

Strategic Housing Land Availability Assessment (SHLAA)

2015 Update

July 2015

Contents

- 1 Introduction**
- 2 Site identification**
- 3 Site Assessment**
- 4 Windfall Allowance**
- 5 Assessment Review / SHLAA Findings**
- 6 Sefton's five year supply position at 1st April 2015**

Appendix 1: Sites with planning permission at 1st April 2015

Appendix 2: Sites without planning permission at 1st April 2015

Appendix 3: Questionnaire responses

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

Appendix 5: Proposed Local Plan Housing Allocations

Appendix 6: Schedule of windfall planning permissions

1. Introduction

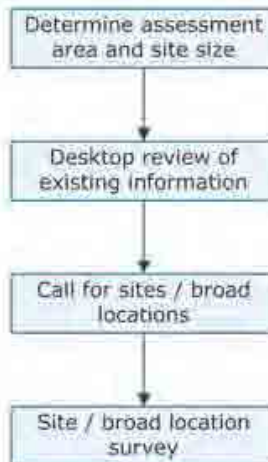
- 1.1 The 'Strategic Housing Land Availability Assessment' (SHLAA) is an assessment of how much land is suitable and available for housing development in Sefton. As required by government guidance, it looks forward over a period of 15 years from 1st April 2015 to 1st April 2030.
- 1.2 The 2015 SHLAA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

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

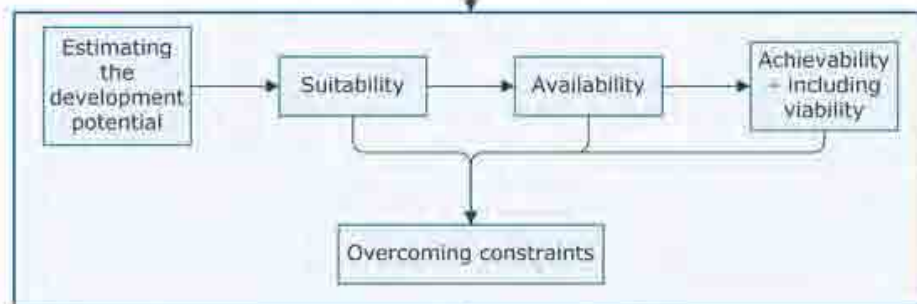
¹ Carried out on Sefton, Knowsley, and West Lancashire Councils' behalf by consultancy WYG.

SHLAA Methodology Flow Chart

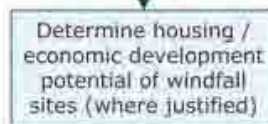
Stage 1 - Site / broad location identification



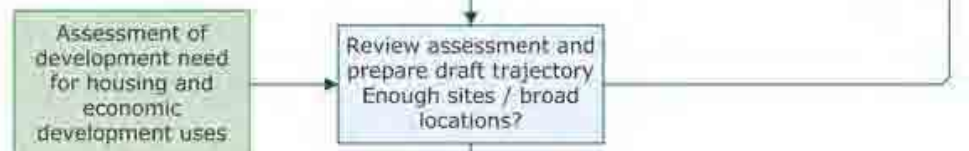
Stage 2 - Site / broad location assessment



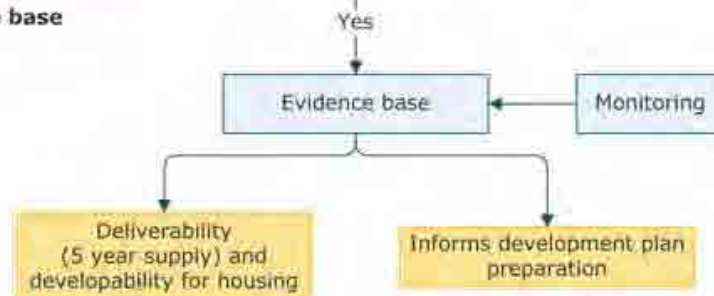
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



Settlement Areas

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

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

Housing Requirement and Plan Period

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

2. Site Identification

2.1 Potential housing sites were identified from the following sources:

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

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

The Call for Sites

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

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

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

Housing Association Sites

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

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

Council Owned Land

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

Public sector and other surplus land

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

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

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

Other Potential Sources of Supply

Vacant Homes

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

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

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

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

Empty spaces above shops and other commercial premises

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

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

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

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

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

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

Open Land in Green Belt

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

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

Monitoring and Review

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

3. Site Assessment

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

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

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

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

Sites with Planning Permission for Housing

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

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

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

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

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

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

Sites without Planning Permission

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

Site Suitability

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

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

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

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

Site Availability

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

Site Achievability

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

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

Site Assumptions

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

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

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

Source: Tapping the Potential, ODPM, 2000

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

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

Accessibility

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

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

Demolitions

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

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

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

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

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

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

* At September 2014
 - did not respond

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

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

4. Windfall Allowance

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

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

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

Benchmarking historic windfall delivery

- 4.3 Sefton's first SHLAA was produced to a base-date of 1st April 2008, and annual updates have been published every year since 2010. These studies allow windfall planning permissions to be measured over the last seven financial years from 2008/09 to 2014/15.

- 4.4 Windfall planning permissions were identified using the following approach:

- Each year, sites granted planning permission for housing were filtered to remove those that had been identified in the previous year's SHLAA. Permissions in financial years 2008/09 and 2009/10 were measured against the 2008 SHLAA, permissions in 2010/11 against the 2010 SHLAA, permissions in 2011/12 against the 2011 SHLAA, permissions in 2012/13 against the 2012 SHLAA, permissions in 2013/14 against the 2013 SHLAA, and permissions in 2014/15 against the 2014 SHLAA. Permissions on sites that had not been identified in the previous SHLAA were identified as 'windfalls'.
- Planning permissions for development on residential gardens were then removed (as per NPPF para 48).
- Unanticipated losses of housing stock were also included to produce a 'net' windfall figure, as follows:
 - Unanticipated losses of dwellings were included in (deducted) from the windfall contribution. For example where a house was converted to an office, this resulted in a windfall contribution of -1.

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

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

Total Windfalls in Sefton

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

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

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

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

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

Non-Exceptional Windfalls in Sefton

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

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

Non-Exceptional Windfalls by new builds / conversions

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

Non-Exceptional Windfalls by Settlement

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

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

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

Completion on sites of less than 15 dwellings 2003-2015

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

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

Calculating a Future Windfall Allowance

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

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

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

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

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

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

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

4.14 This approach is summarised in the table below:

2015 SHLAA Windfall Assumptions

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

Justifying a Windfall Allowance

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

There is a consist pattern of windfall permissions in Sefton:

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

The windfall allowance is based on cautious assumptions:

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

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

Completions on sites without planning permission:

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

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

Potential sources of future windfall sites:

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

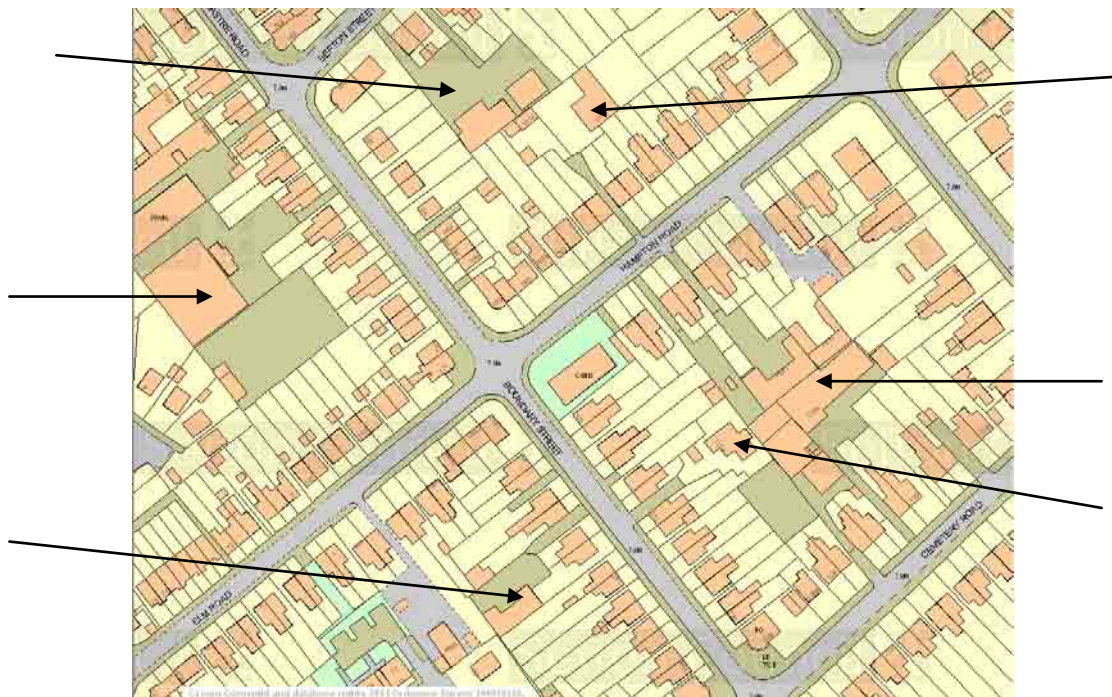
Southport Town Centre has delivered a steady stream of completions from sites of less than 20 dwellings in recent years, as can be seen in the table below. The majority of these dwellings were delivered on conversion schemes:

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

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

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

Examples of 'backland' commercial / industrial sites in Southport



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

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

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

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

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

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

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

5. Assessment Review / 2015 SHLAA Findings

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

2015 SHLAA Findings and total Local Plan housing supply

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

SHLAA Supply by Settlement

Bootle

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

Netherton

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

Crosby & Hightown

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

Formby

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

Sefton East

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

Southport

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

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

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

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

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

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

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

Application no.: S/2012/0505

town

Refurbishment and conversion of existing keyworker accommodation into self-contained units comprising: 17 studio units, 5 two-bedroomed flats and 1 one-bedroomed flat, including a new access drive to Scarisbrick New Road and external alterations

Decision date: 18/10/2012

Site address: Y Blocks, Southport and Formby District Hospital, Town Lane, Southport

