

Strategic Housing Land Availability Assessment (SHLAA)

2013 Update

July 2014

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1. Introduction

- 1.1 The 'Strategic Housing Land Availability Assessment' (SHLAA) is an assessment of how much land is suitable and available for housing development in Sefton. As required by government guidance, it looks forward over a period of 15 years.
- 1.2 The 2013 SHLAA is dated to 1st April 2013 and the Study reflects the situation at that point in time. The study has been carried out 'in house' by officers from Planning Services, alongside similar updates in Knowsley and West Lancashire. A broadly consistent methodology has been used across all three Council areas, albeit with some minor differences of detail.
- 1.3 The SHLAA will be updated annually to take account of new sites that emerge and changes in circumstance. Both the original 2008 SHLAA¹ and subsequent 2010, 2011, and 2012 updates are available to view on Sefton's web pages.
- 1.4 This study has closely followed government guidance including both the National Planning Policy Framework (NPPF), and the 'SHLAA Practice Guidance'. The SHLAA Practice Guidance is available to download from the Department for Communities and Local Government (CLG) website as follows:

<https://www.gov.uk/government/publications/strategic-housing-land-availability-assessment-practice-guidance>
- 1.5 Importantly, whilst the SHLAA is a key piece of evidence, it does not in itself represent a statement of Council policy. Whilst the SHLAA will inform the Local Plan process, it is for the Local Plan itself to decide which sites should come forward for residential development and by what timescale. The inclusion of sites within this study does not necessarily mean that they will be allocated for development or that the Council will consider planning applications favourably. Similarly, sites that are excluded from the housing supply at this stage are not necessarily unsuitable for housing development in all instances.
- 1.6 For the purposes of this Study, the six settlement areas are comprised of the following electoral wards:

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

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

2. Housing completions since 2003 and 'backlog'

2.1 This section provides a summary of housing completions in Sefton since 1st April 2003. The following table sets out completions (including by type), demolitions and accumulated backlog since 2003.

Housing completions in Sefton since 2003

| | 2003 -04 | 2004 -05 | 2005 -06 | 2006 -07 | 2007 -08 | 2008 -09 | 2009 -10 | 2010 -11 | 2011 -12 | 2012 -13 |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Total completions | 532 | 465 | 527 | 521 | 859 | 600 | 559 | 488 | 608 | 454 |
| new build: | 469 | 308 | 425 | 475 | 703 | 424 | 429 | 247 | 471 | 371 |
| conversions: | 63 | 157 | 102 | 46 | 156 | 176 | 130 | 241 | 137 | 83 |
| Demolitions | -53 | -59 | -101 | -243 | -295 | -336 | -158 | -222 | -135 | -48 |
| Net additional dwellings | 479 | 406 | 426 | 278 | 564 | 264 | 401 | 266 | 473 | 406 |
| Cumulative under/over provision against RSS | -21 | -115 | -189 | -411 | -347 | -583 | -682 | -916 | -943 | -1037 |

NB the Regional Spatial Strategy for the North West (RSS) housing requirement was 500 dwellings per annum

2.2 Some of the 'net additional dwellings' figures recorded above are different from those reported in the 2012 SHLAA. In particular, the number of completed dwellings recorded in some years has increased. These changes were made following a review / reconciliation of housing completions against recent Council Tax data. The Council Tax data showed that a number of sites had been developed, but that completion dates had not yet come through the normal monitoring processes (e.g. Building Regulations approvals). This particularly applied to conversion sites (involving the conversion of an existing building to housing). In addition, the Council Tax data also provided information about dwellings that were created under Permitted Development rights (i.e. they did not require planning permission).

Backlog

- 2.3 The RSS was intended to apply from 2003 to 2021. Since 2003, Sefton has accrued a backlog of under provision against the RSS housing requirement totalling -1037 dwellings. Consistent with Planning Inspectorate decisions elsewhere, this backlog of under-provision will need to be included into the forward housing requirement.
- 2.4 The Council's approach to making up the backlog is to spread this equally over the remaining years of the RSS to 2021.

3. Summary of SHLAA Methodology

3.1 This section of the report sets out the methodology used in the 2013 SHLAA. It is structured as follows:

1. Identification of sites
2. Approach to sites with planning permission at 1st April 2013
3. Approach to sites without planning permission at 1st April 2013

Identification of sites

3.2 Potential housing sites were identified from a number of sources, including:

- Sites with planning permission for housing at 1st April 2013
- Sites that previously had planning permission for housing (now expired)
- Sites promoted by land owners, developers, and Housing Associations through the 'Call for Sites'. This was advertised in the local press and on-line.
- Council owned sites that are surplus to requirements, or will become surplus to requirements in the short to medium term
- Sites that had been assessed in previous SHLAAs

3.3 It would be impossible to anticipate every site that will come forward for housing over the next 15 years. This is particularly true for smaller sites and conversion sites. The SHLAA will be updated annually to take account of new sites, and other changes in circumstance. A 'windfall allowance' has also been included in SHLAA which makes an assessment of the contribution that unanticipated sites could make (see section 6)

Sites with Planning Permission for Housing

3.4 Sites with planning permission for housing at 1st April 2013 form a significant part of the SHLAA housing supply. In general, these sites are more certain to be delivered than sites without planning permission. These sites already have approved schemes in place and the owner / developer has already gone to the time and expense of preparing and submitting a planning application.

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

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

- 3.6 In addition, sites with planning permission have already been determined as suitable for housing by the Council. The SHLAA assessment is therefore limited to gauging owner intentions and likely development timescales.
- 3.7 For larger sites (20+ dwellings), the owner / developer were contacted to establish their development intentions. Annual development rates were agreed with the developer, factoring in lead-in times and planned phasing. Larger sites were only removed from the SHLAA supply (either in whole or in part) where the owner / developer indicated that the current permission would not be implemented or that an alternative scheme was being prepared.
- 3.8 For smaller sites (less than 20 dwellings) the site owner / developer was not contacted. Instead, an across-the-board discount of 10% was applied to the total capacity of all small sites. This was to reflect the fact that some of these permissions would likely not be developed or would expire². The figure of 10% is consistent with the figure that has been applied by the Planning Inspectorate at a number of planning appeals. It is also broadly consistent with Sefton’s historic ‘lapse rate’, i.e. the proportion of applications that expire before being implemented.
- 3.9 In general, sites with planning permission were placed in the 0 – 5 year supply. Sites were only placed in 6 – 10 year supply where the owner / developer indicated they would likely not develop the site in the short term. In addition, a number of larger sites are to be phased over a number of years and will therefore be only partially developed in the 0 – 5 year period.
- 3.10 A schedule of sites with planning permission for housing at 1st April 2013 can be viewed at Appendix 1.

Sites without Planning Permission

- 3.11 Sites without planning permission for housing at 1st April 2013 were subject to a more detailed assessment. These sites were subject to a desktop assessment using mapping, aerial photographs, planning

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

history, and other intelligence. Potentially suitable sites were also visited and assessed by Planning Officers.

- 3.12 A total of 148 sites without planning permission were assessed in the 2013 SHLAA. Of those, 87 were included within the identified housing supply. The rationale for including / excluding sites from the supply is set out below. This process has closely followed the Government's SHLAA Practice Guidance.
- 3.13 Of the sites that were included in the housing supply, the following broad assumptions were applied:
- **Site density:** the majority of sites were assessed against a standard site density of between 30 and 40 dwellings per hectare, depending on the shape of the site and the character of the surrounding area. A higher density was applied to a minority of sites that were considered most suited to apartment development. Lower densities were applied in areas that were characterised by low density housing. Appropriate site densities were agreed in discussion with Development Management colleagues.
 - **Timescales:** an estimate was made of when each site was likely to be developed for housing. Sites that already had planning permission, or larger sites without planning permission, were assessed based on feedback from the developer or landowner. Sites without planning permission were placed in three periods: short term (0-5 years), medium term (6-10 years), and long-term (11-15 years). In line with national guidance, sites placed in the 0-5 year period had to be "suitable, available, and achievable" – usually evidenced by a clear indication that the owner is looking to develop the site in the short term.
 - **Discounting:** discounting was applied to reflect the fact that some sites would not be developed for housing as anticipated for a variety of reasons³. For sites without planning permission, an across-the-board discount of 20% was applied to reflect these issues. This led to a deduction of 366 units from the supply.
 - **Net developable area:** this was assessed based on the size of the site, as set out below. A smaller net developable area is assumed for larger sites to reflect the need to provide access roads, open space, etc:

³ This could be due to sites with planning permission for apartments not being built, sites delivering fewer homes than anticipated, development of the site for another use (e.g. offices/shops etc), or a variety of unforeseen circumstances including; ground problems, land contamination, infrastructure problems, access problems, complex land ownerships, legal covenants, unknown or changed owner intentions, cutting of Government grants for those limited number of schemes that require funding support, etc.

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

Source: Tapping the Potential, ODPM, 2000

- Economic viability:** in 2010, Sefton commissioned viability consultants Three Dragons to undertake an 'Affordable Housing Viability Assessment'. This found that there was generally sufficient development viability in most settlements in Sefton to support an affordable housing contribution⁴. The exception to this however was in Bootle, where residential viability was found to be marginal. This accords with feedback we have received from the development industry through Sefton's Housing Market Partnership. In order to reflect this in the SHLAA, sites in Bootle without planning permission were generally placed in the 6-10 or 11-15 year supply to allow for the recovery of the local market. Sites in Bootle without planning permission were only placed in the 0-5 year period where public sector funding was known to be available, or where there was specific intelligence that the site was likely to be developed in the short term.

