flatted developments)
- Sites with planning permission that are not started (with a discount of 5% on house developments and 53% on flatted developments)
- HMRI funded sites
- Former Local Authority Housing Sites (sites retained by Sefton for re-development such as the Z Blocks site in Netherton)
- Sites where Conversion to or from housing has been approved (the figures in the Trajectory are the net additional dwellings from conversion)
- A very cautious, non site specific estimate of supply from SHLAA Urban Brownfield Sites (with a 75% discount factor to reflect a cautious view about future delivery)

[6] See section below on Assessing deliverability for an explanation of the discounting percentages used.

6.18 It does not include supply from unidentified windfall sites, or sites that developers have indicated are not going to be developed based on their response to our year-end request for updates on their plans for development.

6.19 More detailed information about the site-specific supply can be found in the schedules in the 'Housing Development Sites in Sefton' document where each of the categories of sites is also sub-divided into sites under construction and sites not yet started.

Assessing Deliverability

6.20 The assessment of deliverability is challenging. Ongoing contact with developers of larger and more significant sites (20 units and over, and all HMRI and former LA housing site) that have not yet started on site has given us more accurate estimates of site capacity, timing and overall achievability. Where the developer has indicated the site is not currently achievable, it has been taken out of supply.

6.21 For the 181 smaller sites and conversion sites, it was not feasible to contact every developer, and so future phasing on these sites was based on an analysis of recent development trends, and discounts were applied to reflect likely expiry of permission. The discounts applied are the same as last year and are based on the trends that have appeared for each category (flats/houses, started/not started) on the larger sites.

6.22 Demolitions on sites are also projected where relevant, and all extant conversions sites are also forecast using past trends. It must be noted that although monitoring of conversions sites has improved recently, the system is less sophisticated than that for New Build sites. The forecasting is, as a consequence, less detailed and shows the majority of extant conversion sites projected to complete in the current monitoring year (2010/11), which is likely to be more optimistic than the actual timing of delivery.

6.23 The outcome of this assessment work has been the projection of future delivery by site, showing number of units to be demolished/completed by year. This is summarised in the Trajectory Tables.

6.24 The site specific detail can be found in the schedules of housing sites, published alongside the Annual Monitoring Report on our website. Note that the totals in the 'smaller sites' schedules are based on 'pre-discount' assumptions, as these discounts were applied in bulk, rather than to specific sites.

Five-Year Supply Assessment

6.25 Five-year supply assessments are carried out to demonstrate that the local authority can meet it's housing requirements in the short to medium term. Planning Policy Statement 3 (PPS3): Housing, specifically requires Local Planning Authorities to identify 'specific, deliverable' sites to deliver housing over the defined five-year period. The continued appropriateness of applying the five-year requirement as set out in PPS3 has recently been firmly endorsed by the new Coalition Government in a letter to local authorities dated 6th July 2010. To be considered deliverable, the sites should be 'available, suitable and achievable'. This is consistent with the Plan, Monitor, Manage approach and the Government's objective of ensuring that the planning system delivers a flexible, responsive supply of land. PPS3 requires that where a Local Planning Authority has less than five year's supply of land, they should consider favourably planning applications for housing.

6.26 The following table shows the current five-year supply position and is based on figures form the Housing Trajectory for the years 2011/12 – 2015/16.

Five-year supply summary table	
A Period covered	2011/12 to 2015/16 inclusive
B Housing requirement	2778
C Anticipated supply (total of H2c (a) of Trajectory Table 1 for this period).	2860
D National Indicator 159 – 5 year supply as % of requirement	103%

6.27 The above represents a very cautious view of Sefton's current five-year position, although it could be expected that this position may deteriorate in future due to the continuing economic climate.

Strategic Housing Land Availability Assessment - Update

6.28 The findings of the SHLAA Report, which was published in February 2010, included a supply from new 'SHLAA' sites of 3800 dwellings between 2008-09 and 2022-23. In the first 5 years (2008-09 to 2012-13), the report indicates that there is potential for 1210 dwellings on sites categorised as Urban Brownfield sites.

6.29 Following good practice guidelines, the Housing Trajectory includes a cautious indication of future supply from Urban Brownfield SHLAA sites, and this is shown as a separate category in the detailed Trajectory in Appendix C. The current Trajectory does, however, show the position at 31/3/10, which means there are two years of actual delivery since the base date of the SHLAA (31/3/08). The following is a brief overview of these two years, and describes the implications this has for the current estimates of supply from SHLAA sites;

6.30 Of the 65 new sites that have come forward in 2008/09 and 2009/10 through planning permissions for new build housing, there were 35 windfall[7] sites, and 30 that matched to SHLAA sites identified in 2008. Of those, 22 were sites that had been assessed, and 8 were small sites that were not assessed and therefore have no yield or phasing. The anticipated yield of the assessed sites was 312 units (of which 308 was expected to fall in years 1-5 and 4 in years 6-10), which compares well with the actual gross capacity permitted (322). The 8 smaller sites that were not assessed have come forward through planning with a gross capacity for 25 units. None of these sites have had dwellings completed on them as yet, but 6 are on site.

6.31 The forecast supply from the sites mentioned above is now included within the sites with planning permission, and therefore it is necessary to remove the equivalent supply from the category of 'SHLAA sites'. Taking the overall Urban Brownfield supply[8] of 1210 (for years 1-5), and 1708 (yrs 6-10), a total of 337 (312 + 25) has been removed from the appropriate phases, giving a revised (pre-discount) yield of 877 and 1704.

6.32 Since the base date of the SHLAA, nineteen sites have permissions for new build housing that have expired. As mentioned in the SHLAA Report (para 4.11) these sites can be considered for inclusion as part of the land supply. As an interim position, prior to the update of the SHLAA, the yield of 143 (net) dwellings from these expired sites has been added to the 6-10 year period. They will be surveyed in the SHLAA update work and more accurate supply forecasts will be determined.

[7] Windfall sites are sites that have not previously been identified through SHLAA or other means as potential housing sites.

[8] See table 4.3 on P34 of the SHLAA Final Report.

6.33 Due to the nature of a SHLAA study, it is important to remember that inclusion of a site in the study does not imply that the site has been allocated for housing nor does it guarantee that it will necessarily be granted Planning Permission for housing. In order to ensure that any figures included in the Housing Trajectory are not seen as site-specific, a substantial discount of 75% is applied. This is the same discount as applied last year.

6.34 A detailed sheet is included in Appendix C to show the full calculations that have been done, to arrive at a revised supply from SHLAA sites for inclusion in the Housing Trajectory.

Indicator H4

Affordable Housing Completions

6.35 A total of 148 affordable dwellings were completed in 09/10 on 6 separate sites. None of these affordable homes were negotiated through the s106 process, but were delivered either through the HMRI programme or by Housing Associations.

Site name	Site ref	Number of affordable units completed in 09/10
St Elizabeth's Place (fmr Toprain site), Hawthorne Road, Bootle	B64	13
Wadham Road, Bootle	B0109	27
Hornby Boulevard, Bootle	B0119	10
Park Lane Estate, Netherton	B236	47
Ash Road, Litherland	L0016	28
Warwick Close, Southport	S0108	23

6.36 This is an improvement compared to last year's figure of 122 affordable units.

6.37 There are a number of sites with planning permission where policy H2 has been applied. Policy H2 sets out a requirement for 30% of bed spaces on developments of 15 homes or more to be affordable[9]. The table below shows all the sites eligible for policy H2 and a description of the contribution each site could potentially make towards affordable housing provision in Sefton.

Site Ref	Site Name	Total units	Comments	Aff'd units
B1218	Fmr Johnsons Cleaners, Mildmay Road, Bootle	207	RSL Mixed tenure scheme 121 of 207 (including conversions on site) affordable (58%)	121
C0113	Alexander, Montgomery and Churchill, Kings Park, Seaforth	116	RSL Development all affordable. A minimum of 30% Social Rented is secured by condition.	116
B0108	Ph 1b Bedford/Queens, Balliol Road, Bootle	60	Mixed tenure HMRI scheme being developed in combination with B0110. Total of 60 affordable units in scheme. A minimum of 30% Social Rented is secured by condition.	60
S0113	Former Leaf UK Site, 66, Virginia Street, Southport	168	based on an economic viability asst 20% of total number of bedspaces for this site and the Southport General Infirmary site – see S1140 below - (when taken together) to be provided as affordable housing on this site, split by one half social rented and the other by half intermediate. S106 to this effect has been signed.	45
B89	Land, prems between Litherland Rd &, Well Lane, Bootle	98	Mixed tenure RSL/Private development.	41
B66	77-125 Monfa Road...& 558-606,	117	Mixed tenure HMRI scheme, part affordable. A minimum of 30% Social Rented plus a	39

[9] The details of Policy H2 are set out in a Committee Report of 27 November 2008 – see www.sefton.gov.uk/planningstudies

	Hawthorne Road, Bootle		sufficient proportion s/o is secured by condition.	
B161	Site 7 Penpoll Trading Estate, Hawthorne Road, Bootle	70	Mixed tenure HMRI scheme, part affordable. A minimum of 30% Social Rented plus a sufficient proportion s/o is secured by condition.	37
L0012	Land bound by Palmerston, Croxteth,, Palmerston Drive, Litherland	36	RSL Development all affordable. A minimum of 30% Social Rented is secured by condition.	36
B85	Site 5, Orrell School...& 494-506, Hawthorne Road, Bootle	33	RSL Development all affordable.	33
B0122	Mersey, Chestnut, Stanley & Salisby, St James Drive, Bootle	32	RSL Development all affordable. A minimum of 30% Social Rented is secured by condition.	32
B62	Former Tannery Site, Hawthorne Road, Bootle	56	Mixed tenure HMRI scheme, part affordable. A minimum of 30% Social Rented is secured by condition.	30
B92	505-509, Hawthorne Road, Bootle	80	This is a privately owned site. Unlikely to be developed. Outline consent expired July 2010.	27
C139	Littlewoods Site, Kershaw Avenue, Crosby	133	20% of total number of bedspaces to be provided as affordable housing , split by one half social rented and the other half by intermediate. S106 to this effect has been signed.	26
B0099	Former Town Hall Garage, 48, Oriel Road, Bootle	24	RSL Development all affordable social rented. Secured by condition.	24
B0111	Ph 3 B/Q Land between Exeter Road &, Keble Road, Bootle	55	Mixed tenure HMRI scheme, part affordable. A minimum of 30% Social Rented is secured by condition.	24
S0116	Southport Tennis Club, 4a, Ashdown Close, Southport	18	RSL development all affordable. Secured by condition.	18
B0100	2, Captains Green, Bootle	16	RSL Development all affordable. A minimum of 30% Social Rented is secured by condition.	16
B0124	St John & St James, 50a, Monfa Road, Bootle	16	All affordable. A minimum of 30% Social Rented is secured by condition.	16
B71	Site 4, Club, Depot & 501-509, Hawthorne Road, Bootle	45	Mixed tenure HMRI scheme, part affordable. A minimum of 30% Shared Ownership is secured by condition.	15
B0110	Ph 2 B/Q Land between Hertford Road, Bedford Road, Bootle	99	See comments for B0108 above	0
B227	Fmr Bibby's Sports Ground, Orrell Lane, Bootle	96	Affordable housing requirement relaxed in favour of investment in local sports facilities provision which is secured by S106 agreement.	0
C0105	Former Royal British Legion Club, Crosby Road North, Waterloo	20	PP pre dated the start of our affordable housing negotiations.	0
F142	Mushroom Farm, 8-10, Cable Street, Formby	37	PP pre dated the start of our affordable housing negotiations.	0
L0013	Former Hugh Baird College Site, Church Road, Litherland	64	Affordable housing requirement relaxed in favour of investment in local educational provision, which is secured by S106 agreement.	0
L238	Site of Sefton Works, Field Lane, Litherland	55	A commuted sum payment of £35,000 secured through S106 agreement in lieu of affordable housing provision.	0
M1	Sefton Mill Site, Bridges Lane, Sefton	52	PP pre dated the start of our affordable housing negotiations.	0
S0115	Sunshine House, 2, Oxford Road, Southport	22	Viability appraisal concluded that a sum could not be justified.	0
S0120	51-53, Alexandra Road, Southport	42	PP pre dated the start of our affordable housing negotiations.	0
S1140	Site of Southport General Infirmary, Scarisbrick New Road, Southport	60	See comments for S0113 above	0
S604	19-23, Cambridge Road, Southport	29	PP pre dated the start of our affordable housing negotiations.	0
S817	Land at 154a-156, Sussex Road, Southport	18	Original PP pre dated the start of our affordable housing negotiations.	0
S955	43/45, Leyland Road, Southport	18	Original PP pre dated the start of our affordable housing negotiations.	0
		1992		**756**

6.38 It is important to note that many of these schemes may not be realised at all or in their present format due to economic viability and social housing funding uncertainties. Also, these numbers are as at 31/3/2010 and schemes may have been revised since that date.

Indicator H5

Percent of new and converted dwellings on Previously Developed Land (PDL)

	New Build	Conversions	Total
PDL	418	109	527
Non-PDL	12	1	13
Total	430	110	540
PDL as % of Total	97.2	99.1	97.6

6.39 The 12 new build units that were built on previously undeveloped land were on seven sites within Sefton. Of these;

- 5 sites (containing 6 dwellings) were built on garden land, which has recently been re-classified as Greenfield land.
- 2 sites (containing 6 dwellings) were on previously undeveloped sites.

6.40 The 1 new unit from conversions was a barn conversion, and Agricultural Buildings are considered to be outside the definition of Previously Developed Land according to PPS3 (p26).

6.41 If the PDL definition had not been revised this year to exclude garden land, the result for this indicator would be 98.7% of development on PDL.

Indicator H6

The percentage of housing built at a net density of:

Less than 30 dwelling per hectare

30-50 dwellings per hectare

above 50 dwellings per hectare;

and those in the locations most accessible by public transport.

