Sefton Council

Local Development Framework

Annual Monitoring Report 2009

Planning & Economic Regeneration Department

Contents

Executive Summary

This is Sefton's fifth Annual Monitoring Report (AMR) covering the period 1st April 2008 to 31st March 2009. The Council is required, under the Planning and Compulsory Purchase Act 2004, to submit an AMR to the Secretary of State annually by 31st 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 Plan (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).

This year we have a number of additional indicators to monitor the performance of other Council departments, specifically our colleagues in Environmental Protection and Housing Market Renewal. Although not directly linked to identified objectives of our development plan these help to show the wider impact of policies in Sefton. The importance of this is that the objectives our planning policies will be not be delivered in isolation and closer working relationships need to be strengthened.

Local Development Framework Progress

For the purposes of of this year's AMR the relevant LDS is that approved in August 2008. This is available to view on Sefton's website at www.sefton.gov.uk/LDF. Below is a summary of the progress of each of the documents programmed in this document:

Core Strategy

Good early progress was made on the consultation for the Core Strategy. However it became apparent that we don't have enough land in the existing built-up area to meet all our housing and employment needs for the 15 years of the Core Strategy. To identify potential future land to meet our needs we are carrying out a Green Belt study in 2010. This has meant that we have had to delay the next stages of the Core Strategy production with the next formal stage, our preferred strategy, expected in September or October 2010.

Merseyside Joint Waste Development Document

The Merseyside Environmental Advisory Service, on behalf of all the Merseyside authorities, is producing this document. Again, whilst early consultation was going to plan, delays have been caused by difficulties in reconciling the approaches of the Waste DPD with those of the Merseyside Waste Disposal Authority. It is now expected that the preferred strategy will be published for consultation in February 2010.

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.

The majority (91%) of land developed for employment uses (in schemes of 1000m^2 or more) during 2008/9 was built in urban priority areas.

Executive Summary

Economic Development and Tourism

Sefton has seen an increase in the number of VAT registered businesses in recent years, but still has fewer businesses per 1000 population than the regional or national average.

Over 25000m^2 of floorspace for employment was completed during 2008/9, approximately 2/3rds of which was the Vesty Business Park in Netherton.

Two new office developments of over 2500m2 were completed in 2008/9 - the Investment Centre on Stanley Road, Bootle, and the first part of the Atlantic Business Park.

All new business and industrial development in Sefton was built on previously developed land during 2008/9.

2008 saw a increase in the number of visitors to Sefton.

Housing and Neighbourhood Renewal

The net additional gain to Sefton's housing stock in 2008/9 was 107 homes. This is however, made up of relatively healthy gains of 412 new build and 109 additional dwellings from conversions, with demolitions, primarily as part of regeneration plans, causing the difference.

There were 122 affordable housing units completed during 2008/9.

100% of new homes were built on previously developed land during 2008/9.

Three quarters of new housing was built at over 50 homes per hectare.

Retail Development

In 2009 17% of retail units, and 10% of floorspace, in Bootle Town Centre were vacant. In Southport 16% of units were vacant and 18% of floorspace.

Over 28000m^2 of new retail floorspace has been completed in 2008/9, over 90% of which was provided out of centre.

Transport Infrastructure and Accessible Development

All major development development approvals during 2008/9 complied with the car parkings standard.

Almost all (over 99%) new residential development is within 30 minutes travel time of a range of facilities such as GP, hospital, retail centre, schools and employment area.

Over £670,000 was secured through planning conditions and obligations for transport improvements during 2008/9. The majority of this was due to the application at the former Ashworth Hospital site in Maghull.

Energy, Minerals and Waste

The majority of major developments approved during 2008/9 included an element of renewable energy production. We still find it difficult to get information for all major developments, particularly in terms of the capacity of renewable energy. Some examples of schemes with renewable energy capacity installed during 2008/9 include Maghull Leisure Centre and the Aldi store on Washington Parade, Bootle.

The amount of waste sent for re-use, recycling and composting in 2008/9 was over 37%.

There were no primary aggregates produced in Sefton in 2008/9.

Green Belt and Countryside

There were no significant proposals approved in the Green Belt that are considered innappropriate in the Green Belt.

There was no increase in the area of woodland planted as a result of planning obligations during 2008/9.

Nature Conservation and Coast

32% of Sefton's designated Sites of Special Scientific Interest (SSSIs) are classed as being in favourable condition. Just 6% is classed as being in unfavourable condition and declining.

There were 3 developments during 2008/9 that were not coast dependant.

Urban Greenspace and Development

There are 835 hectares of publicly available greenspace in Sefton, which is just under 3 hectares per 1000 population.

There are 5 parks and gardens in Sefton that have been awarded the Green Flag award.

Heritage Conservation

Sefton has 25 conservation areas of which 12 now have an adopted appraisal. Four of Sefton's conservation areas are considered at risk by English heritage.

Sefton has one historic monument (Sefton Old Hall) and one Grade II* listed building (Ince Blundell Old Hall) considered at risk.

Design and Environmental Development

A net increase of 1115 trees has been agreed through as a result of planning approvals in the past year.

Of the 33 relevant approvals, 12 included an element of Sustainable Drainage Systems, including a gravel car park and permeable pavements.

Environmental Protection

Over 4000 homes in Sefton are located within Flood Zone 3.

During 2008/9 the Environment Agency did not recommend refusal on any planning application on flood risk or water quality grounds.

All three of Sefton's bathing beaches (Southport, Ainsdale and Formby) are classed as good. None achieved the blue flag standard.

Sefton produces 5.71 tonnes of carbon dioxide per person.

Executive Summary

1 Introduction

Background

1.1 The Annual Monitoring Report (AMR) is the main mechanism for assessing the performance of the Development Plan and provides an important role in providing 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)
- 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 2008 to 31 March 2009, Sefton's Development Plan consisted of -

- The Sefton Unitary Development Plan (UDP)
- Regional Spatial Strategy (RSS) for the North West

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 this report. Monitoring of RSS is carried out by the North West Regional Assembly.

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)
- ***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 indicators used and other indicators.

1.7 Appendix 1 provides a list of all our indicators.

1 Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008

1.8 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 Unitary Development Plan. For ease of reference we have organised the AMR into sections broadly related to the separate topics in the Unitary Development Plan.

How we will use the results

1.9 Its 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.

1.10 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 August 2008. This is available to view on Sefton's website at http://sefton.gov.uk/LDS.

2.2 The sections below set out the anticipated and actual dates of meeting the key milestones for the production of each of our LDF documents. Where we have not met, or are not likely to meet, the scheduled milestones an explanation is provided, including revised dates.

Core Strategy			
Key milestone	**Date**	**Date met?**	**2010 LDS timetable**
Start of preparation	January 2009	Yes	-
Consultation on preferred strategy	October 2009	No	October 2010
Pre-submission consultation	March 2010	-	September/October 2011
Submission to SoS	May 2010	-	December 2011
Examination	September 2010	-	April 2012
Adoption	April 2011	-	December 2012

***Dates to be confirmed after appointment of consultants later this year to carry out a (joint) Green Belt Study with Knowsley MBC & West Lancashire Borough.**

2.3 Good progress was made on the Core Strategy during the early part of this year. Consultation was carried out on the scoping report for the sustainability appraisal in January. This is the official start of the Core Strategy production. Throughout the spring/summer of 2009 we held a series of consultation workshops in which stakeholders and residents were able to discuss the issues that the Core Strategy should address. We also met with a range of interest groups and organisations for discussions. The findings from these events can be viewed at www.sefton.gov.uk/corestrategy.

2.4 Many of the Studies commissioned during the previous 12 months have now been completed or are nearing completion The Strategic Housing Market Assessment was completed in March 2009, and the Retail Strategy Review Update & Bootle and Southport Town Centre Health Checks were completed in April 2009. Consultation has also taken place on the draft findings of the Employment Land & Premises Study (see chapter 5) & the Strategic Housing Land Availability Assessment (SHLAA) (chapter 6). Both of these studies were jointly undertaken with neighbouring authorities, and the final results are expected early in 2010.

2.5 We had anticipated that the completion of these studies would complete our evidence base, and were on target to have a preferred strategy by October of this year for public consultation. However, both the draft Employment Land & Premises Study and the draft SHLAA have indicated that we are unable to meet our future housing needs and employment needs in the urban area throughout the whole of the Core Strategy plan period. Having exhausted the sequential approach set out in PPG2 Green Belts i.e. looking at land in the urban area, then land in neighbouring authority's areas, it has become apparent that a

2 Local Development Scheme Update

further key piece of evidence was required if we were to proceed. Accordingly, we need to identify broad 'areas of search' in the Green Belt to ensure we have an identified an adequate housing and employment land supply for the entire period of the Core Strategy plan period.

2.6 To provide the evidence for this we will be carrying out a Green Belt study, the results of which will be consulted on in late 2010. Due to the importance of this study we have had to reschedule the Core Strategy production to accommodate the Green Belt study. Though unfortunate, this is seen as essential to producing a sound Core Strategy found sound.

Merseyside Joint Waste DPD			
Key milestone	**Date**	**Date met?**	**2010 LDS timetable**
Start of preparation	December 2006	yes	-
Consultation on preferred strategy	July 2009	no	February to March 2010
Submission to SoS	April 2010	-	March 2011
Examination	September 2010	-	July to August 2011
Adoption	April 2011	-	April 2012

2.7 The other key document in the 2008 LDS is the Waste Development Plan Document. The Merseyside Environmental Advisory Service, on behalf of all the Merseyside authorities, is producing this document. Again, whilst early consultation was going to plan, delays have been caused by difficulties in reconciling the approaches of the Waste DPD with those of the Merseyside Waste Disposal Authority.

2.8 The above dates are the initial estimation of the new dates for the production of the Waste DPD. These dates are subject to confirmation.

2.9 Early in 2010 we will be reviewing the Local development Scheme to formally update the timetables to our Local Development Framework.

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. For example, Sefton is home to the famous Aintree race course, 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.

3.5 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 contain some of the most deprived neighbourhoods in Sefton.

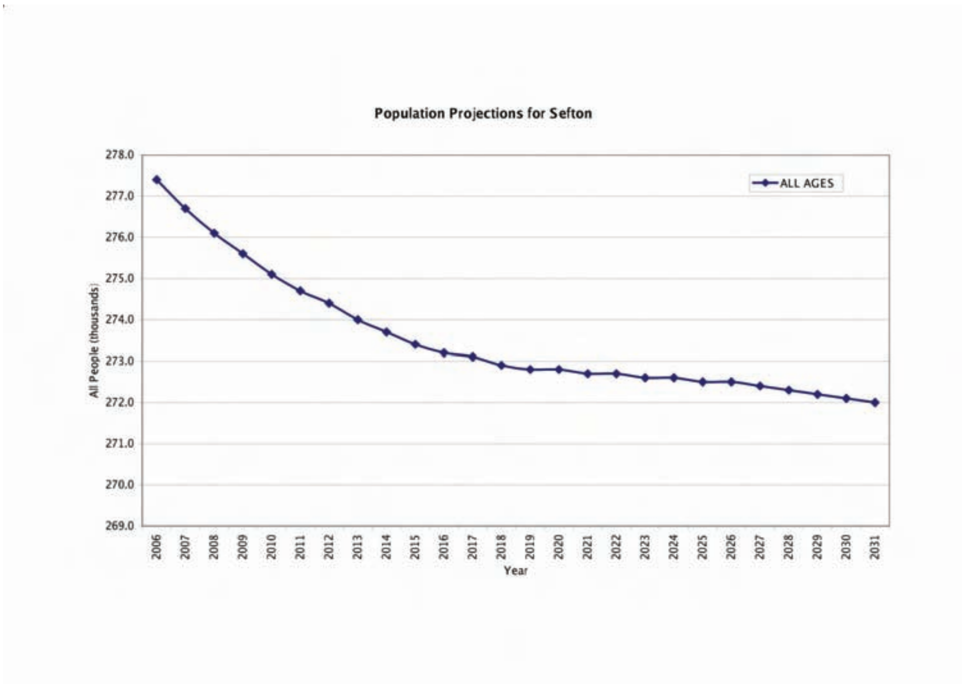
3.6 The UK-wide economic recession has had significant detrimental effects upon Sefton's residents. The impacts of the recession can be seen within regeneration projects, and day-to-day planning activities over this monitoring period.

3.7 All of these facts all present challenges and opportunities which the Local Development Framework will be seeking to address. This will be done by integrating with other plans and strategies, notably the Sustainable Community Strategy. The vision of the current Sustainable Community Strategy has been used here to set the overall objective of the Sefton context chapter.

Indicator SC1

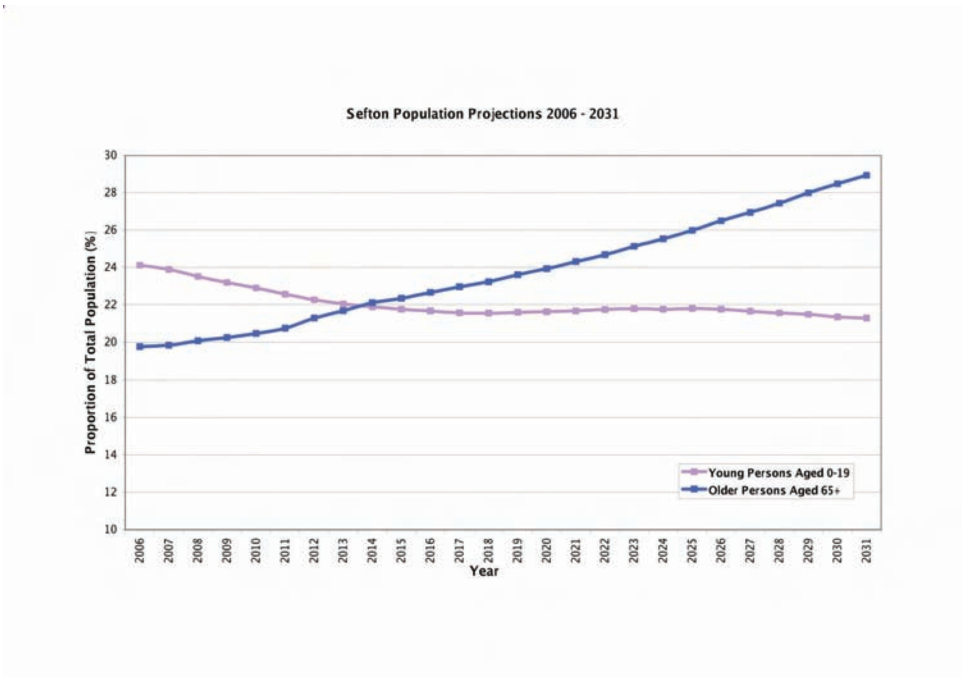
Number of households and population in district

3 Sefton Context



Source: Office for National statistics - Subnational Population Projections for England 2006

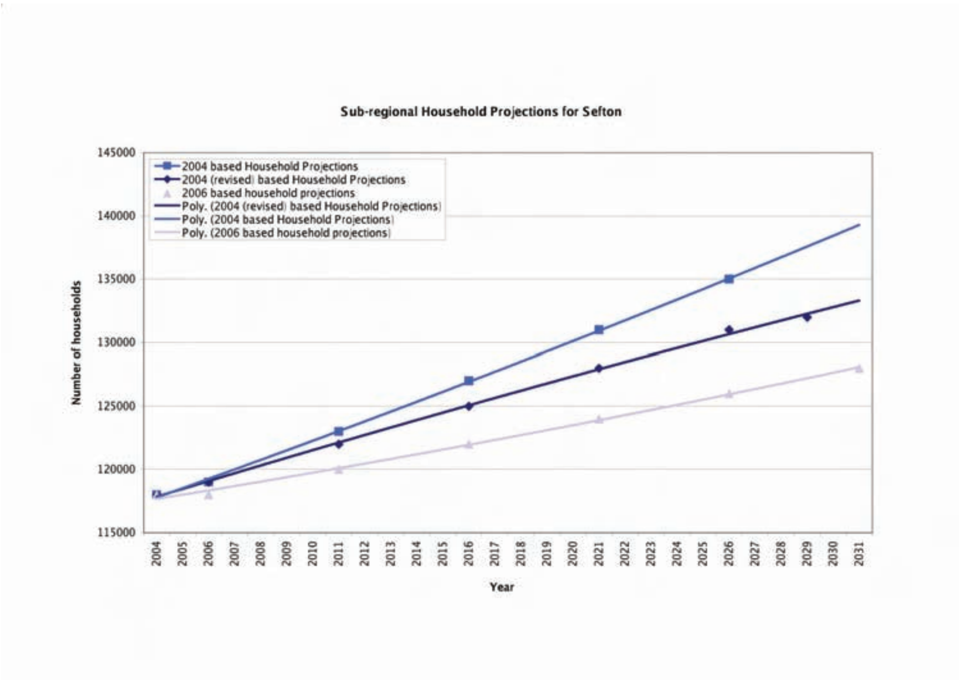
3.8 Population is projected to decline over forthcoming years, as it has for the past 30 years. As can be seen from the graph above the rate of population loss should reduce in about 10 years from now and remain within the 272 to 273 thousand band. One of the key aims of the Core Strategy will be looking how to reverse this trend and dealing with the consequences of a changing demographic profile (see following page). [1]



Source: Office for National statistics - Subnational Population Projections for England 2006

1 Please note: This population projection data has not changed since Sefton's previous AMR. The next population projections for Sefton will be 2008-based and are due to be published by the Office for National Statistics (ONS) in 2010.

3.9 There is likely to be an increase in people aged 65 and over, and it is estimated that this section of the population will increase as a proportion of the total population from just under 20% currently, to nearly 30% in 2031. At the same time the number of young people aged 0-19 will decrease, and there will be fewer under 19 year olds than over 65 year olds by 2014. This change in the age profile of Sefton will have implications for housing and employment and will need to be carefully considered in the preparation of future planning policies. [2]



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

3.10 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 going down, 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 Chapter 6 of this report.