Site Scoring

- 3.14 Each assessed site has been scored against a series of criteria. The site scores are split into 3 categories - 'suitability', 'availability', and 'achievability'.
- 3.15 It is important to note that the site scoring has been used for indicative purposes only. The scoring did not usually determine whether a site was considered suitable for housing or not, and many important considerations are not included within the scoring criteria. However, it is a useful tool for assessing how close to essential infrastructure and services a site is, and whether certain constraints apply.
- 3.16 The points awarded for each criteria is set out below:

⁴ Affordable housing contributions are also subject to site-specific viability assessments.

Suitability

| Question | Yes | Partially | No |
|---|-----|-----------|---------------|
| Does the site suffer from any physical constraints (e.g. topography)? | 0 | 4 | 8 |
| Is the site affected by un-neighbourly uses (heavy industry, power lines, railway lines, motorways, etc)? | 0 | 4 | 8 |
| Is there a possibility that the site is heavily contaminated? | 0 | 4 | 8 |
| Can satisfactory access be achieved to the site? | 8 | 4 | 0 |
| Is there a Primary School within 600m | 3 | - | 0 |
| Is there a Local Centre within 800m | 3 | - | 0 |
| Is there a Health Centre within 1000m | 3 | - | 0 |
| Is there Employment within 5000m | 3 | - | 0 |
| Is there a Railway Station within 800m | 3 | - | 0 |
| Is there a Bus Stop within 600m | 3 | - | 0 |
| | | | Max total: 50 |

Availability

| Question | Yes | Partially | No |
|---|-----|-----------|---------------|
| Is the site in active use? | 0 | 5 | 10 |
| Is the site subject to multiple or difficult land ownerships? | 0 | 5 | 10 |
| Is the site owned by a developer or is the owner willing to sell? | 5 | - | 0 |
| | | | Max total: 25 |

Achievability

| Question | Yes | Partially | No |
|--|-----|-----------|---------------|
| Is the site known to be located within a strong residential market? | 10 | 5 | 0 |
| Is the site set within an attractive local environment? | 5 | 3 | 0 |
| Are there any known significant abnormal costs (including remediation, demolition, etc)? | 0 | - | 5 |
| | | | Max total: 20 |

- 3.17 The majority of scores were attributed either during site visits, based on intelligence or known site issues, or were calculated using mapping software. Others were a matter of professional judgement (such as un-neighbourly uses, and physical constraints).
- 3.18 The question 'Is the site owned by a developer or is the owner willing to sell?' was based on whether there was any known interest in developing the site. A second question 'Is the site known to be located within a strong residential market?' was scored based on the electoral ward that the site is in. For example wards that contained concentrations of deprivation scored lower than more affluent wards.
- 3.19 The scoring relating to access and contamination should not be viewed as definitive. Highways Officers will ultimately determine whether

satisfactory access can be achieved to a site. Similarly, the presence or extent of contamination on a site will only be fully known once site investigations have taken place. In the SHLAA, sites have usually been scored as potentially contaminated where contamination is known to exist, or where potentially contaminating uses have been historically been present (e.g. heavy industry, scrap yards, etc).

Excluded Sites

3.20 In general, the following types of sites were not included within the identified housing supply:

- **Sites in active use with no planning history or no known owner interest in development:** NPPF footnote 12 requires that to include sites in the SHLAA supply there “should be a reasonable prospect that the site is available ... at the point envisaged”. Sites in current use with no planning history or indication of owner interest in development were generally excluded on this basis.
- **Sites with planning permission for other uses:** sites that had recently secured planning permission for other uses were excluded from the identified housing supply.
- **Sites at high risk of flooding:** sites in Flood Zone 3 (high risk of flooding) were generally excluded from consideration unless the Sequential and Exception Tests could clearly be met⁵.
- **Urban Greenspace:** Urban Greenspace sites were generally excluded from the identified housing supply except where development would be possible on the footprint of existing buildings.
- **Green Belt:** open land in the Green Belt was excluded from the study. This included potential housing allocations that were identified in the draft Local Plan (these sites will be subject to a separate and more detailed assessment of their suitability for allocation). No final decision has been taken about which, if any, Green Belt sites will be realised through the Local Plan. Should a Local Plan be adopted that removes land from Green Belt, then such sites will be included in the SHLAA at that time. Sites currently in Green Belt benefit from very strong protection against new development. They are therefore not ‘suitable’ for housing development at the current time. The only exception to this is the ‘Powerhouse’ site to the south of Formby. This site is designated as a ‘Major Developed Site in the Green Belt’ in Sefton’s Unitary

⁵ Only two sites in Flood Zone 3 were included in the housing supply.

Development Plan, and partial redevelopment of the site is therefore acceptable in principle, consistent with NPPF para 89.

- **‘Primarily Industrial Areas’:** the main industrial estates and business parks (land designated as ‘Primarily Industrial Areas’) were generally excluded from consideration. This is based on the findings of the ‘Employment Land & Premises Study’ 2012 Refresh which recommended that Sefton should retain land that is currently allocated for employment purposes in order to meet the needs of local businesses and to attract investment. However, a number of industrial / commercial sites outside of formal ‘Primarily Industrial Areas’ have been included in the housing supply.
- **Constrained sites:** sites that were subject to significant / multiple development constraints were generally excluded from the housing supply. These included: sites that were known to be severely contaminated, sites that were subject to severe amenity problems, sites with wildlife / nature designations, sites containing large numbers of protected trees, sites that could not be developed without damaging the character of a Conservation Area, sites with inadequate access, etc.
- **Removal of unrealistic sites:** a number of sites considered to be wholly unrealistic were removed entirely from the Study. The vast majority of these sites had not been assessed as suitable for housing development in previous SHLAAs, and their continuing presence in the Study was considered unnecessary.

3.21 The vast majority of sites set out above were also excluded from the 2012 SHLAA housing supply.

Council-owned sites in the supply

3.22 A number of Council-owned sites without planning permission are included in the housing supply. These sites comprise of Council owned land and buildings that are either vacant / surplus to requirements now, or will become vacant / surplus in the short-to-medium term.

3.23 Each of the Council owned sites have been subject to a Cabinet resolution to dispose for residential development on 28th February 2013. The sites included in the 5 year supply were subject to specific resolution specifying disposal for development within 2 years.

Consultation

3.24 A draft 2013 SHLAA was subject to a full public consultation between 21st February and 24th March 2014. A summary of the consultation

comments received, and any resulting changes to the SHLAA report, are listed at Appendix 4.

4. Windfall Allowance

- 4.1 'Windfalls' are unanticipated sites that are granted planning permission for housing, that were not identified in the previous SHLAA supply. Most windfall sites are either small, or involve the conversion of existing buildings. NPPF allows for a windfall allowance to be included in the housing supply where this is supported by "compelling evidence" (this was not previously permitted). NPPF paragraph 48 states:

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

- 4.2 Sefton's first Strategic Housing Land Availability Assessment (SHLAA) was produced to a base-date of 1st April 2008. There is therefore a basis for measuring windfall planning permissions for the financial years 2008-09, 2009-10, 2010-11, 2011-12, and 2012-13.

- 4.3 A small number of changes were made to the windfall calculation from the previous 2012 SHLAA. These changes were:

- Windfalls have only been assumed to deliver in years 2-5 of the 5 year supply. By definition, windfall sites do not have planning permission at the base-date of the study. Therefore, a 12 month lead in time has been assumed to allow for the first windfalls sites to gain permission, and site works to be undertaken, before new housing is completed.
- The 'backland sites allowance' that was in the previous 2012 SHLAA has now been incorporated into the windfall allowance.

- 4.4 These changes were made to reflect best practice from elsewhere, an informal consultation with the Housing Market Partnership, and recent appeal decisions.

Benchmarking historic windfall delivery

- 4.5 Historic windfalls have been identified over the past 5 financial years, and have been used as a basis for projecting forward. The methodology for identifying historic windfall sites is summarised as follows:

- An assessment was made of all new planning applications received during the financial years 2008/09, 2009/10, 2010/11,

2011/12, and 2012/13. Using mapping software, these permissions were then matched to SHLAA sites. Sites that had not been identified in the previous SHLAA supply were identified as windfalls. Windfalls in financial years 2008/09 and 2009/10 were benchmarked against the 2008 SHLAA, windfalls in 2010/11 against the 2010 SHLAA, windfalls in 2011/12 against the 2011 SHLAA, and windfalls in 2012/13 against the 2012 SHLAA.

- Planning permissions for residential gardens were not counted as windfalls (as per NPPF para 48).
- A ‘net’ approach was taken to calculating historic windfall delivery, as follows:
 - The windfall contribution related to the net additional dwellings created. For example, a scheme to demolish two dwellings and build 4 new dwellings would result in a net contribution of 2.
 - Sites where there had been an unanticipated loss of dwellings were factored in (deducted) from the windfall contribution. For example where a house was converted to an office, this resulted in a windfall contribution of -1.

4.6 Using this approach, total windfall delivery in Sefton was as follows:

Total Windfalls in Sefton

| Year | Windfalls |
|-----------------|------------------|
| 2008/09 | 141 |
| 2009/10 | 257 |
| 2010/11 | 104 |
| 2011/12 | 428 |
| 2012/13 | 340 |
| Average: | 254.2 |

4.7 To include a windfall allowance in the future housing supply, NPPF requires that local authorities must demonstrate “*compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply*”. With this requirement in mind, historic windfalls were sifted to remove larger exceptional sites that were unlikely to form part on any future trend. Six large sites were removed on this basis, as follows:

- S/2012/0600 – outline planning permission for the construction of 97 dwellings at the ‘Crown Packaging’ Site, Heysham Road, Netherton. This site is designated as falling within a ‘Primarily Industrial Area’ where residential development is normally not permitted. However in this instance, an exceptional case was

made to allow the site to be developed for housing. It is unlikely that another site of this size within a Primarily Industrial Area will come forward for housing development in the near future.