	2008/09				2009/10			
Density Range	All developments		In accessible locations		All developments		In accessible locations	
Dw/ha	Homes	%	Homes	%	Homes	%	Homes	%
0-30	37	9.4	27	14.8	63	15.8	53	17.3
30-50	56	14.2	6	3.3	57	14.3	42	13.7
>50	301	76.4	149	81.9	279	69.9	211	69.0
Total	**394**	**100.0**	**182.0**	**100.0**	**399**	**100.0**	**306**	**100.0**

(Note - this indicator only applies to sites of 5 or more dwelling units.)

(Note - the 2008/09 figures have been revised since publication of the 2009 AMR to reflect late data on some completed sites)

6.42 As can be seen in the table above, the majority of development on sites of 5 or more units is high density, although this has gone down from 76.4% in 2008/09 to 69% in 2009/10 overall. This follows the prediction made in last year's AMR that densities are likely to reduce overall due to the reduction in numbers of apartment developments. There was, however one significant apartment development completed in 2009/10, namely the Stella Nova development in Bootle, which contains 142 apartments, which accounts for 50% of the 2009/10 high-density units.

6.43 In addition, in 2009/10 a higher number of housing completions (306) were in accessible locations.

Indicator H7

Net additional pitches for gypsies and travellers.

6.44 There has been no change in the number of pitches for Gypsies and Travellers in the last year. The draft submitted North West Partial Review of the Regional Spatial Strategy (RSS) stated that Sefton needs to provide an additional 15 permanent pitches between 2007-2016, in addition to 5 transit pitches. Whilst the targets have been abolished as the RSS has now been revoked, the assessed need reflects that set to in the Merseyside Gypsy & Traveller Accommodation Assessment (SHUSU, Feb 2008) and remains valid. This requirement will still need to be addressed as part of the Core Strategy preparation.

6.45 Some progress has been made during the past year as the methodology for carrying out a site assessment has been approved by the Cabinet Member for Communities, and the analysis of the SHLAA sites has indicated that there are no suitable sites within the urban area. The Council has resolved (in September 2010) to release the uncommitted resources allowed for consultation on potential sites, and will await a review of Government guidance & the results of the Government's spending review in October 2010 before deciding what further action to take.

Neighbourhood Renewal

6.46 Housing Market Renewal is national initiative launched by the Government in 2003, with the aim of reversing the problems of housing market failure that existed in much of the older housing areas in the Midlands and North of England. Some 24,000 properties in the south of Sefton are included in Sefton's Housing Market Renewal Area which is part of a wider Merseyside area known collectively as NewHeartlands.

6.47 Sefton's HMR area has been split into five neighbourhoods; Klondyke, Linacre, Peel/Knowsley, Queens/Bedford and Seaforth/Waterloo. Of these Klondyke and Queens/Bedford have been identified as priority neighbourhoods where redevelopment and refurbishment programmes have been undertaken. This has necessitated the use of Compulsory Purchase Orders (CPO) to assemble sites to enable comprehensive redevelopment within these neighbourhoods. A further CPO to acquire properties in both Klondyke and Queens/Bedford is currently underway and the inquiry will take place in November 2010.

Indicator H8

The total number of homes constructed or converted during the year

- built on land made available by Housing Market Renewal
- as a consequence of Housing Market Renewal Activity but without actual funding

		2008/9	2009/10
Built on land made available by Housing Market Renewal	TOTAL	28	87
	Private	0	24
	RSL	28	63
As a consequence of Housing Market Renewal Activity but without actual funding	TOTAL	0	142
	Private	0	142
	RSL	0	0

6.48 There has been an increase over the past year on the amount of new homes built or converted in the HMR areas. This includes the completion of St Elizabeth's Place on the former Toprain site in the Klondyke neighbourhood and Wadham Road in Queens/Bedford. Site remediation and preparation continues on a number of key sites in both neighbourhoods and it is anticipated that the next year or so will continue to see relatively strong level of housing completions.

Indicator H9

The total number of homes demolished by tenure during the year

- on land made available by Housing Market Renewal
- as a consequence of Housing Market Renewal but without actual funding

		2008/9	2009/10
Demolished on land made available by Housing Market Renewal	TOTAL	103	125
	Private	49	67
	RSL	54	58
As a consequence of Housing Market Renewal Activity but without actual funding	TOTAL	0	1
	Private	0	0
	RSL	0	1

6.49 The phased acquisition and demolition of properties continues in both the Klondyke and Queens/Bedford neighbourhoods as part of the site assembly to implement plans for the areas. These include properties that have been acquired through a previous CPO process and others that have been acquired through negotiations.

Indicator H10

The total number of properties acquired, by tenure, for pathfinder purposes

- financed by Housing Market Renewal Grant
- not financed by Housing Market Renewal Grant

		2008/9	2009/10
Financed by Housing Market Renewal Grant	TOTAL	10	105
	Private	10	81
	RSL	0	24
Not financed by Housing Market Renewal Grant	TOTAL	214	214
	Private	0	0
	RSL	214	214

Indicator H11

Area (hectares) of land acquired for pathfinder purposes

- financed by Housing Market Renewal Grant
- not financed by Housing Market Renewal Grant

	2008/9	2009/10
Financed by Housing Market Renewal Grant	0	0
Not financed by Housing Market Renewal Grant	0	0

Implications for Core Strategy

One of the main issues the Core Strategy will need to address will be how we will meet our housing needs. This will include identifying land for housing and setting out policies for meeting housing needs for specific groups, including for gypsies and travellers. Included in this will be the need to build more affordable homes and to ensure these are provided in areas were need is greatest.

A further important objective of the Core Strategy will be the need for it to support regeneration initiatives. At the moment this includes the housing market renewal programme but may over the period of the Core Strategy include other programmes.

7 Retail Development

Objective

To ensure that where there is a need for major retail development, it is located where it will contribute to the vitality and viability of existing town, district and local shopping centres.

Introduction

7.1 It is important that the main established centres in Sefton remain competitive in light of increased competition and difficult economic conditions and continue to attract shoppers, visitors and businesses. To achieve this, town centres must continually strive to build on their strengths, alleviate their weaknesses and continually improve the facilities they provide to the community. Successful town centres must respond effectively to the changing needs and demand of their users.

Indicator R1

Vitality and viability of town, district and local centres measured by: Position in national shopping centre rankings, Retail rents and yields and Retail vacancy rates.

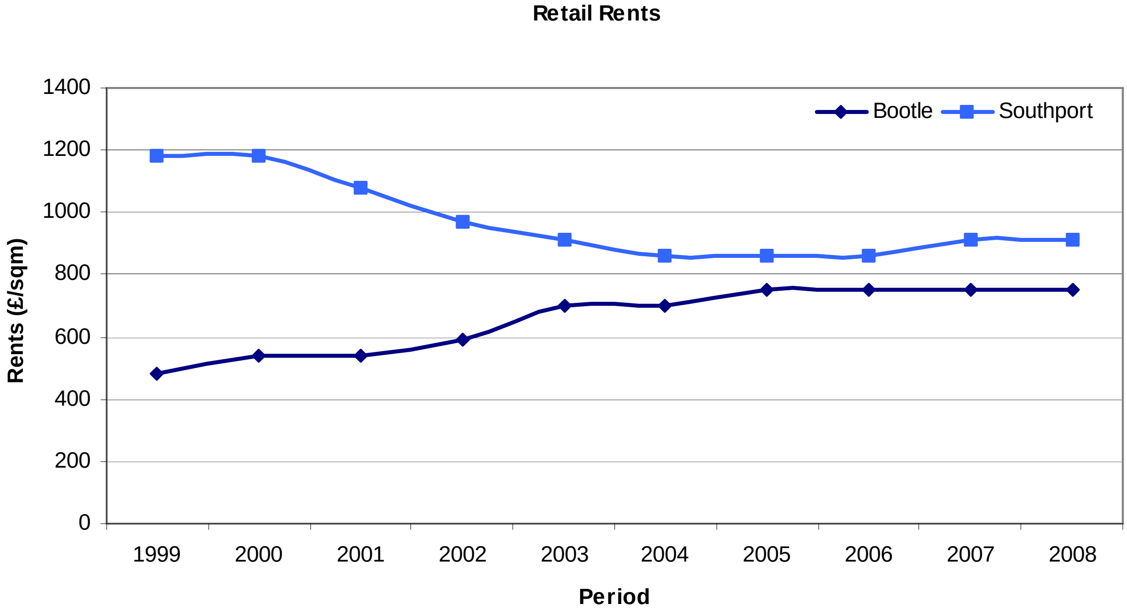
7.2 There has been no study of vitality and viability of Sefton's centres undertaken in the past year except for an updated 'Health Check' for Southport. The most up to date data for national shopping centre rankings were reported in last year's AMR and are reported below.

	Rank 2004	Rank 2008	Change in rank 2004-08
Bootle	229	285	-56
Southport	62	53	+9

Source: Management Horizons Europe, UK Shopping Index (2008)

7.3 It would be hoped that the rankings of Bootle would improve with the recent developments of the Asda, Aldi and Lidl stores on the edge of the town centre and with Wilkinson's occupying the former Tesco store after they moved to a larger unit.

7.4 Southport has improved in recent years (to 2008) but may struggle to compete with increased competition from other centres, such as Liverpool and Preston. Therefore further development is required in Southport Town Centre to ensure the centre's future well-being. The Southport Investment Strategy was produced in 2008 to help encourage investment in Southport and a Supplementary Planning Document will be produced to set out the land-use implications of this, including retail premises.



Source: Bootle and Southport Town Centre Health Checks

7.5 As with the retail hierarchy rankings there has not been any update provided from what was reported in last year's AMR. The graph above shows the progression of retail rents up to 2008 for both Bootle and Southport.

7.6 Retail yield is the percentage of the property's value received in rental income per year. Therefore, the lower the yield the higher the asking price for property which is a reflection of investor confidence and investor demand. Up to 2006 the rental yield for both Southport and Bootle decreased indicating investor confidence in both centres. Updated data for Southport (to 2008) has shown this to increase slightly, perhaps reflecting the start of the recession.

	July 2004	July 2005	July 2006	July 2007	July 2008
Bootle	8.5	8.5	7.25	N/a	N/a
Southport	7	7	6.25	6.25	6.5

Source: Valuation Office Agency (VOA): Property Market Report (PMR), February 2010

7.7 Vacancy rates in Bootle and Southport continue (see table below) to run higher than the national average. However, updated data for Southport show that the gap has narrowed over the past year. All centres within Sefton continue to face difficulties with the level of vacancies due to the recent economic downturn.

	Number of Units				Floorspace			
	2004	2007	2009	2010	2004	2007	2009	2010
Bootle	23 (12.6%)	23 (10.9%)	36 (17.1%)	N/a	2,592 (7.4%)	4,020 (9.1%)	4,660 (10.6%)	N/a
Southport	60 (8.8%)	84 (10.9%)	125 (16.4%)	110 (14.4%)	10,201 (7.7%)	21,120 (13.0%)	29,170 (18.3%)	27,270 (17.1%)
UK Average	(10.3%)	(11.1%)	(10.4%)	(11.1%)	(7.9%)	(9.3%)	(8.5%)	(9.3%)

Source: Experian GOAD report 2009 (Updated)

Indicator R2

Amount of completed retail, office and leisure development in Sefton, including in town centres.

	2004/05		2005/06		2006/07		2007/08		2008/09		2009/10		
Use Class	Town centre	Out of centre	Town centre	Out of centre	Town centre	Out of centre	Town centre	Out of centre	Town centre	Out of centre	Town centre	Edge of Centre	Out of centre
A1	-	1208	-	4240	-	3489	195	3673	1861	26923	99	2584	929
A2	-	-	-	-	-	-	-	-	-	-	-	-	100
B1a	-	5145	-	46639	-	6086	-	71	-	6049	-	645	5441
D2	-	826	-	-	-	3220	-	5425	-	3340	333	3234	10583
Total	**7179**		**50879**		**12975**		**9364**		**38182**		**23948**		

7.8 As in previous years the majority of retail, office and leisure development was built outside town centres. However, where out-of-centre retail development has taken place it has rigorously complied with PPS6 and PPS4 guidance for retail development. Where out of centre retail development has taken place it has primarily been due to a clear need being identified but a lack of sequentially superior undeveloped sites in town or edge of centre sites. A new category 'edge of centre' has been added this year to add more detail to this indicator and it can be seen from the above that a significant amount of development has occurred within the edge of centre areas in Sefton.

Implications for Core Strategy

Our town and local centres have continued to come under increasing pressure from out-of-centre retail parks and shopping centres. The recent economic downturn has also hit the centres hard and the Core Strategy will need to include objectives and policies that seek to encourage shops and leisure developments in these locations.

8 Transport Infrastructure and Accessible Development

Objectives

To safeguard and promote an integrated sustainable transport network

To ensure that there is a realistic choice of access to all development sites for everyone

To reduce the adverse traffic impacts of a development by promoting more sustainable alternatives to single occupancy car use, especially trips to and from work

Introduction

8.1 In the past the need for travel caused by development has been met primarily through providing for car use. This approach is no longer acceptable. Increase car use contributes to global warming and air pollution. There is a shift in focus to ensuring developments are more accessible by a sustainable forms of transport such as walking, cycling and public transport. This will not only help the environment but also allow people with no car to access a wide range of facilities and services.

Indicator T1

Proportion of travel journeys made by sustainable modes (walking, cycling, bus, rail) for the following purposes: journey to work, journey to school, shopping, other.

8.2 There has been no sustainable journey travel survey undertaken in the monitoring year, therefore, there is no update available for this indicator. We will continue to report the results of relevant transport surveys in future AMRs.

Indicator T2

Ratio of actual parking provision approved for new development to the Ensuring Choice of Travel SPD maximum standard.