Indicator SC2

Annual Household Income

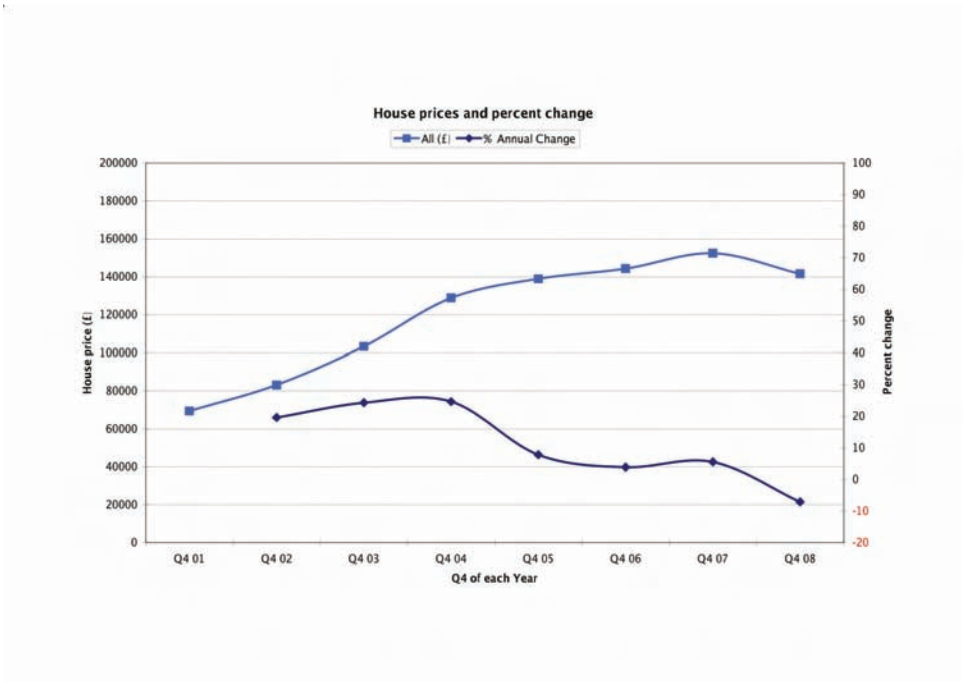
3.11 The annual household income for 2008 was £31,901, an increase of 3.1% (£969) in the past year. This rise is slightly below the CPI Inflation rate (2008/09) of 3.8%.

2 Please note: This population projection data has not changed since Sefton's previous AMR. The next population projections for Sefton will be 2008-based and are due to be published by the Office for National Statistics (ONS) in 2010.

3 Sefton Context

Indicator SC3

Percentage annual change in house prices



Source: Land Registry House Price Index Report - 2009

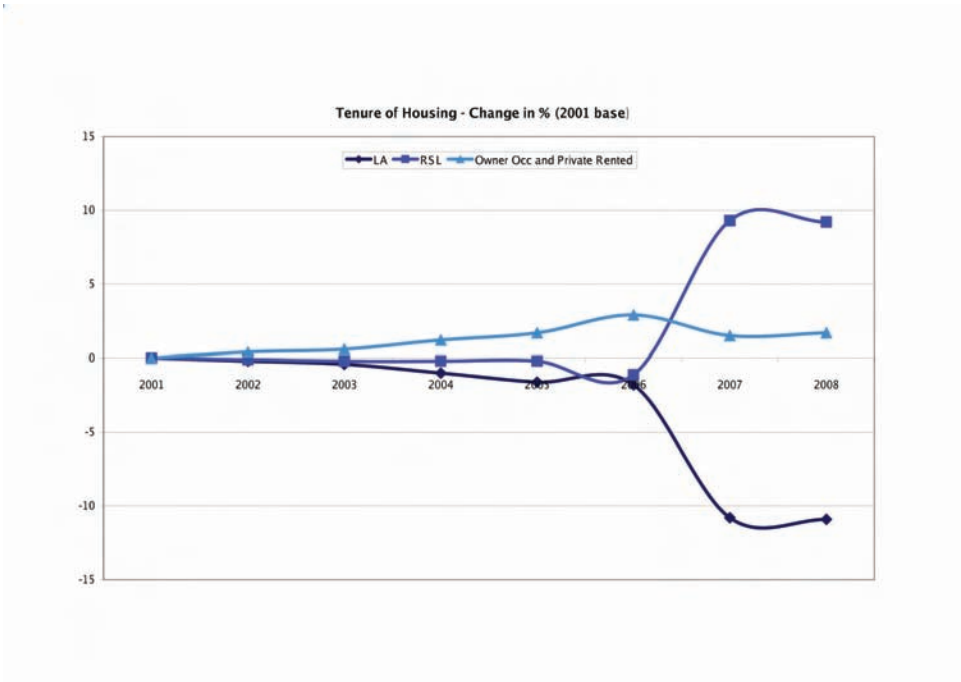
3.12 The chart above shows the change in average house prices in Sefton over the past few years. The effects of the current economic recession can be clearly seen, with average house prices falling by 7.1% from £152,464 (2007) to £ 141,657 (2008) comparing the fourth quarters of each year. With hopes for economic recovery not expected to start until late 2009, confidence in the housing market and building sectors remains low, and this sector will continue to struggle. This is impacting upon how far we meet the objective of planning policy in the coming years, as well as in our HMRI area.

Indicator SC4

Housing tenure

3.13 The Dwelling Stock by Tenure and Condition 2008 chart shows the percentage change in tenure of the housing stock in Sefton since 2001. The table indicates that owner occupation and private renting tenure rates have increased from 84.6% to 84.8% of the Borough's total households over the monitoring year.

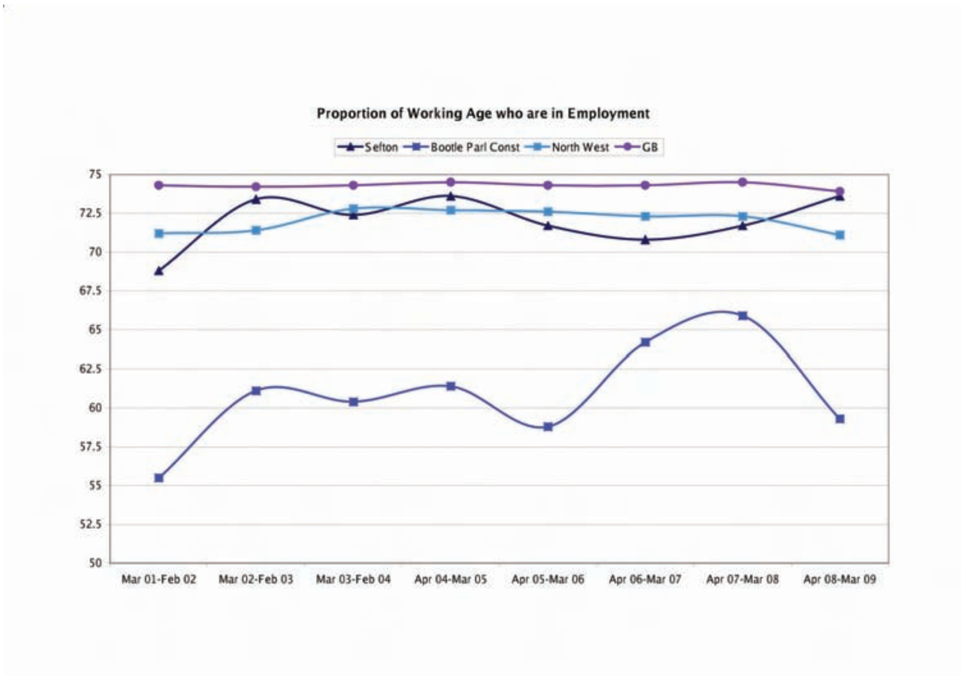
3.14 Sefton's socially rented housing tenure rates have increased from 4.7% to 15% (April 2006-2008), this is due to the stock transfer from the Council to One Vision (RSL) and reflected in the decline of Council owned housing to 0.2% of Sefton's total housing stock. Further changes within the RSL and owner occupied/privately rented housing tenures will be monitored over the coming year and reported on in the next AMR.



Source: Neighbourhood Statistics - Dwelling Stock by Tenure and Condition 2008

Indicator SC5

Percentage working age in employment



Source: Office for National Statistics - Annual Population Survey March 2001 - 2009

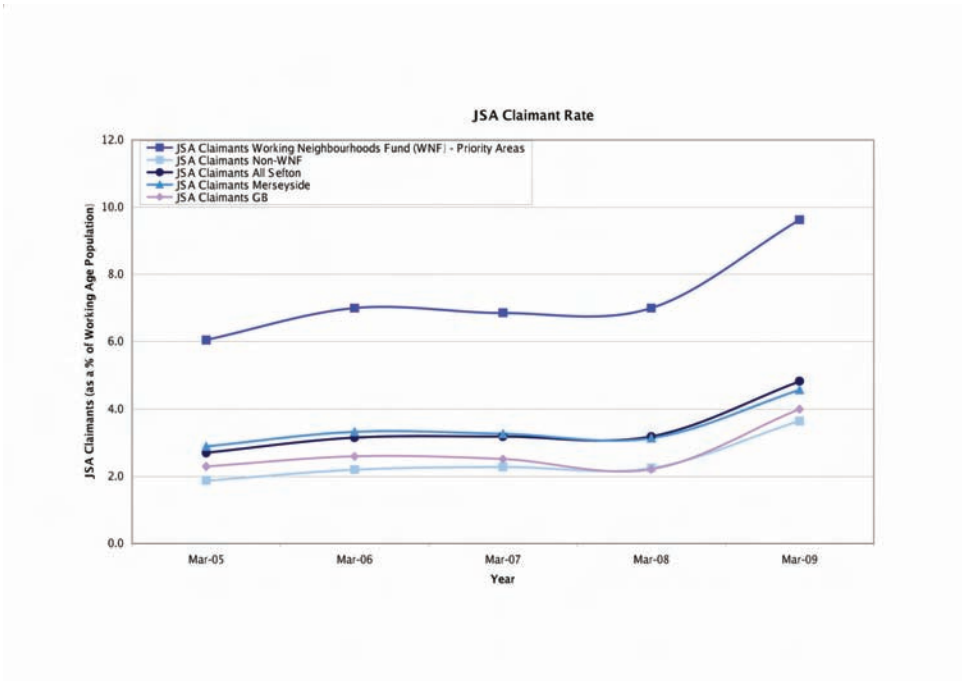
3 Sefton Context

3.15 Despite the economic downturn, the proportion of working-age people employed in Sefton has increased from 2007/08 to 2008/09. The proportion employed within Sefton now exceeds the North West regional average and is similar to the national employment average.

3.16 In contrast, the Bootle Parliamentary area, which includes most of the Urban Priority Area in south Sefton has been greatly affected by the economic downturn. The Bootle Parliamentary Constituency historically has lower employment rates than the rest of Sefton. However, over the past few years 2005-2008 the employment gap has been reduced with the introduction of schemes, such as Working Neighborhoods Fund, Atlantic Gateway and Sefton Enterprise schemes. This employment gap between the Bootle Constituency and the rest of the Borough has increased once again, as the effects of the recession are borne-out.

Indicator SC6

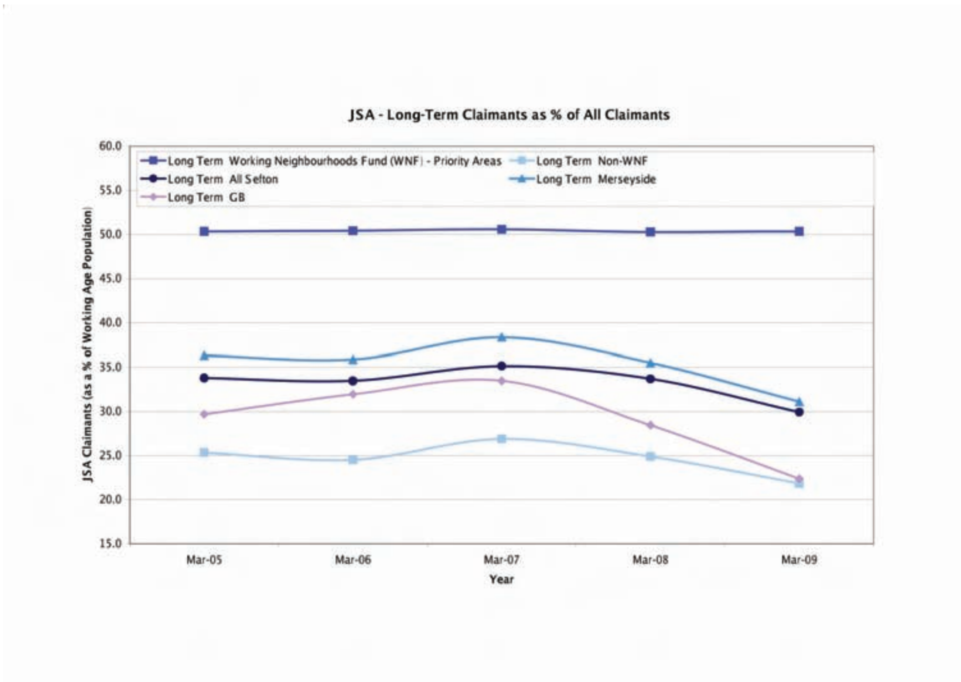
Job Seekers Allowance (JSA) claimant rate including long term unemployed



Source: Office for National Statistics - Claimant Count with Rates and Proportions March 2005-2009

3.17 The proportion of Job Seekers Allowance claimants within Sefton and it's priority regeneration areas decreased markedly prior to 2005. Since 2005, this trend has started to reverse with the biggest increase in JSA claimants coming from the Working Neighbourhoods Fund (WNF) priority areas. The effects of the current economic conditions can be clearly identified from the chart above with a marked increase in the proportion of JSA claimants in national, sub-regional and local areas from March 2008 onwards.

3.18 In light of current economic conditions, it will be important when implementing policies, particularly economic (see Chapter 5), that the gap between the most deprived areas (WNF) and the least is considered. This will underpin the key policy objectives when developing the Core Strategy.



Source: Office for National Statistics - Claimant Count with Rates and Proportions March 2005-2009

3.19 The proportion of JSA claimants who are classed long-term (i.e. over 6 months unemployed) has mirrored previous indicators, with the gap between WNF areas and the rest of Sefton actually increasing. The figures highlight that when the national economy struggles it tends to be the more deprived areas that are hardest hit. This highlights the importance of working with partners to develop initiatives tailored to these areas with the aim of minimising the impact of this recession, so the expected impact on these deprived neighbourhoods is less severe.

Implication of findings for emerging Core Strategy

Despite the projected drop in population, the number of households is set to increase due to smaller household sizes. It is important, therefore, that we ensure that we meet our targets for new housing to meet demand.

Its important to provide housing that meets the changing needs of residents, such as for a more elderly population and smaller households. This should be based on a sound evidence base of peoples needs.

Particular effort should be made to improve the economic performance of the more deprived areas of Sefton to ensure all the borough's residents have access to employment and a good standard of living.

4 Urban Priority Areas

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

4.1 The definition of Urban Priority Areas is largely based on the Government's Indices of Deprivation. For Sefton this was defined in the Unitary Development Plan as 7 wards in South Sefton (Linacre, Derby, Litherland, Netherton & Orrell, Church, Ford and St Oswald) and two wards in Southport (Dukes and Cambridge).

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.

4.2 A similar survey to one reported in last years AMR has not been carried out this year. It is likely that such surveys will not be done every year and even when done may not always match the indicator exactly. We will continue to report the results of relevant surveys in future AMRs.

Indicator 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.

4.3 A monthly survey carried out by the Community Safety team asked residents how satisfied they were with their local area. The table below shows the percentage for each area committee who were very satisfied or fairly satisfied with their local areas between August 2008 and March 2009. As this survey is based on Area Committee Area it doesn't match the UDP definition of Urban Priority Areas, as set out in paragraph 4.1. However, the three Area Committee Areas used to represent the Urban Priority Areas for this indicator, see the table below, do represent the most deprived areas in Sefton and the areas subject to the majority of regeneration programmes.

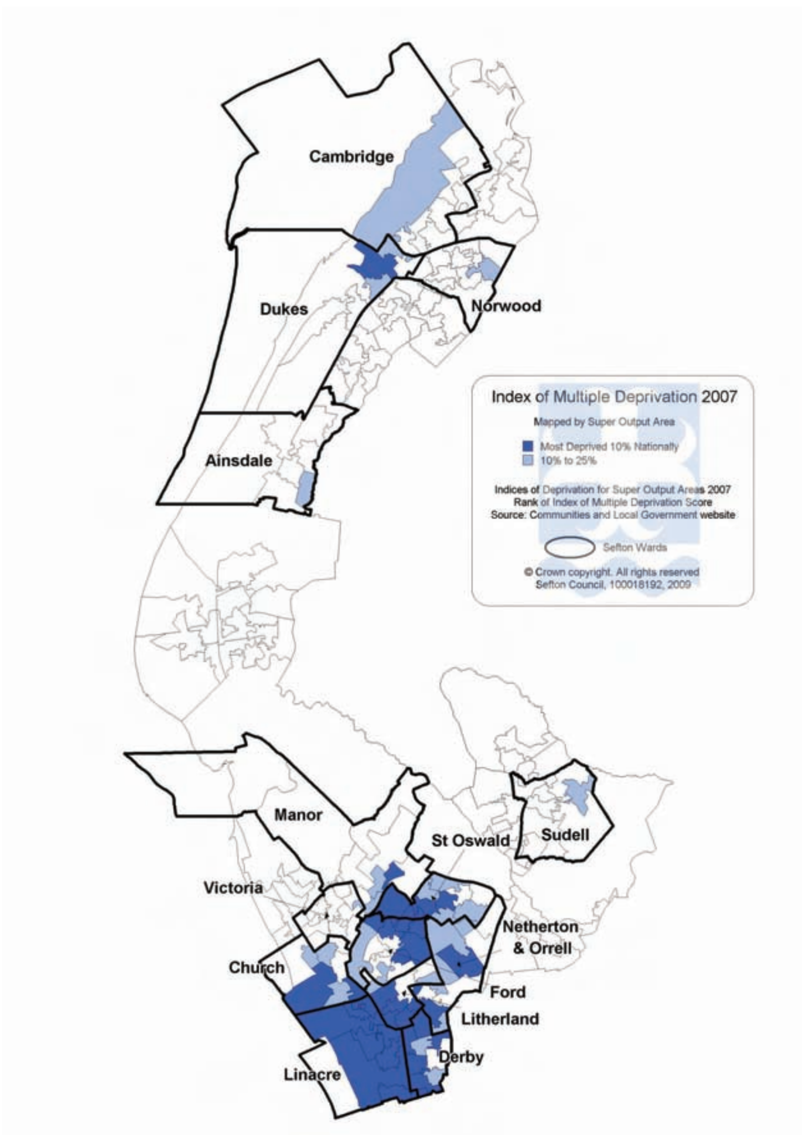
		Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09
Urban Priority Areas	St Oswald, Netherton & Orrell	61.6	61.9	61.1	61.1	61.1	61.5	61.8	60.5
	Linacre & Derby	55.4	55.6	55.3	55.3	55.6	56.1	55.7	55.0
	Litherland & Ford	62.7	63.0	62.2	62.2	60.9	61.2	62.0	62.7
Rest of Sefton	Southport	93.3	93.9	93.3	93.3	93.4	93.7	93.8	93.5
	Formby	96.6	96.0	96.4	96.3	95.8	95.7	95.7	95.9
	Crosby	89.0	89.5	88.3	88.3	89.6	90.1	90.5	91.0
	Sefton East Parishes	88.1	89.6	89.3	89.3	89.8	90.5	91.2	91.4

4.4 This is a slightly different result set from last years data, which was supplied by the South Sefton Partnership. In last years AMR over 80% of residents reported that they were satisfied with their area for each of the urban priority ward areas. Although the results above show a sizeable reduction this shouldn't be taken as a reflection as a sudden drop in residents' satisfaction with their area. We will try in future to use the same source of data (most likely to match this years) so we can analyse the trend more accurately.