- S/2012/0550 – construction of a 105 dwelling older persons housing scheme at Damfield Lane, Maghull. This site is designated as ‘Urban Greenspace’ in the Sefton Unitary Development Plan (UDP). It is unlikely that another unanticipated Greenspace of this size will come forward for housing development in the near future.
- S/2012/0505 - conversion of existing nurses accommodation (associated with Southport Hospital) into 22 self-contained flats. There is very little key worker accommodation in Sefton, and the likelihood that similar conversions will take place in the future is therefore strictly limited.
- S/2011/0909 - outline approval for 300 dwellings on a ‘Major Developed Site in Green Belt’ at Ashworth Hospital, Maghull. It is highly unlikely that any further large unanticipated Green Belt sites will come forward for development ahead of the Local Plan.
- S/2009/0834 – vertical extension of 3 existing high rise tower blocks to create 116 new flats in Seaforth. Both this and application S/2009/0332 (see below) were vertical extensions to existing tower blocks owned by OneVision Housing. Future extensions of this nature are highly unlikely to occur in the foreseeable future.
- S/2009/0332 – vertical extension of 4 existing high rise tower blocks to create 32 new flats in Bootle.

4.8 In order to project forward a likely future windfall contribution, these six exceptional sites were removed from the figures. This reduced the windfall figures as follows:

Non-Exceptional Windfalls in Sefton

| Year | Windfalls |
|-----------------|------------------|
| 2008/09 | 141 |
| 2009/10 | 109 |
| 2010/11 | 104 |
| 2011/12 | 128 |
| 2012/13 | 116 |
| Average: | 119.6 |

- 4.9 These windfall planning permissions can be broken down by development type (new build units, and conversion of existing buildings), and settlement, as follows:

Net Windfalls by Development Type

| Year | New Builds | Conversions | Total |
|-----------------|------------|-------------|--------------|
| 2008/09 | 15 | 126 | 141 |
| 2009/10 | 43 | 66 | 109 |
| 2010/11 | 28 | 76 | 104 |
| 2011/12 | 47 | 81 | 128 |
| 2012/13 | 17 | 99 | 130 |
| Average: | 30 | 89.6 | 119.6 |

Net Windfalls by Settlement

| Year | Bootle | Netherton | Crosby ⁶ | Maghull ⁷ | Formby | Southport |
|-----------------|-------------|------------|---------------------|----------------------|------------|-----------|
| 2008/09: | 20 | 0 | 4 | 2 | 10 | 105 |
| 2009/10: | 22 | 0 | 24 | 3 | 2 | 58 |
| 2010/11: | 3 | 11 | 17 | 9 | 6 | 58 |
| 2011/12: | 13 | 2 | 36 | 7 | 11 | 59 |
| 2012/13 | 23 | 1 | 21 | 2 | 14 | 55 |
| Average: | 16.2 | 2.8 | 20.4 | 4.6 | 8.6 | 67 |

- 4.10 Overall, there was a remarkably consistent level of delivery between 2008/09 and 2012/13, with windfalls never dipping below 104 or exceeding 141 in any given year.
- 4.11 The vast majority of (non-exceptional) windfall planning permissions were for small schemes of less than 10 dwellings. Only twelve windfall planning permissions were for 10 or more dwellings, with the largest being for just 16 dwellings.
- 4.12 A full schedule of historic windfall planning permissions between 2008/09 and 2012/13 is set out at Appendix 3.
- 4.13 In addition to the pattern of windfall delivery highlighted above, there is also evidence of windfall delivery prior to 2008. At the Unitary Development Plan Public Enquiry in 2004 the Council reported an average delivery of 295 windfalls per annum between 1997 and 2001 (albeit in a different market, and likely using a different methodology to identify windfalls).

⁶ Including Waterloo, Thornton and Hightown

⁷ Including Lydiate, Melling, and Aintree

Calculating a Future Windfall Contribution

4.14 The pattern of historic windfall delivery set out above has been used to project a windfall allowance forward. This has been calculated as follows:

- Between 2008 - 2013 the average windfall delivery from smaller non-exceptional sites was 119.6 per annum.
- In years 0 - 5, windfall completions were assumed in years 2 – 5 only. By definition, windfall sites do not have planning permission at the base-date of the study. Therefore, a 12 month lead in time has been assumed to allow for the first windfalls sites to gain permission, and site works to be undertaken, before new housing is completed. In addition, the historic rate of windfall delivery was discounted by 10% in years 0-5 (the same rate of discount applied to small sites with planning permission). This translated into an annual rate of windfall delivery of 107.64 per annum in years 2 – 5 (430.6 in total).
- In years 6-10 and 11-15, a reduced rate of windfall delivery was assumed (75% and 50% of historic delivery respectively). This was to reflect windfalls are likely to be a finite resource, and also the uncertainty in projecting this far ahead.

4.15 This approach is summarised in the table below:

Windfall Assumptions

| Plan Period | Assumptions | No. of units |
|---------------|--|--------------|
| 0-5 years | 90% of historic windfall delivery assumed in years 2 – 5 | 430.6 |
| 6-10 years | 75% of historic windfall delivery | 448.5 |
| 11 – 15 years | 50% of historic windfall delivery | 299.0 |
| Total: | | 1178 |

4.16 In the 2012 SHLAA, the windfall allowance in years 0-5 was adjusted downwards to reflect historic rates of delivery from conversion sites. However, the recent Council Tax reconciliation work (see section 2, above) has revealed a higher completion rate on conversion sites than

had previously been assumed. Accordingly, there is no longer a need to treat the windfall contribution from conversion sites differently from new build windfall sites. A comparison of assumed delivery from conversion site, against the historic delivery from this source, is set out in Section 5 (below).

Justifying a Windfall Contribution

- 4.17 NPPF paragraph 48 requires that local authorities demonstrate “compelling evidence” that windfall sites have formed, and will continue to form part, of the housing supply. A number of post-NPPF appeal decisions have confirmed that it is not sufficient to simply demonstrate past delivery, but that there must be clear reasons why windfalls will continue to be delivered.
- 4.18 Sefton’s justification for incorporating a windfall allowance is set out as follows:
- A remarkably consistent pattern of windfall delivery can be demonstrated in Sefton since 1st April 2008. Net windfall delivery (excluding exceptional sites) has never dipped below 104 units per annum, or exceeded 141 over a 5 year period. Importantly, all of these sites have been small, with the vast majority being granted planning permission for fewer than 10 dwellings. Only 12 (non-exceptional) windfall sites were granted permission for 10 or more dwellings in the period 2008 – 2013, with the largest being for just 16 dwellings. Small sites, particularly those arising from conversions, are usually the most difficult sites to anticipate in advance.
 - Importantly, this record of windfall delivery has taken place in the context of a major housing market slowdown, when net completions have been below those experienced in previous years. Using the period 2008 - 2013 as a basis for projecting forward is therefore in itself a cautious approach, as it reflects a period of historically low development activity. Looking forward, it is likely that development rates will increase, particularly in areas such as Bootle and Central Southport where development projects have been particularly affected during the recession.
 - The assumptions used to project forward a windfall allowance are also cautious. Larger ‘exceptional’ historic windfalls have been excluded from the forward projection, and a 10% discount has been applied to the historic rate of delivery on smaller sites. In reality however, larger sites are likely to continue to come forward for development over-time. In fact, two examples of larger windfall sites have recently been granted planning permission, after the base-date of this study (1st April 2013). These are as follows:

- 5-19 King Street, Southport (ref S/2013/0658) - 60 dwellings
- Park Haven Trust, Liverpool Road South Maghull (ref S/2013/0245) - 52 dwellings (inc. An 'extra care' facility)

(Both sites will be included in the 2014 SHLAA supply)

- The character of many of Sefton's settlements will also help to contribute to windfall delivery in the years ahead. A large proportion of the Borough's settlements are Victorian or Edwardian in character (e.g. Southport, Bootle, and Crosby), and largely pre-date the introduction of the modern planning system. They therefore often contain a large number of incongruous uses in residential areas that can yield windfall sites (e.g. small-scale industrial/commercial premises). In addition, the large Victorian properties that are common in these areas will continue to be sub-divided and contribute to Sefton's historically high delivery from conversion sites. The historic pattern of windfall delivery (see above) confirms that these largely Victorian/Edwardian settlements have delivered the majority of historic windfalls in Sefton. In contrast, settlements made up of largely inter-war or post-war housing estates (e.g. Netherpton and Maghull) have delivered relatively few windfalls.
- The windfall projection is based on sites that were granted planning permission for development. It therefore makes no assumption about dwellings created under Permitted Development Rights (that do not require planning permission). This reinforces the cautious nature of the assessment.
- The introduction of NPPF in March 2012 has placed greater emphasis on the need to deliver growth and development through the planning system. This has altered the balance in decision making across the country, and has resulted in schemes that may have been recommended for refusal 3/4 years ago, now being recommended for approval. This change in emphasis will continue to facilitate the delivery of small sites that may have previously been prevented from coming forward. In addition, NPPF has brought in specific policy changes that will allow new sites to come forward. A number of examples are listed below (this list is not exhaustive):
 - **Previously developed sites in Green Belt:** NPPF para 89 now allows for the redevelopment of brownfield land in Green Belt, where the replacement building(s) has no greater impact on openness than the existing building(s). This is in contrast to the previous 'Planning Policy Guidance note 2: Green Belts' which heavily restricted the redevelopment of brownfield land in Green Belt.