8.3 This is the first full year that the Ensuring Choice of Travel SPD has been in place. The SPD Parking Standards apply to all developments where new dwellings or new or extended commercial premises are proposed, and applies to car parking provision, disabled parking, cycle parking, and other more specific requirements depending on the type of development such as service vehicles.

8.4 A total of 138 approvals in 2009-10 were for these types of development.

	Number	Percentage
Standards met	100	72
Standards met subject to conditions	36	26
HDC not consulted	2	1

8.5 Of these, 100 (72%) met the standards, and a further 36 (26%) will meet the standards as long as conditions are met. There were only two minor developments where Highways Development Control were not consulted.

8.6 Overall, therefore, 99% of new developments met the parking standards.

Indicator T3

Accessibility of new residential development.

8.7 The table demonstrates that accessibility of new housing continues to be built in accessible locations, and figures show an improvement when compared to 2008/09 completions. GPs, Retail Centres and Primary Schools are very accessible, within 15 minutes public transport travel time from around 98% of new homes. Areas of employment and Secondary schools are within 15 minutes travel time from around 80% of new homes. Hospitals are less accessible due to the fact that there are fewer hospitals in the area, but they are still within 30 minutes travel time from 73% of new homes.

	% dwellings within 0-15 minutes travel time		% dwellings within 0-30 minutes travel time	
	2009	2010	2009	2010
Area of employment	75.4	79.1	99.4	97.6
GP	94.4	98.9	99.6	99.8
Hospital	7.0	14.3	99.4	73.4
Retail centre	94.0	97.6	99.4	99.8
Primary school	94.8	98.3	99.6	99.8
Secondary school	81.8	82.6	99.4	100

Indicator T4

Contributions to transport improvements secured through planning conditions and planning obligations (number of developments and value/type of improvement).

Application	Site Address	Proposal	Type of improvement	Highways
S/2008/0134	Former Lanstar Site, Hawthorne Road, Litherland	Erection of a class A1 retail store with asociated service yard, car park and petrol filling station; erection of business units, (class B1), means of access, landscaping and associated works	Hawthorne Road Corridor Improvement Scheme (contribution). Includes bus stop and cycle/footpath improvements.	£122,897
S/2009/0873	Queens Road, Kings Road, College View, Marble Close and Balliol Road, Bootle	Construction of 159 no. (2,2.5 and 3 storey) residential dwellings, garages and cycle/bin stores including the layout of car parking and public realm areas	Improvements within the HMRI area and the Linacre and Derby Area Committee Boundary.	£70,415

S/2009/1103	Hawthorne Tannery, Hawthorne Road, Bootle	Erection of 56 dwellings, new roads and associated works	Highways works and improvements.	£76,877
Total				**£270,189**

8.8 There were three Section 106 agreements made in 2009-10 which included a contribution to transport improvements, the total contribution being £270,189.

Indicator T5

Proportion of developments for which green travel plans are secured as a result of planning conditions and planning obligations.

8.9 The Ensuring Choice of Travel SPD states that a Travel Plan is a site-specific policy and action plan for managing transport effectively that aims to improve access to a site by all modes of travel. All Large and Major developments should have a Travel Plan developed and submitted to Sefton's Travel Team.

8.10 There were sixteen proposals approved for developments, which fell within the above criteria in 2009/10.

8.11 Of these, six did not have a Travel Plan secured, and ten did. The result for this indicator is therefore 63% of developments have had travel plans secured.

Indicator T6

Proportion of new developments meeting minimum accessibility standards as defined in the SPD.

8.12 The accessibility standards set out in the Ensuring Choice of Travel SPD are designed to determine whether developments are accessible by all modes of transport.

8.13 This part of the SPD applies to Medium, Large and Major developments (as defined in Table 1 of the SPD). Of the 42 applications approved in 2009/10 on such sites, 23 met the accessibility standards, and the remaining 19 had conditions attached to secure the relevant improvements.

8.14 This shows that 100% of new developments meet the accessibility standards, therefore the policy is being implemented well.

Implications for Core Strategy

The Core Strategy will need to promote development in locations that are accessible to all people, particularly by sustainable forms of transport. This not only helps to ensure everyone, regardless of age, income and ability, can access a full range of services and facilities but also helps to reduce air pollution and carbon emissions associated with car use.

9 Energy, Minerals and Waste

To reduce reliance on fossil fuel by increasing the provision of renewable energy infrastructure.

To ensure that the winning and working of minerals minimises any adverse social and environmental impacts and is consistent with national policy guidance and strategic policy guidance for the North West.

To ensure that waste is dealt with in a timely manner that does not allow any net losses to social and environmental interests

Introduction

9.1 This chapter deals with a number of topics that are at the heart of the debate about sustainable development. The ways in which we produce our energy and deal with waste have significant impacts on the environment at both the local and global level.

Indicator EMW1

Renewable energy capacity approved; as a result of policy DQ2, in other schemes.

9.2 Of the approvals on 2009/10, there were 6 sites large enough to have policy DQ2 applied;

Site	Type of development	Renewable Energy Description	Output
Playing Field Adj To Former Metal B, Heysham Road, Netherton.	Warehouse building and block of nine starter units.	Secured by condition (no. 26). Details not yet known.	
Netherton Activity Centre, Glovers Lane, Netherton.	Local Activity Centre	Secured by condition (no. 20). Biomass boiler being considered. Further details not yet known.	
Switch Island Retail Park Mecca Bingo, Dunnings Bridge Road, Netherton.	Subdivision and partial change of use of former Bingo Hall to create one retail unit.	Three 15kw wind turbines; one on site and S106 agreement for two off site.	45 KW
Alexandra Branch Dock 1, Regent Road, Bootle.	Electricity generation facility on part of the existing metals recycling facility,	Gasification generator	30 MWH
Ashworth Hospital South, School Lane	600 person single cell prison.	Secured by condition (no. 14 of outline S/2008/0547)	
86-88 Lord Street, Southport	Conversion to Hotel.	Ground source heat pump and Combined Heat and Power Unit being considered. Further details not yet known.	

9.3 As can be seen in the above table, at approval stage it is common to not have any detail of the type and size of technology to be installed, but it is also clear that conditions are being used to ensure Renewable Energy is incorporated into the design and build.

9.4 Of the sites that were completed in 2009/10, there were 11 sites where policy DQ2 applies;

Site	Type of development	Renewable Energy Description	Output
Site K Atlantic Park, Dunnings Bridge Road, Netherton.	Office building	Ground source heat pump 27.4kw	68594 KWH
Land adjacent Savio R C High School Senate Business Park and Girobank, Netherton Way, Netherton.	TA centre	No RE conditions were attached to this development.	0
The Good Shepherds School, Sterrix Lane, Netherton.	Change of use from a school to office	Condition 11 not yet discharged, details not yet available.	0
Stella Nova Site, Washington Parade, Bootle.	14 storey mixed use development.	Biomass boiler (70KW) and air source heat pump (8KW).	59626 KWH
Land Bounded By Sefton Moss Lane And Broad Hey, Poulsom Drive and Sterrix Lane, Netherton.	6th Form College building.	Condition 13 stated RE details required as part of Reserved Matters application. No detailed info found. Ground source heat pump was being considered.	0
Leaders Site, Washington Parade, Bootle.	Supermarket.	Aerotop 26kW Air Source Heat Pump (KWH)	57000 KWH
Crosby Marine Park, Cambridge Road, Waterloo.	Crosby Lakeside Adventure Centre	Biomass boiler.	280000 KWH
101-103, Altcar Road, Formby.	Cycle distribution centre.	Two air to water heat pumps 7kw	7 KW
Formby Hall Golf Club, Southport Old Road, Formby.	Large extension to the existing club house to form PGA national residential academy.	No RE conditions were attached to this development.	0
Land to W of Maghull Town Hall, Hall Street, Maghull.	Meadows leisure centre and library connected to the Town Hall.	Biomass boiler	180000 KWH
Land at junction of, Butts Lane/Foul Lane, Southport.	Builders merchants and industrial units.	Three 6kw wind turbines.	47300 KWH

9.5 The majority of sites have got some kind of Renewable Energy system installed. There were two developments where no conditions were attached to ensure policy DQ2 was followed.

9.6 This indicator is problematic to monitor due to the technical nature of the documentation involved. Implementation of this policy is also difficult, as the Energy Team do not have the capacity to provide support and expertise to the Development Management team.

Indicator EMW2

Production of primary won and secondary/recycled aggregates.

9.7 Sefton has no production of primary aggregates. It is likely that there are secondary and recycled aggregates produced in Sefton, but there is no data available, as is the case for the whole of Merseyside.

Indicator EMW3

Capacity of new waste management facilities by type.

9.8 There was one new waste management facility developed in 2009/10.

Siteref	NAME_PRI	STREET	Waste Mgt Type	Waste Mgt Capacity
BL358	J Cain & Sons Scrap Metal Yard	Seaforth Road	Metal recycling	3343 tonnes per year

9.9 Work continues on the Waste Development Plan document, which will identify sites for waste management facilities.

Indicator EMW4 (a) (b) and (c)

Amount of municipal waste arising, and managed by type

	2005/6	2006/7	2007/8	2008/9	2009/10
Total waste arising (000kg)[10]	110960	111369	107174	106854	105363
% of household waste sent for reuse, recycling & composting	20.06%	24.19%	30.23%	37.69%	39.38%
Residual waste per household (kgs)	721	682	602	535	513
Tonnage of waste composted (including food waste) (000kgs)	6590	9334	12835	19845	22510
Tonnage of waste recycled (000kgs)	15303	16937	18803	19700	18311
Tonnage of waste re-used (000kgs)	362	668	715	728	667
% of household waste landfilled	71.89%	68.32%	63.98%	58.78%	58.58%

9.10 Targets for recycling in Sefton are set in the Council Plan. The Council has set targets to recycle or compost 35% of Sefton's waste by 2010, and 40% by 2020. The alternating weekly refuse and recycling collection service introduced in 2007 has had a significant positive impact on Sefton's recycling/composting rates, with the Borough reaching the target for 2010 a year early and almost reaching the 2020 target this year. This has reduced the amount of waste going to landfill - from over 70% in 2005/6 to less than 60%. However the most significant change in waste disposal over the last four years has been in the amount of waste composted, which has more than tripled since 2005.

Implications for Core Strategy

The Core Strategy can provide the framework for ensuring that large developments have the capacity to generate some of the energy use onsite by renewable means. This will help reduce demand for energy from non-renewable sources.

The Core Strategy should also provide the broad strategy for the location of waste management facilities to cope with the increased recycling rates. This would link to the Waste Plan, which will set out in detail the locations for these facilities.

[10] not included fly tipped or commercial waste

10 Green Belt and Countryside

Objectives

To support urban regeneration and a sustainable pattern of development and physical change by restricting development in the Green Belt.

To protect from development the nest and most versatile agricultural land as a national resource.

To enhance the environmental quality of Sefton's rural area.

Introduction

10.1 In Sefton all land outside of the urban area is designated Green Belt land. The Green Belt in Sefton covers an area of 7840 hectares, approximately 51% of the area of the Borough. This includes significant areas of high quality agricultural land and substantial areas of nature conservation value. It also embraces the majority of the undeveloped coast.

10.2 A particular feature of Sefton's Green Belt, and indeed the Merseyside Green Belt in general, was that it was drawn very tightly around the urban edge, with virtually no "white land". This was justified by the urban regeneration strategy and the need to focus development and investment in the urban areas. In broad terms this has been successful with most development taking place over the past 25 years in the urban area and a major focus on urban regeneration. Whilst urban regeneration will continue to be a key priority it has become apparent in Sefton that there is a shortage of housing land in the existing urban area (see Chapter 6).

10.3 The Core Strategy for Sefton will need to identify sufficient land for homes for a 15-year period. Housing capacity studies has shown we have approximately enough land in the existing built-up area to meet about 8 to 10 years of that requirement. A Green Belt Study has been carried out which assessed which parts of the Green Belt in Sefton may be most suitable for housing development in the longer-term. This study will inform the Core Strategy and early in 2011 we will consult on options for the Core Strategy including our preferred approach for meeting long-term housing needs.

Indicator GBC1

Increase in area of Woodland planting and woodland under management secured through planning obligations each year.

10.4 There has been no increase in Woodland as a result of planning obligations in 2009/10.

10.5 Two sites approved in 2009/10 did however have significant wooded landscaping incorporated into the plans, namely the Prison on the site of Ashworth Hospital South in Maghull and Lark Hill Farm on Wicks Lane in Formby. These were not secured through s106, rather they were an integral part of the sites' designs.

Indicator GBC2

The number, total area and type of developments approved within the Green Belt, and the proportion which is 'inappropriate' development.

10.6 There have been 4 proposals for development approved in 2009-10 within the Green Belt.

Site Ref	Applic Ref	Proposal	Comments
ML176	S/2009/0424	Erection of 2 no. glasshouses with enclosed canopy and landscaping details after demolition of existing buildings and structures	Construction of new buildings for agriculture.
mossb	S/2009/0597	Conversion of redundant barns to create 2 dwellings comprising; one 3 bed dwelling with single storey extension to the front and one 4 bed dwelling.	Re-use of existing buildings.
M0014	S/2010/0141	Erection of a detached bungalow after demolition of the existing bungalow and outbuildings.	Replacement of existing dwelling.
ML147	S/2009/0865	Reserved Matters Application (pursuant to Outline Planning Application S/2008/0547) for the construction of a 600 person single cell prison, 5.2m high perimeter wall, visitor centre and ancillary buildings.	Meets policy GBC4 (redev't of hospital)

10.7 As can be seen from the detailed table above, all four developments are appropriate for the Green Belt, and meet policy GBC2.

Indicator GBC3

The number of planning permissions granted that result in the loss of best and most versatile agricultural land, and the percentage of irreversible development taking place on best and most versatile agricultural land (grades 1, 2 and 3) compared to poorer quality agricultural grades (4 and 5).

10.8 The developments listed in the previous table are also related to this indicator. Of the four developments, none of them will lead to a loss of agricultural land.