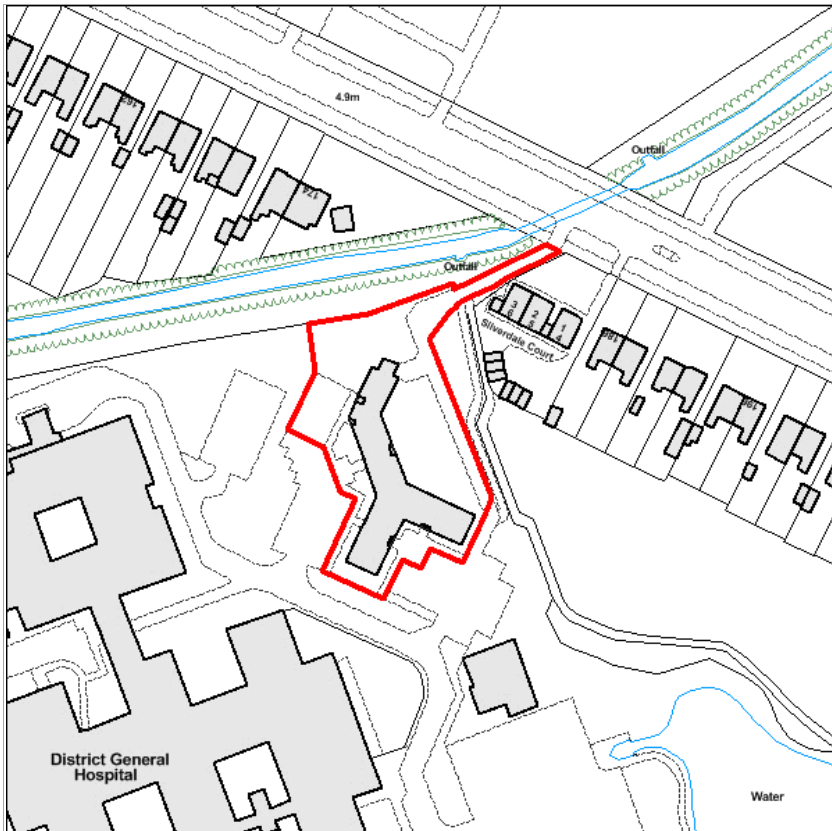
Development started? No

Total dwellings: 22

Completions to date: 0

Total demolitions:

Demolitions to date:



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Forecast Completions

2015/16: 0

2016/17:

2017/18:

2018/19:

2019/20:

2020/21:

2021/22:

2022/23:

2023/24:

2024/25:

2025/26:

2026/27:

2027/28:

2028/29:

2029/30:

Availability:

Owner has confirmed this permission will not be implemented.

Achievability:

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

Conclusion:

Owner has confirmed that this permission will not be implemented. The site is therefore excluded from the identified housing supply.

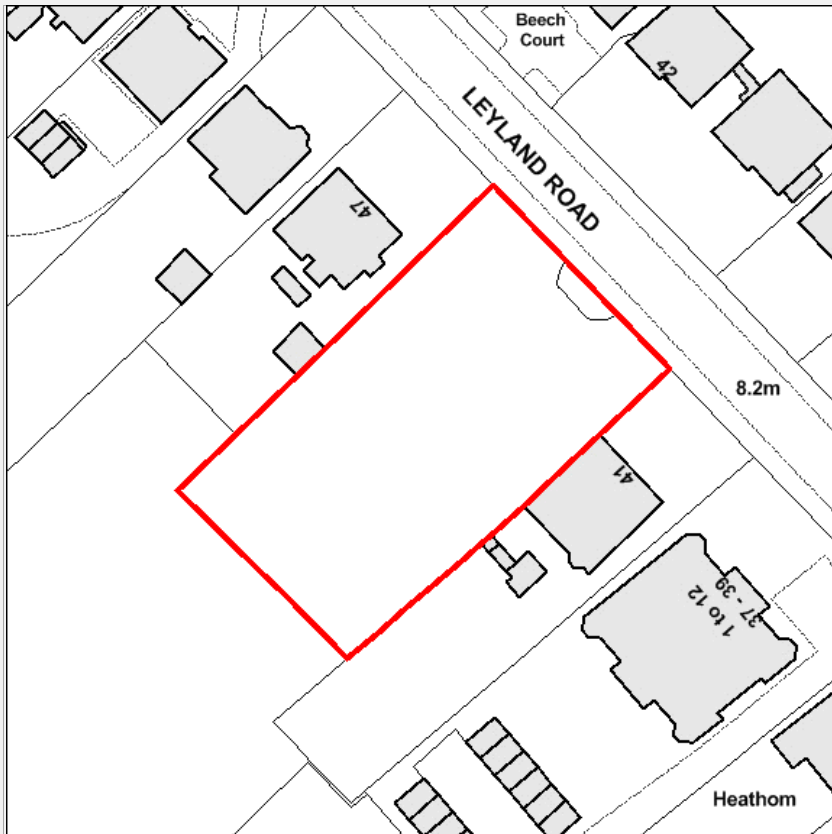
Application no.:

Erection of 2, three storey blocks of 9 self contained flats (18 in total) involving the layout of car parking to the front and rear of the premises.

Decision date:

Site address:

Development started?



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Total dwellings:

Completions to date:

Total demolitions:

Demolitions to date:

Forecast Completions

2015/16:	<input type="text"/>
2016/17:	<input type="text"/>
2017/18:	<input type="text"/>
2018/19:	<input type="text"/>
2019/20:	<input type="text"/>
2020/21:	<input type="text" value="9"/>
2021/22:	<input type="text" value="9"/>
2022/23:	<input type="text"/>
2023/24:	<input type="text"/>
2024/25:	<input type="text"/>
2025/26:	<input type="text"/>
2026/27:	<input type="text"/>
2027/28:	<input type="text"/>
2028/29:	<input type="text"/>
2029/30:	<input type="text"/>

Availability:

Achievability:

Conclusion:

Application no.: S/2012/0400

S11

Part (A) Erection of 668 houses and apartments; an extra care development comprising of 126 homes and 44 bed respite and dementia care building; a unit comprising 216 sq m retail; associated hard and soft landscaping and new access and highways.

Decision date: 25/07/2012

Site address: Land to west and south of, Town Lane, Southport

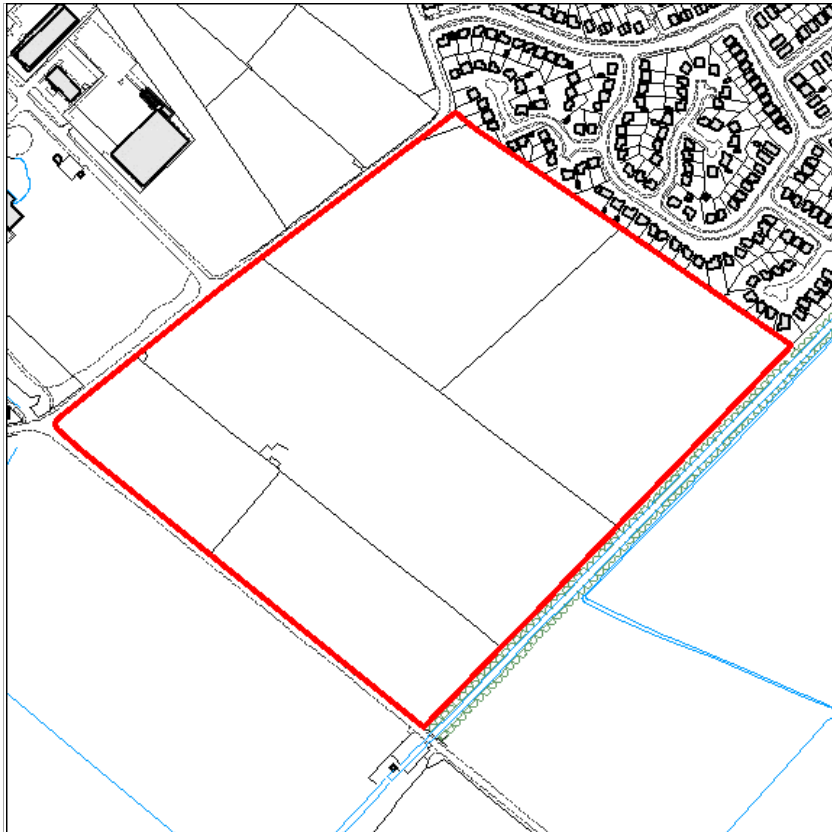
Development started? No

Total dwellings: 668

Completions to date: 0

Total demolitions:

Demolitions to date:



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Forecast Completions

2015/16:	
2016/17:	15
2017/18:	30
2018/19:	30
2019/20:	30
<hr/>	
2020/21:	30
2021/22:	30
2022/23:	30
2023/24:	30
2024/25:	30
<hr/>	
2025/26:	30
2026/27:	30
2027/28:	30
2028/29:	30
2029/30:	30

Availability:

Site confirmed to be available.

Achievability:

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

Conclusion:

Site owned by a national house builder and is in the process of being developed. Phasing assumptions confirmed by the developer.

Application no.: DC/2014/01022

S0221

Erection of a part two, part three storey block of 32 retirement apartments after demolition of existing building

Decision date: 20/10/2014

Site address: Ainsdale Car Sales, Mill Road, Ainsdale

Development started? No

Total dwellings: 32

Completions to date: 0

Total demolitions:

Demolitions to date:



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Forecast Completions

2015/16:	
2016/17:	32
2017/18:	
2018/19:	
2019/20:	
<hr/>	
2020/21:	
2021/22:	
2022/23:	
2023/24:	
2024/25:	
<hr/>	
2025/26:	
2026/27:	
2027/28:	
2028/29:	
2029/30:	

Availability:

Site confirmed to be available.

Achievability:

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

Conclusion:

Site recently granted planning permission for retirement apartments. Phasing assumptions confirmed by the developer.