- **Urban Greenspaces:** NPPF para 73-74 applies a narrower definition to the public open spaces that can be afforded protection in the planning system. In particular, land that is not currently used for recreation purposes or does not have permitted public access is now more difficult to protect. This has led to the Council approving housing developments on some land classified as 'Urban Greenspace' in the 2006 Unitary Development Plan. It is unlikely that these applications would have been approved pre-NPPF.
- **Non-designated Employment Land:** NPPF places much less protection on employment land than previous planning guidance. In light of this, the Council has begun to take a more liberal approach to the development of housing on existing commercial premises outside of formal 'Primarily Industrial Areas'.

The introduction of NPPF has allowed (and will continue to allow) new sites to come forward that would previously have been prevented from doing so. This can be expected to lead to a greater delivery of windfalls from these sources in the years ahead, particularly as the housing market begins to recover.

- Since 2008, the majority of windfalls have been created by converting existing buildings to housing (usually to apartments). Recent changes to housing benefit (the so-called "bedroom tax") are likely to sustain this trend in the years, by increasing the demand for more 1 and 2 bedroom affordable homes. Historically, the majority of conversions have been delivered in Southport. Coincidentally, the 2008 Strategic Housing Market Assessment (SHMA) has identified Southport as having the highest total need for new affordable housing units.
- Sefton's SHLAA has closely followed guidance in the NPPF and the SHLAA Good Practice Guidance. It has therefore only included sites in the housing supply where there is a known owner interest in development or where land is vacant/disused. Therefore any sites where the owner's future intentions are not known are not included in the supply. The majority of smaller sites are not known about in advance - this lends further justification for including a windfall allowance.
- The windfall assumption in Sefton is based on actual net windfall delivery over the last 5 financial years. Whilst it is acknowledged this is a relatively short period from which to project forward, there is also evidence of windfall delivery prior to this. As part of the Council's submission to the Unitary Development Plan Public Enquiry in 2004, a contribution from windfalls was assumed as part of the housing supply, based on historic delivery between

1997-2001. In her Report, the Inspector accepted these assumptions, and raised no issue about the appropriateness of using a four-year period (1997-2001) for projecting forward a future windfall assumption

5. 2013 SHLAA Findings

- 5.1 The SHLAA findings are summarised in the tables below. In total, the Study found that 5,245 dwellings could be accommodated in the urban area, after discounting. However, the net figure reduces to 4,755 once programmed demolitions are taken into account.
- 5.2 The cumulative under-provision against the Regional Spatial Strategy for the North West (RSS) housing target at 1st April 2013 was 1,037. This backlog of under-provision will be incorporated into the forward housing requirement.
- 5.3 The 'net' supply of 4,755 dwellings represents a slight deterioration against the findings of the 2012 SHLAA update. This change can be attributed to a number of factors, as summarised below.

Factors that have increased the total supply:

- Several unanticipated sites came forward between 1st April 2012 and 1st April 2013, including the 105 dwellings at Damfield Lane, Maghull, and 97 dwellings at Heysham Road, Netherton.
- The Council Tax reconciliation work (see section 2) has revealed a higher rate of historic completions than had previously been assumed. This has reduced the backlog of under provision against the RSS housing requirement. However, a proportion of these sites have simply been transferred from being 'sites with unimplemented planning permission' to 'completions', and therefore have had a neutral affect on the overall supply.

Factors that have reduced the total supply:

- During 2012/13, 406 dwellings were completed (net of demolitions). These sites (or parts of sites) are therefore no longer part of the forward supply. In addition, the 406 completions recorded in 2012/13 were below the annual housing requirement of 500 dwellings per annum. Therefore a backlog of 94 dwellings was accrued during the year.
- A small number of sites identified in the housing supply in the 2012 SHLAA Update were granted planning permission for other uses. A number of additional sites that were in the 2012 SHLAA housing supply were also removed based on new information that has emerged.
- A site adjacent to Ashworth Hospital in Maghull was granted outline planning permission for 300 dwellings in 2011. However, the Hospital Trust has since written to the Council confirming that they do not intend implement this development. Instead, part of

this site will be used to consolidate healthcare services from elsewhere in Merseyside. The Trust intends to submit a new application for a smaller development of around 100 dwellings shortly. This has resulted in a loss of 200 units from the housing supply.

- 5.4 As set out above, this supply does not necessarily include every site that will come forward for housing over the years ahead. The SHLAA will be updated annually to ensure that new sites can be taken into account as they become available.

SHLAA 2013 Findings

| Source | Total Supply | 0 - 5 yrs | 6 - 10 yrs | 11 - 15 yrs | Notes |
|--|--------------|-------------|-------------|-------------|--|
| Planning permissions: | 2687 | 1982 | 455 | 250 | Extant planning permissions at 1st April 2013. |
| Planning permission discounting | -72 | -72 | 0 | 0 | A 10% discount has been applied to small sites (less than 20 units) with planning permission to reflect likely non-implementation of a proportion of planning applications. |
| Assessed sites: | 1462 | 573 | 606 | 284 | Sites without planning permission that are suitable for housing development. An across-the-board 20% discount has been applied to the gross total housing supply from these sites. |
| Windfalls | 1178 | 430.6 | 448.5 | 299 | An assumption about future delivery from unanticipated sites |
| Demolitions: | -490 | -490 | 0 | 0 | Projected demolitions including those associated regeneration programmes in Bootle and Netherton. |
| GRAND TOTAL: | 4755 | 2423 | 1509 | 833 | |
| RSS backlog: | -1037 | -648.1 | -388.9 | 0 | The backlog of under provision against the RSS housing target of 500 dwellings per annum since 2003. This is added to the forward requirement. |

SHLAA Supply by Settlement

Bootle

| | 0-5 yrs | 6-10 yrs | 11-15 yrs | Totals |
|--------------------------------|------------|------------|------------|-------------|
| Sites with planning permission | 470 | 50 | 0 | 520 |
| Sites w/o planning permission | 202 | 214 | 284 | 699 |
| Demolitions: | -472 | 0 | 0 | -472 |
| Totals | 200 | 264 | 284 | 747 |

Netherton

| | 0-5 yrs | 6-10 yrs | 11-15 yrs | Totals |
|--------------------------------|------------|------------|-----------|------------|
| Sites with planning permission | 123 | 39 | 0 | 162 |
| Sites w/o planning permission | 130 | 278 | 0 | 409 |
| Demolitions: | -1 | 0 | 0 | -1 |
| Totals | 253 | 317 | 0 | 570 |

Crosby & Hightown

| | 0-5 yrs | 6-10 yrs | 11-15 yrs | Totals |
|--------------------------------|------------|-----------|-----------|------------|
| Sites with planning permission | 235 | 0 | 0 | 235 |
| Sites w/o planning permission | 34 | 42 | 0 | 75 |
| Demolitions: | -1 | 0 | 0 | -1 |
| Totals | 267 | 42 | 0 | 309 |

Formby

| | 0-5 yrs | 6-10 yrs | 11-15 yrs | Totals |
|--------------------------------|---------|----------|-----------|------------|
| Sites with planning permission | 87 | 0 | 0 | 87 |
| Sites w/o planning permission | 63 | 10 | 0 | 74 |
| Demolitions: | -6 | 0 | 0 | -6 |
| Totals | 144 | 10 | 0 | 154 |

Maghull & Aintree

| | 0-5 yrs | 6-10 yrs | 11-15 yrs | Totals |
|--------------------------------|---------|----------|-----------|------------|
| Sites with planning permission | 236 | 10 | 0 | 246 |
| Sites w/o planning permission | 22 | 11 | 0 | 34 |
| Demolitions: | -3 | 0 | 0 | -3 |
| Totals | 255 | 21 | 0 | 276 |

Southport

| | 0-5 yrs | 6-10 yrs | 11-15 yrs | Totals |
|--------------------------------|---------|----------|-----------|--------------|
| Sites with planning permission | 749 | 356 | 250 | 1,355 |
| Sites w/o planning permission | 122 | 50 | 0 | 172 |
| Demolitions: | -7 | 0 | 0 | -7 |
| Totals | 864 | 406 | 250 | 1520 |

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

Please also note: the settlement-specific tables above do not include any allowance for RSS backlog or windfalls.

Benchmarking the contribution from conversion sites

- 5.5 The SHLAA supply set out above assumes a significant numbers of dwellings that will be delivered on conversion sites. In order to test these assumptions, a benchmarking exercise has been undertaken against historic completions from these sources.
- 5.6 The 2013 SHLAA assumes a total delivery from conversion sites in years 0 – 5 of 561 dwellings. This equates to an average of 112 per annum, as set out in the table below:

Assumed contribution from conversion sites in years 0-5

| Year | 13/14 | 14/15 | 15/16 | 16/17 | 17/18 | Total |
|--|--------------|--------------|--------------|--------------|--------------|--------------|
| Conversion sites with planning permission for housing at 01-04-2013 | 54 | 54 | 54 | 54 | 54 | 269 |
| Assumed windfall delivery from conversion sites in years 0 - 5 | 0 | 73 | 73 | 73 | 73 | 292 |
| Totals: | 54 | 127 | 127 | 127 | 127 | 561 |

- 5.7 Historic completions on conversion sites between 1st April 2008 and 1st April 2013 was higher and totalled 768 dwellings - equivalent to 154 dwellings per annum. Importantly, this historic delivery took place during a period of recession, and historically low completion rates.