Implications for Core Strategy

One of the key dilemmas that the Core Strategy must address is the need to identify sufficient land for our long-term housing needs (see chapter 6) but with limited land available in our existing urban areas. A draft Green Belt Study has been completed which identifies broad areas that may be suitable for future development. The Core Strategy will set out the way in which we can meet our longer-term housing needs whilst protecting the most valuable Green Belt areas. Failure to identify sufficient housing land may put susceptible areas of Green Belt at risk and weaken our case for their protection.

11 Nature Conservation and Coast

Objective

To protect, enhance and encourage the positive management of Sefton's sites, habitats and species of nature conservation value.

To ensure that development within the Sefton Coastal Planning Zone is limited to land uses dependent on a coastal location and which maintain or enhance the special characteristics of the Sefton Coast.

Introduction

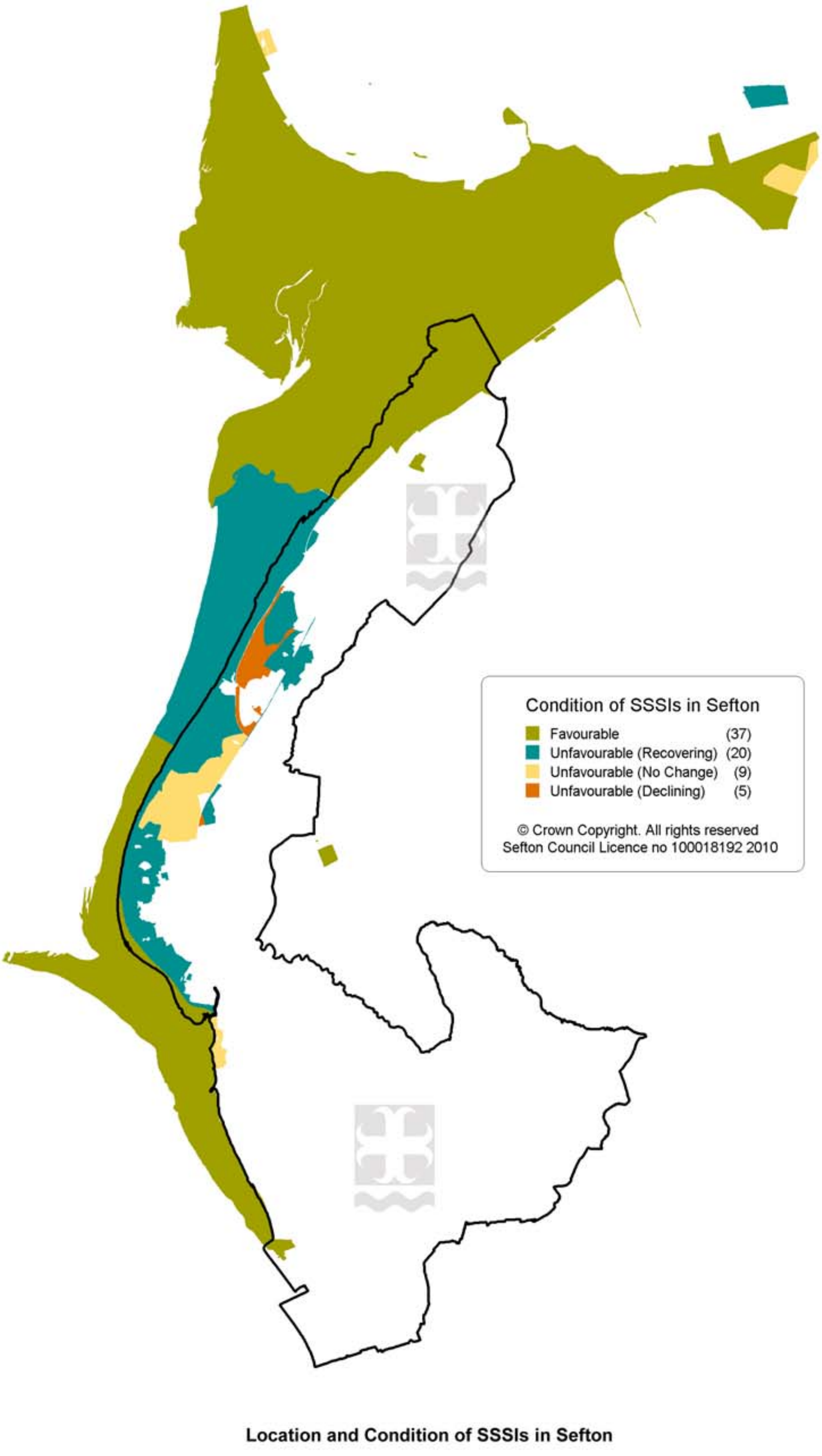
11.1 Sefton is remarkably rich in natural value. Protecting and enhancing this biodiversity, particularly the positive management of Sefton's habitats and species of nature conservation value, is a key part of sustainable development. The Local Authority has an important role to play and a statutory obligation to implement this as set out in the Natural Environment and Rural Communities (NERC) Act 2006.

Indicator NCC1

Area and condition of land designated as SSSIs.

11.2 There are 2,506 hectares designated as SSSI in Sefton (measured to high watermark at the coast). The map on the next page shows the location and condition of the SSSIs in Sefton (Data from Natural England).

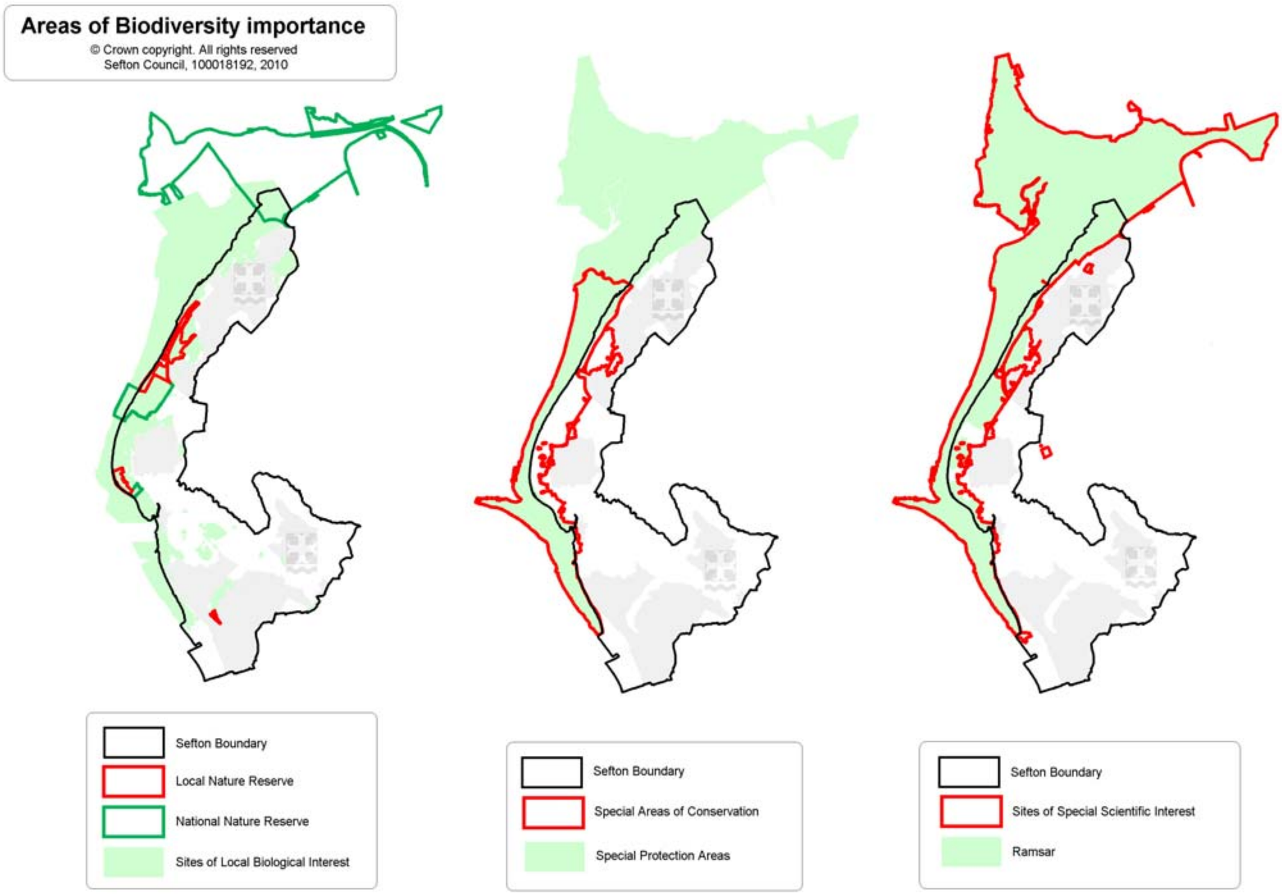
SSSI Condition	Area (Hectares)	% of total SSSI area
Favourable	829	33%
Unfavourable (Recovering)	1,163	46%
Unfavourable (No change)	368	15%
Unfavourable (Declining)	146	6%



Location and Condition of SSSIs in Sefton

Indicator NCC2

Changes (losses and gains) in the areas of biodiversity importance.



Designation	Area 2010 (Hectares)	Losses and gains since 2009 AMR
SLBI	3,653	+ 1 hectare
SSSI	2,506	No change
SPA	947	No change
SAC	1,733	No change
Ramsar	1,987	No change
NNR	677	No change
LNR	380	No change

Indicator NCC3

The number and type of developments approved within the Coastal Planning Zone, and the proportion of these which are not 'coast dependent'.

11.3 There were four developments approved in the Coastal Planning Zone in 2009-10.

PROPOSAL	Site Ref	App Ref	Dev't Coast Dep	Notes
Change of use of the premises to a hot food takeaway and cafe	BL345	S/2009/1165	No	Although not coast dependent, this approval is for an existing café to also trade as a hot food takeaway.
Retention of a change of use of Unit 1 from Storage & Distribution to Retail including a café area for customers	BL347	S/2009/0489	No	Although not coast dependent, the expansion of an existing business into vacant unit is considered acceptable.
Installation of new effluent treatment plant and single storey brick and concrete electrical control room	BL348	S/2009/0327	Yes	This approval is for a small plant building on an existing established operation on the docks.
Development of an electricity generation facility on part of the existing metals recycling facility, comprising the erection of steel clad Main Processing Building, Turbine & Boiler Building, Un-processed Materials Storage Building, conveyer belt system,	BL355	S/2009/0640	Yes	The scheme is directly linked to a major port related operator.

11.4 As can be seen from the comments in the table although not all developments were coast dependent the ones that were not were only minor developments.

Implications for Core Strategy

The Core Strategy will have strong and clear policies that will protect areas of nature conservation and coast. The Core Strategy will also set out the instances when nature value of green spaces should be improved in association with development.

12 Urban Greenspace and Development

Objectives

To protect and improve Urban Green Spaces within the urban area and ensure that the amenities that Urban Green Space provide to local people are maintained.

To protect existing recreational open spaces and facilities from inappropriate development.

To protect and enhance the opportunities for countryside recreation in Sefton.

Introduction

12.1 Open spaces within the urban area of Sefton contribute to the quality of life of its local communities in many ways. They are a visual break in built-up areas, they can help to enhance the local environment, provide opportunities for recreation and provide habitats for nature. Urban greenspaces are those open spaces that have been designated in the UDP so they are safeguarded. Urban greenspaces may have a number of uses including parks, sports grounds and allotments as well as grounds of institutions such as churches, cemeteries, schools and hospitals.

Indicator GS1

Area (hectares) of accessible local recreational open space per 1,000 population available for: pitch sports, non-pitch sports, children's play, and informal use.

12.2 A Green Space and Recreation Study was completed in November 2009 and reported in last years AMR. The table below sets out the key data from this study for this indicator. It is unlikely that these figures will be updated regularly but also unlikely that they will chance very much.

	Outdoor Sports Sites Pitch Sports		Outdoor Sport Sites Non-pitch Sports		Parks (including children and teens)		All publicly accessible urban greenspace	
	Area (ha)	Ha per '000	Area (ha)	Ha per '000	Area (ha)	Ha per '000	Area (ha)	Ha per '000
Crosby	95.68	1.90	7.24	0.14	75.54	1.50	168.38	3.34
Formby	37.55	1.49	2.52	0.10	4.58	0.18	56.45	2.23
Linacre & Derby	7.99	0.31	0.74	0.03	29.93	1.18	49.56	1.95
Litherland & Ford	23.82	0.97	0.92	0.04	17.54	0.71	70.04	2.84
Sefton East Parishes	46.15	1.17	2.54	0.06	19.27	0.49	100.12	2.53
Southport	103.93	1.15	8.16	0.09	113.52	1.26	296.25	3.28

St Oswald, Netherton & Orrell	29.81	1.18	1.17	0.05	17.52	0.69	94.94	3.74
SEFTON	**344.93**	**1.23**	**23.29**	**0.08**	**277.90**	**0.99**	**835.74**	**2.97**

The standards as set out by the UDP for recreation provision are:

- Pitch sports – 1.2 hectares per 1000 population
- Non-pitch sports – 0.4 hectares per 1000 population
- General open provision – 0.9 hectares per 1000 population

Although Sefton overall meets the target for pitch and general open provision, there are areas that fall below these standards. For example Linacre/Derby falls well below the standard for pitch sports provision and Formby falls below for general open provision. These two areas are the only ones that fall below the overall standard of 2.5ha of publicly accessible open space per 1000 population. However, these figures hide some localised areas of deficiency, such as in Southport to the west of the town centre, and some areas of hidden access, such as the ability of Formby residents to easily access the coast.

Indicator GS2

Change (additions and subtractions) to the total stock of Urban Greenspace, and to Greenspace Accessible to the Public, as a result of development.