Application no.: S/2013/0658

S0201

Construction of a mixed use scheme comprising: three A1 retail units to the ground floor, 56 self-contained apartments above in two connected blocks of three and five storeys, landscaped courtyard at first floor level and basement car parking area, after demolition of the existing retail units

Decision date: 11/09/2013

Site address: Iceland Foods, 5-19 King Street, Southport

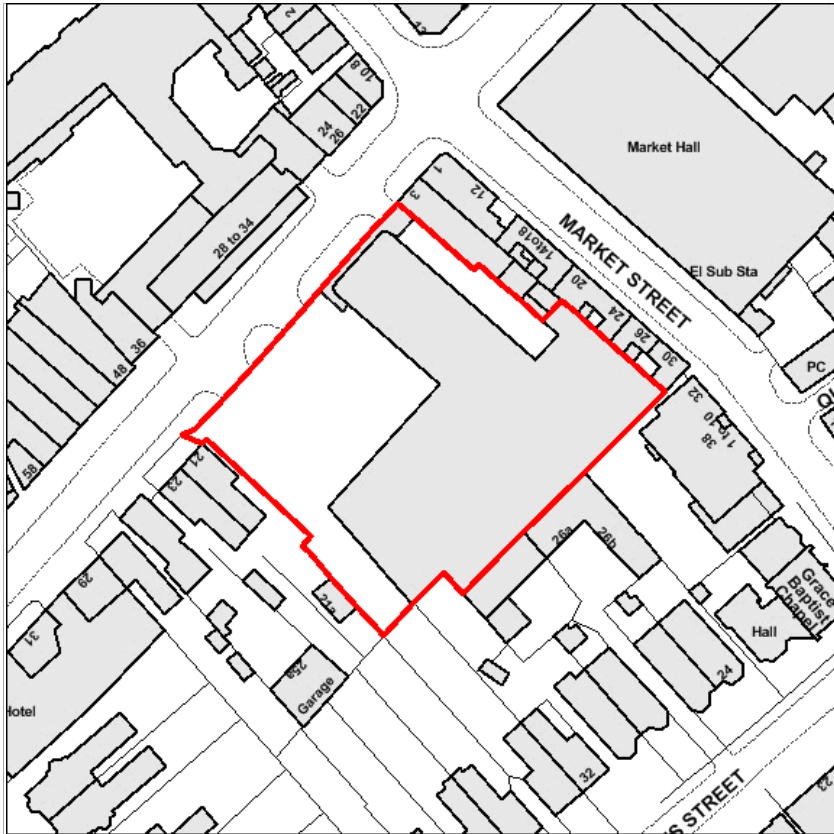
Development started? No

Total dwellings: 56

Completions to date: 0

Total demolitions:

Demolitions to date:



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Forecast Completions

2015/16:	<input type="text"/>
2016/17:	<input type="text"/>
2017/18:	<input type="text"/>
2018/19:	<input type="text"/>
2019/20:	<input type="text"/>
<hr/>	
2020/21:	<input type="text"/>
2021/22:	<input type="text"/>
2022/23:	<input type="text"/>
2023/24:	<input type="text"/>
2024/25:	<input type="text"/>
<hr/>	
2025/26:	<input type="text"/>
2026/27:	<input type="text"/>
2027/28:	<input type="text"/>
2028/29:	<input type="text"/>
2029/30:	<input type="text"/>

Availability:

Not available for residential development.

Achievability:

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

Conclusion:

Planning permission secured in 2013 by the landowner. However, the lease for the current retail use has recently been extended for 10 years. Excluded from the identified housing supply.

Application no.: S/2012/0400

S0155

Part (A) Erection of 668 houses and apartments; an extra care development comprising of 126 homes and 44 bed respite and dementia care building; a unit comprising 216 sq m retail; associated hard and soft landscaping and new access and highways.

Decision date: 25/07/2012

Site address: Land to north of, Town Lane, Southport

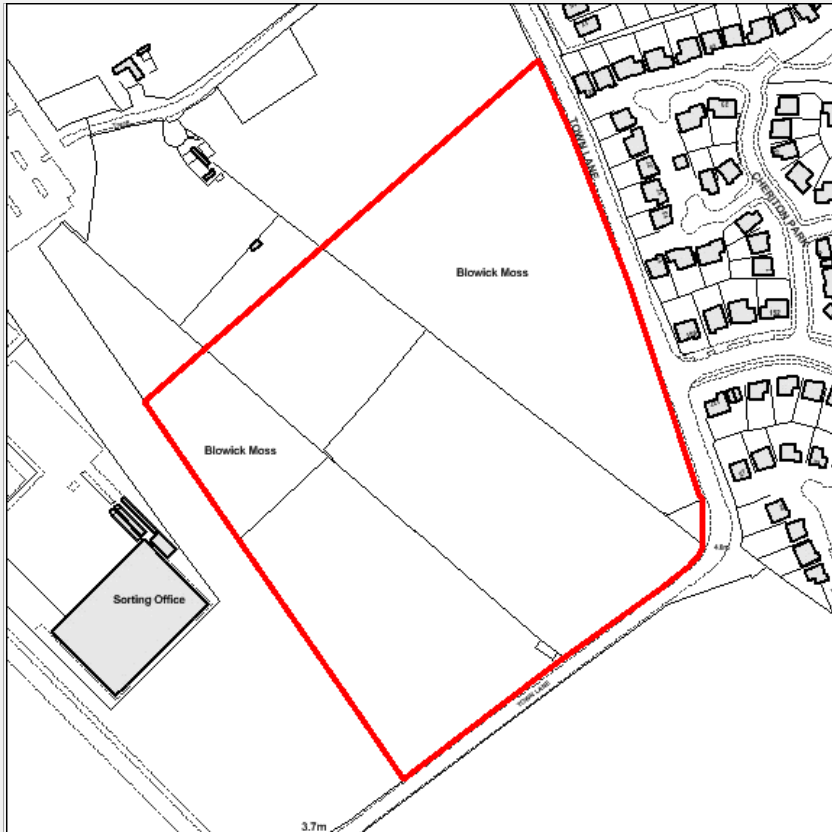
Development started? No

Total dwellings: 126

Completions to date: 0

Total demolitions:

Demolitions to date:



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Forecast Completions

2015/16:	
2016/17:	
2017/18:	46
2018/19:	60
2019/20:	20
2020/21:	
2021/22:	
2022/23:	
2023/24:	
2024/25:	
2025/26:	
2026/27:	
2027/28:	
2028/29:	
2029/30:	

Availability:

Site confirmed to be available.

Achievability:

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

Conclusion:

Site with planning permissions for an extra care facility. The developer has confirmed that the development is a C3 use, and will deliver 30% affordable housing. Phasing assumptions confirmed by the developer.

Application no.: S/2013/0850

S0153

Site re-plan to change house types on selected plots and increase the total number of dwellings from 96 to 107 of 96 two and three storey residential dwellings, including layout of open space, landscaping and other associated works after demolition of the existing buildings

Decision date: 13/06/2011

Site address: St Thomas More Centre, Liverpool Road, Southport

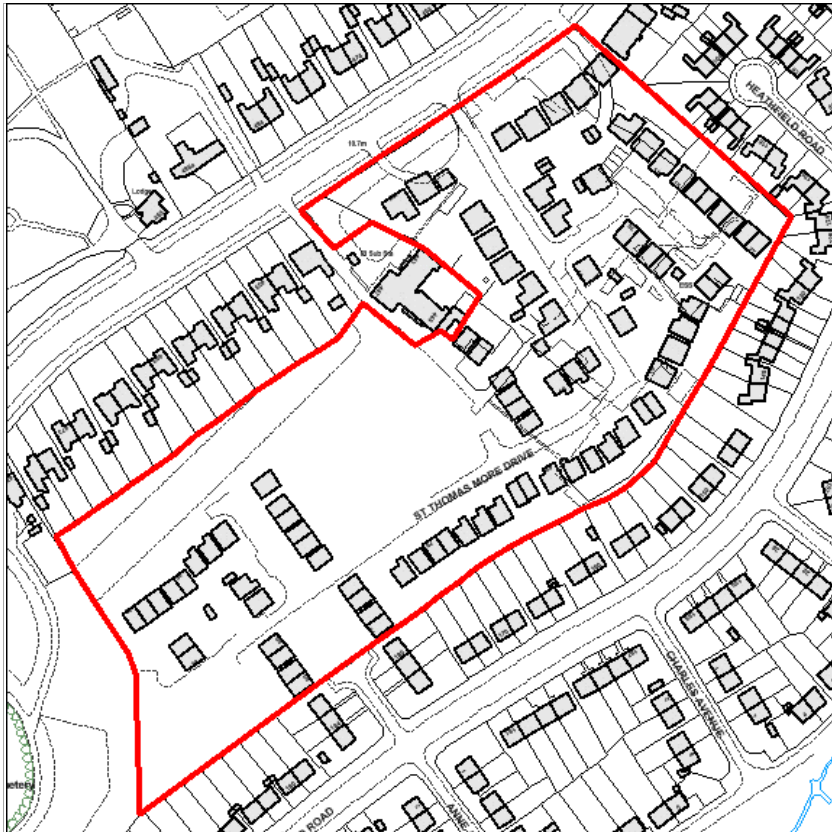
Development started? Yes

Total dwellings: 107

Completions to date: 81

Total demolitions:

Demolitions to date:



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Forecast Completions

2015/16:	26
2016/17:	
2017/18:	
2018/19:	
2019/20:	
2020/21:	
2021/22:	
2022/23:	
2023/24:	
2024/25:	
2025/26:	
2026/27:	
2027/28:	
2028/29:	
2029/30:	

Availability:

Site confirmed to be available.

Achievability:

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

Conclusion:

Site owned by a national house builder. Currently under construction and now mostly completed. Phasing assumptions confirmed by the developer.

Application no.: N/2003/0636

S0120

Erection of a four-storey block of 12 apartments, a part three part four storey block of 11 apartments and a three-storey block of 9 apartments (32 in total) involving layout of car parking after demolition of the existing buildings

Decision date: 30/09/2004

Site address: 51-53 Alexandra Road, Southport

Development started? Yes

Total dwellings: 32

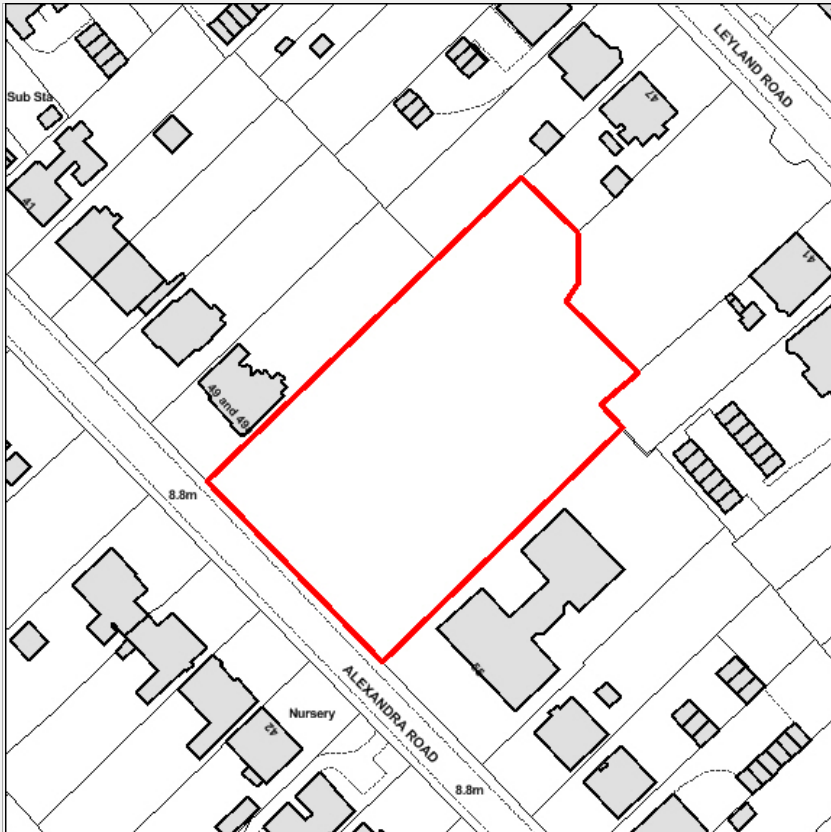
Completions to date: 0

Total demolitions: 22

Demolitions to date: 22

Forecast Completions

2015/16:	
2016/17:	
2017/18:	
2018/19:	
2019/20:	
2020/21:	16
2021/22:	16
2022/23:	
2023/24:	
2024/25:	
2025/26:	
2026/27:	
2027/28:	
2028/29:	
2029/30:	



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Availability:

Site confirmed to be available.