4.5 In any case it is clear that residents in our most deprived areas are much less satisfied with their local area than in the rest of Sefton. Although a lot of work over a long period of time has gone into improving the urban priority areas, these results show that it takes a lot to change people's perceptions of their neighbourhood and that continued work with a range of partners and agencies remains vital.

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 Urban Priority Areas

4.6 The Indices of Deprivation measure a range indicators, such as economy, health, housing, environment etc. They are measured at a small localised area or Super Output Areas and are published every few years, most recently in 2007. Last years AMR reported the findings of the 2007 indices. The map below shows the multiple deprivation result from 2007. A full analysis can be found in last year's AMR. It is expected that the next set of data will be produced in 2010.

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 UPAs	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%
Total all years	**29.04**	**26.36**	**91%**

4.7 All of Sefton's employment development continues to be built within the urban priority areas. Last year saw an increase of the amount of completed employment development. This includes the completion of the Vesty Business Park in Netherton which comprises a mixture of light industrial and office use. It is likely that this trend will continue into the near future as the majority of the available employment land is located in the urban priority wards.

Implication of findings for emerging Core Strategy

Continued emphasis on raising the deprived areas of Sefton to the same level should be a key objective of the Core Strategy.

5 Economic Development and Tourism

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 2008/09 were higher than in either of the previous two years[(1)]. Whilst this may seem surprising given the prevailing economic circumstances, the figures may have been skewed by the completion of one particularly large scheme (the Vesty Business Park) during the year. Construction on these sites may also have started prior to the onset of the recession, and it may be that we see a 'lag' effect next year of lower completions caused by the recent economic conditions.

5.2 During the current financial year a draft Employment Land & Premises Study was produced for Sefton by consultants BE Group. The draft findings of the Study, which were recently subject to public consultation, indicated that Sefton has a shortfall of 47 ha of employment land to meet its future requirements. However, the Study stated that by carefully recycling land and premises within existing employment areas, Sefton may not need to allocate additional land for employment purposes (at least in the south of the Borough). In the north of the Borough however, the draft Study found that there was a severe shortage of employment land. Accordingly, Interim Planning Guidance is currently being drafted that will set out the limited circumstances in which non-designated employment land will be permitted to be developed for other uses in north Sefton. In addition, a successor to the Southport Business Park would be need to be identified in the medium to long term (currently estimated to be available around 2020). The final version of the study is due to be published in early 2010.

Indicator EDT1

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

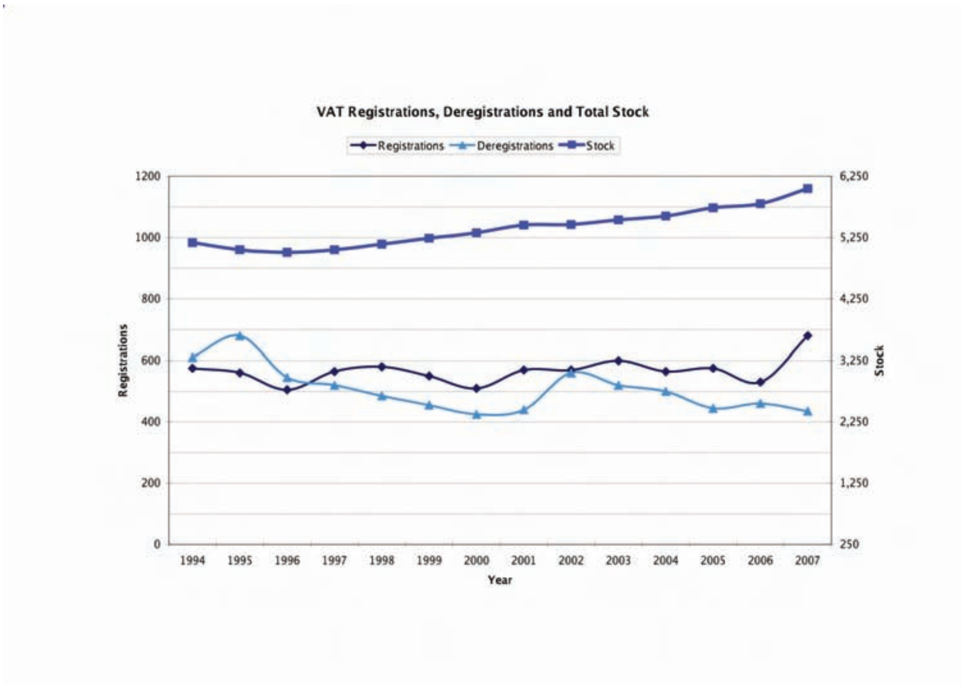
5.3 There has been a steady increase in the number of VAT registered business within Sefton over the past decade. This increase has continued between 2006 and 2007. As with last year this primarily reflects the economic situation nationally rather than any direct local impact. Despite the increase in VAT registered businesses, Sefton still has fewer business per 1000 population[(2)](21.9) than both the North West (28.4) and national average (33.2)[(3)].

1 Information about development completions in this chapter have been recorded based records from our Building Control section. On rare occasions, sites have been included in our figures based on a notional completion date rather than a formal Building control record. This has only occurred where we are aware that a development has been completed but are awaiting a formal completion date from our Building Control section.

2 Office for National Statistics mid 2007 population estimates

3 Please note: The effects of the current economic downturn are yet to be seen within the VAT registration/deregistration figures, as there is a time lag in the publishing of these figures and the production of the AMR.

5 Economic Development and Tourism



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

5.4 As reported on in the previous AMR, Sefton in partnership with Liverpool City Council, has implemented a Local Enterprise Growth Initiative (LEGI). In Sefton this applies to two of the most deprived wards, Linacre and Derby. One of the key aims of this programme, which has been named 'Stepclever', is to increase the number of self employed people in these areas. This will help narrow the employment gap between Sefton, (particularly in the urban priority areas) and the rest of the country. The achievements of the 'Stepclever' employment scheme will be tested in light of the recent economic conditions and will be reported upon in future AMR editions.

Indicator EDT2

Employment land available by type

5.5 A total of 80.98 ha of Employment Land was available at the end of 2008/09, which was 7 ha higher then a year previously. This increase was largely reflective of a series of boundary revisions that were undertaken to improve the accuracy of our figures, and not due to any significant new sites that became available.

Type of site	B1	B2	B8	Mixed B Uses	Total
Allocated sites without PP	0	0	0	20.16	20.16
Sites within PIA without PP	0	0	0	2.66	2.66
Allocated sites with PP	5.34	0	1.00	30.29	36.63
Sites within PIA with PP	1.10	2.36	10.33	1.81	15.60
Other sites with PP	3.91	0.04	1.90	0.09	5.935
Total	**10.35**	**2.40**	**13.23**	**55.00**	**80.98**

EDT 2 Employment Land Available by Source and Type

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

Indicator EDT3

Floorspace developed for employment by type

Development Use Class	Gross floorspace (m^2)			
	2005/06	2006/07	2007/08	2008/09
B1a	46639.3	6086	171	11138
B1b	0	0	0	0
B1c	2138.5	0	825	0
B2	10679	5053	1200	13126
B8	16029.5	2911	745	928
Mixed B use	0	1278	341	0
Total	**75486.3**	**15328**	**3282**	**25192**

EDT 3 Floorspace Developed for Employment by Type

5.6 On first glance the completion figures for 2008/09 represent a remarkably good performance given the economic circumstances. However, these figures are somewhat skewed by the development of the Vesty Business Park, which accounted for approximately two-thirds of all floorspace completed during the year.

5.7 In total, six sites were developed for employment purposes during 2008/09. These were;

Type of site	Site name	Site ref	Site area	B Class floorspace completed	Type of Development
Allocated site EDT6.4	Vesty Business Park, Bridle Road, Netherton	BL108_2	5.29	16274	Business park
Site within EDT3.2	Unit A1, Atlantic Business Park, Netherton	BL112_1	0.91	5089	Business park
Site within EDT5 PIA	6 Bridle Way	BL226	0.18	99	Office & showroom
Allocated Site EDT12.1	Land at Strand Road east of Stanley Road, Bootle	BL238	0.95	2562	Delta taxi depot
Site within EDT10	375 Stanley Road, Bootle	BL253	0.25	3310	Investment centre
Site within EDT13	30 Promenade, Southport	SL136	0.33	137	Office & meeting room
Site within EDT5 PIA	Unit 1 Slaidburn Crescent, Southport	SL163	0.16	460	Industrial units

Summary of sites with Employment/Commercial Floorspace completed in 2008/09

5 Economic Development and Tourism

Indicator 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.

5.8 In 2008/09 two developments completed for B1a office use that were over 2,500m2. These were;

- The Investment Centre, Stanley Road, Bootle which contained a total of 3310m2 of office floor space as well as 196m2 for a cafe / restaurant. This site was located on the edge of Bootle Town Centre.
- The first office block completed on the Atlantic Business Park, Dunnings Bridge Road, Netherton. This site was in an out of centre location.

Indicator EDT5

Proportion of new business and industrial development (Use Classes B1, B2, B8) using previously developed land and buildings

5.9 During 2008/09 100% of developments were completed on previously developed land, a figure that has also been achieved in each of the 3 previous years. This is reflective of the industrial legacy in Sefton, and of Bootle in particular. Only one greenfield site in the borough (at Crossens Way, Southport) is allocated for employment purposes, and therefore this trend is likely to continue for the foreseeable future.

Indicator 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

Site name	Site ref	B Class floor space completed	Jobs	In Strategic Location or Allocated UDP Site	Sector	In Urban Priority Area
Vesty Business Park, Bridle Road, Netherton	BL108_2	16274	N/k	Yes within EDT6.4	N/a	Yes
Unit A1, Atlantic Business Park, Dunnings Bridge Road, Netherton	LBL112_1	5089	N/k	Yes within EDT3.2	N/a	Yes
6 Bridle Way	BL226	99	N/k	Yes	N/a	Yes
Land at Strand Road east of Stanley Road, Bootle	BL238	2562	22	Yes within EDT 12.1	N/a	Yes

Site name	Site ref	B Class floor space completed	Jobs	In Strategic Location or Allocated UDP Site	Sector	In Urban Priority Area
375 Stanley Road, Bootle	BL253	3310	349	Yes	Financial & professional services	Yes
30 Promenade, Southport	SL136	137	4	Yes	N/a	Yes
Unit 1 Slaidburn Crescent, Southport	SL163	460	N/k	No	N/a	Yes

5.10 This table shows details of the sites completed in 2008/09. Unfortunately it is difficult to ascertain precisely how many new jobs were created as job figures were not provided for the two largest developments in the Borough. It should be noted however that the Vesty Business Park comprises of B1(a) and B2 uses which are likely to generate a higher density of jobs than B8 uses.

Indicator 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

Site Name	Description	Area HA	In Urban Priority Area	Lost to Housing
TAVR site, Strand Road/ Bank Road, Bootle	Retail development on former mixed use site including industrial units and TA centre	2.7055	Yes	No
Dibro site, Wellington Road, Litherland	Retail development on site of former factory	0.679	Yes	No
242 Rimrose Road, Bootle	Conversion from office to hotel	0.0453	Yes	No
R/o 2-6 Mersey View, Waterloo	Housing development on site of former factory	0.12	No	Yes
511 Hawthorne Road, Bootle	Housing development on site of former depot and container store	2.18	Yes	Yes
135-139 Gloucester Road, Bootle	Housing development on site of former office	0.06	Yes	Yes
R/o Spencers Lane, Melling	Housing development on site of former pottery	0.76	No	Yes
15a East Street, Southport	Housing development on site of former print works	0.2	Yes	Yes
30 June Street, Bootle	Housing development on site of former factory	0.02	Yes	Yes
R/o 10-14 Mersey View, Waterloo	Housing development on site of former warehouse	0.16	No	Yes

5 Economic Development and Tourism

Site Name	Description	Area HA	In Urban Priority Area	Lost to Housing
Total land lost		**6.93**	**5.89**	**3.5**

EDT 7 Employment Land Lost

5.11 No allocated employment sites or land within Primarily Industrial Areas were lost to other uses during 2008/09. However, 10 sites in employment use (but outside of designated employment areas) were developed for other uses. Seven of these sites were located within the Urban Priority Areas of Sefton.

5.12 Sefton's draft Employment Land & Premises Study has recommended that the Borough continues to resist non-employment development on designated / allocated sites. In addition, the Study recommends that Sefton continue to take a cautious approach to the release of non-designated employment sites, particularly in the north of the Borough.

Indicator EDT8

Number of visitors to Sefton

5.13

	2005		2006		2007		2008	
	Day visitors	Total visitors	Day visitors	Total visitors	Day visitors	Total visitors	Day visitors	Total visitors
Sefton Visitors (000)	12421	13170	12885	13734	12932	13845	14283	15158

Tourist visitors to Sefton in thousands (STEAM)

5.13 The total number of visitors to Sefton has increased markedly over the past monitoring year. This reflects the increased efforts of the Council, and its partners to develop greater a diversification in the leisure and cultural events the Borough has to offer.

5.14 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).

Implication of findings for emerging Core Strategy

The Core Strategy should seek to provide a good climate for the development of new businesses, including the provision of land and premises. The Core Strategy should provide links to the availability of business support networks and programmes in Sefton and the link between planning and business development.

The Core Strategy should continue to prioritise the use of previously used land for employment use.

Land currently used for employment use should be protected for that use unless it can be provided elsewhere. A continued loss of employment land could compromise economic development in Sefton, particularly in areas with high unemployment.

Sefton should continue to development its key employment areas, such as the Port, the Southport visitor economy and the office quarter in South Sefton.

6 Housing and Neighbourhood Renewal

To ensure that adequate provision is made for additional housing, including affordable housing, having regard to Regional Spatial Strategy.

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

To encourage innovative design, the efficient use of land and maintain residential amenity.

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[(1)]. This includes 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 regionally set housing targets for Sefton using housing trajectories.

Ongoing Housing Studies

6.2 In order to investigate and show how to meet housing needs, Sefton have commissioned a Strategic Housing Market Assessment (SHMA), a Strategic Housing Land Availability Assessment (SHLAA) and other studies regarding the need for uses such as employment, open space, and recreation.

6.3 Sefton's SHMA was undertaken on the Council's behalf by consultancy Fordham Research. The SHMA was formally endorsed by Planning Committee in September 2009 and superseded the Borough's 2005 Housing Needs Update. The Study explored housing needs in Sefton, focusing on the requirement for affordable housing, special needs housing, and the house types and sizes required and variations across the Borough. The Study found that the total affordable housing need in Sefton is for 11,990 and need was greatest in Southport, where 52% of the Borough's need arose. In addition, the main shortfalls in housing type related to 3 and 4 bedroom family homes.

6.4 The SHLAA is currently being produced by consultancy WYG, and is likely to be finalised during early 2010. It has been undertaken jointly with Knowsley and West Lancashire Councils, and was recently subject to a public consultation during August – October 2009. The SHLAA has been undertaken to provide us with a realistic assessment of how much land could potentially be available for housing over the next 15 years, and where this could be located. 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 cautious estimate has been included in the 5 year supply period, and better, longer term estimates will be made once the study is completed.

1 'Planning Policy Statement 3 para 76' and 'RSS and LDF Core Output Indicators Update 2/2008' both published by CLG

Indicator H1

Plan period and housing targets

Core Output Indicator Ref	Plan Name	Start of Plan Period	End of Plan Period	Number of years	Total Housing Requirement	Average Annual Requirement
H1a	Current RSS	2003/04	2020/21	18	9000	500
H1b	UDP Policy H1	2002	2017	15	5250	350

6.5 The current Regional Spatial Strategy was published in September 2008, and requires that Sefton achieve on average a minimum of 500 net additional dwellings per annum over the plan period. This equates to a total (minimum) target of 9000 dwellings over the 18 year RSS plan period (2003/04 - 2020/21). Previously, Sefton's housing target had been for 350 net additional dwellings per annum over the same plan period. However this figure was a maximum, and led to the adoption of a Housing Restraint Policy to ensure that it was not significantly exceeded. This was formally relaxed by the Council in November 2008.

6.6 As a consequence of the backdated revised target and successful implementation of the Housing Restraint Policy, Sefton is faced with a position where supply between 2003/04 and 2008/09, falls short of the current RSS target.

Indicator H2

Housing Trajectory

Managed Delivery Target

Assessment of five year housing land supply

Housing Trajectory:

6.7 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 (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 plan period
Monitor	Review progress annually and calculate new managed delivery targets
Manage	Use managed delivery target to inform future strategies

6 Housing and Neighbourhood Renewal

6.8 The Trajectory focuses on the *net additional dwellings* for each financial year, which is a figure made up of the gains from new build, losses from demolitions, and gains and losses from changes of use and conversions. It covers all forms of housing development in the Borough. The table also shows the Managed Delivery Targets for each future year[(2)].