12.3 There have been thirteen developments approved in 2009-10 where the development site includes a designated Urban Green Space. Of these, only two developments will lead to a loss of green space, the first being a housing development on the former Bibbys Sports Ground on Orrell Lane, Bootle (S/2008/0089) and the second being the regeneration of Kings Park housing estate, Seaforth (S/2009/0834). The remaining 11 developments are for extensions to schools (school sites being defined as green space) or for changes of use where no change is proposed to the footprint of the building.

12.4 The development of Bibbys will lead to a loss of 2.57 ha (this site was derelict and not accessible to the public), and approximately 0.3 ha will be built on as part of the Kings Park regeneration.

12.5 The total loss of Urban Greenspace is 2.87ha, of which 0.3ha is accessible to the public.

12.6 In addition to these developments, policy DQ4 requires all major commercial and residential developments to include an element of public green space, or pay a S106 contribution to the Council for securing or improving Greenspace off site.

12.7 Of the 32 development sites approved in 2009/10 where Policy DQ4 applied, a total commuted sum payment of £1,403,788 (at 2009/10 prices) has been agreed or secured through conditions on 30 sites. In addition 3 sites include on-site green space works (Housing site in Bedford/Queens area in Bootle, Netherton Activity Centre, and Ashworth Prison in Maghull). 12.8 The first two of these will be accessible green spaces, but the green space developed in the prison will clearly not be accessible to the public.

12.9 It is difficult to summarise in the amount of additional greenspace, but it is clear that Policy DQ4 is being used to ensure, through direct on site provision or commuted sum payments, new and improved green space, the majority of which is accessible to the public.

Indicator GS3

Net change in the amount of accessible recreational open space (including natural green space) as a result of development.

12.10 There were six developments approved on sites defined as Recreational Open Spaces that are accessible to the public.

12.11 Of these, only one site, Kings Park Estate in Seaforth, has a proposal that would lead to a loss of some of the recreational open space currently provided on the estate. The plans do include upgrading and improving what remains after development, but there will be a loss of approximately 0.3 hectares of accessible recreational open space.

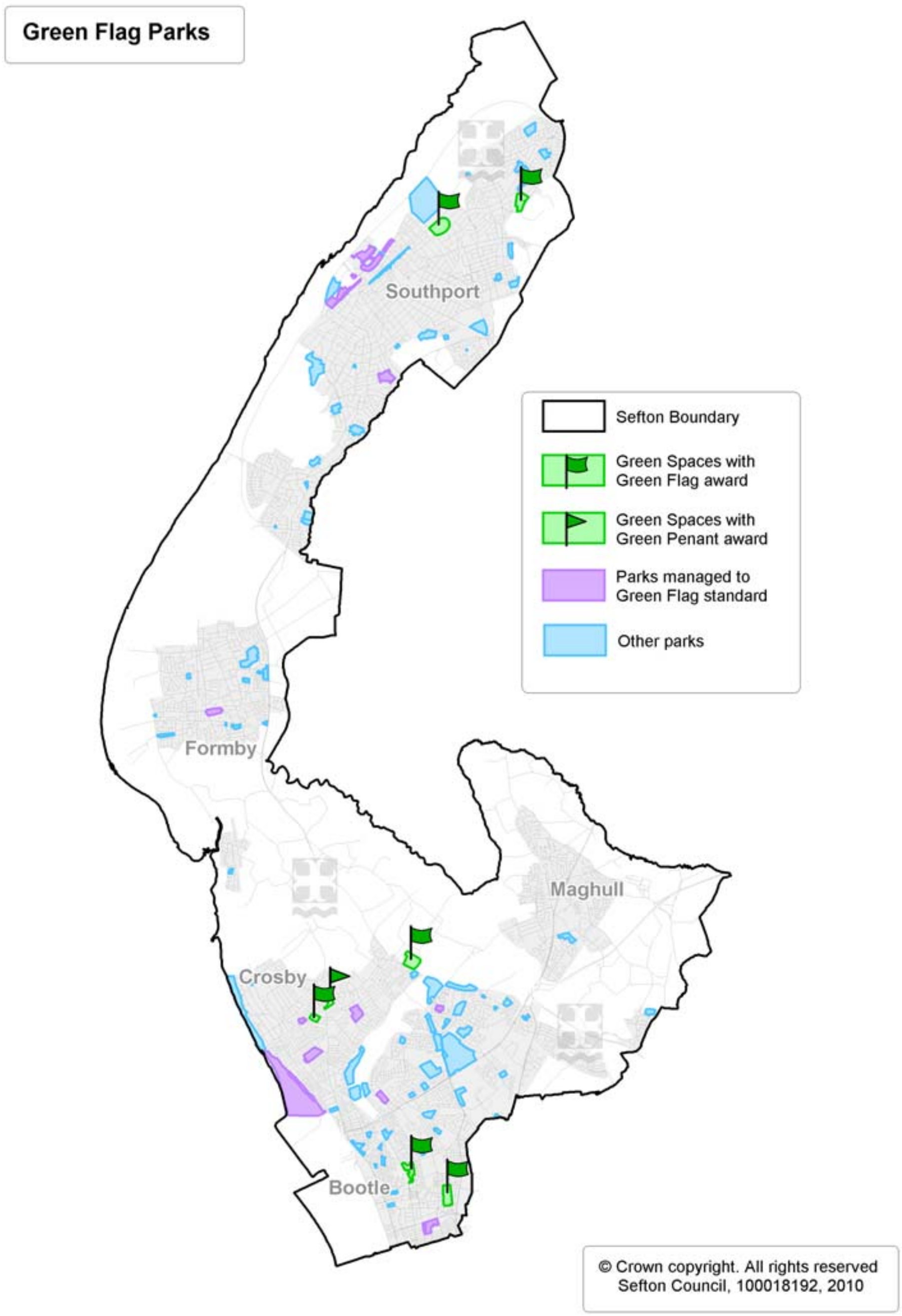
12.12 All of the remaining proposals were either for redevelopment, conversion or change of use. None of these would lead to a loss of open space.

Indicator GS4

Parks with Green Flag award and parks managed to Green Flag standard.

12.13 There are now 6 parks with the Green flag award. These are:

- Botanic Gardens (Southport)
- Hesketh Park (Southport)
- Coronation Park (Crosby)
- Thornton Garden of Rest
- North Park (Bootle)
- Derby Park (Bootle)



12.14 This represents an improvement from the 2009 AMR where 5 parks had the Green Flag award. Sefton is continuing to work to manage more parks to Green Flag standard.

Implications for Core Strategy

The Core Strategy will set out the objectives and policies that will protect green and open spaces in Sefton. It will also set out the requirement for new development to include an element of new green and open space to be provided.

13 Heritage Conservation

To ensure that the historic and archaeological resource of the Borough is protected, preserved and, where appropriate, enhanced.

Introduction

13.1 Sefton has a diverse range of heritage that plays an important role in forming its identity and we continue to work with partners to enhance our heritage assets. Enforcement work surrounding empty listed buildings has been a key feature this year, the most high profile being 40 Lancaster Road, which as subject to an arson attack. A lack of resources to underpin section 215 and Urgent works notices makes this area of work particularly challenging.

13.2 The £18m Cultural Centre scheme was one of the more complex schemes seen this year by the conservation team. This scheme is now underway with the buildings undergoing redevelopment, due for reopening in 2012. Also in Southport, the Kings Garden's project is back on the agenda, this is a major conservation scheme which will be developed over the next 18 months, hopefully leading to the full award of £6m from the Heritage Lottery. The last remaining project within the Townscape Heritage Initiative, which was 23-35 Scarisbrick Avenue, is nearing completion. This building received a total grant of £700,000.

13.3 Funding from the Planning Delivery Grant has assisted the conservation team in delivering nine Conservation Area Appraisals over a relatively short period between 2005-2008. The current absence of funding for this area of work has meant the slowing down of production of these documents. This year Birkdale Village Conservation Area Appraisal is nearing completion, and Green Lane Conservation Area appraisal is in the early stages.

Indicator HC1

The number of Listed Buildings on the 'Buildings at Risk' register

13.4 Just one listed building remains on the national buildings at risk register, which assesses all Grade I and Grade II* listed buildings. According to English Heritage, who maintains the list, Ince Blundell Old Hall (II*) is in poor condition and is classed as priority C for improvements, A being the most critical (it was classed as priority A last year).

13.5 Sefton also has a Scheduled Ancient Monument listed on the national register. This is the Sefton Old Hall moated sited. English Heritage describes the site as generally unsatisfactory, with localised problems and declining.

13.6 Sefton maintains a register of all listed buildings and structures in the borough. There are currently 36 buildings/structures considered as 'at risk' or worse on the register.

	No. of buildings and structures
Risk Category One ‘Extreme’	6
Risk Category Two ‘Grave’	3
Risk Category Three ‘At Risk’	27

Implications for Core Strategy

The Core Strategy will set out the importance of Sefton’s heritage in defining its identity and how it can provide a beneficial asset to secure regeneration and improve neighbourhoods.

14 Design and Environmental Quality

To ensure that all development is well designed and makes a positive contribution to Sefton's environment and to quality of life for residents and visitors.

Introduction

14.1 Planning has a duty to reduce the impact of development on the environment and people. It can also play a positive role in ensuring improvements to Sefton's physical environment, preserving and enhancing the area's natural beauty and biodiversity value.

Indicator DQ1

The number and proportion of total new build completions on housing sites reaching very good, good, average and poor ratings against the Building for Life criteria.

14.2 In 2009/10 there were 11 residential development sites where 10 or more units were completed in 2009/10, and these sites are subject to a Building for Life Assessment. The results are as below.

Site Ref	Site Name	Site Capacity	Dwellings Completed 2009/10	BFL Score
B0109	Ph 1c B/Q, Bedford Road, Wadham Road, Bootle	27	27	15
B0119	61, Hornby Boulevard, Bootle	10	10	14
B236	Various props bound by Bridle Road, Park Lane, Netherton	69	47	10*
B64	Former Toprain Site, Hawthorne Road, Bootle	84	18	13
B96	Stella Nova Site, Washington Parade, Bootle	142	142	11.5
C138	2 Victoria Road and 17, Waterloo Road, Waterloo	12	12	5
C380	North Yard, College Road, Crosby	13	13	5.5
L0016	Land at front of Ash Road/Beach Road, Litherland	28	28	13
L238	Site of Sefton Works, Field Lane, Litherland	55	16	7*
S0108	1-24, Warwick Close, Southport	23	23	16.5
S804	37/39, Leyland Road, Southport	12	12	7

* These scores are provisional.

14.3 The scores are categorised as very good (16 or more positive answers out of 20), good (14 or more answers out of 20), average (10 or more answers out of 20) or poor (less than 10 answers out of 20).

	2008/9	2009/10
Very Good	0%	9%
Good	13%	18%
Average	33%	36%
Poor	54%	36%

14.4 Of the 11 qualifying housing schemes in Sefton during 2009/10, one (9%) achieved a very good rating. This was scheme at Warwick Close in Southport, which comprises primarily social housing. A further two schemes (18%), both in Bootle, achieved a good score. These were also social housing schemes and in general social schemes score higher than private schemes. This is in part due to that social housing schemes have higher standards to meet if they are to secure funding. Overall, although most schemes continue to achieve only average or worse ratings, the performance in the past year is an improvement on the year before.

Indicator DQ2

Net increase in number of urban trees as a result of development.

14.5 Sefton's UDP policies and the Green Space, Trees and Development SPD ensure new tree planting is provided when development takes place. These trees are important additions to the urban environment – helping to absorb carbon dioxide from the atmosphere and generally softening the appearance of the urban landscape.

14.6 Indicator DQ2 covers a range of activity in development schemes that lead to losses and gains in the number of trees, based on the requirements set out in Policy DQ3 Trees and Development. For example trees may need to be removed during the development process and each tree removed should be replaced with two new trees, and in addition, new trees should be planted.

14.7 If trees cannot be planted on site, a S106 agreement is normally used to enable the developer to pay a sum to the council for tree planting off site.

14.8 This year the policy is being implemented well.

- Of the 119 sites where the policy applies, 114 have had the policy referred to in the Officers Report and the conditions attached to the Decision Notice.
- Of the 5 where policy is not referred to, this is likely to be due to the nature of the application i.e. an outline application.
- 24 sites include losses of trees (264), and there are 392 replacement trees planned to be planted on site. The remaining 136 are covered by planned S106 agreements.
- A total of 1583 new trees are planned on site, and the remaining 1591 new trees required are covered by planned S106 agreements.
- The total S106 commuted sum payments at 2009/10 prices amount to £773,469.

The net increase is therefore 3438 trees in 2009/10 approvals.

Indicator DQ3

The percentage of developments incorporation Sustainable Drainage Systems.

14.9 The UDP states that all proposals for new residential, commercial, industrial and leisure development must have a Sustainable Drainage System incorporated into the overall design unless it can be demonstrated that there should be an exception.

14.10 During the course of research into implementation of policy DQ5 Sustainable Drainage Systems, it became clear that this policy is rarely implemented. Of the seventy-three approvals in 2009/10 that should have had the policy referred to in the Officers Report and in conditions in the Decision Notice, only four included SUDS in the design or had a condition attached that required some kind of SUDS. These were;

Site Ref	Site	Development	SUDS Description
ML147	Ashworth Hospital South, School Lane, Maghull	600 place Prison.	2 wetland areas.
B0122	Mersey, Stanley, Chestnut and Salisbury House St James Drive Bootle	High rise housing redevelopment including new build.	A range of systems proposed.
BL210	Former Playing Fields Northwest of Metal Box Facto Heysham Road Netherton	Warehouse and 9 Industrial units.	Required - condition 6 of Decision Notice - no detail found.
F155	Old Saw Mills, 7 Marsh Brows Formby	3 terraced houses.	S13 of Application form – states a soakaway will be incorporated.

14.11 This amounts to 5.5% of approvals.

14.12 Of the remainder there were two outline permissions where perhaps the detail of the proposed development was not required. But that leaves sixty-seven approvals where it was not possible to find any mention of SUDS on file it the time available.