Achievability:

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

Conclusion:

Cleared site with extant planning permission for apartments dating from 2003. However, the market for apartments in this location has deteriorated since then and the site is now stalled. The developer has confirmed their intention to implement the scheme in the medium term. Phasing assumes delivery outside of the 0-5 year period.

Application no.: S/2012/0008

S0112

Construction of 110 residential units comprising: 99 two / two-and-a-half storey houses for sale, 1 block containing 8 special care apartments, 2 wheelchair access bungalows and 1 five bedroom supported living house, including the layout of roadways, exte

Decision date: 07/03/2013

Site address: Land west of Southport & Formby DGH, Town Lane, Southport

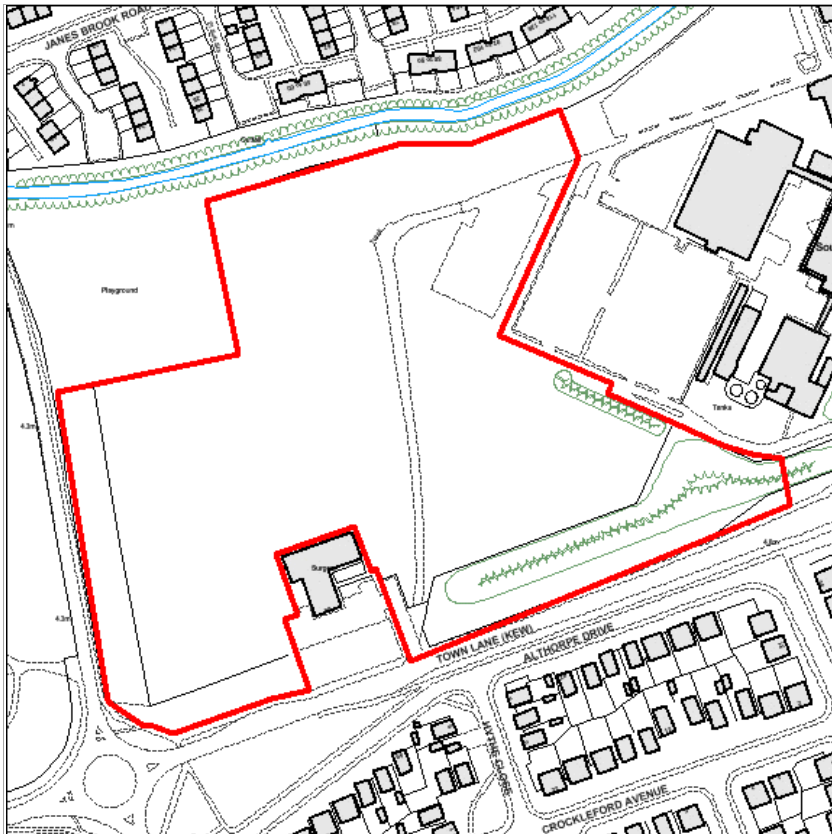
Development started? Yes

Total dwellings: 110

Completions to date: 0

Total demolitions:

Demolitions to date:



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Forecast Completions

2015/16:	
2016/17:	
2017/18:	
2018/19:	
2019/20:	

2020/21:	20
2021/22:	30
2022/23:	30
2023/24:	30
2024/25:	

2025/26:	
2026/27:	
2027/28:	
2028/29:	
2029/30:	

Availability:

Site confirmed to be available.

Achievability:

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie). Site is subject to contamination.

Conclusion:

Site owned by a national house builder. Granted planning permission in 2013 but the site has subsequently stalled. Phasing assumes delivery outside of the 0-5 year period.

Application no.: S/2008/0038

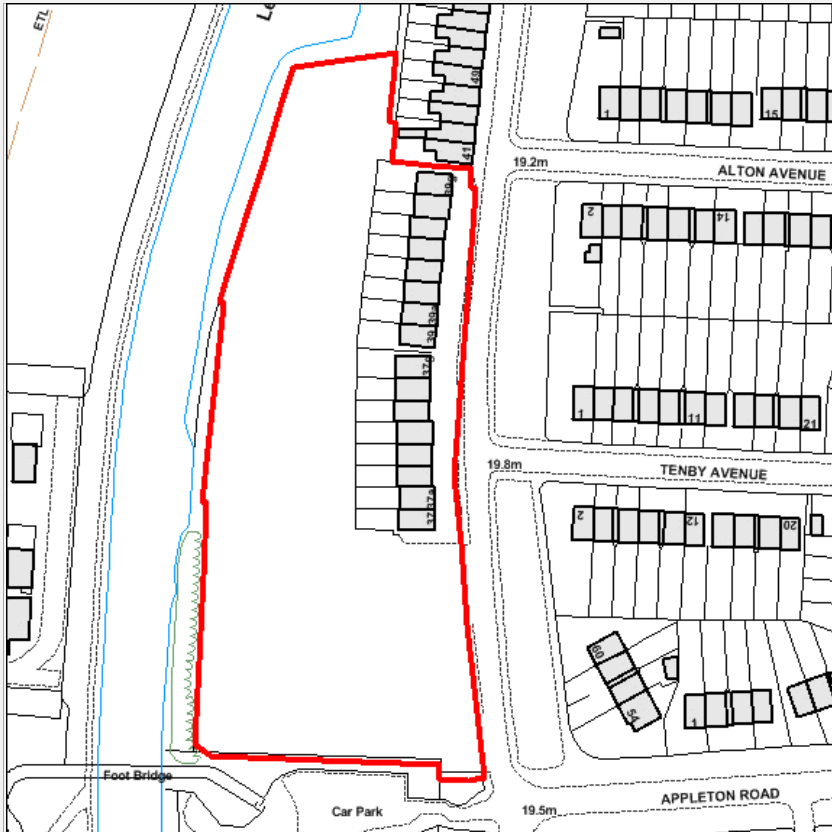
L238

Full planning application for the erection of a two / three storey residential development of 55 units, consisting of 43 town houses and 12 apartments

Decision date: 13/03/2008

Site address: Site of Sefton Works, Field Lane, Litherland

Development started? Yes



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Total dwellings: 55

Completions to date: 16

Total demolitions:

Demolitions to date:

Forecast Completions

2015/16:	<input type="text"/>
2016/17:	<input type="text"/>
2017/18:	<input type="text"/>
2018/19:	<input type="text"/>
2019/20:	<input type="text"/>
2020/21:	13
2021/22:	13
2022/23:	13
2023/24:	<input type="text"/>
2024/25:	<input type="text"/>
2025/26:	<input type="text"/>
2026/27:	<input type="text"/>
2027/28:	<input type="text"/>
2028/29:	<input type="text"/>
2029/30:	<input type="text"/>

Availability:

Site confirmed to be available, albeit not necessarily in the short term.

Achievability:

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

Conclusion:

Site was partially developed in 2009-10 following the grant of planning permission. However, the site has subsequently stalled. The developer has confirmed their intention to implement the scheme in the medium term. Phasing assumes delivery outside of the 0-5 year period.

Application no.: DC/2014/01509

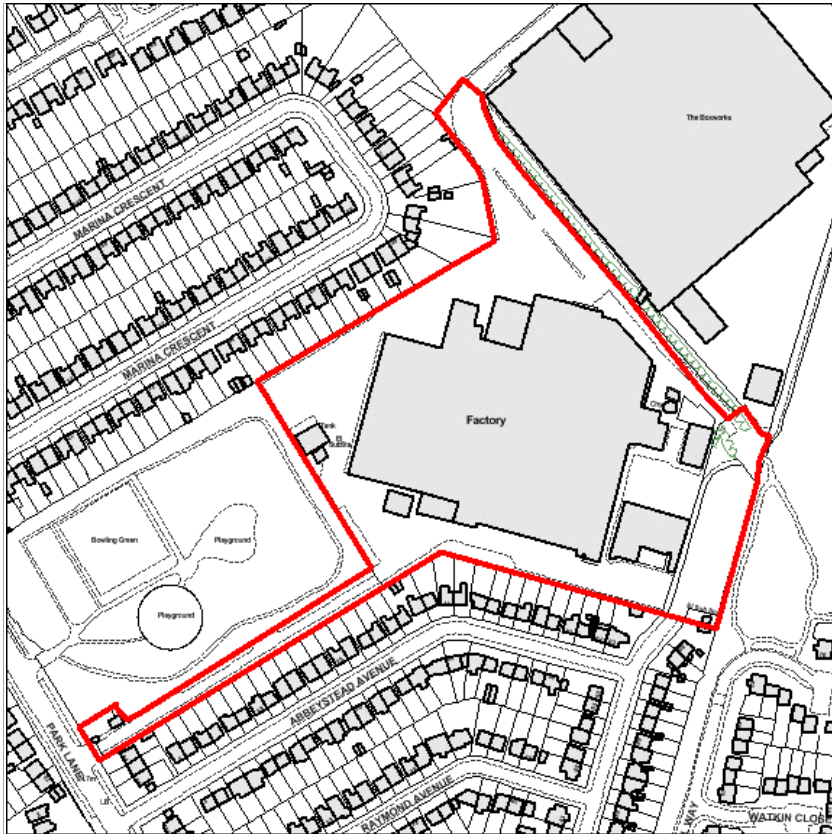
B0135

Residential Development of 96 two storey dwellings, landscaping and all associated works

Decision date: 12/12/2014

Site address: Crown Speciality Packaging UK, Heysham Road, Netherton

Development started? No



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Total dwellings: 96

Completions to date: 0

Total demolitions:

Demolitions to date:

Forecast Completions

2015/16: 36

2016/17: 36

2017/18: 24

2018/19:

2019/20:

2020/21:

2021/22:

2022/23:

2023/24:

2024/25:

2025/26:

2026/27:

2027/28:

2028/29:

2029/30:

Availability:

Site confirmed to be available.