COI		2003 /04	2004 /05	2005 /06	2006 /07	2007 /08	2008 /09	2009 /10	2010 /11	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	2020 /21
H2a	Net additional dwellings - to date	476	414	422	321	728	242	-	-	-	-	-	-	-	-	-	-	-	-
H2b	Net additional dwellings - current reporting year	-	-	-	-	-	-	552	-	-	-	-	-	-	-	-	-	-	-
H2c	A) Net additional dwellings - future years	-	-	-	-	-	-	-	**377**	**519**	**532**	**792**	**541**	84	-24	-60	50	50	50
	B) Hectares	-	-	-	-	-	-	13.18	6.23	20.44	16.22	8.82	10.22	5.59	7.20	4.12	1.67	1.67	1.67
	C) Annualised plan target	-	-	-	-	-	-	-	**531**	**531**	**531**	**531**	**531**	-	-	-	-	-	-
H2d	Managed delivery target	-	-	-	-	-	533	531	547	550	552	518	514	600	756	1028	1517	2985	2935

Housing Trajectory Table 1:Larger versions of both tables are in Appendix iii

Housing provision to date

6.9 As can be seen in the Trajectory Table 1 on line H2a, it shows that in 2008/09 there was a relatively low net addition to the housing stock in Sefton of 242 dwellings. This is, however, made up of healthy gains - 412 new build units and 109 additional dwellings from conversions, and very large losses - successful large scale regeneration programmes have resulted in the demolition of 269 dwellings, with another 10 demolitions on small private sector redevelopment sites. This was an exceptional year in terms of the high number of demolitions. There are more demolitions planned in future years, but subsequent HMRI funded development is expected to lead to an overall net increase in dwelling units over the entire lifetime of the programme[(3)].

6.10 Since the start of the plan period 2003/04 to the monitoring year 2008/09 (6 years) a total net addition of 2603 dwellings has been completed. This figure is 397 dwellings short of the figure we would have achieved had we met the annualised RSS target of 500 dwellings per annum. This is seen as a shortfall, or under supply in provision that will need to be made up during the remainder of the 18 year RSS plan period.

Housing provision in future years

6.11 As with all housing trajectories, the accuracy of the trajectory lessens over time. The future years (lines H2b, H2c a and b) show our best current estimate of the net dwellings, and hectares, likely to be developed in each year from a range of types of site, that are currently in the 'planning pipeline' which means that the later years of the plan period do not have large numbers of units in them. As a consequence of this the later years show a significant shortfall of completions when compared to the RSS target. A cautious estimate of supply from SHLAA sites and expired sites to be added to the SHLAA has been included in the trajectory, and once the SHLAA is published and update, stronger estimates will be included in all future years.

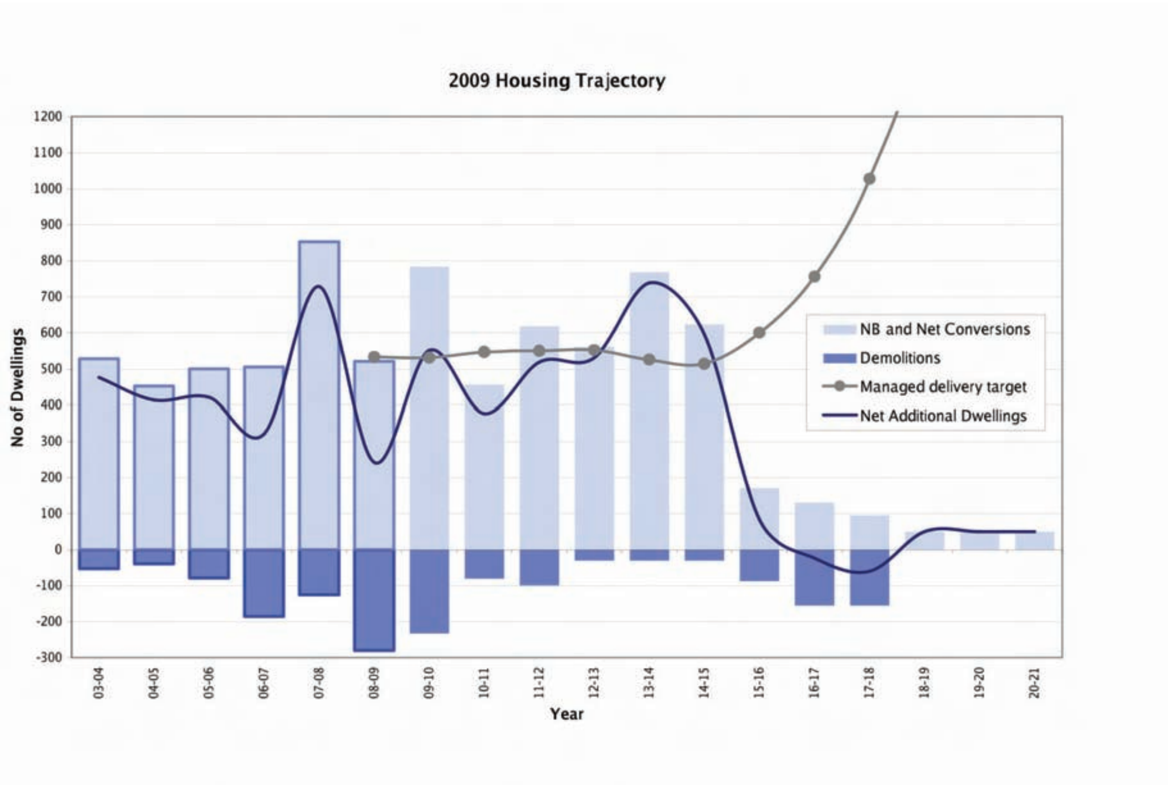
2 See appendix iii for a detailed explanation of how the managed delivery target is calculated. Other notes on data in the housing trajectory can also be found in appendix 3.

3 A new approach to counting demolitions has been taken this year following para 6.52 of the UDP, that states occupied dwellings demolished will be replaced on a one-to-one basis. This implies that unoccupied dwellings do not need to be replaced and therefore unoccupied and obsolete dwelling demolitions have not been counted in the trajectory as a 'loss'.

6.12 In addition to SHLAA sites, other new sites will emerge as planning permissions are granted. These new sites will also help us to make up this shortfall. A positive way of looking at this is to regard the final managed delivery target in 2020/21 of 2935 as the number of additional dwellings that we need to aim to grant permission for between now and the end of the plan.

6.13 Following the COI & NI159 guidance on housing trajectories, the year 2009/10 is called the 'current reporting year' . Although at the time of writing this year is more than halfway through, the figures in the housing trajectory are still 'projected' rather than 'actual'.

6.14 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 that make up the net additional dwellings. It is clear from this chart that there is a sharp drop from 2015/16 onwards, that will over time be changed as new sites come forward.



6 Housing and Neighbourhood Renewal

Housing Trajectory Table 2: Detailed table showing breakdown of net additional dwellings by source of site

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	196	80	99	30	30	30	87	155	155	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	36	0	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**	**232**	**80**	**99**	**30**	**30**	**30**	**87**	**155**	**155**	**0**	**0**	**0**
COMPLETIONS																		
Allocated sites	0	0	0	0	0	0	0	0	58	84	109	50	50	50	50	50	50	50
HMRI	0	0	0	92	250	143	47	15	267	158	223	306	121	81	45	0	0	0
Former LA sites	0	0	0	0	22	0	73	16	0	31	31	0	0	0	0	0	0	0
Other sites	469	308	425	382	436	269	368	330	293	289	186	48	0	0	0	0	0	0
Conversions (net)	60	145	76	32	145	109	296	96	0	0	0	0	0	0	0	0	0	0
Sites to be added to SHLAA (expired PP)	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*52*	*53*	*0*	*0*	*0*	*0*	*0*	*0*
5 Yr Supply from draft SHLAA	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*168*	*167*	*0*	*0*	*0*	*0*	*0*	*0*
sub total	**529**	**453**	**501**	**506**	**853**	**521**	**784**	**457**	**618**	**562**	**769**	**624**	**171**	**131**	**95**	**50**	**50**	**50**
NET ADDITIONAL DWELLINGS	**476**	**414**	**422**	**321**	**728**	**242**	**552**	**377**	**519**	**532**	**739**	**594**	**84**	**-24**	**-60**	**50**	**50**	**50**
Manged delivery target (applies to rem yrs)						533	531	547	550	552	526	514	600	756	1028	1517	2985	2935

6.15 This table has been included to supplement the information in Table 1, and show the detail of supply from different sources.

6.16 More detailed information about supply can be found in the schedules in the 'Housing Development Sites in Sefton' document[4], where each of the above categories is split into sites under construction and sites not started.

6.17 The supply included in the Housing Trajectory is made up from all sites considered to be deliverable, 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) this includes 12 sites that were in the SHLAA that have since March 2008 been granted Planning Permission for housing.
- HMRI Funded Sites
- Former Local Authority Housing Sites
- Conversion sites
- A very cautious, non site specific estimate of supply from SHLAA sites in years 2013/14-2014/15.

6.18 It does not include supply from windfall sites or a full supply from sites identified in our draft SHLAA, nor does it include sites that developers have indicated are undeliverable.

Assessing deliverability

6.19 The assessment of deliverability is challenging. Ongoing contact with the developers of larger and more significant sites (20 units and over, and all HMRI and former LA housing sites) that have not 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.

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4 available online at http://sefton.gov.uk/AMR

6.20 For the 438 smaller extant sites it was not considered an appropriate use of resources to attempt to contact every developer, and so future performance on these sites was based on analysis of development trends including discounts for likely expiry of permission. The discounts applied are based on the trends apparent for each category of site from contact with developers of the larger sites.

6.21 Demolitions on sites are also projected where relevant, and all extant conversions sites are also included based on past trends. It must be noted that historic monitoring of conversion sites has been vastly improved in recent years but records of these sites are still less sophisticated than records of 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 (2009/10), which may not reflect actual timing of delivery.

6.22 As a consequence of the adjustments made to future supply through developer contact and subsequent discounting, a total of 905 units have been removed from the trajectory. This is made up of 773 units removed from specific sites, and 135 from the group of smaller sites.

6.23 The outcome of this assessment work has been the projection of future delivery by site, by number of units and by year, including relevant discounts, which can be seen in summary in the Housing Trajectory.

6.24 A schedule of housing sites included in the Trajectory and 5 Year Supply projections is included as a separate document on our AMR web page. Current good practice recommends that the Sites Schedule includes a comment about deliverability for each site. We have been unable to add individual comments on sites due to technical and privacy issues, but all sites left in the schedule and therefore counted in the trajectory are considered to be fully developable at this time. Note that the totals shown in the Schedules are are based on 'pre discount' supply from smaller sites, as these were made in bulk within the trajectory calculations and are not site specific.

5 Year Supply Assessment

6.25 5 Year Supply Assessments are carried out to demonstrate that the local authority can meet its 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 next 5 years. To be considered 'deliverable', 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. PPS 3 requires that where a local authority has "less than five years supply of deliverable sites, they should consider favourably planning applications for housing".

6.26 The following table shows the current 5 year supply position and is based on data from the Housing Trajectory for the years 2010/11 to 2014/15.

5 Year Supply Summary Table	
A Period covered:	2010/11 to 2014/15 inclusive
B Housing requirement: (total of line H2cc of trajectory)	2655
C Anticipated supply (total of line H2ca of trajectory for this period):	2760
D National Indicator 159 - 5 year supply as a % of requirement:	104%

6 Housing and Neighbourhood Renewal

SHLAA Update

6.27 Draft findings from the SHLAA indicated a potential supply from new sites of 3804 dwellings between 2008/09 and 2020/21, of which 1340 are projected in the first 5 years on sites categorised as Urban Brownfield sites. A very cautious and non site specific element of supply has been taken from this and added to the Trajectory, following advice, and can be seen in the Trajectory Table 2 in the row entitled '5 Yr Supply from Draft SHLAA'. 25% of 1340 has been added. In addition to this non site specific supply, some SHLAA sites have come forward in 2008/09 as detailed below and these are counted within the 'Other sites' category in the trajectory.

6.28 Analysis of activity in 2008/09 since the SHLAA base date (31/3/08) shows that of the 21 new housing sites that have come forward, 12 were identified in the SHLAA and 9 were windfall sites, with a capacity of 206 dwelling units in total. Of the 12 sites that were in the SHLAA, 3 had been removed from supply during the assessment process, 3 were not assessed due to their size but were kept in supply in the group of 'small sites', and 7 were assessed. The yield for the 7 assessed sites was estimated to be 136 units all within the 1-5 year period, and in current Planning Permissions it is 152.

6.29 A more detailed update for 2008/09 will be carried out once the final SHLAA is published.

Indicator H4

Affordable housing completions, and those as a result of Policy H2

6.30 There were 122 affordable housing units completed in 2008/09. These were on 5 different HMRI sites in the Bootle Hawthorne Road area. They include Social Housing Units for rent and Shared Ownership.

6.31 There are a number of other sites with planning permission and in the Planning pipeline that propose a element of affordable housing as part of the S106 process, but have been delayed due to the market downturn, these include the Southport General Infirmary site, the Former Leaf Factory in Southport which, in combination, are intended to provide 30% affordable housing. The former Littlewoods site in Crosby is intended to provide 20% affordable housing. There has also been a modest commuted sum payment made on a site on Field Lane in Litherland.

Indicator H5

Percent of new and converted dwellings on Previously Developed Land.

	New Build	Conversions	Total
PDL	412	105	517
Non-PDL	0	4	4
Total	412	109	521
PDL as % of Total	100	96.3	99.2

H5 Developments on PDL and not on PDL

6.32 The 4 units from conversions that are not considered to be PDL refer to barn conversions, and Agricultural Buildings are considered Greenfield sites in p 26 of PPS3.

Indicator 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.

	All Developments		In Accessible Locations	
Density Range	**Count**	**Percent**	**Count**	**Percent**
0-30 dwellings per hectare	32	8.4	22	12.7
30-50 dwellings per hectare	66	17.2	16	9.2
More than 50 dwellings per hectare	285	74.4	135	78.0
Total	383	100	173	100

6.33 Two thirds of all new housing developments are built to higher densities. This is mainly due to the majority of sites being development in existing areas which are more suitable for higher density schemes. As the development of apartments reduces, due to changes in the market, it is likely that of density rates may decrease. Note this indicator only refers to schemes of 5 or more dwellings on new build sites.

Indicator H7

Net additional pitches for gypsies and travellers[5]

6.34 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) states that Sefton needs to provide an additional 15 permanent pitches between 2007-2016, in addition to 5 transit pitches. The location of these will need to be considered as part of the Core Strategy preparation, and the site selection process will be informed by the emerging SHLAA

Neighbourhood Renewal

6.35 Housing Market Renewal is a 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 the North of England. Some 24,000 properties in the south of Sefton are included in the Sefton's Housing Market Renewal (HMR) area; the Merseyside HMR area also includes parts of Liverpool & Wirral and is known collectively as NewHeartlands.

6.36 Sefton's HMR area has been sub-divided into 5 neighbourhoods:

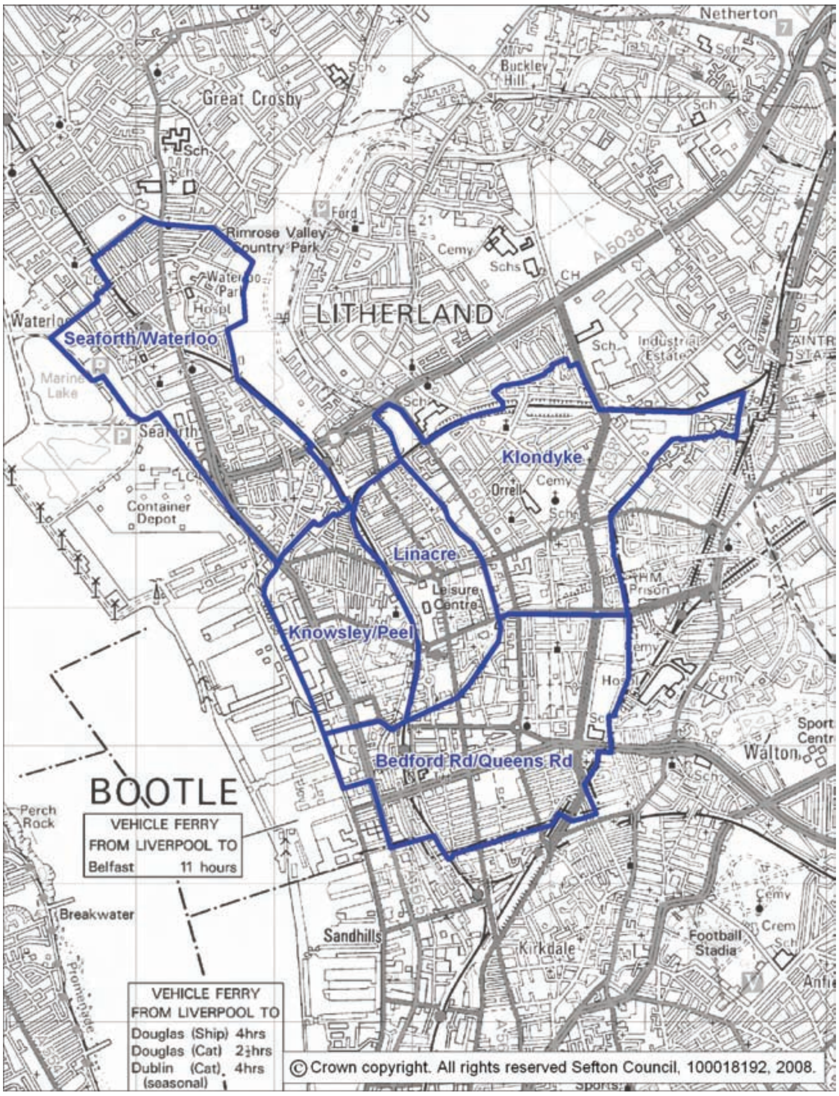
- Bedford / Queens;

5 LDF Core Output Indicator H4

6 Housing and Neighbourhood Renewal

- Klondyke;
- Linacre;
- Peel / Knowsley; and
- Seaforth / Waterloo.

6.37 The Council has resolved to make Compulsory Purchase Orders for the acquisition of the next phases in both of our intervention areas, with the Orders due to be made before the end of 2009.



6.38 Supplementary Planning Documents (SPGs) have been produced for the priority intervention areas in the Bedford Queens & Klondyke neighbourhoods (in 2004), and these have successfully been used to support successful compulsory purchase action in both areas during 2007.

6.39 During the early years of the Housing Market Renewal Initiative much of the emphasis was on acquiring and assembling sites and their remediation to make them available for residential development. As we are now in the middle of the 2nd phase of HMRI funding, there has been a significant increase in the numbers of properties acquired prior to demolition, and, as the first sites in both areas have been remediated, a significant increase in the number of new homes built.

6.40 As only a handful of dwellings in the HMRI area were completed during 2008/9, evidence of where people moved into these houses from has only just started to be collected by means of movers surveys and information provided by our partner housebuilders and RSLs. It is too early to draw any conclusions yet about how many of the new houses are 'clearance replacement' and how many meeting general housing needs (see indicators H1 and H3). Whilst many of these have been offered to people displaced by the CPO action, in the Klondyke area properties in the first phase were also made available to meet general housing needs, as part of the housing market re-structuring and the diversification of housing tenure.