6. Sefton's five year supply position at 1st April 2013

6.1 This section sets out Sefton's 5 year supply position. The remainder of this section is structured as follows:

1. Calculating the 5 year requirement
2. Sites that meet the 5 year supply criteria
3. Sefton's 5 year supply position

6.2 The requirement to demonstrate a 5 year supply of housing land is set out in the Government's 'National Planning Policy Framework' (NPPF). This requires that local authorities:

"identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land." (para 47)

6.3 In addition, NPPF states that:

"Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites" (para 49)

6.4 At 1st April 2013, Sefton's annual housing requirement was set by the 'Regional Spatial Strategy for the North West' at 500 dwellings per annum. Sefton's 5 year supply has therefore been measured against this annual requirement.

Calculating the 5 year requirement

6.5 The 5 year housing requirement is made up of the following parts. Further explanation regarding the 'RSS backlog' and '5% buffer' is set out below:

| | |
|---------------------------------|---------|
| 5 x annual housing requirement | = 2,500 |
| Proportion of RSS backlog | = 648 |
| 5% buffer (as required by NPPF) | = 125 |

Total 5 year requirement = 3,273 dwellings

Backlog against the RSS Housing Requirement

6.6 Since 2003, Sefton has accrued a backlog of under provision against the RSS housing target. At 1st April 2013 this backlog stood at 1,037 dwellings. In accordance with numerous recent Planning Appeal

decisions, the backlog has been factored into the 5 year supply calculation. Sefton's approach to addressing this has been to divide the backlog equally over the remaining 8 years of the RSS plan period (to 2021). This approach results in 648 of the shortfall being made up within the 5 year period.

- 6.7 Some recent Planning Appeal decisions have required that local authorities include the entirety of the RSS backlog in the first 5 years. Whilst the current economic climate has affected housing completions nationally, there are also additional locally specific circumstances that militate against adopting this approach in Sefton.
- 6.8 In particular, much of the under provision against the RSS housing target was due to the major demolition programmes that have taken place in Sefton since 2003. The NewHeartlands Housing Market Renewal (HMR) programme was in operation during 2003 - 2011, and involved the demolition of large areas of out-dated housing stock. In parallel to the HMR programme, a large number of local authority properties were demolished during this period. This has had a significant effect on the housing supply position, as each demolished property is counted as a 'minus 1' to the housing supply. This has significantly depressed 'net' completions.
- 6.9 The demolished properties were mostly in Bootle and Netherton and were typically very high density housing (including both tight-packed Victorian terraces and post-war tower blocks). These areas have been replaced with modern housing of a much lower density. On several sites, this has led to a significant reduction in the number of houses (albeit the quality of the new housing was significantly better).
- 6.10 Whilst in purely numerical terms these demolition and rebuild programmes have affected the housing land supply position, this ignores the significant regeneration benefits that have been secured. Requiring the entirety of this numerical deficit to be made up in the 5 year period would be to penalise the Council for successfully delivering regeneration.
- 6.11 In addition, prior to the adoption of RSS in 2008 Sefton's housing target was set by Regional Planning Guidance (RPG) at a maximum of 350 homes per annum. Accordingly, between 2003 – 08, Sefton operated a housing restraint policy, consistent with then Government Office for the North West's advice, to ensure compliance with this target. However, upon adoption of the RSS, the new minimum target of 500 dwellings per annum was retrospectively backdated to 2003. Therefore Sefton's strict adherence to the previous RPG maximum target meant that it was immediately placed in a position of undersupply against the new, retrospective, RSS target.

Buffer to the Supply - 5% or 20%?

- 6.12 NPPF para 47 states that the 5 year supply requirement should include a 5% buffer “to ensure choice and competition in the market for land”. Where there has been a record of “persistent under delivery”, this buffer should be increased to 20%. However, NPPF does not define how “persistent under-delivery” should be measured.
- 6.13 Sefton’s delivery record against the RSS housing target in Sefton since 2003 is set out in Section 2. The Council has under-delivered against the RSS housing target in all but one of the years since 2003. However, as set out above:
- ‘Net’ housing completions have been depressed by the historically exceptional demolition programmes that have been implemented since 2003.
 - Between 2003 and 2008 the Council strictly applied a housing restraint policy in line with then-Government policy. During this time, the Council’s official housing target was to achieve a maximum of 350 dwellings per annum.
- 6.14 In combination these factors have artificially depressed Sefton’s housing completion figures, and therefore in the Council’s view, militate against the application of a 20% buffer to the supply.

Sites that meet the ‘5 year supply’ Criteria

- 6.15 NPPF places strict criteria for inclusion of sites in the 5 year supply, and requires that such sites are ‘deliverable’. This is defined at footnote 11, which states that to be ‘deliverable’ sites must be:
- Available now;
 - Suitable now;
 - Achievable, with a realistic prospect that housing will be delivered on the site within five years; and
 - Viable.
- 6.16 Sites within the 5 year supply must meet all of these criteria. Accordingly, the precise interpretation of these criteria has been the subject of significant debate at planning appeals.
- 6.17 The housing sites in Sefton that are considered to meet the 5 year supply criteria are made up of the following categories of site:
- Sites with planning permission for housing at 1st April 2013

- Deliverable sites without planning permission for housing at 1st April 2013 (including a number of surplus Council-owned sites)
- A windfall allowance (see Section 4, above)

Sites with Planning Permission for Housing at 1st April 2013

6.18 For sites with a current planning permission for housing, NPPF footnote 11 states that:

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

6.19 A schedule of sites with planning permission for housing can be found at Appendix 1.

6.20 For larger sites (20+ dwellings) with planning permission, the developer/land owner was contacted to confirm their development intentions. These sites were only removed from the 5 year supply where the developer/landowner indicated that they would not be implementing the development within 5 years.

6.21 A small number of very large sites will be phased over a longer time period than 5 years. In these instances, the assumed contribution related to the proportion of the site that will be developed within the 5 year period, factoring in lead in times and upfront infrastructural requirements.

6.22 For smaller sites (less than 20 units) with planning permission, the developer / land owner was not contacted. Instead, an across-the-board discount of 10% was applied to the total supply. This was to reflect likely non-delivery of some of these sites. This approach is consistent with appeal decisions elsewhere, and the historic rate of non-implementation in Sefton.

6.23 For smaller new build sites, the lead in time from grant of permission to the delivery of completions was based on historic trends for similar sized sites. For conversion sites, delivery was assumed to be constant over the entire 5 year period. This was to ‘smooth out’ the delivery of the large stock of current planning permissions on conversion sites.

Sites without Planning Permission for Housing at 1st April 2013

6.24 A number of sites without planning permission have been included within Sefton’s 5 year supply position. These include a number of large or allocated housing sites, surplus Council-owned sites, and a number

of regeneration sites in Bootle where committed grant funding is in place. These sites, and the delivery assumptions that have been applied, are set out below:

| Large and Allocated Sites | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017/18 | 0-5 year delivery |
|--|----------------|----------------|----------------|----------------|----------------|--------------------------|
| Land at Aintree Curve, Ridgewood Way, Bootle (SHLAA ref: 6025) | - | 10 | 30 | 30 | 30 | 100 |
| Powerhouse Site, Hoggs Hill Lane, Formby (SHLAA ref: 6026) | - | 10 | 26 | 30 | 7 | 73 |
| TOTALS | 0 | 10 | 56 | 60 | 37 | 173 |

| Regeneration Sites in Bootle | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017/18 | 0-5 year delivery |
|--|----------------|----------------|----------------|----------------|----------------|--------------------------|
| Klondyke Phases 2 & 3, Bootle (SHLAA ref: 9507) | - | -234 | -219 | 35 | 35 | -383 |
| Mel Inn, 513 Hawthorne Road, Bootle (SHLAA ref: 9622) | - | - | 12 | - | - | 12 |
| Former St Winifrides School, Merton Road, Bootle (SHLAA ref: 9543) | 13 | 13 | - | - | - | 26 |
| Orrell School - Phase 3, Linacre Lane, Bootle (SHLAA ref 9627) | - | - | 18 | - | - | 18 |
| Akenside Street - Phase 1, Bootle (SHLAA ref 6062) | - | 32 | - | - | - | 32 |
| Akenside Street - Phase 2, Bootle (SHLAA ref 9610) | - | - | 40 | - | - | 40 |
| TOTALS | 13 | -189 | -149 | 35 | 35 | -255 |

| Surplus Council-owned Sites | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017/18 | 0-5 year delivery |
|---|----------------|----------------|----------------|----------------|----------------|--------------------------|
| 'Z Blocks' Site, Buckley Hill Lane, Netherton (SHLAA ref: 5244) | - | - | - | - | 25 | 25 |
| Land adjacent to Barton's Close, Crossens, Southport (SHLAA ref 5319) | - | - | - | 16 | 20 | 36 |
| Former Beach Road School, Walker Road, Seaforth (SHLAA ref 6184) | - | - | - | 10 | 17 | 27 |
| Kirwan House/139 Marshside Rd, Southport (SHLAA ref 6090) | - | 20 | - | - | - | 20 |
| Toad Hall, Promenade, Ainsdale (SHLAA ref 9621) | - | - | - | 23 | - | 23 |
| Hornby Centre, Poulson Drive, Netherton (SHLAA ref 9624) | - | 14 | - | - | - | 14 |
| Land at Hillary Drive, Crosby (SHLAA ref 5188) | - | - | - | 12 | - | 12 |

| | | | | | | |
|---|----------|-----------|----------|-----------|-----------|------------|
| Former Sefton Resource Centre, Kilnyard Road, Crosby (SHLAA ref 5063) | - | - | - | 10 | - | 10 |
| 124-126 Manchester Road, Southport (SHLAA ref 9609) | - | - | 9 | - | - | 9 |
| Former Runnells Lane Community Centre, Crosby (SHLAA ref 5208) | - | 6 | - | - | - | 6 |
| 118 Rawson Road, Seaforth (SHLAA ref 9623) | - | - | - | 6 | - | 6 |
| Former garage court, Boyer Ave, Maghull (SHLAA ref 9518) | - | - | - | 5 | - | 5 |
| Rear of 13-17 Larchfield Rd, Crosby (SHLAA ref 5064) | - | - | - | 3 | - | 3 |
| TOTALS | 0 | 40 | 9 | 85 | 62 | 196 |