Achievability:

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

Conclusion:

Site owned by a national house builder and has recently been granted full permission. Phasing assumptions confirmed by the developer.

Application no.: DC/2014/00980

M0039

Outline planning permission is sought for residential development comprising up to 370 dwellings, including recreational open space; together with landscaping, related infrastructure, and the safeguarding of land for a future railway station

Decision date: 14/11/2014

Site address: Former Ashworth Hospital Site (South), School Lane, Maghull

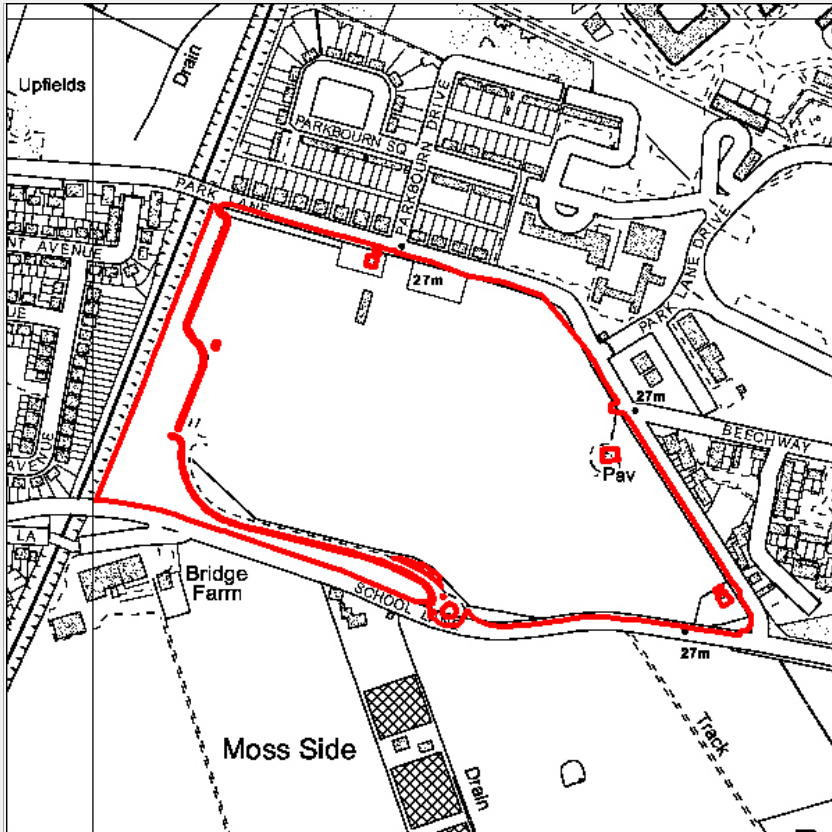
Development started? No

Total dwellings: 370

Completions to date: 0

Total demolitions:

Demolitions to date:



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Forecast Completions

2015/16:	
2016/17:	30
2017/18:	50
2018/19:	50
2019/20:	50
2020/21:	50
2021/22:	50
2022/23:	50
2023/24:	40
2024/25:	
2025/26:	
2026/27:	
2027/28:	
2028/29:	
2029/30:	

Availability:

Site confirmed to be available.

Achievability:

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

Conclusion:

Site with outline planning permission for housing and has recently been acquired by a national house builder. Phasing assumptions confirmed by the developer.

Application no.: S/2013/0245

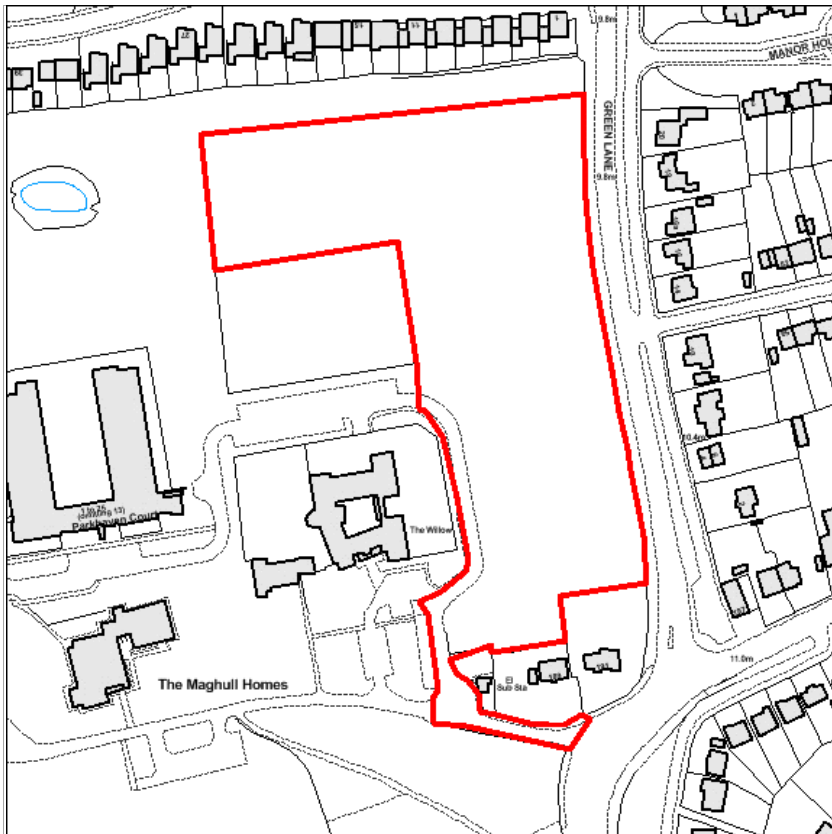
M0030

Outline planning application for the erection of up to 24 dwellings, up to 28 number extra care units and associated parking

Decision date: 26/07/2013

Site address: Park Haven Trust, Liverpool Road South, Maghull

Development started? No



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Total dwellings: 52

Completions to date: 0

Total demolitions:

Demolitions to date:

Forecast Completions

2015/16:	
2016/17:	
2017/18:	26
2018/19:	26
2019/20:	
2020/21:	
2021/22:	
2022/23:	
2023/24:	
2024/25:	
2025/26:	
2026/27:	
2027/28:	
2028/29:	
2029/30:	

Availability:

Site confirmed to be available.

Achievability:

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

Conclusion:

Site granted outline planning permission in 2013. Assumed to complete in years 3 and 4 to allow for a reserved matters application to be submitted and preparatory works to be undertaken.

Application no.: S/2012/0550

M0027

Extra Care Development comprising a four storey 90 unit extra care housing facility with basement parking, a two storey 44 bedroom dementia/respite facility, 15 independent living lodges, landscaping, parking, access and enhancement of existing greenspace

Decision date: 08/11/2013

Site address: Land to East of, Damfield Lane, Maghull

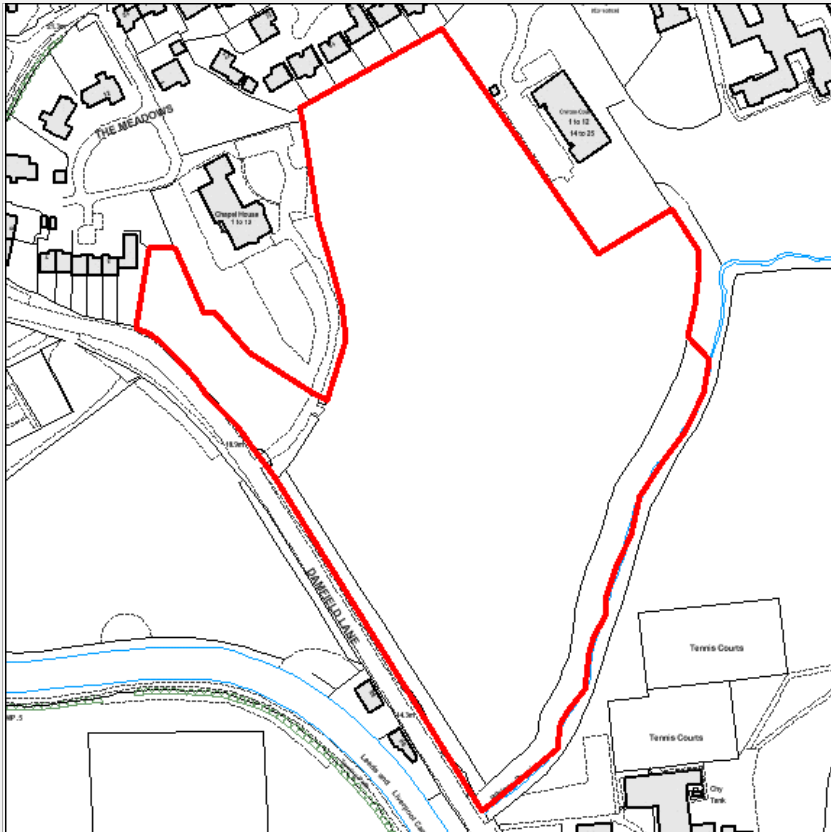
Development started? No

Total dwellings: 105

Completions to date: 0

Total demolitions:

Demolitions to date:



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Forecast Completions

2015/16:	8
2016/17:	63
2017/18:	20
2018/19:	14
2019/20:	
2020/21:	
2021/22:	
2022/23:	
2023/24:	
2024/25:	
2025/26:	
2026/27:	
2027/28:	
2028/29:	
2029/30:	

Availability:

Site confirmed to be available.

Achievability:

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

Conclusion:

Site with planning permissions for an extra care facility. The developer has confirmed that the development is a C3 use, and will deliver 30% affordable housing. Phasing assumptions confirmed by the developer.