Implications for Core Strategy

The Core Strategy will set out the requirement for high quality in design to be an important element of the development process. This will include ensuring the new development is resource efficient and helps meets the needs of Sefton's changing population (see chapter 4).

15 Environmental Protection

To reduce the impact of development on the environment and people, and to minimise environmental risk

Introduction

15.1 Some development can cause pollution and pose a risk to the environment. A rigorous approach to such development is needed in order to protect ecological systems, cultural assets and amenity, and to improve people's quality of life and health. The planning system can control these risks by regulating the location of development and controlling the way in which development operates. The planning system can also regulate what happens after uses have ceased, so that sites can be restored to a suitable standard.

Noise Pollution

Indicator EP1

The number of noise complaints by type

	2005/6	2006/7	2007/8	2008/9	2009/10
Alarm	68	48	46	56	62
Barking Dog	203	256	243	227	217
Bells	4	1	2	0	7
Boat Noise	1	0	0	0	0
DIY	15	12	15	8	12
Fireworks	2	0	2	2	0
Low Frequency	4	4	5	9	4
Machinery	82	109	82	83	70
Music	280	289	283	252	289
Other animals and birds	15	21	12	16	21
Other/unidentified	36	40	59	48	64
Party	30	33	27	35	40
People talking, shouting etc	111	150	149	102	133
Plant (Construction Equipment)	85	76	84	57	46
Public Address Systems	8	4	4	2	2
Shooting	0	2	4	4	5
TV/radio	27	23	16	27	22
Vehicle repairs	6	2	2	1	5
Vehicles	37	27	30	29	17
TOTAL	1014	1097	1065	958	1016

15.2 The local authority must take appropriate steps to deal with any noise complaints that they receive and has a statutory duty to action for any confirmed noise nuisance. The majority of noise complaints are resolved informally following the local authority's intervention. However, some cases can only resolved by statutory means, which may consist of the service of a Notice (a formal warning that action must be taken to reduce noise) and by prosecution, or the local authority taking action themselves, such as seizing noise making equipment, if warnings fail to bring about an improvement.

15.3 The data shows that the number of complaints on noise has remained reasonably constant over the last few years. Two types of noise associated with industrial sites (Machinery and Plan/Construction Equipment) has shown a decreasing trend in recent years and this is likely to be due to the shift in the employment market from manufacturing to office based jobs.

Flood Risk

Indicator EP2

Area at risk of flooding

15.4 There has been a slight increase in the land classified as being within both Flood Zones 2 and 3 since last year's AMR. This is due to the Environmental Agency updating their flood risk data. The areas of flood risk are shown on the map on the next page.

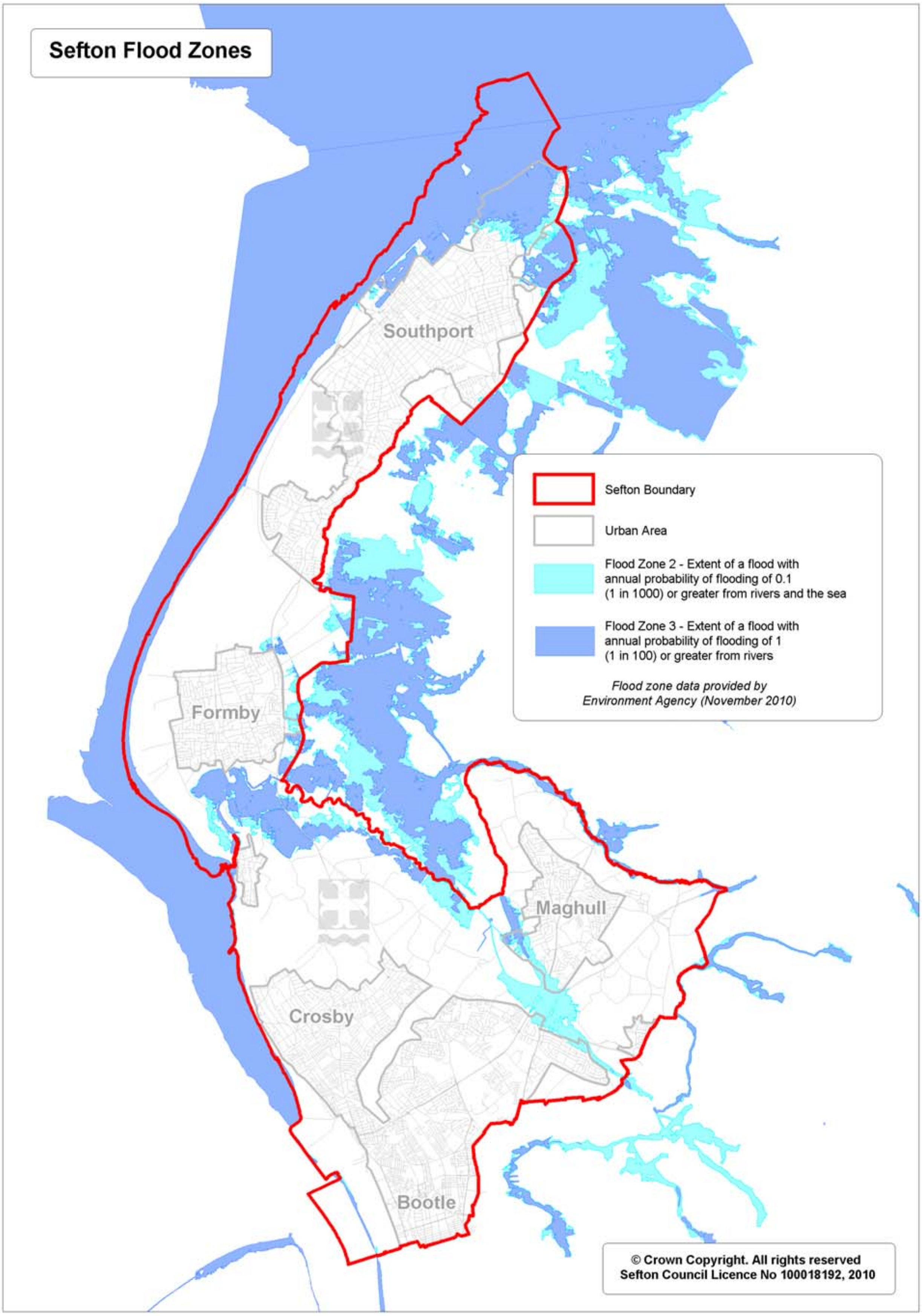
	2009		2010	
	Total Area (Sq Km)	Proportion of Sefton's Total Area (%)	Total Area (Sq Km)	Proportion of Sefton's Total Area (%)
Flood Zone 3	22.4	14.5	24.57	15.8
Flood Zone 2	28.0	18.1	28.71	18.5
Combined FZs 2 and 3	50.4	32.6	53.28	34.3

Indicator EP3

Number of homes at risk of flooding

	2009		2010	
	Flood Zone 2 (0.1% chance of flooding in any 1 year)	Flood Zone 3 (1% chance of flooding in any 1 year)	Flood Zone 2 (0.1% chance of flooding in any 1 year)	Flood Zone 3 (1% chance of flooding in any 1 year)
Residential	5843	4197	5970	4307
Commercial	323	251	N/a	N/a
Total	6166	4448	N/a	N/a

15.5 We are currently awaiting data on the amount of commercial properties that are within each of the flood zones for the 2010 flood risk maps. The number of homes that fall within flood zones 2 and 3 has increased slightly which reflects the slight increase in area covered by these flood zones (see above).



Indicator EP4

Number of planning applications where the Environment Agency recommend that planning permission is refused on flood risk or water quality grounds

15.6 During 2009/10 there were two major planning applications that the Environment Agency objected to on flood risk or water quality. The first was for the development of an electricity generation facility at the Alexandra Branch Dock on Regent Road, Bootle. This was due to an inadequate Flood Risk Assessment (FRA) being submitted. Amendments were made to the FRA and the application was subsequently approved.

15.7 The second application was for temporary permission for various structures and infrastructure associated with sports use at Formby Football Club at Altcar Road. This was due to an inadequate FRA being submitted and that the sequential test[11] had not been satisfactorily demonstrated. This application was subsequently withdrawn.

Air Pollution

Indicator EP5

Annual average measure of fine air particulates (PM_{10}) at monitoring stations and number of instances daily standard is exceeded

	Annual average (μm^3) fine air particulates (PM_{10})				Number of instances daily standard is exceeded			
	Princess Way, Seaforth	St Joan of Arc School, Bootle	Crosby Road North	Millers Bridge, Bootle	Princess Way, Seaforth	St Joan of Arc School, Bootle	Crosby Road North	Millers Bridge, Bootle
2004	N/a	24.8	33.4	N/a	N/a	4	29	N/a
2005	N/a	25.3	33.7	N/a	N/a	4	34	N/a
2006	N/a	26.5	34.8	N/a	N/a	9	46	N/a
2007	N/a	26.8	29.3	36.7	N/a	9	21	46
2008	26.3	26.1	27.3	33.3	15	5	14	34
2009	24.3	22.9[12]	26.1	29.9	7	0[13]	10	11

Indicator EP6

Annual average measure of nitrogen dioxide (NO_2) at monitoring stations and number of instances hourly standard is exceeded

[11] As set out in Planning Policy Statement 25
[12] March to December
[13] March to December

	Annual average (µm³) nitrogen dioxide				Number of instances hourly standard is exceeded			
	Princess Way, Seaforth	St Joan of Arc School, Bootle	Crosby Road North	Millers Bridge, Bootle	Princess Way, Seaforth	St Joan of Arc School, Bootle	Crosby Road North	Millers Bridge, Bootle
2004	N/a	N/a	32.5	N/a	N/a	2	1	N/a
2005	N/a	30.5	34.1	N/a	N/a	0	7	N/a
2006	N/a	30.7	33.9	N/a	N/a	0	0	N/a
2007	43.7	34.1	33.7	40.5	0	0	1	0
2008	46.0	33.4	35.3	41.3	0	0	0	2
2009	45.8	32.3	35.4	38.1	0	0	0	2

15.8 Monitoring in 2009 has shown that the National Air Quality Strategy (NAQS) Objective for annual average levels of nitrogen dioxide was not complied with at Princess Way and was borderline at Millers Bridge. The NAQS Objectives for PM_{10} were met at all monitoring sites in 2009.

15.9 Sefton declared three Air Quality Management Areas (AQMAs) in January 2009 at Princess Way Seaforth (for NO_2), Crosby Road North Waterloo (for PM_{10}) and at Millers Bridge Bootle (for NO_2 and PM_{10}) due to the likely or actual exceedence of the NAQS Air Quality Objective(s).

15.10 In all the AQMAs work has been completed to identify the sources of pollution causing the high levels and action plans are being developed to try to bring about compliance with the objectives.

15.11 A further 3 areas were identified where nitrogen dioxide levels are close to NAQS Objectives. These are at Hawthorne Road, Litherland (opposite KFC), South Road, Waterloo (at the junction with Crosby Road North next to the Liver Hotel) and at the junction of Litherland Road with Marsh Lane, Bootle. A Detailed Assessment of air quality is being undertaken in these areas to see if more AQMAs will have to be declared.

Indicator EP7

Reduction in CO_2 (ktonnes) emissions for housing, transport and business

	Industry & Commerce (ktonne)	Domestic (ktonne)	Road Transport (ktonne)	Other (ktonne)	TOTAL (ktonne)	Per person (t)
2005	599	708	316	13	1637	5.9
2006	580	702	308	13	1604	5.8
2007	600	676	307	12	1596	5.8
2008	515	673	299	13	1500	5.5
% change 2005-08	-14.0	-4.9	-5.4	-	-8.4	-6.8

15.12 The UK compiles an annual inventory of its greenhouse gas emissions in order to monitor progress against domestic and international targets such as the Kyoto Protocol. Carbon dioxide (CO_2) is the main greenhouse gas, accounting for about 85 per cent of the UK total, and the vast majority of CO_2 emissions come from the burning of fossil fuels. In recent years, increasing emphasis has been placed on the role of regional and local government in contributing to energy efficiency improvements, and hence reductions in CO_2 emissions. The statistics show emissions allocated on an "end-user" basis.

15.13 The amount of CO2 emissions continue to decrease in Sefton, with the biggest decrease accounted for by Industry and Commerce. The most likely explanation for this is the continued change to the employment in Sefton from manufacturing to service. Nevertheless there has also been significant reductions in the CO2 emissions from other sources, including road transport and from domestic. This is due more energy efficient homes and appliances and fuel efficient cars.

Indicator EP8

Number of sites and total area of land in need of inspection for potential contamination

15.14 In accordance with the methodology detailed in the contaminated land inspection strategy we have identified 8589 sites that require further inspection. This comprises 1074 potential high risk, 764 potential medium risk and 6751 potential low risk sites. Last years AMR reported that 8643 sites needed inspection for potential contamination.

15.15 Note that the sites are not contaminated land sites as statutorily defined but have been identified as requiring further inspection on the basis of previous or current land uses that may have caused contamination and their proximity to sensitive receptors.

Indicator EP9

Coastal water quality

15.16 The Environment Agency monitors Sefton's three bathing waters (Southport, Ainsdale and Formby) for compliance with the European Bathing Water Directive (76/160/EEC). The table below shows the overall classification for the past five years.

	2006	2007	2008	2009	2010[14]
Southport	Good	Good	Good	Good	Excellent
Ainsdale	Good	Good	Good	Good	Good
Formby	Good	Good	Good	Good	Good

15.17 There were improvements to the quality of bathing water in Sefton during 2010 with Southport beach currently classed as excellent. From 2015 a new Bathing Water Directive will replace the current one which will set stricter standards than the current one.

[14] Results correct at 13 September 2010

Implications for Core Strategy

The Core Strategy will include objectives and policies to ensure that the environmental quality of Sefton is protected, and were necessary, improved. The Core Strategy will also ensure that development sites will not be identified in areas at high risk of flooding.