- 6.25 The phasing / annual delivery assumptions for each of these sites have been confirmed in writing by the developer (this will be updated annually). No discounting has been applied to the delivery from these sites in calculating the 5 year supply position.
- 6.26 All of the Council-owned sites listed above were subject to a Cabinet resolution on 28th February 2013. This resolution identified the above sites as suitable housing development sites in principle, and committed to dispose of these within 2 years (3 years in the case of the Z Blocks site). A number of these sites have subsequently been disposed of to local Housing Associations.

Demolitions

- 6.27 In accordance with government guidance, known demolitions that will take place during the 5 year period have been subtracted from the projected completions. The 5 year supply is therefore based on 'net' housing stock change.
- 6.28 492 demolitions are forecast to take place during the 5 year period to 2018. 468 of these relate to the clearance of housing in the former 'Housing Market Renewal' area. A further 22 demolitions relate to current planning permissions that propose to demolish one or more dwellings as part of a redevelopment scheme (often to provide new housing). The final 2 demolitions relate to the Powerhouse site in Formby, which did not have planning permission at 1st April 2013.

Housing Supply Overview

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

| <i>5 Year Supply Sites Overview</i> | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017/18 | 0-5 year delivery |
|---|------------|-------------|-------------|------------|------------|-------------------|
| FORECAST COMPLETIONS | | | | | | |
| Strategic / allocated sites | 162 | 215 | 356 | 273 | 219 | 1225 |
| Regenerations sites | 108 | 104 | 120 | 35 | 35 | 427 |
| Surplus Council-owned sites | 0 | 40 | 48 | 66 | 42 | 196 |
| Small sites (less than 20 dwellings) | 85 | 207 | 99 | 53 | 0 | 444 |
| Conversion sites | 60 | 60 | 60 | 60 | 60 | 299 |
| <i>10% discount (small sites / conversions)</i> | -13 | -26 | -16 | -11 | -6 | -72 |
| Completions sub total | 402 | 600 | 667 | 476 | 350 | 2495 |
| WINDFALL ALLOWANCE | 0 | 108 | 108 | 108 | 108 | 431 |
| FORECAST DEMOLITIONS | | | | | | |
| Regenerations sites | 0 | -234 | -234 | 0 | 0 | -468 |
| Large sites (20+ dwellings) | 0 | -2 | 0 | 0 | 0 | -2 |
| Small sites (less than 20 dwellings) | -22 | 0 | 0 | 0 | 0 | -22 |
| Demolitions sub total | -22 | -236 | -234 | 0 | 0 | -492 |
| NET ADDITIONAL DWELLINGS | 380 | 472 | 541 | 584 | 458 | 2434 |

NB: some of the 'totals' above equate to 1 or 2 more/less dwellings than is implied by the figures in the table. This is due to rounding.

Sefton's 5 year Supply Calculation

- 6.30 In light of the above, Sefton's 5-year supply position is as follows:

5 x annual housing requirement = 2,500
 Proportion of RSS backlog = 648
 5% buffer = 125
Total 5 year requirement = 3,273 dwellings

Total requirement = 3,273
 Total supply = 2,434

= 3.7 year supply

- 6.31 Sefton is therefore unable to demonstrate a 5 year supply of 'deliverable' housing sites against the NPPF criteria. This triggers NPPF para 49, which in turn requires that planning applications for housing should be considered against the 'presumption in favour of sustainable development' (para 14).

Comparison with the 2012 5 year supply

- 6.32 The 5 year supply has improved slightly compared to the 2012 position. This has been due to a number of factors which are summarised below:

Factors that have reduced the 5 year supply of sites include:

- During 2012/13, 406 dwellings were completed (net of demolitions). These sites (or parts of sites) are therefore no longer part of the forward supply.
- The 406 completions recorded in 2012/13 were below the annual housing requirement of 500 dwellings per annum. Therefore a backlog of 94 dwellings was accrued during the year.

Factors that have increased the 5 year supply of sites include:

- During 2012/13, planning permission was granted for 340 dwellings on windfall sites. These have been added to the 5 year supply.
- A number of Council-owned sites were subject to a Cabinet 'resolution to dispose' in February 2013 (see table above). These sites have now been incorporated into the 5 year supply (these account for 196 dwellings). A proportion of these sites have since been sold to local housing associations, and the remainder will be sold for development in the short term.
- A number of sites that were previously in the 6 – 10 year supply now have sufficient certainty of delivery to be brought into the 5 year supply. These sites include: Akenside Street Phases 1 & 2 (SHLAA refs 6062 and 9610), and Orrell School Phase 3 (ref 9627). The Aintree Curve site (ref 6025) was previously only partially included in the 5 year supply, but has now been included in its entirety.
- The assumed contribution from windfall sites has increased from last year. This is due to changes in the windfall calculation (see section 4), and the amalgamation of the former 'backland sites' allowance with the windfall allowance. This has increased the 0-5 year windfall contribution from 365 to 422.

- Land at Town Lane, Southport (the largest site in the SHLAA) is now forecast to deliver completions in 4 of the 5 years. This compares to 3 of the 5 years in 2012. This has increased the 5 year supply by 40 dwellings.
- The assumed capacity at the Powerhouse site in Formby has increased from 60 to 73, in line with the recent (post-April 2013) planning permission.

Sensitivity Testing

6.33 The following scenarios look at the implications of adjusting one or more of the 5 year supply assumptions. These scenarios are provided for illustrative purposes only, and their application is not supported by the Council.

A 20% buffer to the supply

6.34 NPPF para 47 requires that where a Local Authority has demonstrated a “record of persistent under-delivery”, a 20% buffer should be applied to the 5 year supply. Whilst this has yet to be precisely defined, were this to apply to Sefton the effect would to reduce the 5 year supply, as follows:

| | |
|---------------------------------|--------------------------|
| 5 x annual housing requirement | = 2,500 |
| Proportion of RSS backlog | = 648 |
| 20% buffer | = 500 |
| Total 5 year requirement | = 3,648 dwellings |

| | |
|-------------------|---------|
| Total requirement | = 3,648 |
| Total supply | = 2,434 |

= 3.3 year supply

Making up the entirety of the RSS shortfall in 5 years

6.35 The cumulative shortfall against the RSS housing requirement since 2003 is 1,037 dwellings. If it were determined that the entirety of this shortfall should be met within the 5 year period, it would have the following affect on Sefton’s position:

| | |
|---------------------------------|----------------------------------|
| 5 x annual housing requirement | = 2,500 |
| Entirety of RSS backlog | = 1,037 |
| 5% / 20% buffer | = 125 / 500 |
| Total 5 year requirement | = 3,662 / 4,037 dwellings |

Total requirement = 3,662 / 4,037
Total supply = 2,434

= 3.3 / 3.0 year supply

Removal of discounting to the housing supply

6.36 Discounting has been applied to the supply in order to give a more realistic assumption about housing delivery, and to allow for the drop out of one or more sites. In particular, a 10% discount has been applied to all smaller sites with planning permission (less than 20 units).

6.37 If this discounting were removed, Sefton's housing supply would be increased to 2,506. This would affect Sefton's position as follows:

5 x annual housing requirement = 2,500
Proportion of RSS backlog = 648
5% buffer (as required by NPPF) = 125
Total 5 year requirement = 3,273 dwellings

Total requirement = 3,273
Total supply = 2,506

= 3.8 year supply

Appendix 1 – Schedule of Sites with Planning Permission at 1st April 2013

This appendix provides details of all sites with a current planning permission in place at 1st April 2013.