Application no.: S/2013/0584

F0140

Demolition of the existing Powerhouse building and erection of 75 dwellings with access roads, car parking, landscaping and public open space, including the demolition of 127 & 129 Park Road to facilitate the creation of site access

Decision date: 06/12/2013

Site address: Former Powerhouse, Hoggs Hill Lane, Formby

Development started? Yes

Total dwellings: 75

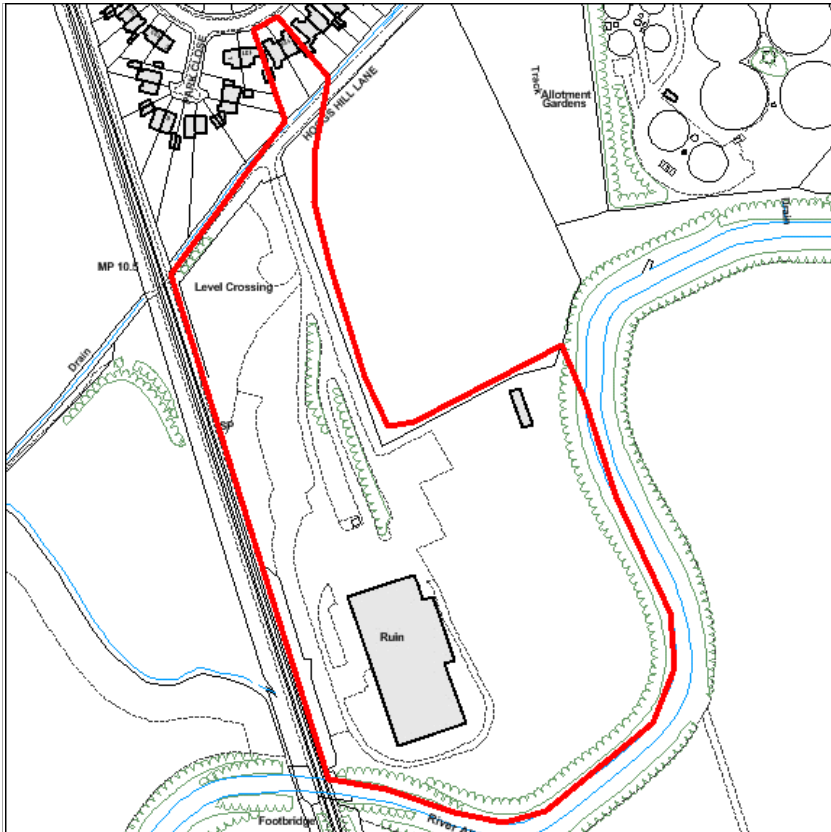
Completions to date: 15

Total demolitions: 2

Demolitions to date: 2

Forecast Completions

2015/16:	33
2016/17:	27
2017/18:	
2018/19:	
2019/20:	
<hr/>	
2020/21:	
2021/22:	
2022/23:	
2023/24:	
2024/25:	
<hr/>	
2025/26:	
2026/27:	
2027/28:	
2028/29:	
2029/30:	



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Availability:

Site confirmed to be available.

Achievability:

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

Conclusion:

Site owned by a national house builder and currently under construction. Phasing assumptions confirmed by the developer.

Application no.: N/2006/0705

F142

layout of a road to the rear and erection of 34 two and a half storey dwellinghouses and 3 two storey dwellinghouses fronting onto Cable Street (total of 37 dwellings) (Alternative to N/2005/1191 granted 13/01/2006)

Decision date: 21/09/2006

Site address: Mushroom Farm, 8-10 Cable Street, Formby

Development started? Yes

Total dwellings: 37

Completions to date: 30

Total demolitions:

Demolitions to date:



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Forecast Completions

2015/16:	
2016/17:	
2017/18:	7
2018/19:	
2019/20:	
<hr/>	
2020/21:	
2021/22:	
2022/23:	
2023/24:	
2024/25:	
<hr/>	
2025/26:	
2026/27:	
2027/28:	
2028/29:	
2029/30:	

Availability:

Site confirmed to be available.

Achievability:

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

Conclusion:

Site owned by a developer. Construction of the remaining 7 units is dependent on sale of the finished properties. Placed in year 4 to allow for this to take place.

Application no.: S/2011/1338

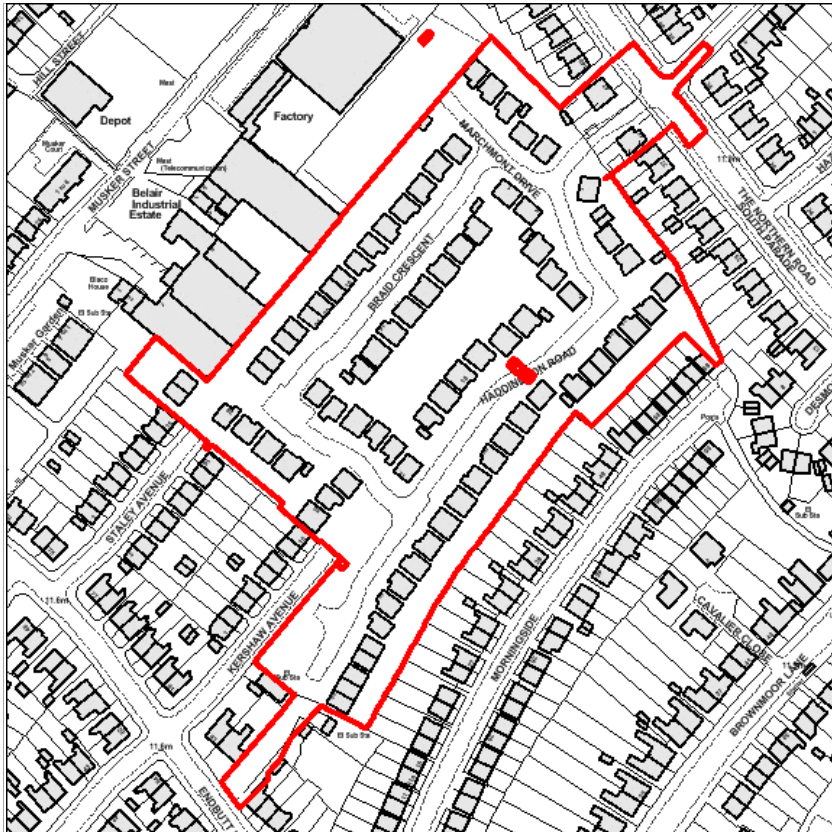
C139

Approval of Reserved Matters in respect of - Appearance, Landscaping, Layout and Scale for the construction of a residential development comprising 83 dwellings and associated infrastructure (details pursuant to outline planning permission S/2005/0688 gra

Decision date: 08/03/2012

Site address: Littlewoods Site, Kershaw Avenue, Crosby

Development started? Yes



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Total dwellings: 83

Completions to date: 80

Total demolitions: 4

Demolitions to date: 4

Forecast Completions

2015/16:	3
2016/17:	
2017/18:	
2018/19:	
2019/20:	
2020/21:	
2021/22:	
2022/23:	
2023/24:	
2024/25:	
2025/26:	
2026/27:	
2027/28:	
2028/29:	
2029/30:	

Availability:

Site confirmed to be available.

Achievability:

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

Conclusion:

Site owned by a national house builder. Currently under construction and now mostly completed. Phasing assumptions confirmed by the developer.

Application no.: DC/2014/00662

C0144

Erection of a three storey development of 46 retirement flats with associated car parking after the demolition of existing buildings and the siting of an electricity sub-station.

Decision date: 18/12/2014

Site address: 16-24 Moor Lane, Crosby

Development started? No

Total dwellings: 46

Completions to date: 0

Total demolitions: 13

Demolitions to date: 0

Forecast Completions

2015/16:	
2016/17:	46
2017/18:	
2018/19:	
2019/20:	
<hr/>	
2020/21:	
2021/22:	
2022/23:	
2023/24:	
2024/25:	
<hr/>	
2025/26:	
2026/27:	
2027/28:	
2028/29:	
2029/30:	



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Availability:

Site confirmed to be available.

Achievability:

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

Conclusion:

Site recently granted planning permission for retirement apartments. Phasing assumptions confirmed by the developer.

Application no.: DC/2014/02135

C0130

Erection of a two storey block of 12 self-contained flats and erection of 4 pairs of semi-detached two storey dwellinghouses

Decision date: 05/03/2015

Site address: Land Adjacent To 28-30 Hillary Drive, Crosby

Development started? No

Total dwellings: 20

Completions to date: 0

Total demolitions:

Demolitions to date:



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Forecast Completions

2015/16:	20
2016/17:	
2017/18:	
2018/19:	
2019/20:	
2020/21:	
2021/22:	
2022/23:	
2023/24:	
2024/25:	
2025/26:	
2026/27:	
2027/28:	
2028/29:	
2029/30:	

Availability:

Site confirmed to be available.

Achievability:

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

Conclusion:

Site recently acquired from the Council by a local Housing Association. Phasing assumptions confirmed by the Housing Association.

Application no.: S/2013/0530

B0111

Erection of 65 dwellings with associated works

Decision date: 30/07/2013

Site address: Land between Exeter Road and Keble Road, Bootle

Development started? Yes



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Total dwellings: 65

Completions to date: 50

Total demolitions: 134

Demolitions to date: 134

Forecast Completions

2015/16:	15
2016/17:	
2017/18:	
2018/19:	
2019/20:	
2020/21:	
2021/22:	
2022/23:	
2023/24:	
2024/25:	
2025/26:	
2026/27:	
2027/28:	
2028/29:	
2029/30:	

Availability:

Site confirmed to be available.

Achievability:

In an area identified as having positive viability (for larger sites) in the 2014 Economic Viability Study (Keppie Massie). Site is supported by grant funding.

Conclusion:

Site owned by a national house builder and is in the process of being developed. Phasing assumptions confirmed by the developer.

Application no.: S/2012/1279

B89

To alter and extend the existing Block B in order to allow the construction of a nursing home and completion of the apartments

Decision date: 05/02/2013

Site address: Land, prems between Litherland Rd &, Well Lane, Bootle

Development started? Yes



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Total dwellings: 54

Completions to date: 41

Total demolitions: 1

Demolitions to date: 1

Forecast Completions

2015/16:	
2016/17:	
2017/18:	
2018/19:	
2019/20:	
2020/21:	13
2021/22:	
2022/23:	
2023/24:	
2024/25:	
2025/26:	
2026/27:	
2027/28:	
2028/29:	
2029/30:	

Availability:

Developer has ceased trading.

Achievability:

In an area identified as having positive viability (for larger sites) in the 2014 Economic Viability Study (Keppie Massie).

Conclusion:

Site is partially constructed. However, development has stopped and the developer has ceased trading. Accordingly, it is unclear when the remaining units will be completed. Phasing assumes delivery outside of the 0-5 year period.