6.41 We do have data, from 2007/8, that shows how many people stay in the same area when they move house. The table below shows the retention rates of people from different parts of Sefton when they move.

North Sefton		South Sefton			
Southport	Formby	Sefton East	Crosby	Bootle & Netherton	
				HMR area	Non HMR area
78.1%	66.5%	59.2%	57.9%	54.9%	54.4%

Area retention rate (SHMA 2009)

6.42 As can be seen the Housing Market Renewal areas do well in retaining residents in the area when compared to most areas. This indicates that people are starting to recognise the improvements and the area is becoming a more attractive place to live. Another point to note is that over 10% of Crosby residents who move do so to the HMR area, and 13% of residents in the Bootle/Netherton non HMR area.

6.43 In addition, the Council's RSL partners have redeveloped a number of problem sites with small infill schemes, containing a mix of new social rented and some shared ownership housing. These have also been offered in the first instance to displaced residents affected by intervention in the two Housing Market Renewal priority neighbourhoods, and then to meeting wider affordable housing needs.

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

		TOTAL	Bedford/ Queens	Klondyke
Built on land made available by Housing Market Renewal	Private	0	0	0
	RSL	28	0	28
As a consequence of Housing Market Renewal activity but without actual funding	Private	0	0	0
	RSL	0	0	0

6 Housing and Neighbourhood Renewal

6.44 The credit crunch has meant that development in the Bedford Queens neighbourhood has temporarily stalled. Although development in the Klondyke area has continued, there has been a switch to providing more of the affordable housing elements up front, leaving the market housing until the housing market picks up. A number of schemes with planning permission outside of these areas have similarly not been started, whilst other sites that have been offered for sale by tender by the Council have failed to attract any interest or the preferred developer has subsequently withdrawn their interest.

Indicator 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

		TOTAL	Bedford/ Queens	Klondyke
On land made available by Housing Market Renewal	Private	49	0	49
	RSL	54	0	54
As a consequence of Housing Market Renewal activity but without actual funding	Private	0	0	0
	RSL	0	0	0

6.45 In July 2009 it was confirmed that Sefton would receive £1.05 million of Housing Market Renewal funding that had previously been withdrawn. It is intended to use this funding to acquire and demolish properties in the Klondyke during 2009/10.

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

		TOTAL	Bedford/ Queens	Klondyke
Financed by Housing Market Renewal Grant	Private	10	0	10
	RSL	0	0	0
As a consequence of Housing Market Renewal activity but without actual funding	Private	0	0	0
	RSL	214	0	214

6.46 During 2009 a compulsory purchase order was made on a number of properties and land in the Bedford/Queens and Klondyke neighbourhoods. The Council are continuing to work with owners to agree voluntary acquisition of properties.

Indicator H11

Area (hectares) of land acquired for pathfinder purposes

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

		TOTAL	Bedford/ Queens	Klondyke
Financed by Housing Market Renewal Grant	Private	0	0	0
	RSL	0	0	0
As a consequence of Housing Market Renewal activity but without actual funding	Private	0	0	0
	RSL	0	0	0

Implication of findings for emerging Core Strategy

The Core Strategy will need to identify, at least in broad terms, enough land to meet Sefton's housing needs for the entire period of the plan.

The Core Strategy will need to set out clear mechanisms for the delivery of affordable housing.

Sites for new pitches for gypsies and travellers will need to be identified.

The Core Strategy will need to provide the basis to enable regeneration programmes to be delivered.

7 Retail Development

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 Bootle's ranking in the retail hierarchy has slipped by fifty-six places from 229th to 285th over the past few years as it has failed to attract national retailers and has a shortage of convenience good shops. It is expected that this position should change in the coming years with the opening of an extended Tesco store and new Lidl, Wilkinsons and Asda and Aldi stores.

	Rank 2004	Rank 2008(1)	Change in rank 2004-08
Bootle	229	285	-56
Southport	62	53	+9

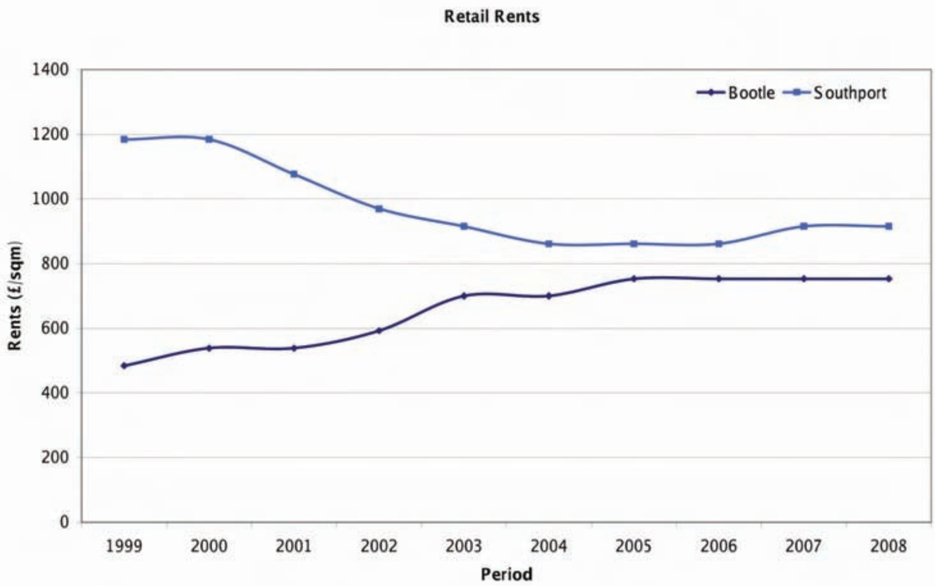
Source: Management Horizons Europe, UK Shopping Index (2008)

7.3 In and around Bootle, there has been positive and significant investment activity, especially in the previously underrepresented convenience goods sector. It will be important to continue monitoring how this investment impacts upon the health of the established centre, and how Bootle's future health will be influenced by current economic problems and competition beyond the Borough boundary in North Liverpool and possibly, Kirkby.

7.4 Southport has slightly improved its ranking, but may struggle to maintain this in the medium to long term. The town centre is facing increasing challenges including those brought about by the economic downturn as well as responding to growing competition for local expenditure from other retail destinations such as Liverpool One.

7.5 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.

1 Please note the retail rankings have not been updated since the previous AMR



Source: Bootle and Southport Town Centre Health Checks

7.6 The graph above shows the change since June 1999 of the Zone A rents [(2)] in Bootle and Southport. Rents in Bootle Town Centre have increased since June 1999 from £484/sqm to £753/sqm at June 2008, which represents a 56% increase. In comparison Southport has seen its rent decrease from £1184/sqm in June 1999 to £915/sqm in June 2008, a 23% fall.

	July 2004	July 2005	July 2006
Bootle	8.5	8.5	7.25
Southport	7	7	6.25

Source: Valuation Office Agency, Property Market Report (October 2007)

The retail rental yields have not been updated since the previous AMR

7.7 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. The table below shows how the retail yields for both Bootle and Southport have decreased recently, indicating an increase in investor confidence in both centres. Again this confidence will be tested in light of the difficult economic conditions and will be reported on in future AMRs.

	Units			Floorspace (sqm)		
	2004	2007	2009	2004	2007	2009
Bootle	23 (12.6%)	23 (10.9%)	36 (17.1%)	2,592 (7.4%)	4,020 (9.1%)	4,660 (10.6%)

2 The rental value of the first six metres depth of floorspace in retail units from the shop window

7 Retail Development

	Units			Floorspace (sqm)		
	2004	2007	2009	2004	2007	2009
Southport	60 (8.8%)	84 (10.9%)	125 (16.4%)	10,201 (7.7%)	21,120 (13.0%)	29,170 (18.3%)
UK Average	(10.3%)	(11.1%)	(10.4%)	(7.9%)	(9.3%)	(8.5%)

Source: Experian GOAD Report 2009

7.8 Information collated by Sefton's retained retail consultants WYG on vacancy rates within Bootle state: "At April 2009 there were 36 vacant retail units in the town centre, which occupied a floorspace of 4,660 sq m. This represents 17.1% of all outlets and 10.6% of floorspace, compared to respective national averages of 10.4% and 8.5%". The increase in the number of vacant units and area of vacant floorspace is primarily due to the current economic economic crisis. "Some major retailers have gone out of business, such as Woolworths. This has led to increased vacancies within the Strand Shopping Centre; however the former Woolworths unit has been taken over by B&M Bargains. Since 2007, the proportion of vacant units has increased by 6.2% points, whilst the proportion of vacant floorspace has increased by 1.5% points".

7.9 WYG state: "In April 2009 there were 125 vacant retail units in [Southport] town centre, which occupied a floorspace of 29,170 sq m. This represents 16.4% of all outlets and 18.3% of floorspace, compared to respective national averages of 10.4% and 8.5%. Again due to the current economic crisis, some major retailers have gone out of business including USC (Chapel Street) and Woolworths. This has led to some units becoming vacant on Chapel Street, a prominent retail destination. The proportion of vacant floorspace has increased since 2004. In particular, since 2007, the proportion of vacant units has increased by 5.5% points, whilst the proportion of vacant floorspace has increased by 5.2% points".

Indicator R2

Amount of completed retail, office and leisure development in Sefton, including in Town Centres.

Use Class	Gross Floorspace Developed (m2)									
	2004/05		2005/06		2006/07		2007/08		2008/09	
	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
A1	-	1208	-	4240	-	3489	195	3673	1861	26932
A2	-	-	-	-	-	-	-	-	-	-
B1a	-	5145	-	46639	-	6086	-	71	-	6049
D2	-	826	-	-	-	3220	-	5425	-	3340
Total	7179		50879		12975		9364		38182	

7.10 As in previous years the majority of retail, leisure and office development was built outside town centres. This is primarily due to the lack of undeveloped sites in town centres.

Implications of findings for the emerging Core Strategy

The Core Strategy should provide policies that prioritise existing town and local centres for a range of development and to be innovative in the role that centres play to ensure they remain the primary focus for communities.

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 for trips to and from work.

Introduction

8.1 This year has seen the introduction of the Ensuring Choice of Travel SPD in January 2009. This has set a whole new set of indicators on parking standards as well as setting a new Accessibility Assessment standards.

8.2 As a direct result of the new standards in the Travel SPD new monitoring arrangements have been put in place across the Travel and Planning Council services.

Indicator 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[(1)]

	Work (%)	School (%)	Shopping (%)
2001 total (Sefton)	38.1	67.4	36.7
2003 total (Sefton)	38.0	66.5	36.6
2006 total (Sefton)	30.1	66.8	20.0
2008 total (Merseyside)	28.0	72.1	53.2

8.3 For each destination - work, school and shopping - the proportion of sustainable journeys to these locations has fallen from 2001 to 2006. Sustainable journeys to each destination should be increased to help reduce congestion on Sefton's roads, and improve environmental air quality.

8.4 The residents survey to inform this indicator has not been carried out this year. It is likely that such surveys will not be undertaken every year, and outputs may not always match the indicator exactly. For last year we have reported the figures collected at the Merseyside level for comparison. We will continue to report the results of relevant transport surveys in future AMRs.

Indicator T2

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

1 Source: Sefton Citizen's Panel:

8.5 The ensuring choice of travel SPD covers a broad range of types of parking provision on all types of development site (including small developments), and is very ambitious in scope. It was adopted by Sefton in January 2009. It is, therefore, not appropriate to monitor all developments approved in the year 2008-09 against the standard.

8.6 As an interim approach it has been decided to split this indicator into pre-SPD approvals and post-SPD approvals.

8.7 Pre-SPD approvals must be measured against the standards published in the UDP. These are specifically Car Parking standards which apply only to major (over 1000 sqm) non-residential developments. There are 4 such developments all of which met the UDP standard.

8.8 Post-SPD, the approvals that need to be looked at include all commercial developments and also all residential developments. There is no size threshold. The parking provision covered in the SPD includes cycle, motorcycle, disabled, taxi and car parking.

Site Name	Description	Floor Space/ No. B'rms	UCO	Parking Standard	Max Spaces	Actual Spaces	Complies
30-34 Anchor St, Southport	Large ext to form Hotel	23	C1	1 per bedroom	23	0	Yes
Leaders Site, Washington Parade, Bootle	Retail unit	1607	A1	1 per 14sqm	115	76	Yes
Land W of Town Hall, Hall St, Maghull	Leisure Centre and Library	3289	D2	1 per 22sqm	149	39	Yes
5-23 King St, Southport	Mixed use development	1842	A1	1 per 16sqm	115	111	Yes
		968	B1	1 per 35sqm	27		
		2070	D2	1 per 25sqm	83		
		80	C1	1 per bedroom	80		

Developments being assessed against UDP Standards

8.9 The following two tables summarise the sites that are relevant to the new SPD standards.

Site Name	Description	Floor Space/ No. B'rms	UCO	Parking Standards met?
Land adj Park & Ride, Fairway, Southport	Temporary fire and Ambulance Station	576	Sui	Yes - considered adequate (Officers Report)
Unit 7, Meols Cop Retail Pk, Foul Lane, Southport	Mezzanine floor within existing unit	1858	A1	Yes - no new provision required according to Officers Report)

8 Transport Infrastructure and Accessible Development

Site Name	Description	Floor Space/ No. B'rms	UCO	Parking Standards met?
St Johns C of E School, Denmark St, Waterloo	Extension to rear of school	149	D1	Yes - 2 extra car parking spaces appropriate. No other provision requested.

Non-residential Approvals

Site Name	Description	No of dwellings	Parking standard met?
2 Wadham Road, Bootle	3 flats	3	Yes - No parking on site but appropriate for this accessible location. Cycle parking included in proposal and is required in condition 3.
R/o 72-76 Eastbank St, Southport	4 x 2 bed town houses	4	Yes - One space per dwelling considered appropriate in this accessible location.
R/o 73 Kirklake Rd, Formby	1 detached house	1	Yes - Large site with ample space at front of property. Parking not mentioned in officers report.
R/o Oak Hey, Lambshear Lane, Maghull	3 detached bungalows	3	Yes - Ample space available for parking on site. Parking not mentioned in officers report.
39-41 Brownmoor Lane, Crosby	2 x 4 bed semis and 3 x 3 bed bungalows	5	Yes - 5 spaces are included in the proposal which is considered acceptable in the officers report.
43&43a Freshfield Rd, Formby	2 x semi detached houses	2	Yes - One garage for each property considered acceptable in officers report.

Residential Approvals

8.10 All of the applications received during the year met both the current maximum car parking standards. It is apparent that the maximum car parking standards in the new SPD are being successfully implemented. The minimum standards for cycle parking, motorbike parking, taxi and disabled spaces are also being met which is important to ensure the aim of providing a choice of travel.

Indicator T3

Accessibility of new residential development

	% dwellings within 0-15 mins travel time	% dwellings within 0-30 mins travel time
Area of Employment	75.4	99.4
GP	94.4	99.6
Hospital	7.0	99.4
Retail Centre	94.0	99.4

	% dwellings within 0-15 mins travel time	% dwellings within 0-30 mins travel time
Primary School	94.8	99.6
Secondary School	81.8	99.4

Table showing accessibility of new dwellings

8.11 The table demonstrates that most new developments within Sefton have been built in locations that are accessible by public transport to local facilities like shops, General Practitioners, Schools and employment opportunities. Hospitals are within 30 minutes travel time on public transport for 99.4% of new residential developments.

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
N/2007/0937	66 Virginia Street, Southport	Mixed use development	Portland Street, Bedford Park, Bridge improvements, ongoing tree planting	£150,000
N/2008/0098	Southport Tennis Club 4a Ashdown Close, Southport	18 self-contained flats	Awaiting info from MBi	£1,000
S/2008/0547	Land at former Ashworth Hospital School Lane, Maghull	600 place prison	see agreement for full location of spends	£520,634

8.12 There have been a fall in the number of contributions towards transport approvals due perhaps in part to the drop in the number of major planning applications. However the overall contributions have increased mainly due to the application at the former Ashworth Hospital site in Maghull.

Indicator T5

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

SiteRef	Site Name	App'n Ref	Proposal	Size	Travel Plan comments
S0113	66 Virginia St, Southport	N/2007/0937	Mixed use development predominately housing	168 Dwells	No travel plan requested by planning condition.
BL342	Leaders Site, Washington Parade, Bootle	S/2008/0707	Retail development	1607 sqm	Travel plan requested
SL309	Land adj Park & Ride, Fairway, Southport	N/2008/0821	Temp Fire and ambulance station	576 sqm	No travel plan requested as it was inappropriate for the type of development.

8 Transport Infrastructure and Accessible Development

SiteRef	Site Name	App'n Ref	Proposal	Size	Travel Plan comments
SL258	5-23 King St, Southport	N/2008/0089	Mixed use development	12000 sqm	Travel plan requested by planning condition.
SL308	Unit 7, Meols Cop Retail Park, Foul Lane, Southport	N/2008/0854	Large mezzanine floor	1858 sqm	No travel plan requested as the development was unlikely to result in a significant increase in footfall.
ML160	Adj Town Hall, Hall Lane, Maghull	S/2008/0221	Leisure centre	3289 sqm	Travel plan requested by planning condition. A draft travel plan has been received.

8.13 We want to ensure that where we grant planning permission for major new developments that there is a long term plan in how to manage travel demand to and from the site maximising sustainable forms of transport. Green Travel Plans are required for major schemes where the developer has to demonstrate how they intend to manage travel demand on the site.

8.14 We have requested travel plans for 3 of the 6 sites where a Travel Plan is required. Of those where a Travel Plan wasn't requested, in 2 instances there were good reasons why it was not appropriate for requesting a travel plan. In the third instance the application was approved before the Ensuring Choice of Travel SPD was adopted.

8.15 Whilst it is straight forward to measure whether a Travel Plan was requested as a planning condition, it is less straightforward to monitor whether and when they have been received. This is due to the planning condition that will normally require the travel plan to be submitted either before the commencement of the development or before the occupation of the development. This can lead to a time lag of up to 3 years for commencement of the development or a considerably longer period of time in some cases before the occupation of the development.

8.16 We have so far received 2 draft travel plans from the above applications.

Indicator T6

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

8.17 We have received 11 planning applications that should require an Accessibility Assessment according to the guidelines in the Travel SPD. However on 5 of these sites we have secured off-site improvements to the highways network by planning condition.