Appendix 2 – Site Assessment Sheets

Appendix 3 – Schedule of Windfall Planning Permissions

Windfalls in 2008/09

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

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| N/2008/0425 | Conversion of part of the ground floor and basement to form 1 self-contained flat and minor alterations to the rear elevation (alternative to N/2007/0419 refused 27/06/2007) | 1 |
| N/2008/0460 | Change of use of flats at first floor to A3/A4 - (Restaurant/Wine Bar). | -1 |
| N/2008/0463 | Certificate of Lawfulness for the continuation of use as 5 flats | 4 |
| N/2008/0483 | Retrospective application for the retention of 4 no. apartments derived from the subdivision of 11 no. apartments to form 15 no. apartments within core 3c. Alternative to N/2008/0108 withdrawn 09/04/2008 | 4 |
| N/2008/0491 | Installation of a new shop front to Nos. 264 and 266, change of use of first floor flat at No. 264a to an office to be used in connection with the existing retail premises and erection of replacement fencing 1.8 metres in height to the rear of No. 264 | -1 |
| N/2008/0525 | Conversion of the first and second floor to 4 self-contained flats involving the erection of an enclosed staircase to the rear and alterations to the elevations | 4 |
| N/2008/0537 | change of use from a dwellinghouse to 4 self contained flats involving alterations to the elevations | 3 |
| N/2008/0539 | conversion of the lower ground floor to two self-contained flats involving alterations to the rear elevation after demolition of existing store and 2 metre high wall | 2 |
| N/2008/0559 | Conversion of offices on the 2nd and 3rd floors to 2 no. two bedroomed apartments. | 2 |
| N/2008/0570 | Conversion of existing shop/store at ground and lower ground floor levels to 2 no. 1 bed self-contained flats. | 2 |
| N/2008/0692 | conversion of dwelling into two self contained flats | 1 |
| N/2008/0697 | conversion of second floor into a self-contained flat | 1 |
| N/2008/0716 | Conversion of the basement into a self contained flat involving alterations to the elevations | 1 |
| N/2008/0733 | conversion of premises from shop and storage to 4 self contained flats, including construction of a second floor balcony in the south east elevation | 4 |
| N/2008/0740 | Change of use from 3 flats to one house and erection of a single storey extension to the side / rear incorporating a replacement garage, new swimming pool and plant area, erection of a single storey extension to the rear, construction of a first floor extension to the opposite side creating a two storey entrance porch, alterations to the roof and landscaping works | -2 |
| N/2008/0775 | Conversion of first and second floors over existing shop to 2 self-contained flats | 2 |
| N/2008/0778 | Change of use from shop and flat to 2 dwellings including installation of new door and window openings and demolition of existing garage at rear | 1 |
| N/2008/0779 | Conversion of first floor to form 2 self-contained flats and installation of a new shop front | 2 |
| N/2008/0798 | Conversion of retail unit at ground floor to 1 self-contained flat involving alterations to the front elevation | 1 |

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| N/2008/0843 | Erection of a three storey block of 6 self-contained flats | 6 |
| N/2008/0861 | Conversion of the existing premises to 3 self contained flats including a single storey extension to the rear and associated landscape works | 2 |
| N/2008/0866 | Conversion of 3 flats to 6 self-contained flats | 3 |
| S/2007/1129 | Conversion of existing Church Hall into 12 no. 2 storey self-contained apartments | 12 |
| S/2008/0157 | Conversion of basement and two bedsits to form 2 no. self-contained duplex flats, enlargement of existing lightwells with new walls and railings | 1 |
| S/2008/0249 | Change of use from residential to physiotherapy practice. | -1 |
| S/2008/0251 | Change of use of first floor from C3 residential to A2 Professional and financial services office | -1 |
| S/2008/0282 | Change of use of caretakers house from residential to educational use | -1 |
| S/2008/0386 | Change of use from a dwellinghouse to 3 self contained flats involving alterations to the rear elevations | 2 |
| S/2008/0468 | Conversion of existing 5 no. flats into 3 no. self-contained flats and construction of 2 no. dormers to the rear elevation. Alternative to S/2008/0291 withdrawn 13/05/2008 | -2 |
| S/2008/0576 | Conversion of 1st and 2nd floors of 137-143 to form 4 no. self-contained 2 bed flats and the erection of 2 no. enclosed stairways to the rear elevation. (Re-submission of S/2008/0454 withdrawn 24/07/08) | 3 |
| S/2008/0601 | Change of use of the first and second floors from residential flat to office | -1 |
| S/2008/0653 | Conversion from one dwellinghouse to two dwellinghouses involving alterations to the elevations (Alternative to S/2008/0811 refused 11/10/2007) | 1 |
| S/2008/0735 | Conversion of the existing dwelling into 3 self contained flats | 2 |
| S/2008/0832 | Conversion of the ground floor to form 1 no self contained 2 bed flat | 1 |
| S/2008/0859 | Conversion to 7no bed residential care home | -1 |
| S/2008/0876 | Conversion of dwellinghouse into 1 no. one bedroomed self-contained flat, 1 no. four bedroomed self-contained flat and minor external works. | 1 |
| S/2008/0883 | Conversion of existing residential accomodation from 3 flats to 4 including a single storey extension to rear of premises | 1 |
| S/2008/0926 | Conversion of the existing residential accommodation from 1 flat to 2 self contained flats | 1 |
| S/2008/0956 | Erection of a two storey detached dwellinghouse on land to be severed from 28 Foxhouse Lane. | 1 |
| S/2008/0978 | Erection of a three storey block of 3 self contained flats (Alternative to S/2008/0306, approved 25/06/2008) | 1 |
| S/2009/0026 | Conversion to four self-contained flats and two retail shops involving the installation of a dormer extension at the rear and alterations to the elevations after demolition of existing detached outhouses to the rear. | 2 |

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| S/2009/0037 | Conversion of retail premises to self-contained ground floor flat | 1 |
| S/2009/0040 | Conversion of the dwellinghouse to 2 dwellings | 1 |
| S/2009/0061 | Outline application for the erection of three detached dormer bungalows one fronting onto Lamshear Lane and two with access from Liverpool Road | 3 |
| TOTAL | | 141 |

Windfalls in 2009/10

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

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

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

Windfalls in 2010/11

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

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

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

Windfalls in 2011/12

| Ref | Application Description | Windfall contribution |
|-------------|---|------------------------------|
| S/2011/0166 | Conversion of the existing public house into 1 dwelling on the ground floor and 2 self-contained apartments to the first floor, including storage and parking of commercial vehicles in the car park area to the side and new boundary walls and access gates to the front/side (Re-submission of S/2010/0464 refused 10/06/2010) | 2 |
| S/2011/0194 | Conversion of the first floor from Dance Studio (D2) to two self contained apartments | 2 |
| S/2011/0215 | Conversion of the existing detached dwellinghouse to three self-contained flats and alterations to the elevations | 2 |
| S/2011/0234 | Conversion of the second floor and loft area to create two self contained apartments | 1 |
| S/2011/0291 | Conversion of commercial space on first and second floors to four self-contained apartments | 4 |
| S/2011/0327 | conversion of barn and outbuildings to form new dwelling including alterations to the existing structure | 1 |
| S/2011/0343 | Change of use from residential to builders merchants, including the erection of a building for use as storage for building materials with retail display and ancillary offices | -1 |
| S/2011/0354 | Retrospective planning application for the partial re-building, conversion and extension of the existing coach house to create a dwelling including detached garage with storage over following demolition of ancillary buildings. (Alternative to S/2010/0317 withdrawn 18/03/2011) | 1 |
| S/2011/0411 | Erection of a two storey semi-detached property comprising two dwellings facing Castle Street (Application 1 of 2) | 2 |
| S/2011/0469 | Erection of a detached dormer bungalow (Resubmission of S/2011/0036, withdrawn 08/03/2011) | 1 |
| S/2011/0549 | Conversion of existing Bed & Breakfast premises into five self-contained flats including the construction of a pitched roof dormer to the side and bin store to the front | 5 |
| S/2011/0584 | Conversion of four flats in the centre of the block into a pair of two storey dwellings, refurbishment works to the four self-contained flats at each gable end and exterior refurbishment to the entire block | -2 |
| S/2011/0648 | Conversion of properties from houses in multiple occupation and flats to re-instate a terrace of 3 two storey dwellings including the erection of a conservatory to the rear of each dwellinghouse | -1 |
| S/2011/0666 | Change of use from single private dwellinghouse to two self-contained flats | 1 |
| S/2011/0684 | change of use of former public house and associated first floor accommodation, to a pharmacy and | 2 |

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|-------------|---|----|
| | restaurant at ground floor level and three self contained flats at first floor level | |
| S/2011/0687 | Erection of a two storey block of eight self-contained flats | 7 |
| S/2011/0694 | Conversion of part ground floor, first and second floors to three self-contained apartments and installation of a new shop front | 2 |
| S/2011/0695 | Conversion of existing two storey side extension to create one new dwelling including the construction of a dormer to the rear | 1 |
| S/2011/0709 | Erection of a part two, part three storey block of five town houses with rooms in the roof space and six self-contained flats after demolition of existing building | 11 |
| S/2011/0738 | Conversion of existing agricultural building to form one detached residential dwelling, creation of residential curtilage and erection of boundary fencing after demolition of the existing outbuildings | 1 |
| S/2011/0751 | Conversion of the existing shop / office (A1/B1) to two residential dwellings (C3) together with a single storey extension to the rear following demolition of the existing, a canopy to the front and a pitched roof to existing single storey extension to the side | 2 |
| S/2011/0760 | Conversion of the existing commercial units to two residential properties | 2 |
| S/2011/0762 | Lawful Development Certificate for the refurbishment and conversion of the first floor storage space to a flat | 1 |
| S/2011/0788 | Conversion of ground floor of 117 Norwood Road to residential use (C3) including the erection of a single storey extension to the rear, after demolition of the existing outrigger and outbuildings to the rear | 1 |
| S/2011/0805 | Conversion of the existing storage premises to a residential dwelling | 1 |
| S/2011/0806 | Conversion of the existing properties to five self contained apartments incorporating a two storey extension to the rear following demolition of the existing and the layout of car parking and landscaping | 3 |
| S/2011/0819 | Conversion of first floor accommodation to self-contained flat including a two storey extension to the rear and installation of a new shop front. (Re-submission of S/2010/1309 refused 21/09/2010) | 1 |
| S/2011/0867 | Conversion of the existing vacant office to three self contained apartments | 3 |
| S/2011/0879 | Conversion of the existing premises to three self contained apartments following partial demolition of the existing single storey building, installation of a pitched roof to existing flat roof and a porch to the side | 3 |
| S/2011/0896 | Conversion of first and second floors to form one self-contained apartment including the erection of a two storey extension with glazed balcony to the rear, new glazing and Juliet balcony to the front and external renovations | 1 |
| S/2011/0943 | Use of the ground floor and first floor as a beauty salon and installation of a new shop front (alternative to S/2011/0593 withdrawn 15 July 2011) | -1 |