Application no.: S/2010/1227

B1218

Extension of time to planning application S/2007/0752 for the conversion and extension of existing building to provide retail floorspace and 141 apartments together with 34 new build apartments and 55 houses

Decision date: 18/01/2011

Site address: Former Johnsons Cleaners, Mildmay Road, Bootle

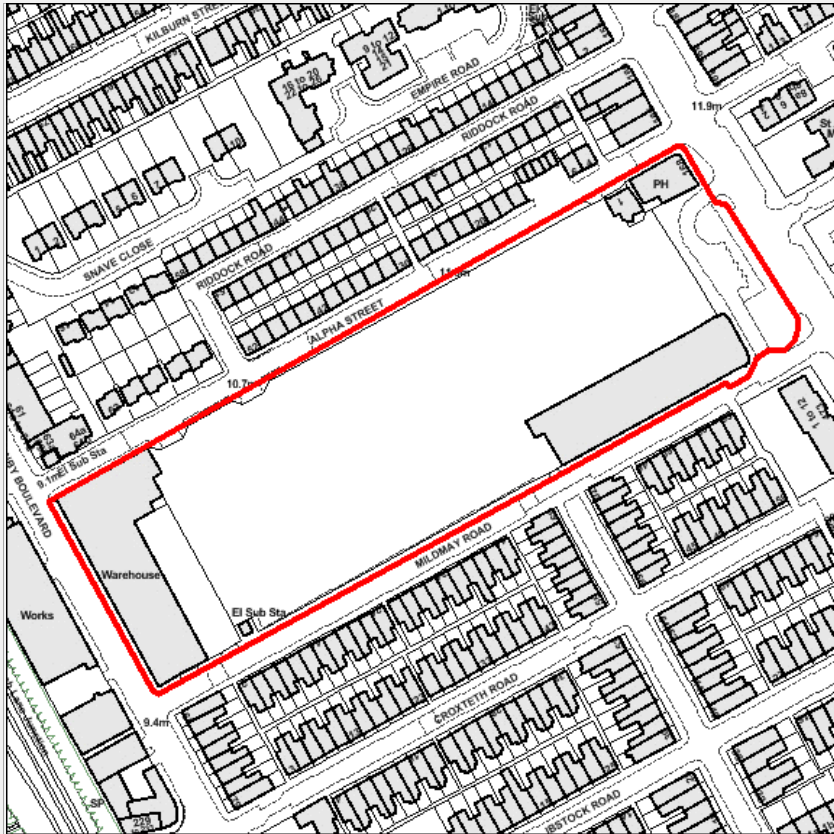
Development started? Yes

Total dwellings: 230

Completions to date: 0

Total demolitions:

Demolitions to date:



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Forecast Completions

2015/16:	
2016/17:	
2017/18:	
2018/19:	
2019/20:	
2020/21:	70
2021/22:	71
2022/23:	34
2023/24:	30
2024/25:	25
2025/26:	
2026/27:	
2027/28:	
2028/29:	
2029/30:	

Availability:

Site confirmed to be available.

Achievability:

In an area identified as having positive viability (for larger sites) in the 2014 Economic Viability Study (Keppie Massie).

Conclusion:

Site recently acquired by a new owner who has confirmed their intention to implement the consented scheme. Site has been fully remediated. Whilst the site may complete in part within the 0-5 year period, this is uncertain at this stage.

Application no.: DC/2014/00605

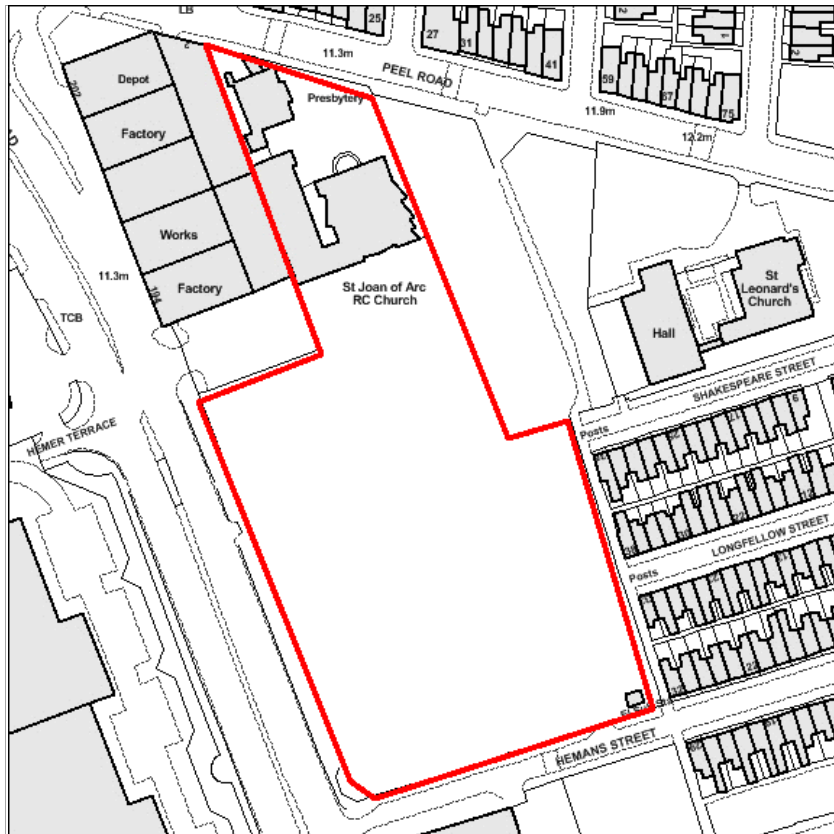
B0144

Residential development comprising the erection of 51 two storey houses with garages and/or parking places, together with associated road and drainage works

Decision date: 25/07/2014

Site address: Site Of Former St Joan Of Arc R C Church, Peel Road, Bootle

Development started? Yes



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Total dwellings: 51

Completions to date: 0

Total demolitions:

Demolitions to date:

Forecast Completions

2015/16:	30
2016/17:	21
2017/18:	
2018/19:	
2019/20:	
2020/21:	
2021/22:	
2022/23:	
2023/24:	
2024/25:	
2025/26:	
2026/27:	
2027/28:	
2028/29:	
2029/30:	

Availability:

Site confirmed to be available.

Achievability:

In an area identified as having positive viability (for larger sites) in the 2014 Economic Viability Study (Keppie Massie).

Conclusion:

Site currently under construction, and development is well advanced. Phasing assumptions confirmed by the developer.

Application no.: DC/2014/00153 + DC/2014/00154

B0140

Demolition of the former Youth Training Centre and the creation of 30 affordable dwellings, access, landscaping and associated infrastructure / Creation of 6 affordable dwellings (reduced from 11 affordable dwellings) and associated access, landscaping and infrastructure (Phase 2 Site B)

Decision date: 16/07/2014

Site address: Akenside Street Phases 2 and 3, Bootle

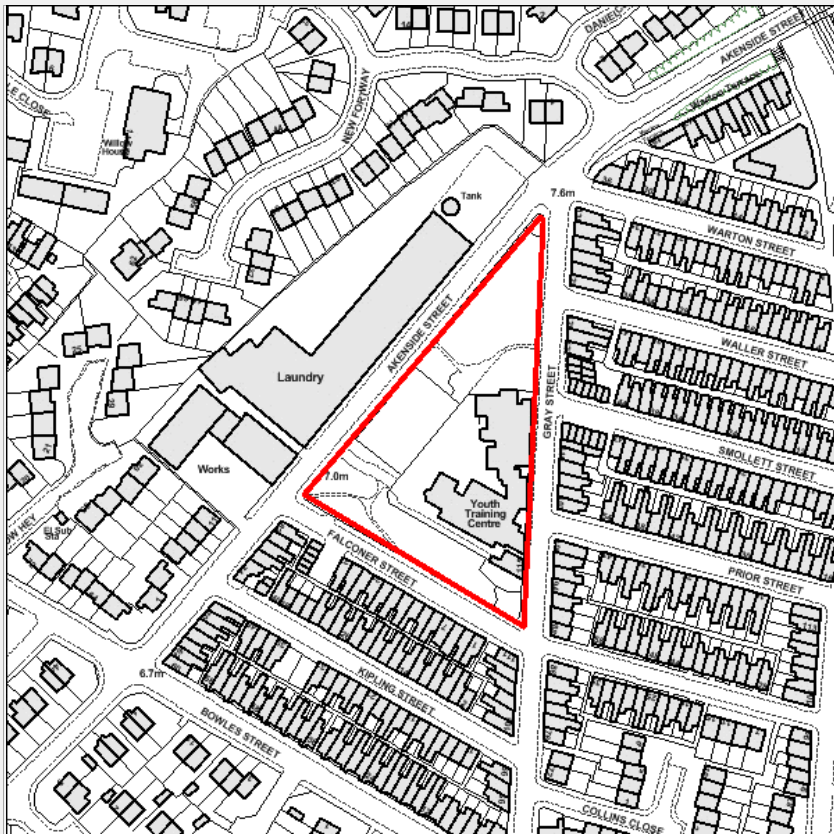
Development started? No

Total dwellings: 36

Completions to date: 0

Total demolitions:

Demolitions to date:



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Forecast Completions

2015/16: 36

2016/17:

2017/18:

2018/19:

2019/20:

2020/21:

2021/22:

2022/23:

2023/24:

2024/25:

2025/26:

2026/27:

2027/28:

2028/29:

2029/30:

Availability:

Site confirmed to be available.

Achievability:

In an area identified as having positive viability (for larger sites) in the 2014 Economic Viability Study (Keppie Massie).

Conclusion:

Site being built on behalf of a local Housing Association, following completion of the adjacent site. Phasing assumptions confirmed by the developer.