8.18 The Council's Highways Development Control team carried out their own Accessibility Assessment on the sites and gained improvements to the 5 sites mentioned above. The Council will be looking into its procedures to ensure that where Accessibility Assessments are required that they are submitted with the application.

Implication of findings for emerging Core Strategy

Although the figures show most new residential developments are within 15 minutes of local facilities and services this may be difficult to maintain as we run out of land in existing areas and look to other areas. The Core Strategy will have to address this issue.

The Core Strategy will need to be informed by an infrastructure study so that new development is located in the most sustainable location possible.

The ease of which people can walk or cycle should be a high priority.

9 Energy, Minerals and Waste

To increase the provision of renewable energy infrastructure to reduce reliance on fossil fuel.

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 manner that does not allow any net losses to social and environmental interests.

Introduction

9.1 According to the Sefton Performance Plan 2008-9, the condition of the environment "is vital to all those who live, visit or work in Sefton". The Council is therefore committed to improving the condition of the environment for current and future generations. An essential part of this is ensuring we are responsible when generating energy and dealing with waste.

Indicator EMW1

Renewable energy capacity approved:

- as a result of Policy DQ2,
- in other schemes

9.2 The majority of major developments approved during 2008/09 included an element of renewable energy to meet the requirements of policy DQ2, however, we are unable to provide an overall figure for the total capacity of all these schemes. This is due to inconsistencies with monitoring of agreed renewable energy requirements and developers not always providing full details of the scheme they will implement.

9.3 Nevertheless the implementation of the policy has become more rigorous as developers recognise the financial and environmental benefits of renewable energy. The table below includes information on renewable energy capacity approved in major developments as a result of policy DQ2 in the monitoring year.

9.4 In addition to major schemes incorporating renewable energy as part of policy DQ2 requirements, we also had a number of applications, primarily residential in nature, for stand alone renewable energy schemes. These domestic schemes were generally wind turbines, solar panels or wood fuelled boilers, and had smaller capacities, ranging from 1kw to 20kw. As with schemes related to major development we do not have a comprehensive list to be able to give a total capacity. Given that the amended permitted development rights will allow householders to implement certain renewable energy schemes, such as many solar panels, it will be increasingly difficult to monitor renewable schemes not linked to policy DQ2. For this reason we will revise indicator EMW1 (and DQ6) to remove the second section.

Application Number	Development Scheme	Renewable Energy Type	Renewable Energy Capacity Installed (Approx)	Comments
S/2008/0134	Lanstar Site Hawthorne Road - Erection of Class A1 Retail Store.	Not Known	Not Known	The proposed development will comply with the PPS regarding climate change, with its focus on achieving a 23.5% reduction in CO2 emissions. The proposal would also incorporate some renewable energy sources, in line with policy DQ2.
S/2008/0221	Town Hall Lane Maghull - Construction of a new leisure centre & library.	Biomass Boiler	660+ KWH per day.	In line with policy DQ2
N/2008/0223	Erection of a three storey extension over the existing single storey building to form a 23 bedroom hotel.	Not Known	Not Known	The application conditions state that: a minimum 10% of all energy required for the development derives from renewable sources and to comply with Sefton UDP Policy DQ2.
S/2008/0547	Outline Planning Application for the construction of a 600 place prison, 5.2m high perimeter wall, visitor centre and ancillary buildings.	Not Known	Not Known	The planning application will address UDP policy DQ2 by ensuring the masterplan considers the site wide distribution of on-site produced renewable energy.
S/2008/0707	Leaders Site Washington Parade Bootle - Erection of Class A1 Retail Store.	Air Source Heat Pump	57,000 KWH per annum	In line with policy DQ2

Source: SMBC

Indicator EMW2

Production of primary won and secondary/recycled aggregates

9.5 Sefton no longer has any 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 Energy, Minerals and Waste

9.6 There have been no new waste management facilities developed within the monitoring period. A Waste Development Plan Document is currently being produced which will identify future locations for waste management facilities.

Indicator EMW 4 (a) (b) and (c)

Amount of municipal waste arising, and managed by type

Percentage of household waste recycled and composted

Tonnage of green household waste recycled or composted in Sefton

	2005/6	2006/7	2007/8	2008/9
Total waste arising[1] ('000 kgs)	110960	111369	107174	106854
% of household waste sent for reuse, recycling & composting	20.06%	24.19%	30.23%	37.69%
Residual waste per household (kgs)	721	682	602	535
Tonnage of waste composted (including food waste) ('000 kgs)	6590	9334	12835	19845
Tonnage of waste recycled ('000 kgs)	15303	16937	18803	19700
Tonnage of waste re-used ('000 kgs)	362	668	715	728
% of household waste landfilled	71.89%	68.32%	63.98%	58.78%

1. not including fly tipped or commercial waste

9.7 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 already exceeding the figure set for 2010 by over 2% - see the table above. This has reduced the amount of waste going to landfill - from over 70% in 2005/6 to less than 60% over the last year. 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.

Implication of findings for emerging Core Strategy

The Core Strategy should provide links to the Waste DPD which will provide locations for new waste management facilities.

The Core Strategy should provide the broad strategy to ensure that users of new developments can participate in recycling.

The Core Strategy should provide the framework for the increased renewable energy production in Sefton.

Sefton is the mineral planning authority and will need to provide policies in the Core Strategy to guide mineral extraction in the borough.

10 Green Belt and Countryside

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 best and most versatile agricultural land as a notional 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 A meeting has been held with GONW to discuss options for meeting the Borough's outstanding needs. Their advice is unequivocal – the Core Strategy must show how the Borough intends to meet its housing needs for the whole of the plan period. The decision to identify 'broad locations' in the Green Belt where development might take place in the later stages of the Plan period cannot be deferred until after any Merseyside review of the Green Belt has been completed. If the decision is deferred, the Sefton Core Strategy will be found 'unsound', and the Authority will be required to meet the shortfall. Therefore we will be carrying out a Green Belt study during 2010 to identify broad locations that potentially could meet some of our needs. This does not mean we will be releasing any Green Belt land, but our conclusions will inform a likely Merseyside Green Belt review in the near future.

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 the area of woodland planted or under management through planning obligations in the monitoring year.

Indicator GBC2

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

10 Green Belt and Countryside

10.5 There have been 3 major proposals approved for development within the Green Belt in 2008/09. Of these, none are considered inappropriate.

10.6 Note the methodology for this indicator has been modified for this year's report. This has been done in order to focus on approvals for significant development. For example New Build Housing, Conversions and Changes of Use, and Commercial New Build and Extensions. It excludes residential extensions and other minor works.

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 land (grades 4 and 5).

Type	Number	Site Area (hectares)	Area lost (hectares)	% irreversible
No loss (grade 1-3)	0	0	0	0
Loss (grade 1-3)	0	0	0	0
No loss (grade 4-5)	2	0.66	0	0
Loss (grade 4-5)	0	0	0	0
Total	2	0.66	0	0

Implication of findings for emerging Core Strategy

To strengthen the Green Belt the Core Strategy will require an assessment of its role, particularly given the likely shortage of housing land for to meet the plan periods needs.

The Core Strategy will need to provide clear policies for Green Belt land to be protected from development.

11 Nature Conservation and Coast

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

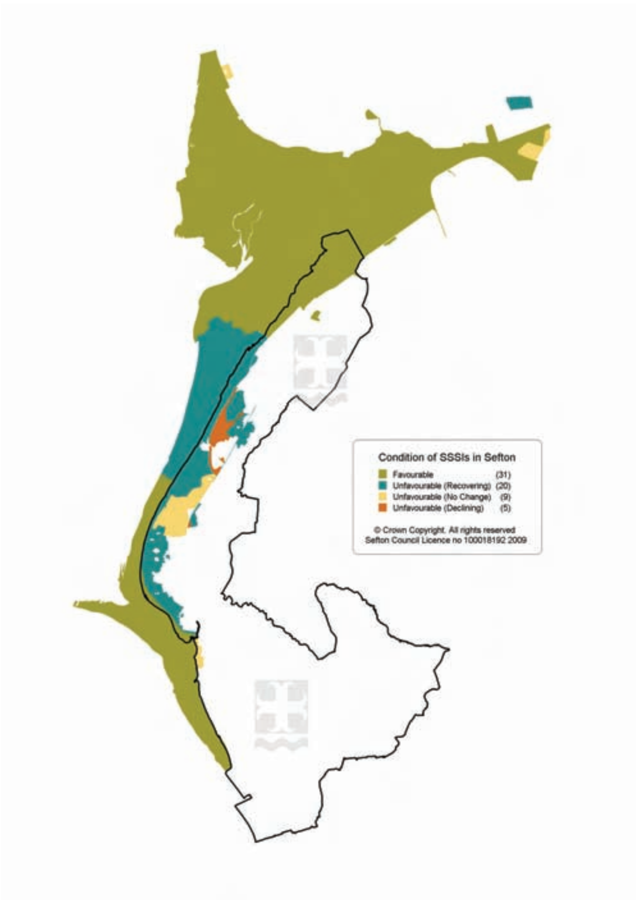
To ensure that development within the Sefton Coastal Planning Zone is limited to land uses dependent on a coastal location and which maintain or enhance the special characteristics of the Sefton Coast.

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) 2006.

Indicator NCC1

Area and condition of land designated as SSSIs



Location and Condition of SSSIs in Sefton

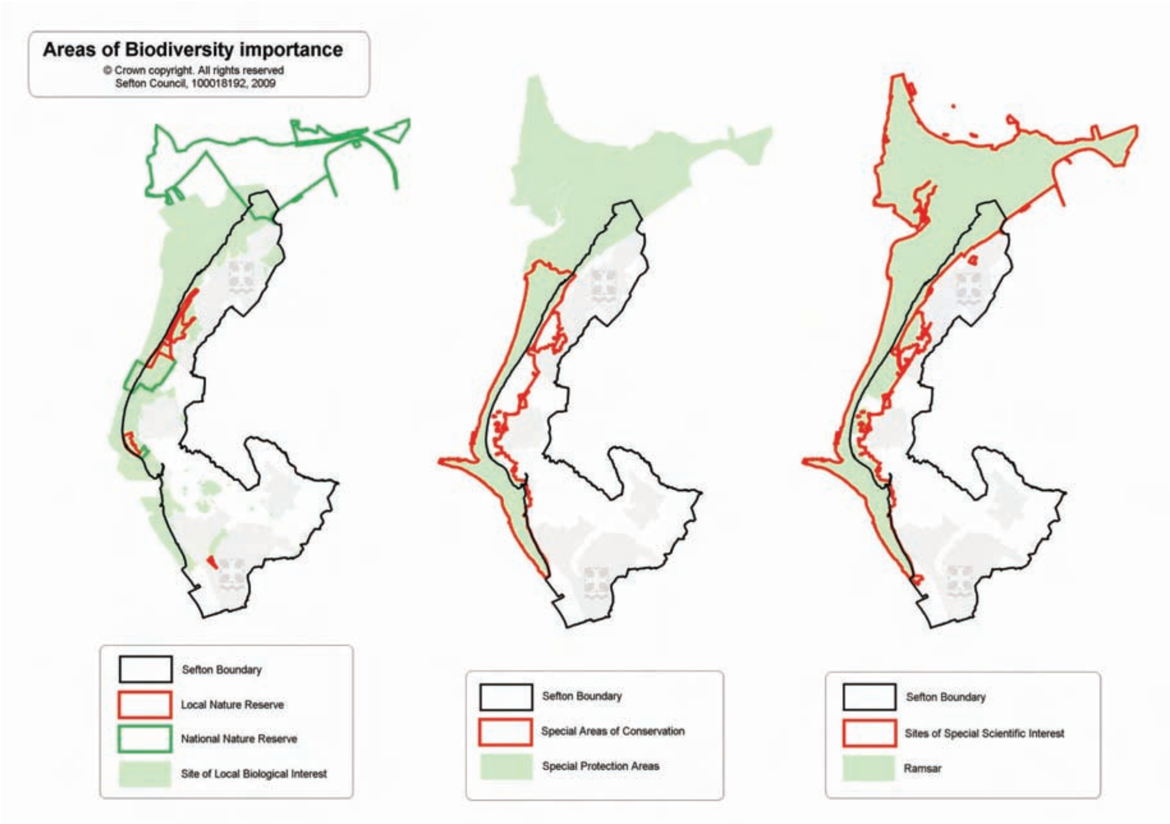
11 Nature Conservation and Coast

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

SSSI Condition	Area (Hectares)	% of total SSSI area
Favourable	803	32%
Unfavourable (Recovering)	1163	47%
Unfavourable (No Change)	368	15%
Unfavourable (Declining)	146	6%

Indicator NCC2

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



11.3 At present, the areas of biodiversity importance in Sefton are as follows:(1)

Designation	Area (Hectares)	Losses and gains since 2008 AMR
SLBI	3,652	- 17 hectares
SSSI	2,506	No change
SPA	947	No change
SAC	1,733	No change
Ramsar	1,987	No change
NNR	677	+ 5 hectares
LNR	380	+ 2 hectares

1 Please note that the Department for Communities and Local Government (CLG) preferred method of calculating areas of land for individual local authorities is using the cartesian method. However, previous AMR figures were measured using spherical method. This explains the discrepancy from last year

Indicator NCC3

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

11.4 The UDP aims to ensure that development within the 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. There have been 3 developments approved within the Coastal Planning Zone in 2008/09. None of these were 'coast dependent'.

Implication of findings for emerging Core Strategy

The Core Strategy should provide clear policies not only on the protection and enhancement areas of nature value, but should also seek the creation of new nature spaces.

The coastal areas of Sefton should have suitable policies that protect them from inappropriate 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 Spaces provide to local people are maintained.

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

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

Introduction

12.1 The Council have carried out a "PPG17 style" green space and recreational study which is due for adoption later in 2009. This has drawn on the work previously carried out including a Green Space Audit 2009 and the Playing Pitch Strategy 2009.

12.2 A Green Space, Trees and Development Supplementary Planning Document (SPD) and a Green Space Strategy for Sefton have been adopted since April 2008, following earlier public consultation. The Green Space Strategy has 5 aims, including to improve the quality, accessibility and variety of public green space (including countryside recreation opportunities), whilst another seeks to improve wildlife quality.

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.

	Outdoor Sport Sites Pitch Sports		Outdoor Sport Sites Non - Pitch Sorts		Parks (including children and teens)		All publicly available 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**

Source: SMBC

12.3 We have been able to provide more information on the different types of Green Space in Sefton. There have been few changes in the types of Green Space where there is comparable information from previous years.

Indicator GS2

Change (additions and subtractions) to the total stock of Urban Green Space, and to Green Space accessible to the public, as a result of development.

12.4 Taking into account only major developments, there were 15 approvals of planning permission within the Urban Green Space in 2008/09. Of these, 9 are on publicly accessible greenspace. The developments that have taken place are not considered to have had an adverse impact upon the overall stock of Green Spaces.

12.5 There has been no change to the Urban Green Space stock as Urban Green Space allocations cannot be changed until the Allocations DPD is produced and adopted. The small changes in Urban Green Space compared with last year are due to more accurate measuring techniques.

12.6 We have measured changes in accessible Urban Green Space but have no figures to compare with from previous years. It is not considered that there has been a material change.

Indicator GS3

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

12.7 Due to resource constraints we have not been able to measure changes in accessible recreational open space. It is not considered that there have been any material changes.

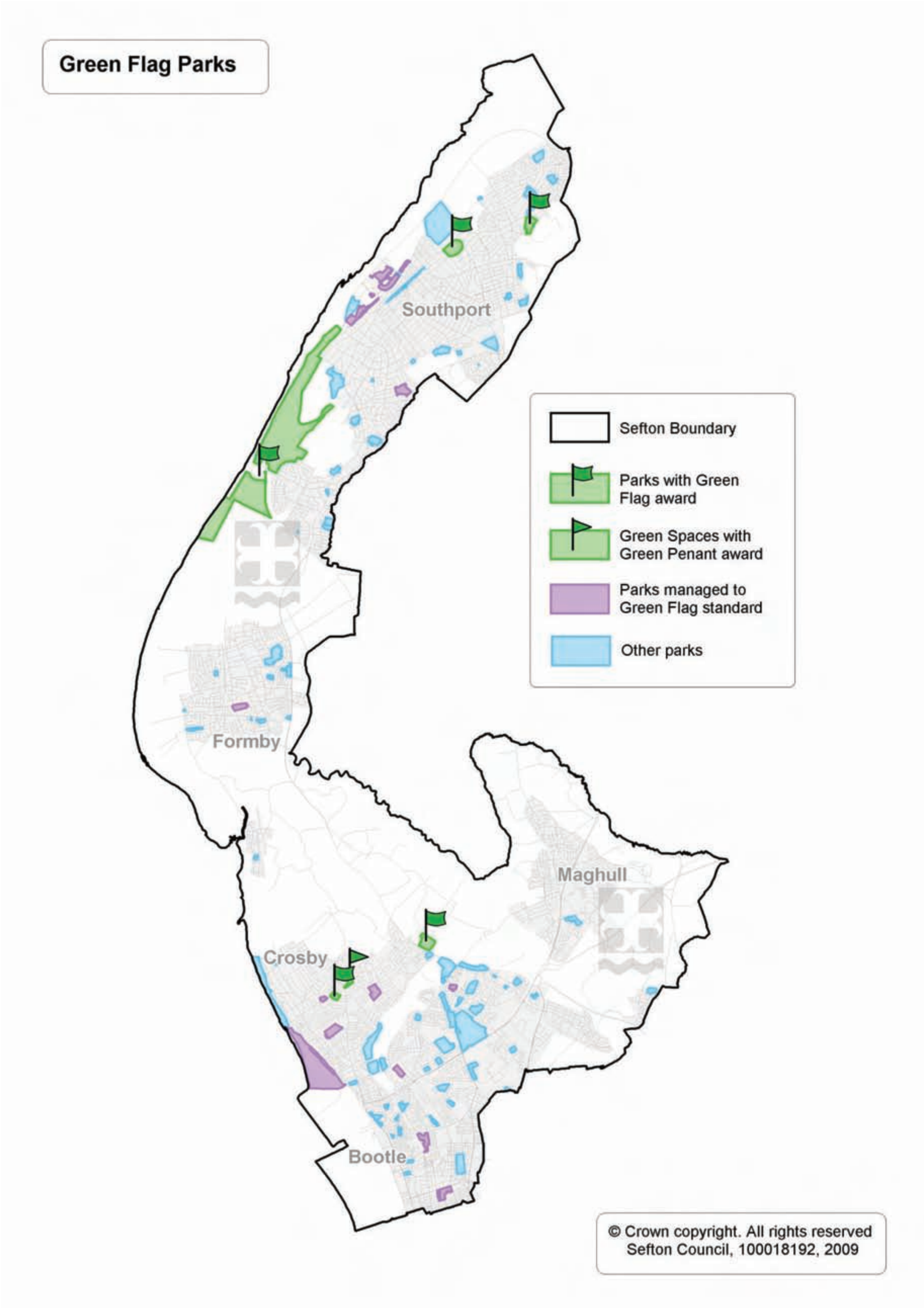
Indicator GS4

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

12.8 There are now 5 parks with the Green Flag award. These are:

- Botanic Gardens (Southport)
- Hesketh Park (Southport)
- Coronation Park (Crosby)
- Thornton Garden of Rest
- Southport Crematoria

12 Urban Greenspace and Development



12.9 This represents an improvement from the 2008 AMR where only 3 parks had the Green Flag award. Sefton is continuing to work to manage more parks to Green Flag standard.