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| S/2011/1010 | Change of use from residential domestic dwelling to a Residential Children's Home | -1 |
| S/2011/1023 | Conversion of 3 existing flats to create an additional 5 flats, (8 self-contained flats in total) including the erection of a single storey extension to the rear | 5 |
| S/2011/1053 | Erection of 2no. two storey detached dwellings after demolition of the existing detached dwelling | 1 |
| S/2011/1113 | change of use of ground floor from social club to restaurant/wine bar and first and second floors to self-contained apartment, including the erection of a single storey extension to the side/rear after demolition of the existing, an extraction flue to the side, porch to the front, decking area for outside seating and first floor balcony to the rear elevation | 1 |
| S/2011/1171 | Change of Use from residential care home (C2) to private dwelling (C3) | 1 |
| S/2011/1224 | Conversion of the existing residential dwelling to two self contained flats. (Alternative to S/2011/0862 granted 16/08/2011) | 1 |
| S/2011/1252 | Erection of a detached two storey dwelling with sunken courtyard after demolition of the existing single storey extensions to the rear of 1 College Avenue (Resubmission of S/2011/1002, withdrawn 03/10/2011) | 1 |
| S/2011/1277 | Erection of a single storey extension to the front of the premises incorporating a new shop front, ATM and bollards to the front, creation of a additional self contained flat to first floor level incorporating a roof terrace to the front and rear together with alterations to the rear access / delivery yard | 1 |
| S/2011/1287 | change of use of part of first floor from office to four self-contained flats involving alterations to the elevations | 4 |
| S/2011/1311 | Change of Use of existing outbuilding to residential dwelling | 1 |
| S/2011/1320 | change of use to seven self-contained flats involving alterations to the elevations | 6 |
| S/2011/1341 | Conversion of the existing commercial property to residential | 1 |
| S/2011/1356 | Change of use from office to dwelling | 1 |
| S/2011/1365 | The re-arrangement of the existing layout to create four additional residential units, to increase the number of units to 14 self-contained units and 4 bedsits with shared accommodation | 4 |
| S/2011/1419 | Erection of a detached two storey dwellinghouse on land adjacent to 2 Moorhey Road (re-submission of S/2011/0990 withdrawn 16 Sept 2011) | 1 |
| S/2011/1424 | Removal of Condition 8 (Section 106 agreement) - as the requirements for the Section 106 agreement have been provided within the landscaping scheme | 3 |
| S/2011/1476 | erection of a four storey block containing 10 self-contained apartments after demolition of the existing snooker club | 10 |
| S/2011/1494 | Change of use from a single private dwellinghouse to two self-contained flats involving alterations to the | 1 |

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|--------------|--|------------|
| | elevations | |
| S/2011/1496 | Conversion of the existing cafe to residential together with a single storey extension to the front / side of the premises | 1 |
| S/2011/1510 | Retrospective application for the conversion from part residential part office to residential only together with the installation of a vehicular access to a classified road (resubmission of S/2011/1436, withdrawn 05/12/2011) | 1 |
| S/2011/1514 | Erection of a two storey block containing 8 self-contained apartments, with boundary wall 1.525 metres high, two pairs of semi-detached dwellings, bin store and parking after demolition of the existing commercial buildings | 12 |
| S/2011/1517 | Change of use from retail premises to self-contained flat involving alterations to the external elevations | 1 |
| S/2011/1519 | Conversion of the existing Doctors Surgery (D1) to Residential (C3) | 1 |
| S/2011/1524 | Change of use from a residential care home (C2) to a private dwellinghouse (C3a) | 1 |
| S/2011/1572 | Erection of a detached two storey dwellinghouse with accommodation in the roofspace on land to be severed from 52 Freshfield Road. (Alternative to S/2011/1029 approved 22/09/2011) | 1 |
| S/2012/0011 | Change of use of first and second floor from office space to two self-contained flats (one on each floor) | 2 |
| S/2012/0014 | Change of Use from private dwellinghouse to Bed & Breakfast premises with owner accommodation | -1 |
| S/2012/0020 | Conversion of office premises on first floor to 4 self-contained apartments including ancillary gymnasium and minor external works | 4 |
| S/2012/0027 | Change of use from office accommodation to one self-contained flat on the ground floor only | 1 |
| S/2012/0145 | Conversion of existing outbuilding to the rear of 204 Sussex Road to residential use involving alterations to the elevations | 1 |
| S/2012/0178 | Change of use from shop to self-contained flat at first floor level | 1 |
| S/2012/0185 | Conversion of the existing premises to a single dwelling together with a single storey extension to the side and a new boundary wall, fence and access gates to a maximum height of 1.5m | 1 |
| TOTAL | | 128 |

Windfalls in 2012/13

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

| | | |
|-------------|--|---|
| | in the rear elevation | |
| S/2012/0716 | Erection of a two storey block of three town houses after demolition of existing dwellinghouses | 1 |
| S/2012/0733 | Conversion of existing premises to create one two storey town house and three self-contained flats after demolition of the existing single storey outbuildings | 4 |
| S/2012/0750 | Conversion of first and second floors to create 2 self-contained flats | 1 |
| S/2012/0756 | Change of use of existing disused offices to 2 studio and 3 single bedroom apartments with associated alterations. | 5 |
| S/2012/0773 | Lawful Development Certificate for the continuation of use of the premises as a residential dwellinghouse | 1 |
| S/2012/0837 | Erection of a two storey end of terraced dwellinghouse | 1 |
| S/2012/0880 | Retrospective application for the conversion of the property to 5 self contained apartments | 4 |
| S/2012/0886 | Change of Use from B1 ground floor office to C3 residential to provide 2 no. flats | 2 |
| S/2012/0946 | Change of use from office accommodation to a dwellinghouse | 1 |
| S/2012/0957 | Erection of two detached dwellings following demolition of the existing property | 1 |
| S/2012/0967 | Conversion of the former public house to nine residential apartments together with a new timber access gate to Rossini Street and alterations to the elevations | 9 |
| S/2012/0984 | Change of Use of first, second and third floors to form 3 self-contained apartments, including alterations to the side and rear elevations | 3 |
| S/2012/1050 | Erection of a two storey dwellinghouse attached to the existing terrace | 1 |
| S/2012/1108 | Conversion of existing garage to the rear to a self-contained flat incorporating the construction of a first floor extension (alternative to S/2011/0753 refused but allowed on appeal 30 May 2012) | 1 |
| S/2012/1165 | Conversion of the existing vacant bed and breakfast building into bedsit/self contained accommodation | 7 |
| S/2012/1166 | Retrospective application for the conversion of the existing premises to residential incorporating a dormer to the North West elevation and a single storey extension to the rear | 1 |
| S/2012/1220 | Conversion of the existing coach house to a residential dwelling | 1 |
| S/2012/1290 | Conversion of the existing vacant farm buildings to three single storey dwellings and one two storey dwelling with associated landscape works following demolition of the existing sheds | 4 |
| S/2012/1329 | Conversion of the existing property from four self contained apartments to six, together with alterations to the elevations | 2 |
| S/2012/1347 | Conversion of the existing property to five self contained apartments incorporating conversion of the existing garage, basement and attic to habitable rooms, courtyard and external access stairs to the rear | 4 |

| | | |
|--------------|---|------------|
| | of the property | |
| S/2012/1388 | Continuation of Use of two self-contained flats to the second floor | 1 |
| S/2012/1399 | Change of use from a dental practice to a single private residential dwellinghouse involving the erection of a part single, part two storey extension at the rear of the premises | 1 |
| S/2012/1410 | Change of use from a single private dwellinghouse to three self-contained flats | 2 |
| S/2012/1416 | Conversion of the existing premises to a private dwellinghouse. | 1 |
| S/2012/1419 | Change of use from a guest house to a single residential dwellinghouse | 1 |
| S/2012/1443 | Conversion of the dwellinghouse to five self-contained apartments together with the installation of a rear dormer (Alternative to S/2012/1027 withdrawn) | 4 |
| S/2013/0005 | Erection of a detached two storey dwellinghouse with accommodation in the roof space and a detached outbuilding at the rear (Alternative to S/2012/0679 refused 24/09/2012) | 1 |
| S/2013/0025 | change of use to one self-contained flat on the first and second floor rear outrigger | 1 |
| S/2013/0058 | Change of use from a retail shop on the ground floor only to a self-contained flat involving alterations to the elevations | 1 |
| S/2013/0063 | Conversion of part of ground floor to provide 1 additional self-contained flat | 1 |
| S/2013/0104 | Erection of one detached two storey dwellinghouse after demolition of existing detached garage with a new vehicular access to the front | 1 |
| S/2013/0197 | Change of use from residential children's' home to single dwelling. | 1 |
| S/2013/0692 | Retrospective application for the conversion of the outbuilding to separate residential unit | 1 |
| TOTAL | | 116 |

Appendix 4 – 2013 SHLAA Public Consultation: comments received and responses