16 Local Development Documents

16.1 We currently have a number of Supplementary Planning Documents (SPD) adopted in Sefton
Coffee House Bridge SPD
Peel/Knowsley and Linacre SPD
Greenspace, Trees and Development SPD
Ensuring Choice of Travel SPD

16.2 In the past we have tried to devise indicators specifically for each of the SPDs. This has, and would have continued to have, made the number of indicators unmanageable. What we intend to do in the future is to have a more holistic approach to monitoring, with our suite of indicators monitoring our LDF has a whole.

16.3 In future SPDs we will identify the most relevant existing indicators that the SPD will most influence. This will be more relevant for SPDs that cover the whole of Sefton for a particular topic, such as design or affordable housing. In some case we may have to add an indicator or two if no suitable indicators exist. For documents that cover a small part of Sefton, such a development briefs and area action plans, we may need indicators that look at the impact at a local level.

16.4 For our existing SPDs the monitoring situation is set out below, with an explanation of how we will monitor these in the future.

Coffee House Bridge SPD

16.5 This SPD includes 9 indicators that aim to monitor the impact on the area subject to the SPD area only. To date there has been no progress with the development in this area due to the impact the economic slowdown has had on the building industry. Therefore reporting on any of the 9 indicators is not possible. In retrospect we should be monitoring this SPD against the wider impact of regeneration in the neighbourhood (i.e. the Housing Market Renewal Area) in any case. In the future, progress of this and similar regeneration based SPDs, (see Peel/Knowsley and Linacre SPD below) will be monitored by the following indicators:

16.6 All the Sefton context indicators (chapter 3)
All the Urban Priority Area indicators (chapter 4)
Indicator H4 - Affordable Housing Completions
Indicator H5 - Percent of new and converted dwellings on previously development land
Indicator H8 - The total number of homes constructed or converted during the year built on land made available by Housing Market Renewal or as a consequence of HMR activity but without actual funding
Indicator T2 - Ratio of parking provision approved for new development
Indicator T3 - Accessibility of new residential development
Indicator GS2 - Change (additions or subtractions) to the total stock of urban greenspace, and to greenspace accessible to the public, as a result of development
Indicator GS3 - Net change in the amount of accessible recreational (including natural greenspace) as a result of development.

All the Design and Environmental Quality indicators (chapter 14)

Peel/Knowsley and Linacre SPD

16.7 No specific indicators were included in this SPD and it will be monitored through the same indicators as listed above for the Coffee House Bridge SPD. Peel/Knowsley and Linacre are two of the Housing Market Renewal areas, but unlike Bedford/Queens and Klondyke these have not been subject to direct intervention through housing clearance.

Greenspace, Trees and Development SPD

16.8 This SPD included 3 specific indicators -

Residents' satisfaction with the Council's parks and green spaces - in the Places Survey carried out in 2008, and published in 2009, 67.2% of Sefton's residents reported to be very or fairly satisfied with local parks and gardens.
Parks and green spaces managed to Green Flag standard - see indicator GS4
The amount of green space lost to development - see indicator GS2

16.9 Other indicators in the AMR which are useful for monitoring this SPD include
Indicator UP2 - Percentage of Urban Priority residents satisfied with their neighbourhood as a place to live, compared to the percentage in the rest of the Borough
Indicator DQ2 - Net increase in number of urban trees as a result of development

Ensuring Choice of Travel SPD

16.10 This SPD included 3 specific indicators -
Percentage of new developments meeting minimum accessibility standards for all transport nodes, as defined in the SPD - see indicator T6
Percentage of new developments, complying with parking standards, as defined in the SPD - see indicator T2
Percentage of new developments, submitting an approved travel plan, as defined in the SPD - see indicator T5

16.11 Other indicators in the AMR which are useful for monitoring this SPD include
Indicator T1 - proportion of travel journeys made by sustainable modes
Indicator T3 - accessibility of new residential development
Indicator EP1 - the number of noise complaints received by type (particularly vehicles)
Indicator EP6 - average nitrogen dioxide levels at monitoring stations
Indicator EP7 - Reduction in CO_2 emissions (Road transport)

16.12 In addition to the indicators in the main body of this AMR, we also have a number of indicators which measure sustainability. These can be found in chapter 17. Many of these will also be useful in monitoring the SPDs. In future years these will be incorporated into the main body of the AMR.

17 Sustainability Monitoring

17.1 All planning policies are subject to Sustainability Appraisal and many are required to carry out a Strategic Environmental Assessment. Both of these processes are undertaken to ensure that our planning policies have the most desirable effect on the social, economic and environmental well being in Sefton.

17.2 For our Core Strategy process we carried out a scoping exercise to come up with a list of sustainability objectives which the Core Strategy (and the wider planning policies) should try to achieve. Each of these objectives also had a number of indicators which to measure how well our planning policies are performing. For the purposes of this section these are called **sustainability objectives**, but are also known as significant effects indicators.

17.3 Although our Core Strategy is a year or two from being adopted and implemented (see section 2) it is useful to begin reporting on the sustainability indicators to build up a picture of sustainability in Sefton. This was reported on in last years AMR (see www.sefton.gov.uk/AMR). In future AMRs we will finalise the list of sustainability indicators we use and incorporate them into the main body of the document. It is the aim that overall we will have fewer indicators and that these will have a number of roles – such as monitoring policy implementation and sustainability.

A List of Indicators

Indicator		Local Output	Core Output	UDP	Sustainability
SC1	Number of households and population in the district	✓			✓
SC2	Annual household income	✓			
SC3	Percentage annual change in house prices	✓			
SC4	Housing tenure	✓			
SC5	Percentage working age in employment	✓			
SC6	JSA claimant rate including long-term unemployment	✓			✓
UP1	Percentage of Urban Priority Area residents finding it easy to access key local services, compared to the percentage in the rest of the Borough			✓	
UP2	Percentage of Urban Priority Area residents satisfied with their neighbourhood as a place to live, compared to the percentage in the rest of the Borough			✓	✓
UP3	The number of Super Output Areas (SOAs), and percentage of Sefton’s population, that rank within the most deprived 10% of SOAs nationally and the most deprived 25% of SOAs nationally.			✓	
UP4	The percentage (by area) of land developed for employment uses in schemes of 1000m2 floorspace or more which are in Urban Priority Areas.			✓	
EDT1	The number of VAT registered businesses, and the percentage increase or decrease in the total number of VAT registered businesses			✓	
EDT2	Employment land available by type		✓		
EDT3	Floorspace developed for employment by type		✓		
EDT4	Floorspace (m2) of new office developments (use B1a) of 2,500m2 or above, and the percentage of this which is in town, district or local centres.			✓	
EDT5	Proportion of new business and industrial development (Use Classes B1, B2, B8) using previously developed land and buildings		✓	✓	
EDT6	Area (hectares) of land and floorspace (m2) developed for business and industry (Use Classes B1, B2, B8) and the number of jobs generated: in Sefton as a whole, within Strategic Employment locations and on Strategic Sites on other allocated sites, in the Maritime and Tourism sectors, in other Regional Economic Strategy key sectors, in Urban Priority Areas			✓	
EDT7	Amount of employment land on allocated sites, or within primarily industrial areas, lost from business and industry (Use Classes B1, B2, B8): in Sefton as a whole, in Urban Priority Areas, to housing uses			✓	
EDT8	Number of visitors to Sefton	✓			✓
H1	Plan period and housing targets		✓		

H2	Housing trajectory		✓		
H3	Managed delivery target		✓	✓	✓
H4	Affordable housing completions, and those a result of policy H2		✓	✓	✓
H5	Percent of new and converted dwellings on Previously Developed Land.		✓	✓	
H6	The percentage of housing built at a net density of: less than 30 dwellings per hectare, 30-50 dwellings per hectare, above 50 dwellings per hectare, and those in the locations most accessible by public transport.			✓	
H7	Net additional pitches for gypsies and travellers		✓		
H8	The total number of homes constructed or yes converted during the year • built on land made available by Housing Market Renewal • as a consequence of Housing Market Renewal activity but without actual funding	✓			
H9	The total number of homes demolished by, by tenure during the year • on land made available by Housing Market Renewal • as a consequence of Housing Market Renewal activity but without actual funding	✓			
H10	The total number of properties acquired, by yes tenure, for pathfinder purposes • financed by Housing Market Renewal Grant • not financed by Housing Market Renewal Grant	✓			
H11	Area (hectares) of land acquired for pathfinder purposes • financed by Housing Market Renewal Grant • not financed by Housing Market Renewal Grant	✓			
R1	Vitality and viability of town, district and local Centres measured by: • Position in national shopping centre rankings R1 • Footfall on primary retail frontages • Retail rents and yields • Retail vacancy rates • User satisfaction			✓	✓
R2	Amount of completed retail, office and leisure development in Sefton, including in Town Centres.		✓	✓	
T1	Proportion of travel journeys made by sustainable modes (walking, cycle, bus, rail) for the following purposes: journey to work, journey to school, shopping, other			✓	
T2	Ratio of actual parking provision approved for major new development to the Ensuring Choice of Travel SPD maximum standard.			✓	
T3	Accessibility of new residential development	✓			✓
T4	Contributions to transport improvements secured through planning conditions and planning obligations (number of developments and value/type of improvement).			✓	
T5	Percentage of new developments meeting minimum accessibility standards as defined in the SPD			✓	
T6	Percentage of new developments meeting minimum accessibility standards as defined in the SPD				

EWM1	Renewable energy capacity approved: • as a result of Policy DQ2, • in other schemes			✓	
EMW2	Production of primary won and secondary/recycled aggregates		✓		
EMW3	Capacity of new waste management facilities by type		✓		
EMW4	a. Amount of municipal waste arising, and managed by type b. Percentage of household waste recycled and Composted c. Tonnage of green household waste recycled or composted in Sefton		✓		
GBC1	Increase in area of woodland planting and woodland under management secured through planning obligations each year.			✓	
GBC2	The number, total area and type of developments approved within the Green Belt, and the proportion which is 'inappropriate development.			✓	
GBC3	The number of planning permissions granted that result in the loss of best and most versatile agricultural land, and the percentage of irreversible development taking place on best and most versatile agricultural land (grades 1, 2, and 3) compared to poorer quality agricultural land (grades 4 and 5).			✓	
NCC1	Area and condition of land designated as SSSIs		✓	✓	
NCC2	Changes (losses and gains) in the areas of biodiversity importance		✓	✓	
NCC3	The number and type of developments approved within the Coastal Planning Zone, and the proportion of these which are not 'coast dependent'			✓	
GS1	Area (hectares) of accessible local recreational open space per 1,000 population available for: pitch sports, non-pitch sports, children's play and informal use.			✓	
GS2	Change (additions and subtractions) to the total stock of urban greenspace, and to greenspace accessible to the public, as a result of development.			✓	
GS3	Net change in the amount of accessible recreational open space (including natural greenspace) as a result of development.			✓	
GS4	Parks with Green Flag award and parks managed to Green Flag standard.		✓		
HC1	The number of Listed Buildings on the 'Buildings at Risk' register.			✓	
DQ1	The percentage of new homes assessed in accordance with the EcoHomes environmental Ratings for Homes scheme which are rated as Good, Very Good or Excellent.			✓	
DQ2	Net increase in number of urban trees as a result of development.			✓	
DQ3	The percentage of developments incorporating Sustainable Drainage Systems.		✓		
EP1	The number of noise complaints per 1000 population			✓	
EP2	Area of land at risk of flooding	✓			
EP3	Number of homes at risk of flooding	✓			
EP4	Number of planning applications where the Environment Agency recommend that planning permission is refused on: flood risk grounds, water quality grounds		✓	✓	

EP5	Annual average measure of fine air particulates (PM10) at monitoring stations and number of instances daily standard is exceeded.	✓			
EP6	Annual average measure of nitrogen dioxide yes (N2O) at monitoring stations and number of instances hourly standard is exceeded.	✓			
EP7	Reduction in CO2 (ktonnes) emissions for housing, transport and business	✓			
EP8	Coastal water quality				✓

B Use Class Order

Use Class Order	Use/ Description of Development
A1 Shops	The retail sale of goods to the public: Shops, Post Offices, Travel Agencies & Ticket Agencies, Hairdressers, Funeral Directors & Undertakers, Domestic Hire Shops, Dry Cleaners, Internet Cafés, Sandwich Bars (where sandwiches or other cold food are to be consumed off the premises).
A2 Financial & Professional Services	Financial Services: Banks, Building Societies & Bureau de Change. Professional Services (other than Health or Medical Services): Estate Agents & Employment Agencies. Other services which it is appropriate to provide in a shopping area: Betting Shops. (Where the services are provided principally to visiting members of the public).
A3 Restaurants & Cafes	Restaurants & Cafés (i.e. places where the primary purpose is the sale and consumption of food and light refreshment on the premises). This excludes Internet Cafés which are now A1.
A4 Drinking Establishments	Public House, Wine Bar or other Drinking Establishments (i.e. premises where the primary purpose is the sale and consumption of alcoholic drinks on the premises).
A5 Hot Food Take-away	Take-aways (i.e. premises where the primary purpose is the sale of hot food to take-away).
B1 Business	a) Offices, other than a use within Class A2 (Financial Services) b) Research and development of products or processes c) Light industry.
B2 General Industrial	General Industry: use for the carrying out of an industrial process other than one falling in class B1.
B8 Storage & Distribution	Use for storage or distribution centre.
C1 Hotels	Use as a Hotel, Boarding House or Guesthouse, where no significant element of care is provided.
C2 Residential Institutions	Hospital, Nursing Home or Residential School, College or Training Centre where they provide residential accommodation and care to people in need of care (other than those within C3 Dwelling Houses).
C2A Secure Residential Institution	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
C3 Dwelling Houses	Use as a Dwelling House (whether or not as a sole or a main residence), a) by a single person or people living together as a family, or b) by not more than six residents living together as a single household (including a household where care is provided for residents).
D1 Non-Residential Institutions	Clinics & Health Centres, Crèches, Day Nurseries & Day Centres, Museums, Public Libraries, Art Galleries & Exhibition Halls, Law Court, Non-Residential Education & Training Centres. Places of Worship, Religious Instruction & Church Halls.
D2 Assembly & Leisure	Cinema, Concert Hall, Bingo Hall, Dance Hall, Swimming Bath, Skating Rink, Gymnasium, or area for indoor or outdoor sports or recreations, not involving motor vehicles or firearms.
Sui Generis	A use on its own, for which any change of use will require planning permission. Includes, Theatres, Nightclubs, Retail Warehouse Clubs, Amusement Arcades, Launderettes, Petrol Filling Stations and Motor Car Showrooms. Casinos - following declassification planning permission is needed for any premises, including D2 premises, to undergo a material change of use to a casino.