Implication of findings for emerging Core Strategy

The Core Strategy will need to seek to increase provision of Green Space and other open spaces where there is an identified shortage. Public Accessibility to different types of Green Space will also need to be improved.

Quality, as well as quantity, of Green Spaces will need to be an objective within the Core Strategy.

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 which plays an important role in forming its identity and we continue to work with partners to protect and enhance our heritage assets. In 2008/09 we put forward Kings and Marine Gardens on Southport seafront for a Parks for People grant award. Despite strong competition both regionally and nationally, we were successful at receiving a stage 1 pass from the Heritage Lottery.

13.2 The Southport Townscape Heritage Initiative scheme, which has grant aided improvements to historic buildings in the town centre, is now closed to new applicants. In the 08/09 financial year a further four projects have been completed. A fifth scheme on Scarisbrick Avenue ran into financial difficulties, owing to credit problems and the company went into administration. A resolution is being worked up where a new company is expected to take over the site and see the project through to completion.

13.3 Progress on completing Conservation area appraisals has slowed, as the planning delivery grant funding which was being used to commission consultants has now come to an end. Two additional areas have been appraised since the last monitoring report. Of the 25 conservation areas in Sefton 12 now have an adopted appraisal. The Lord Street and Promenade Management Plan remains in draft form.

Indicator HC1

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

13.4 As reported in last year's AMR, Sefton has just one listed building on the national buildings at risk register which assesses all Grade I, Grade II* and Scheduled Ancient Monuments. According to English Heritage Ince Blundell Old Hall (II*) is in poor condition and is classed as priority A for improvements (A being the most critical).

13.5 For the first time English Heritage have also produced a list of Conservation Areas and other historic assets which are at risk. Sefton has one historic monument that has been included on the at risk register, Sefton Old Hall moated site and fishponds, and is described as being in unsatisfactory condition and declining.

13.6 Sefton maintains a register of all listed buildings, including Grade II*, in the borough. There are currently 28 buildings considered 'as risk' on this register.

13.7 Four of Sefton's 25 Conservation Areas are classified as at risk. These are Christ Church, Churchtown, Waterloo and Waterloo Park conservation areas. Some of the most common threats to conservation areas are the use of plastic windows and doors, poor roads and pavements, street clutter and loss of garden wall and hedges.

13.8 None of Sefton's 5 designated historic parks and gardens are considered at risk.

Implication of findings for emerging Core Strategy

The Core Strategy should recognise the importance of Sefton's heritage assets and provide suitable policies for their protection and use as part of wider regeneration proposals.

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 Good quality housing design can improve social wellbeing and quality of life by reducing crime, improving public health, easing transport problems and increasing property values. Building for Life promotes design excellence and rewards best practice in the house building industry. Building for Life assessments score the design quality of housing developments, of 10 new homes or more, against 20 Building for Life criteria.

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

14.4 This is the first year we have assessed completed housing schemes in Sefton. A member of staff has recently completed the Building for Life assessment training and is awaiting certification. In total 15 completed housing schemes have been assessed against the Building for Life criteria, with the following results:

	Amount	Percent
Very good rating (16 or more)	0	0%
Good rating (14 or more)	2	13%
Average rating (10 or more)	5	33%
Poor rating (less than 10)	8	54%

Building for Life Assessments

14.5 The two schemes that achieved the good rating are both in the Bootle area (Worcester Road and the former Orrell School site). South Sefton, including Bootle, is covered by planning guidance[(1)] which sets out standards for design, including the Code for Sustainable Homes. Whilst this is different to Building for Life, and more focused on environmental impact, it does cover some of the same issues and helps schemes achieve a higher score. In addition, schemes that provide social housing generally have more stringent design requirements than private schemes.

1 New Housing in South Sefton Interim Planning Guidance

14.6 This indicator replaces a previous indicator that monitored Eco Home assessments. As we will not be requiring this assessment in the future we have decided to remove it.

Indicator DQ2

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

14.7 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 in the atmosphere and generally softening the appearance of the urban landscape.

14.8 Indicator DQ2 covers a range of activity within development schemes that lead to losses and gains in number of trees. When looking at the development sites approved in 2008/09 there were 55 sites that fit the criteria for this indicator. Of these;

- 6 proposals included removal of existing trees, totalling 69.
- Replacement trees were proposed on 5 of these sites totalling 98, leaving a shortfall in policy terms of 40 trees, which were generally covered in conditions.
- 7 sites did not have any mention of trees, or none were required, or the condition was waived for particular reasons.
- Of the 48 that did mention new trees, there was either a plan showing the required amount of trees on the site, or a condition requiring a commuted sum to be paid for off site planting, or a combination of the two.
- 790 new trees were included in plans, and the remaining requirement of an estimated 256 trees is fulfilled either by 106 agreements or planning conditions.

14.9 To summarise, a net increase of 1115 trees has been agreed through plans, and conditions on approvals in the year.

14.10 It must be noted that this is an experimental year in terms of monitoring, it is the first time trees have been looked at in detail, and improvements may be made to these figures in subsequent monitoring activity.

Indicator DQ3

The percentage of developments incorporating Sustainable Drainage Systems.

14.11 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. Planning Conditions or legal agreements are usually used to ensure that these systems are both provided and maintained.

14.12 Of the 33 approvals in 2008/09 on new sites, some form of SUDS was mentioned in the application forms or plans for 12 sites which equates to 36%. These were predominantly soakaways, mentioned in section 5 of the Planning Application form. One site includes a gravel car park and another site permeable paving as other options for drainage.

Implication of findings for emerging Core Strategy

The Core Strategy should include policies that ensure high quality of design, particularly that which decrease environmental impact of development. The Core Strategy should also look at more suitable indicators which are meaningful and suitable.

15 Environmental Protection

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

Introduction

15.1 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.

Noise Pollution

Indicator EP1

The number of noise complaints received by type

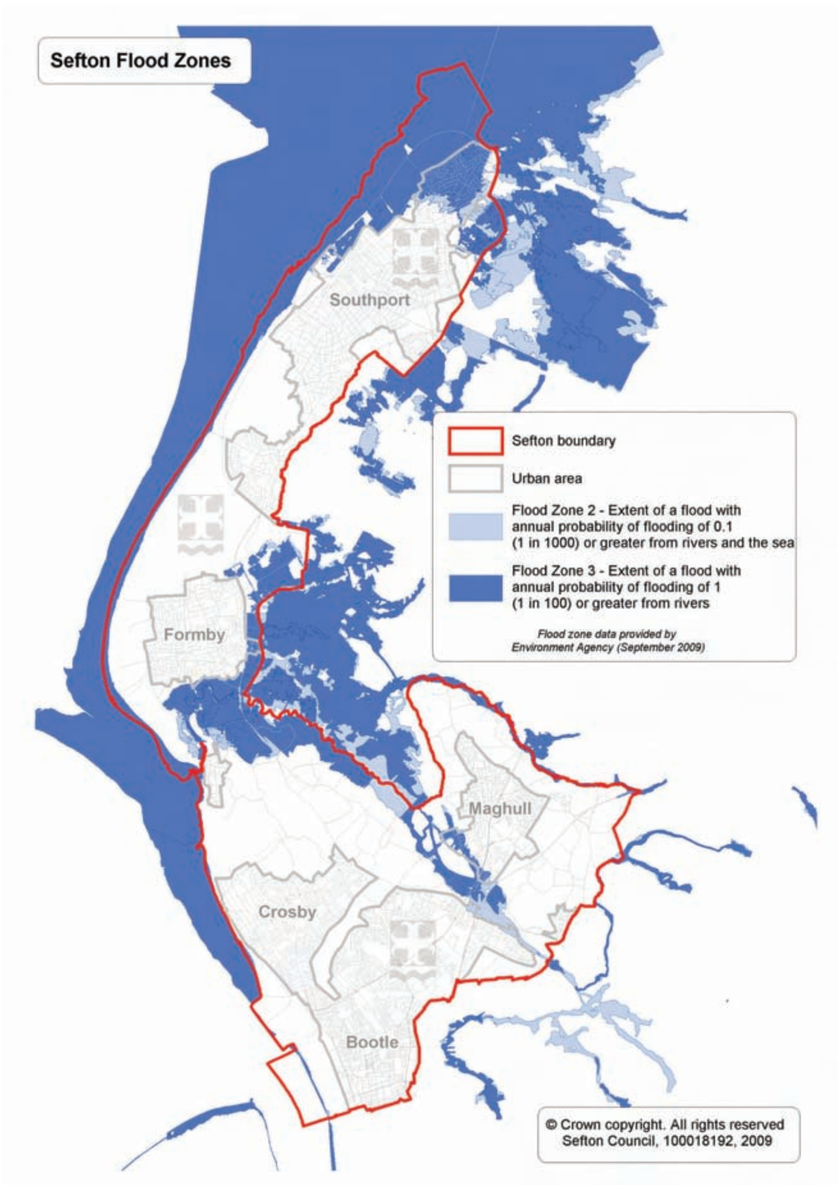
	2005/6	2006/7	2007/8	2008/9
Alarm	68	48	46	56
Barking dog	203	256	243	227
Bells	4	1	2	0
Boat noise	1	0	0	0
DIY	15	12	15	8
Fireworks	2	0	2	2
Low frequency	4	4	5	9
Machinery	82	109	82	83
Music	280	289	283	252
Other animals and birds	15	21	12	16
Other/unidentified	36	40	59	48
Party	30	33	27	35
People talking/shouting	111	150	149	102
Plant (construction equipment)	85	76	84	57
Public address systems	8	4	4	2
Shooting	0	2	4	4
TV/radio	27	23	16	27
Vehicle repairs	6	2	2	1
Vehicles	37	27	30	29
TOTAL	**1014**	**1097**	**1065**	**958**

15 Environmental Protection

Flood Risk

Indicator EP2

Area of land at risk of flooding



	Total Area (Sq Km)	Proportion of Sefton's Total Area (%)
Flood Zone 3	22.4	14.5
Flood Zone 2	28.0	18.1
Sefton Borough	155.1	100

Indicator EP3

Number of homes at risk of flooding

	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
Commercial	323	251
Total	6166	4448

15.2 The above figures does not take into account flood defences.

Indicator EP4

Number of planning applications where the Environment Agency recommend that planning permission is refused on:

- flood risk grounds

- water quality grounds

and the percentage of these where permission is granted.

15.3 During 2008/2009, the Environment Agency did not recommend refusal on any planning application on flood risk or water quality grounds.

Air Pollution

15.4 The Government has identified 8 key pollutants in the National Air Quality Strategy (NAQS). These are benzene, 1:3 butadiene, nitrogen dioxide, sulphur dioxide, lead, carbon dioxide, fine particles (PM10) and ozone. Local authorities are required assess air quality in their areas against objectives set for these pollutants in the NAQS. If the Standards are not being met the authority must declare an Air quality Management Area (AQMA) and draw up an action plan to try to bring about air quality improvements.

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(1)	27.3	33.3	15	5(2)	34	34

Source: Sefton MBC

15 Environmental Protection

1. Jan - Sep
2. Jan- Sep

Indicator EP6

Annual average measure of nitrogen dioxide (N_2O) at monitoring stations and number of instances hourly standard is exceeded.

	Annual average (μm^3) 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(1)	0	1	0(2)
2008	46.0	33.4(3)	35.3	41.3	0	0(4)	0	2

Source: Sefton MBC

1. Feb- Dec
2. Feb- Dec
3. Jan - Sep
4. Jan- Sep

15.5 Monitoring has shown that the NAQS objective for annual average levels of nitrogen dioxide is not being complied with at Millers Bridge and Princess Way. Both these areas have been declared AQMAs for nitrogen dioxide. The number of exceedences of the daily PM10 standard exceeded the NAQS Objective level at Miller Bridge and Crosby Road North. Both of these areas have been declared AQMAs for PM_{10}.

15.6 In all the AQMAs work is underway to determine the sources of pollution causing the high levels and to develop action plans to try to bring about compliance with the objectives.

15.7 A further 3 areas have been identified where nitrogen dioxide levels are close to National Air Quality Strategy 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 will be undertaken in these areas to see if more AQMAs will have to be declared.

Carbon Emissions

Indicator EP7

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

	Industry & Commercial (ktonne)	Domestic (ktonne)	Road Transport (ktonne)	Other (ktonne)	TOTAL (ktonne)	Per Person (t)
2005	594	700	306	13	**1615**	5.78
2006	576	697	302	12	**1587**	5.72
2007	596	666	301	13	**1577**	5.71
% change 2005-07	+0.3	-4.9	-1.6	0	**-2.4**	

Source: DEFRA

15.8 The amount carbon that is emitted in Sefton continues to fall slowly. This is mainly due to reductions in domestic emissions as the public become more aware of energy saving measures. Sefton has lower than average emissions (2007 NW average is 8.9 per capita) primarily due to the dominance of the service sector for employment

Land Contamination

Indicator EP8

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

15.9 Sefton has 8643 sites that need inspection for potential contamination, covering an area of approximately 2600 ha.

15.10 Sefton, in common with other local authorities, has been left with an industrial legacy in the form of contaminated land. The old established industrial areas of the Borough are likely to be the most affected, although polluted sites, such as former tips, factories, gas works, scrap yards, etc, exist throughout Sefton. Redevelopment of these 'brownfield' sites (sites previously used for other purposes) is the preferred Government option, preventing the need for development in the green belt.

15.11 Risks from land contamination have historically been addressed during the planning process and subsequent redevelopment. With the introduction of part IIA Environmental Protection Act 1990, an improved system of risk based assessments has evolved and local authorities have been required to produce a strategy stating how they intend to deal with contaminated land in their area.

15.12 In the year 2008/09 Sefton Environmental Protection Department dealt with 592 service requests about contaminated land. This figure includes requests from developers for approval of their proposed schemes, environmental information requests from property owners and prospective purchasers and work to find contaminated land sites.

Water Quality

Indicator EP9

Coastal water quality

15 Environmental Protection

15.13 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 2008.

	Classification
Southport	Good
Ainsdale	Good
Formby	Good

15.14 Results were generally similar to 2007. All the Sefton bathing waters passed the Mandatory standard in the Directive, but failed the Guideline standard, and were therefore classified as 'Good'. Therefore, for the third year running, none of Sefton's beaches are eligible for a 'Blue Flag'.

15.15 A new Bathing Water Directive, which replaces the current one, was adopted as UK law in March 2008. It will progressively replace the current Directive, and comes fully into force in 2015, when the current directive will be repealed. The standards in the new directive are stricter than the existing one, and if water quality remains the same, will cause a deterioration in compliance. In the new Directive four years of results are aggregated together to arrive at the classification.

15.16 In future bathing waters will be classified as

- Excellent (twice as strict as the current guideline standard)
- Good (equivalent to current guideline standard)
- Sufficient (stricter than current mandatory standard)
- Poor (failing to meet any of the new standards)

15.17 DEFRA have transposed current performance against the new classifications. For the period 2005-8 Sefton's bathing waters are categorised as the following

	Classification
Southport	Sufficient
Ainsdale	Sufficient
Formby	Good

Implication of findings for emerging Core Strategy

The environmental impact of new development should be an important consideration of policies in the Core Strategy. Where possible environmental improvements, especially where problems have been identified, should be sought as part of developments.

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:

- 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)

16 Local Development Documents

Peel/Knowsley and Linacre SPD

16.6 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

16.7 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

16.8 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

16.9 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

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)

16.10 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 several years 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. 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.

17.4 The table below sets out our current list of sustainability objectives and indicators and current performance. If the indicator is already included in the Annual Monitoring Report we have cross referenced to it rather than repeat it.

17 Sustainability Monitoring

Sustainability Objective	Sustainability Indicator	Current Performance	Notes
Reduce unemployment and improve skills	JSA claimant rate (Sefton and wards)	See Chapter 3 - indicator SC7	See indicator SC6 and note 1 below
	Number and location of Super Output Areas in most 5 and 10% deprived (Employment and Education, Skills and Training domains)	Employment – 34 in worst 5%, 48 in worst 10% (from 190) Education Skills & Training - 1 in worst 5% 9 in worst 10% (from 190)	See http://www.sefton.gov.uk/default.aspx?page=8776 for full assessment of deprivation scores
	% of population educated to NVQ levels 2 and 3	2 and above 65.0% [NW 64.0%; GB 64.5%] 3 and above 42.4% [NW 44.0%; GB 46.4%]	
	Jobs per 1000 population	396 (2007)	
	Skills gaps in the current workforce reported by employers	14.3%	National Indicator 174
Encourage Economic Growth and Investment	VAT registered businesses per 1000 population	21.90 (2007)	See indicator EDT1
	GVA per head of population	£12,041 (2006)62% of UK rate	
	HGV journey speed (mph) on designated freight routes	47 kph (Merseyside)	
	Average journey time per mile during the morning peak	4 mins 14 secs	
Provide sufficient land for development	% of annual housing requirement delivered	See Chapter 6 - indicators H1 and H2	
	Area of available housing and employment land	Housing (UDP allocations outstanding) 30.59 ha Employment 73.99 ha	
Maximise Sefton's regionally important employment opportunities	Annual tonnage of cargo passing through Port of Liverpool	2008 32.18 (million tonnes)	
	The number of visitors to Southport (000s)	Day visitors 11,016 Total visitors 11,507	See indicator EDT8

Sustainability Objective	Sustainability Indicator	Current Performance	Notes
	Tourism spend (Southport)	460 Million £ (2006)	
Ensure town, local and village centres are vibrant and the focus for local neighbourhoods	Population (Sefton and wards)	See Chapter 3 - indicator SC1	
	Vacancy rates (units) in town centres (Bootle, Crosby, Maghull, Formby and Southport)	See Chapter 7 - indicator R1	
	Position in national rankings of Bootle, Crosby, Maghull, Formby and Southport centres	See Chapter 7 - indicator R1	
	Amount of completed retail, office and leisure development in and on edge of Town and Local centres	See Chapter 7 - indicator R2	
Reduce inequalities and help eliminate social deprivation	Number and location of Super Output Areas in most 5 and 10% deprived (Multiple Deprivation)	19 in 5% most deprived 34 in 10% most deprived (from 190)	See http://www.sefton.gov.uk/default.aspx?page=8776 for full assessment of deprivation scores
	Sefton's rank in national index multiple deprivation rankings	83rd from 354 (1st being most deprived)	See http://www.sefton.gov.uk/default.aspx?page=8776 for full assessment of deprivation scores
	Proportion of children living in poverty	No data available yet	
	% of people who believe people from different backgrounds get well together in their local area.	81.0%	
Reduce crime and improve safety	Number and location of Super Output Areas in 5 and 10% most deprived (Crime domain)	12 in 5% most deprived 40 in 10% most deprived (from 190)	See http://www.sefton.gov.uk/default.aspx?page=8776 for full assessment of deprivation scores
	Total recorded crime (British Crime Statistics) per 1000 population	41 (2007/8)	
	Total recorded crimes (British Crime Statistics) by ward	[See note 2 below]Highest Linacre 1054; lowest Ravenmeols 193	
	Perception of anti-social behaviour	5.41% with high perception (2007/8)	National Indicator 17
	People killed or seriously injured in road traffic accidents	87 (2007)	National Indicator 47

17 Sustainability Monitoring

Sustainability Objective	Sustainability Indicator	Current Performance	Notes
Foster civic pride and identity	Number of conservation areas with management plans	See Chapter 13	
	Overall/general satisfaction with local area	79.2% (2008/9)	National Indicator 5
Meet Sefton's diverse housing needs	Net additional homes provided	See Chapter 6 - indicators H1	
	Number of affordable homes delivered (gross)	See Chapter 6 - indicator H5	
	% of new homes meeting Lifetime Homes standards	No data available yet	
	Number of gypsy and traveller pitches in Sefton	See Chapter 6 - indicator H7	
	Number and location of Super Output Areas in most 5 and 10% deprived (Housing and Services domain)	0 in 5% most deprived, 0 in 10% most deprived (from 190)	See http://www.sefton.gov.uk/default.aspx?page=8776 for full assessment of deprivation scores
Provide better access to services and facilities, particularly by cycling and public transport	Accessibility of new residential development to a range of services/facilities	See Chapter 8 - indicator T3	
	% of journeys made by sustainable modes (walking, cycle, bus, rail) for work, school and shopping	Work 30.1%School 66.8%Shopping 20.0%	See indicator T1
	% of Sefton's footpaths and rights of way easy to use by public	64.1% (2008/9)	
	% of port freight carried by rail	No data available yet	
Provide environments that improve health and social care	Life expectancy at birth (Sefton and wards)	Males 76.20Females 81.00 (Jan 04 to Dec 06)[see note 3 for all wards]	
	Obesity in primary school children in year 6	18.4% (2007/08)	National Indicator 56
	Adult participation in sport and active recreation	18.58%	National Indicator 8
Strengthen communities and help people be involved in local decisions	% of people who feel they can influence decisions in their locality	15% (2007/8)	National Indicator 4
	Civic participation in the local area	10.8% (2008)	National Indicator 3
Adapt and mitigate to climate change	Average CO2 emissions per person	See Chapter 15 - indicator EP7	

Sustainability Objective	Sustainability Indicator	Current Performance	Notes
	The number of new homes built to Code for Sustainable Homes (level 3 or above)	No data available for this year	
	Number of homes with SAP levels below 35	10,873 (2007)	
	Number of large developments incorporating 10% renewable energy capability	See Chapter 9 - indicator EMW1	
	Amount of trees provided as a result of planning decisions	See Chapter 14 - indicator DQ2	
	Area of urban greenspace lost to development	See Chapter 12 - indicator GS2	
Reduce the risk from flooding	New homes built in flood zones 2 and 3 (% of total new homes)	No data available for this year	See Indicators EP2, EP3 and EP4
	Number of developments that incorporate Sustainable Drainage Systems	See Chapter 14 - indicator DQ3	
Reduce pollution	Chemical river quality (% classified)	Good 50.97%Fair 37.56%Poor 8.85%Bad 2.61% (2005)	
	Populations living in air quality management areas	755 in 3 AQMAs (2006)	
	Air quality in Air Quality Management Areas	See Chapter 15 - indicators EP5 and EP6	
	Number of sites and total area in need of inspection for potential contamination	See Chapter 15 - indicators EP8	
	Number of beaches with blue flag awards	See Chapter 15 - indicator EP9	
Reduce waste and use of natural resources	The amount of commercial and domestic waste produced	See Chapter 9 - indicator EMW 4	
	The % of domestic and commercial waste sent for recycling and composting	See Chapter 9 - indicator EMW 4	
	Domestic energy consumption (kw per household)	23,450	2006
	Water consumption - litres per head per day	139 (2006/7)	United Utilities area
Manage the undeveloped coast	The number and type of developments approved within the Coastal Planning Zone, and the proportion of these that are not 'coast dependant'.	See Chapter 11 - indicator NCC3	

17 Sustainability Monitoring

Sustainability Objective	Sustainability Indicator	Current Performance	Notes
Protect Sefton's valued landscape and countryside	The number and type of development approved within the Green Belt and the proportion that is 'inappropriate' development	See Chapter 10 - indicator GBC2	
	Condition of SSSIs in Sefton	See Chapter 11 - indicator NCC1	
Bring back into use derelict and underused land and buildings	% of new and converted dwellings, business and industrial development on previously developed land	See Chapter 5 - indicator EDT and Chapter 6 - indicator H5	
	Number and % of vacant dwellings	6965 (5.6%) Long term vacant (over 6 months) 3227 (2.6%)	
	Proportion of previously developed land that has been vacant or derelict for over 5 years	0.9% (2007)	
Protect and enhance biodiversity	Improved Local Biodiversity - proportion of local sites where positive conservation management has been or is being implemented	25.0%	National Indicator 197
	The % of population living within 400m and 1km of an accessible nature space	**400m** Sefton – 50.7%Crosby AC – 43.8%Formby AC – 42.0%Southport AC – 46.8%Sefton East – 35.0%Linacre/Derby – 74.4%Litherland/Ford – 68.8%SONO – 68.6% **1km** Sefton – 80.4%Crosby AC – 78.9%Formby AC – 61.9%Southport AC – 75.2%Sefton East – 69.5%Linacre/Derby – 100%Litherland/Ford – 98.5%SONO – 99.2%	

Sustainability Objective	Sustainability Indicator	Current Performance	Notes
	Area of biodiversity created	Figures not available yet	
	Changes (losses and gains) in the area of designated nature sites of local significance as a result of development	Figures not available yet	
Provide a quality living environment	Children and young people's satisfaction with parks and play areas	Figures not available yet	National Indicator 199
	Number and location of Super Output Areas in most 5 and 10% deprived (Living Environment domain)	8 in 5% most deprived, 15 in 10% most deprived (out of 190)	See http://www.sefton.gov.uk/default.aspx?page=8776 for full assessment of deprivation scores
	Improved street and environment cleanliness (levels of litter, detritus, graffiti and fly posting)	Litter 21 Detritus 25 Graffiti 6 Fly posting 2 (2006/7)	National Indicator 195
	Overall/general satisfaction with local area	79.20% (2008/9)	National Indicator 5

Note 1: JSA Claimant rate (May 2009)

Ainsdale 2.9%; Birkdale 3.3%; Blundellsands 3.5%; Cambridge 4.2%; Church 9.5%; Derby 8.3%; Dukes 5.9%; Ford 8.4%; Harington 2.0%; Kew 4.1%; Linacre 11.1%; Litherland 8.1%; Manor 5.1%; Meols 2.3%; Molyneux 3.8%; Netherton & Orrell 7.1%; Norwood 4.1%; Park 2.8%; Ravenmeols 2.8%; St Oswalds 7.5%; Sudell 2.7%; Victoria 4.5%.

Note 2: Total recorded crime (BCS) 2008

Ainsdale 216; Birkdale 285; Blundellsands 313; Cambridge 333; Church 587; Derby 721; Dukes 1010; Ford 682; Harington 229; Kew 448; Linacre 1054; Litherland 609; Manor 296; Meols 229; Molyneux 421; Netherton & Orrell 497; Norwood 534; Park 266; Ravenmeols 193; St Oswalds 775; Sudell 324; Victoria 381.

Note 3: Life expectancy at birth male/female (years)

17 Sustainability Monitoring

Sustainability Objective	Sustainability Indicator	Current Performance	Notes
Ainsdale 76.6/84.0; Birkdale 76.4/80.4; Blundellsands 77.7/81.3; Cambridge 72.3/79.2; Church 70.5/78.3; Derby 72.3/76.7; Dukes 73.6/78.3; Ford 74.1/81.2; Harington 78.1/83.5; Kew 75.4/76.6; Linacre 66.9/76.1; Litherland 72.6/78.7; Manor 74.4/82.7; Meols 77.6/82.2; Molyneux 76.7/83.0; Netherton & Orrell 74.4/79.4; Norwood 74.0/80.3; Park 76.8/82.0; Ravenmeols 77.6/82.5; St Oswalds 73.1/75.9; Sudell 78.1/81.4; Victoria 75.4/80			

Appendix A List of Indicators

Indicator		Local Output	Core Output	UDP	Sustainability
SC1	Number of households and population in district	yes			yes
SC2	Annual household income	yes			
SC3	Percentage annual change in house prices	yes			
SC4	Housing tenure	yes			
SC5	Percentage working age in employment	yes			
SC6	JSA claimant rate including long-term unemployment	yes			yes
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	
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			4.2	yes
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.			4.3	
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.			4.4	
EDT1	The number of VAT registered businesses, and the percentage increase or decrease in the total number of VAT registered businesses			5.1 (part)	
EDT2	Employment land available by type		BD3		
EDT3	Floorspace developed for employment by type		BD1		
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.			5.5	
EDT5	Proportion of new business and industrial development (Use Classes B1, B2, B8) using previously developed land and buildings		BD2	5.3	
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			5.2	

A List of Indicators

Indicator		Local Output	Core Output	UDP	Sustainability
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			5.4	
EDT8	Number of visitors to Sefton	yes			yes
H1	Plan period and housing targets		H1		
H2	Housing trajectory		H2 (a) (b) (c)		
H3	Managed delivery target		H2 (d)	6.1	yes
H4	Affordable housing completions, and those as a result of policy H2		H5	6.3	yes
H5	Percent of new and converted dwellings on Previously Developed Land.		H3	6.2 (amended)	
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.			6.4	
H7	Net additional pitches for gypsies and travellers		H4		
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	yes			
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	yes			
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	yes			
H11	Area (hectares) of land acquired for pathfinder purposes • financed by Housing Market Renewal Grant	yes			

List of Indicators A

Indicator		Local Output	Core Output	UDP	Sustainability
	• 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 • Footfall on primary retail frontages • Retail rents and yields • Retail vacancy rates • User satisfaction			7.1	yes
R2	Amount of completed retail, office and leisure development in Sefton, including in Town Centres.		BD4	7.2/7.3 (amended)	
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			8.1/15.1	
T2	Ratio of actual parking provision approved for major new development to the Ensuring Choice of Travel SPD maximum standard.			15.3	
T3	Accessibility of new residential development	yes			yes
T4	Contributions to transport improvements secured through planning conditions and planning obligations (number of developments and value/type of improvement).			8.2/15.2	
T5	Percentage of new developments meeting minimum accessibility standards as defined in the SPD			15.4	
T6	Percentage of new developments meeting minimum accessibility standards as defined in the SPD				
EMW1	Renewable energy capacity approved: • as a result of Policy DQ2, • in other schemes			9.2/16.6	
EMW2	Production of primary won and secondary/recycled aggregates		M1/M2		
EMW3	Capacity of new waste management facilities by type		W1		
EMW4	Amount of municipal waste arising, and managed by type Percentage of household waste recycled and composted		W2		

A List of Indicators

Indicator		Local Output	Core Output	UDP	Sustainability
	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.			10.1	
GBC2	The number, total area and type of developments approved within the Green Belt, and the proportion which is 'inappropriate' development.			10.2	
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).			10.3	
NCC1	Area and condition of land designated as SSSIs		E2 (part)	11.1/12.1	
NCC2	Changes (losses and gains) in the areas of biodiversity importance		E2 (part)	11.2/12.2	
NCC3	The number and type of developments approved within the Coastal Planning Zone, and the proportion of these which are not 'coast dependent'			12.3	
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.			13.1	
GS2	Change (additions and subtractions) to the total stock of urban greenspace, and to greenspace accessible to the public, as a result of development.			13.2	
GS3	Net change in the amount of accessible recreational open space (including natural greenspace) as a result of development.			13.3	
GS4	Parks with Green Flag award and parks managed to Green Flag standard.	yes			
HC1	The number of Listed Buildings on the 'Buildings at Risk' register.			14.1	
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.			16.1	
DQ2	Net increase in number of urban trees as a result of development.			16.2	
DQ3	The percentage of developments incorporating Sustainable Drainage Systems.		H6		
EP1	The number of noise complaints per 1000 population			17.1	

List of Indicators A

Indicator		Local Output	Core Output	UDP	Sustainability
EP2	Area of land at risk of flooding	yes			
EP3	Number of homes at risk of flooding	yes			
EP4	Number of planning applications where the Environment Agency recommend that planning permission is refused on: flood risk grounds, water quality grounds		E1	17.2	
EP5	Annual average measure of fine air particulates (PM_{10}) at monitoring stations and number of instances daily standard is exceeded.	yes			
EP6	Annual average measure of nitrogen dioxide (N2O) at monitoring stations and number of instances hourly standard is exceeded.	yes			
EP7	Reduction in CO_2 (ktonnes) emissions for housing, transport and business	yes			
EP8	Coastal water quality				yes

Appendix 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.

Appendix C Notes on Housing Trajectory (Indicator H2)

C.1 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.

C.2 Managed Delivery Target and Annualised RSS Plan Target

Managed delivery 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	
	2008/09	2011/12
A RSS Requirement for the plan period	9000	9000
B Net additional dwellings provided to date	2603	4051
C RSS Requirement less supply to date (A-B)	6397	4949
D Number of years left in plan	12	9
E Current managed delivery target for remaining years (C/D)	533	550

C.3 The Managed Delivery Target is calculated for 2008/09 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.

C.4 It follows CLG/PINS advice [1] 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)'.

C.5 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' (2009/10), over the following 5 years. This is used to calculate the current 5 year supply requirement.

C.6 Th trajectory is a revised version of the trajectory published in the Sefton 2007/08 Annual Monitoring Report. It has the following major changes -

C.7 Future windfall completions and demolitions have been removed.

C.8 An element of supply from the draft SHLAA has been included in the 5 year supply period.

1 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"

C Notes on Housing Trajectory (Indicator H2)

C.9 The count of dwelling demolitions in past years has been revised to exclude those dwellings that were unoccupied and/or obsolete. These are not required to be replaced, see UPDP para 6.52 and therefore have been taken out of the calculations.

Explanation of categories included in detailed table;

C.10 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.

C.11 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.

C.12 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.

C.13 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).

Notes on Housing Trajectory (Indicator H2) C

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	196	80	99	30	30	30	87	155	155	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	36	0	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**	**232**	**80**	**99**	**30**	**30**	**30**	**87**	**155**	**155**	**0**	**0**	**0**
COMPLETIONS																		
Allocated sites	0	0	0	0	0	0	0	0	58	84	109	50	50	50	50	50	50	50
HMRI	0	0	0	92	250	143	47	15	267	158	223	306	121	81	45	0	0	0
Former LA sites	0	0	0	0	22	0	73	16	0	31	31	0	0	0	0	0	0	0
Other sites	469	308	425	382	436	269	368	330	293	289	186	48	0	0	0	0	0	0
Conversions (net)	60	145	76	32	145	109	296	96	0	0	0	0	0	0	0	0	0	0
Sites to be added to SHLAA (expired PP)	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*52*	*53*	*0*	*0*	*0*	*0*	*0*	*0*
5 Yr Supply from draft SHLAA	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*168*	*167*	*0*	*0*	*0*	*0*	*0*	*0*
sub total	**529**	**453**	**501**	**506**	**853**	**521**	**784**	**457**	**618**	**562**	**769**	**624**	**171**	**131**	**95**	**50**	**50**	**50**
NET ADDITIONAL DWELLINGS	**476**	**414**	**422**	**321**	**728**	**242**	**552**	**377**	**519**	**532**	**739**	**594**	**84**	**-24**	**-60**	**50**	**50**	**50**
Manged delivery target (applies to rem yrs)						533	531	547	550	552	526	514	600	756	1028	1517	2985	2935

C Notes on Housing Trajectory (Indicator H2)

COI		2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
H2a	Net additional dwellings - to date	476	414	422	321	728	242	-	-	-	-	-	-	-	-	-	-	-	-
H2b	Net additional dwellings - current reporting year	-	-	-	-	-	-	552	-	-	-	-	-	-	-	-	-	-	-
H2c	A) Net additional dwellings - future years	-	-	-	-	-	-	-	**377**	**519**	**532**	**792**	**541**	84	-24	-60	50	50	50
	B) Hectares	-	-	-	-	-	-	13.18	6.23	20.44	16.22	8.82	10.22	5.59	7.20	4.12	1.67	1.67	1.67
	C) Annualised plan target	-	-	-	-	-	-	-	**531**	**531**	**531**	**531**	**531**	-	-	-	-	-	-
H2d	Managed delivery target	-	-	-	-	-	533	531	547	550	552	518	514	600	756	1028	1517	2985	2935

Appendix D Maintaining a five year supply: Methodology

A4.1 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 the draft 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.

A4.2 The SHLAA has assessed the likely phasing and chance of each potential housing site being implemented. As the SHLAA is still in draft form, and inclusion in the SHLAA does not imply planning permission for housing development will be granted, an estimate of 25% of the supply from Urban Brownfield sites from the 1-5 year period has been included in the 5 year supply figures.

A4.2 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, a more sophisticated approach than that taken last year.

A4.3 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.

A4.4 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.