C Notes on Housing Trajectory (Indicator H2)

The Housing Trajectory is produced annually as a summary of the current position with regard to historic supply and anticipated future supply. The following notes have been included to further explain some of the technical methods used to produce the trajectory. At the end of this appendix are larger versions of the two tables published in the Housing chapter.

Managed Delivery Target and Annualised RSS Plan Target Calculation

The calculation takes the RSS requirement for the whole plan period (9000) less the supply/anticipated supply to date, divided by the number of years left in the plan. For example, the calculation is as follows;

Steps taken	Example Years	
	2009/10	2011/12
A RSS Requirement for the plan period	9000	9000
B Net additional dwellings provided to date	3001	4089
C RSS Requirement less supply to date (A-B)	5999	4911
D Number of years left in plan	11	9
E Current managed delivery target remaining years (C/D)	545.4	545.6

The Managed Delivery Target is calculated for 2009/10 and re-calculated for each of the future years in the Housing Trajectory, and shows us what the new Annualised Plan Target would be for the remaining years of the plan at that point in time. It is based on actual delivery to date and estimated future delivery as shown in the Housing Trajectory and so by definition becomes less accurate as it goes further into the future.

It follows CLG/PINS advice[15] para 5i, which states that the level of housing provision to be delivered over the following 5 years should be 'adjusted to reflect the level of housing that has already been delivered (within the lifetime of the current plan)'.

The Annualised RSS Plan Target (line H2c (c) of the trajectory) is simply a projection of the Managed Delivery Target for the 'current reporting year' (2010/11), over the following 5 years. This is used to calculate the current 5-year supply requirement.

15 Published on www.planning-inspectorate.gov.uk "Advice produced by The Department for Communities and Local Government, Demonstrating a 5 Year Supply of Deliverable Sites"

Trajectory Table 1 (Large Print):

	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21
H2a Net additional dwellings - previous years	476	413	423	321	728	253	387	-	-	-	-	-	-	-	-	-	-	-
H2b Net additional dwellings - reporting year	-	-	-	-	-	-	-	442	-	-	-	-	-	-	-	-	-	-
H2c (a) Net additional dwellings - future years	-	-	-	-	-	-	-	-	646	745	790	457	221	128	70	65	65	65
H2c (b) Hectares for future years* (NB only)	-	-	-	-	-	-	-	6.83	17.6	16.7	16.3	8.27	5.17	8.81	4.12	1.67	1.67	1.67
H2c (c) Annualised Plan Target for 5 year	-	-	-	-	-	-	-	-	556	556	556	556	556	-	-	-	-	-
H2d Managed delivery target	-	-	-	-	-	-	545	556	546	521	482	486	539	642	833	1217	2369	2305

Detailed table (below) explanation of categories included

Allocated sites - These are the two sites allocated for housing in the UDP that are not included within the HMRI sites group. These are policy H4 Land at Town Lane, Southport and H5 Land to the West of Southport and Formby District General Hospital.

HMRI Sites - The current and past completions on schemes in receipt of HMRI funding. The selection is based on HLAD records for sites marked as HMRI funded sites. Projected completions are based on information gathered from discussions with HMRI team. Broad estimates were made about years in which longer-term projects may occur.

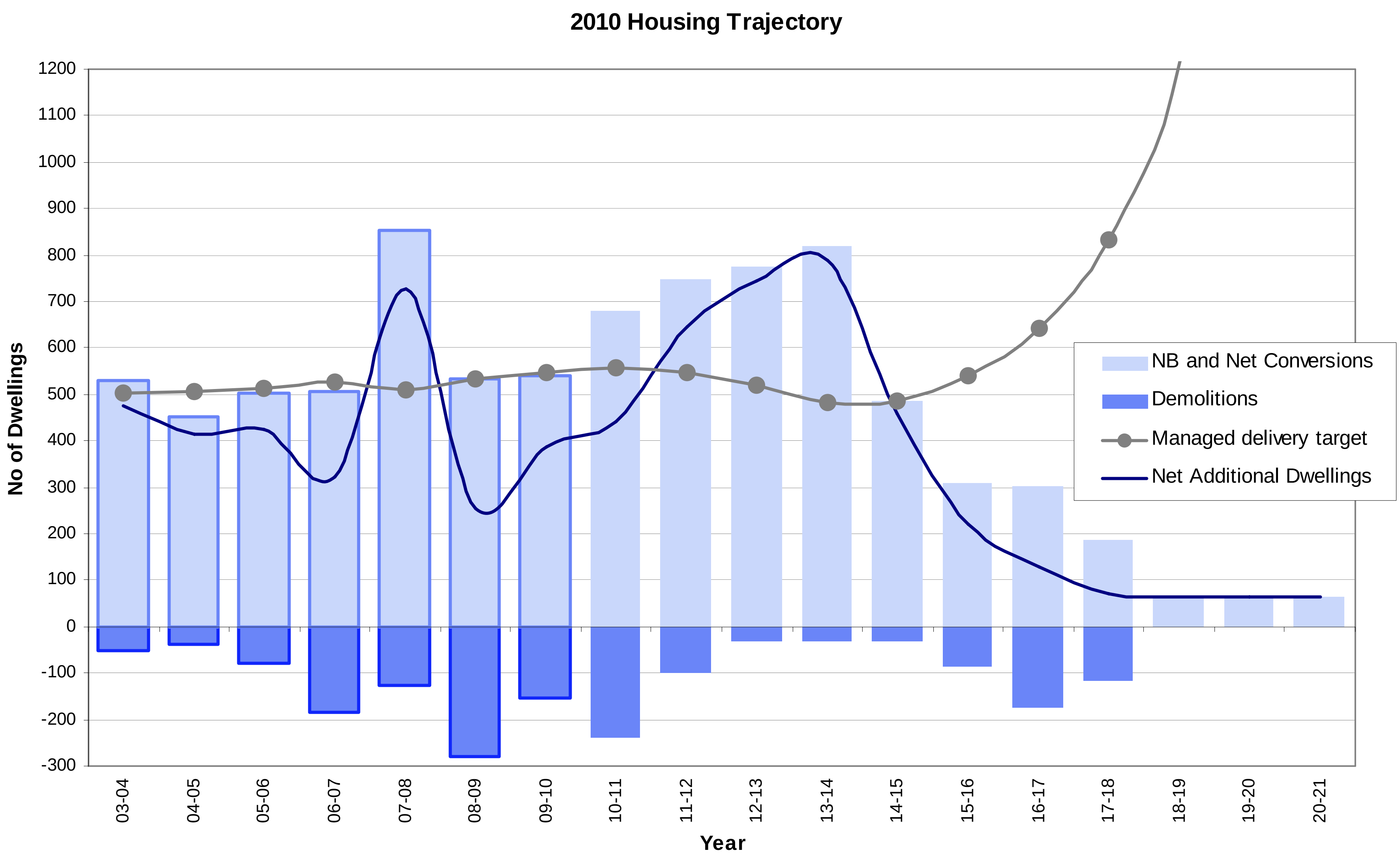
Former LA sites - These are the four LA owned housing sites that were retained in LA ownership when One Vision was created, three of which have permission for development.

Other Sites - Additional dwellings completed through new build and conversions and projected additional dwellings that have not already been recorded in lines above. This is based on current monitoring via the HLAD Database, assumptions about the implementation of existing commitments on Allocated Sites and does not include any allowance for windfall development from future sites not currently in the planning pipeline. Figures for past completions and demolitions are taken from Housing Flows Reconciliation data return which reports on new build, NET additions from change of use, conversions, and other gains, less those completions already recorded under HMRI completions. Data for HFR supplied from HLAD Database and Conversions Database. Completion dates are estimated for all sites with planning permission that are not fully completed by year end, using analysis of average development periods for sites by Gross Capacity (New Build) and Net Dwellings (conversions).

Trajectory Table 2 (detailed table):

Detailed Housing Trajectory Table	Actual							Projected										
	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21
DEMOLITIONS																		
HMRI	0	21	59	150	110	245	130	206	101	30	30	30	87	175	117	0	0	0
Former LA sites	0	0	0	54	156	159	0	0	0	0	0	0	0	0	0	0	0	0
Other Sites	53	39	42	39	26	10	23	32	0	0	0	0	0	0	0	0	0	0
Adj to remove count of vacant hsg dems	*0*	*-21*	*-22*	*-58*	*-167*	*-135*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
sub total	**53**	**39**	**79**	**185**	**125**	**279**	**153**	**238**	**101**	**30**	**30**	**30**	**87**	**175**	**117**	**0**	**0**	**0**
COMPLETIONS																		
Allocated sites	0	0	0	0	0	0	0	0	70	95	50	50	50	50	50	50	50	50
HMRI	0	0	0	92	250	143	55	36	184	177	383	218	121	161	45	0	0	0
Former LA sites	0	0	0	0	22	5	70	16	0	31	31	0	0	0	0	0	0	0
Other sites	469	308	425	382	436	275	305	160	347	399	263	127	45	0	0	0	0	0
Conversions (net)	60	144	77	32	145	109	110	396	73	0	0	0	0	0	0	0	0	0
Risk ass'd 5 Yr Supply from SHLAA (incl exp)	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*73*	*73*	*73*	*92*	*92*	*92*	*92*	*92*	*15*	*15*	*15*
sub total	**529**	**452**	**502**	**506**	**853**	**532**	**540**	**681**	**747**	**775**	**820**	**487**	**308**	**303**	**187**	**65**	**65**	**65**
NET ADDITIONAL DWELLINGS	**476**	**413**	**423**	**321**	**728**	**253**	**387**	**442**	**646**	**745**	**790**	**457**	**221**	**128**	**70**	**65**	**65**	**65**
Manged delivery target (applies to rem yrs)	501	507	513	526	511	532	545	556	546	521	482	486	539	642	833	1217	2369	2305

Trajectory Chart (Large format):



Note of calculations made to add SHLAA supply to trajectory

	Phasing periods:			
	2008/09 to 2012/13	2013/14 to 2017/18	2018/19 to 2022/23	All years
	1 to 5	6 to 10	11 to 15	
SHLAA Sites: 'Yield' from Urban BF* as published in WYG Final Report:				
SHLAA Large	940	1568	240	2748
SHLAA Small	270	140	50	460
Sub total	*1210*	*1708*	*290*	*3208*
Deduct from this the yield of sites now in PP:				
Assessed sites**	308	4		312
Not assessed***	25			25
Sub total	*333*	*4*	*0*	*337*
Add capacity of expired PPs:				
Expired since 08 (Net)		143		*143*
Revised SHLAA supply:	**877**	**1847**	**290**	**3014**

* These are totals by phasing which exclude greenfield and green belt sites.

** This is the 'yield' not the 'pp capacity' as it needs deducting from the total 'yield'

***This is the pp capacity in the absence of a 'yield' as these sites were not assessed.

Divided into individual future years:

	1-5					6-10					11-15				
	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23
Non-risk assessed	-	-	292	292	292	369	369	369	369	369	58	58	58	58	58
Risk assessed (25% of total)	-	-	73	73	73	92	92	92	92	92	15	15	15	15	15

D Maintaining a Five Year Supply: Methodology

The calculation of Sefton's supply of deliverable housing land includes:

- Sites with planning permission for dwellings;
- Allocated sites without planning permission;
- Unallocated brownfield sites which will make a significant contribution to the housing supply;
- A cautious element of supply from Urban Brownfield site in the SHLAA.

We have only included sites that we calculate should come forward (in whole or in part) within the five-year period ending 31st March 2012.

The SHLAA has assessed the likely phasing and chance of each potential housing site being implemented. An estimate of 25% of the supply from Urban Brownfield sites has been included in the 5 year supply figures, with adjustments made based on SHLAA sites now with Planning Permission being removed, and sites with Expired Planning Permission being added.

Developer contact has enabled assessment of deliverability to be completed on all large and strategic sites. The amount of 'discounting' that resulted from this has been applied to the groups of smaller sites, the same approach as was taken last year.

The DCLG's SHLAA "Practice Guidance" (July 2007) states that unallocated brownfield sites may be included in the five-year supply of land if they are deliverable and will make a significant contribution to the housing land supply (paragraphs 5(ii) and 8). Accordingly, account has been taken of the significant brownfield vacant former local authority housing sites that were not transferred by the Council to One Vision housing but were retained for redevelopment. These sites either have planning permission, or are programmed for, demolition and new build in the five-year period. The figures also include all new dwellings that are receiving financial support from Housing Market Renewal Initiative that either have planning permission or are programmed in for the five-year period.

Unanticipated housing gains from unallocated and previously unidentified sites, known as "windfalls", have traditionally comprised a significant element of the housing supply in Sefton. However, the assessment does not include an allowance for windfall gains or demolitions because paragraph 59 of PPS3 states that windfalls should not be included in the first 10 years of land supply. An exception can be made if there is robust evidence to prevent specific sites being identified, and if so this should "have regard to" (i.e. be informed by) the SHLAA. The DCLG guidance is clear that windfalls are separate to the list of deliverable/developable sites identified in a SHLAA.