Application no.: DC/2013/00046

B0136

Erection of a part three, part four storey block of 12 apartments and three pairs of semi-detached two storey dwellinghouses on the corner of Hawthorne Road and Linacre Lane

Decision date: 12/12/2013

Site address: Orrell School Phase 3, Linacre Lane, Bootle

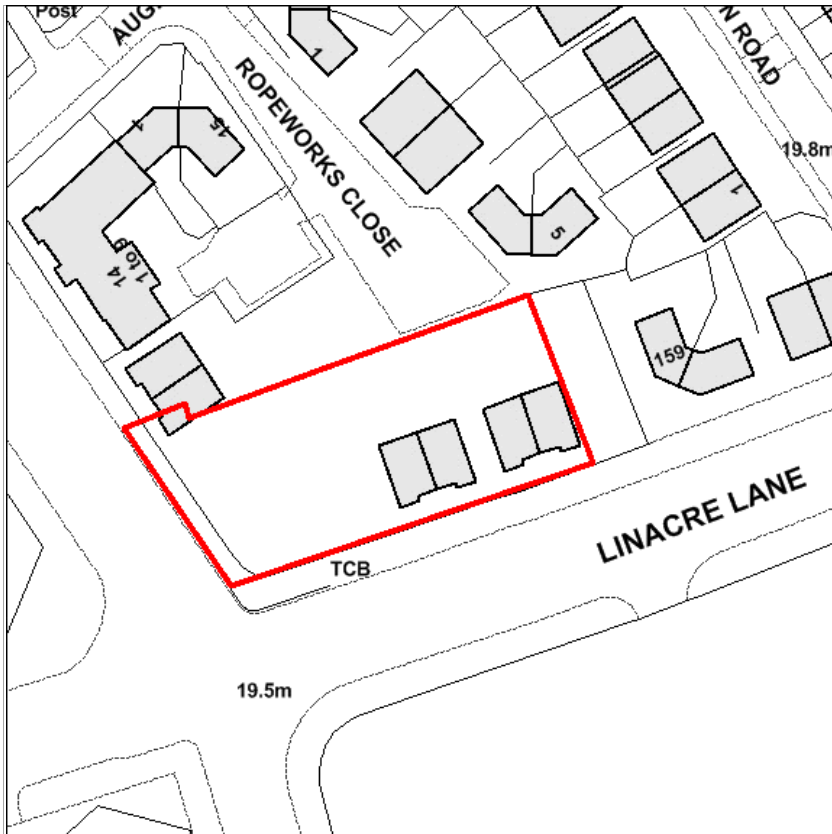
Development started? Yes

Total dwellings: 18

Completions to date: 0

Total demolitions:

Demolitions to date:



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Forecast Completions

2015/16:	18
2016/17:	
2017/18:	
2018/19:	
2019/20:	
2020/21:	
2021/22:	
2022/23:	
2023/24:	
2024/25:	
2025/26:	
2026/27:	
2027/28:	
2028/29:	
2029/30:	

Availability:

Site confirmed to be available.

Achievability:

In an area identified as having weaker viability in the 2014 Economic Viability Study (Keppie Massie).

Conclusion:

Housing Association scheme currently under construction, and nearing completion.

Application no.: **DC/2014/02098**

trin

Prior notification application for a proposed change of use from office (Class B1) to 180 dwellings comprising: studios, one-bed and two-bed flats (Class C3)

Decision date: 29/01/2015

Site address: Daniel House, Trinity Road, Bootle

Development started?

Total dwellings:

Completions to date:

Total demolitions:

Demolitions to date:

Forecast Completions

2015/16:

2016/17:

2017/18:

2018/19:

2019/20:

2020/21:

2021/22:

2022/23:

2023/24:

2024/25:

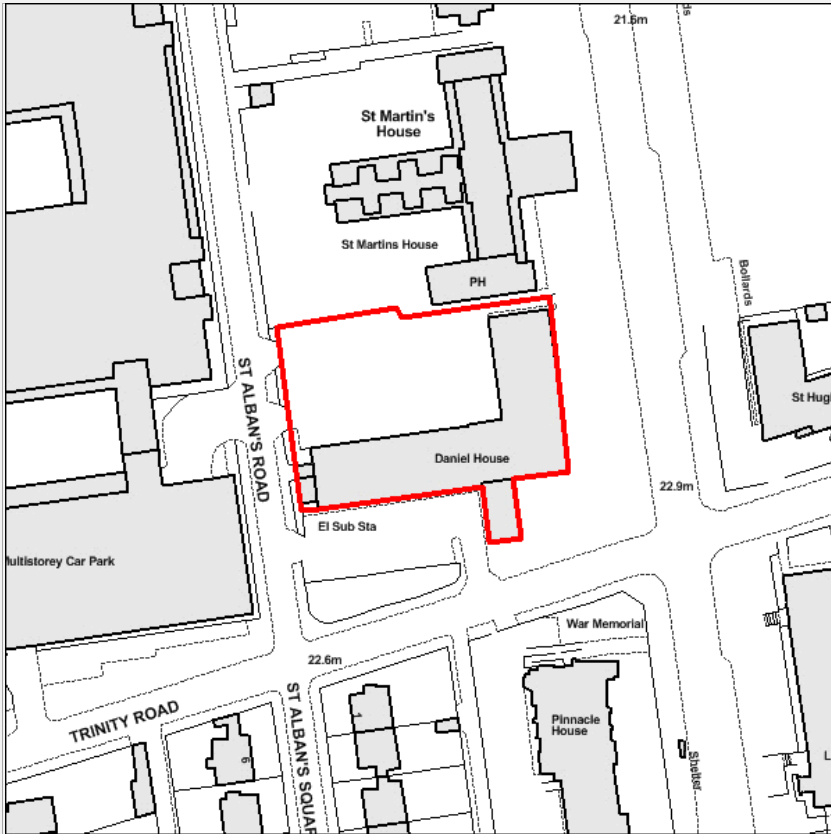
2025/26:

2026/27:

2027/28:

2028/29:

2029/30:



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Availability:

Site confirmed to be available.

Achievability:

In an area identified as having positive viability (for larger sites) in the 2014 Economic Viability Study (Keppie Massie).

Conclusion:

Site owned by a developer, and conversion works have commenced post-1 April 2015. Phasing confirmed by the developer for completion in 2015/16.

Application no.: DC/2014/00642

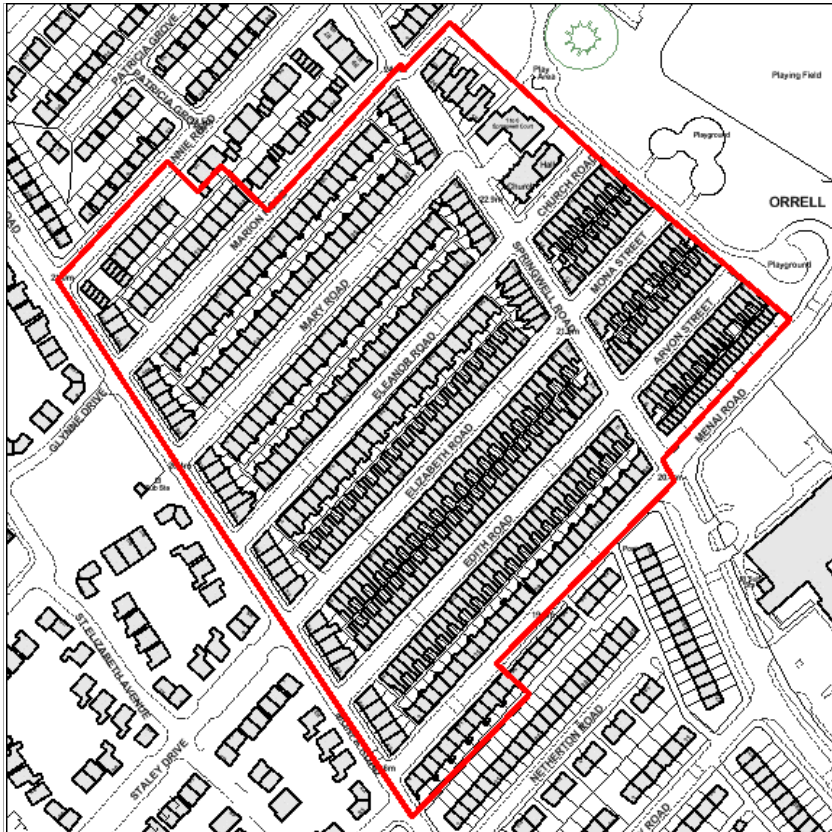
B0115

Demolition of existing buildings and construction of 142 dwellings and associated access roads, landscape works and the provision of public open space.

Decision date: 14/07/2014

Site address: Land at Menai Rd / Monfa Rd / Springwell Rd, Bootle

Development started? Yes



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Total dwellings: 142

Completions to date: 0

Total demolitions: 481

Demolitions to date: 141

Forecast Completions

2015/16:	
2016/17:	35
2017/18:	35
2018/19:	35
2019/20:	37
2020/21:	
2021/22:	
2022/23:	
2023/24:	
2024/25:	
2025/26:	
2026/27:	
2027/28:	
2028/29:	
2029/30:	

Availability:

Site confirmed to be available.

Achievability:

In an area identified as having positive viability (for larger sites) in the 2014 Economic Viability Study (Keppie Massie). Site is supported by grant funding.

Conclusion:

Site owned by a national house builder and is in the process of being developed. Phasing assumptions confirmed by the developer.

Application no.: S/2012/0650

L0013

Erection of 88 two storey dwellinghouses involving the layout of access roads, landscape treatment and associated works

Decision date: 20/09/2012

Site address: Former Hugh Baird College Site, Church Road, Litherland

Development started? Yes



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Total dwellings: 88

Completions to date: 70

Total demolitions:

Demolitions to date:

Forecast Completions

2015/16: 18

2016/17:

2017/18:

2018/19:

2019/20:

2020/21:

2021/22:

2022/23:

2023/24:

2024/25:

2025/26:

2026/27:

2027/28:

2028/29:

2029/30:

Availability:

Site confirmed to be available.

Achievability:

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

Conclusion:

Site owned by a national house builder. Currently under construction and now mostly completed. Phasing assumptions confirmed by the developer.

Small sites (less than 20 dwellings) with planning permission for housing at 01-04-2015

Site ref	Address	Planning Application Number	Application description	PJ Dwellings 2014-15	PJ Dwellings 2015-16	PJ Dwellings 2016-17	PJ Dwellings 2017-18	PJ Dwellings 2017-18
Southport								
S0100	Site of Royal British Legion, 66 West Street, Southport PR8 1QS	S/2012/1278	Erect 5 three-storey dwellings with landscaping reserved		5			
S0102	249 Liverpool Road, Southport PR8 4PJ	N/2009/0306	Erect detached 2 storey dwellinghouse		1			
S0124	18a Shaws Road, Southport PR8 4LP	S/2013/0448	Alterations to the existing dwelling to form a bungalow together with single storey extension to side (alt to N/2009/0314 granted 15/10/09)	1				
S0125	Land to rear of 226-228 Duke Street, Southport PR8 5EN	S/2009/0864	Erect one pair of 2 storey semi-det dwellings after demolition of existing buildings (re-sub of N/2009/0137 R 04/06/09)	2				
S0126	Broadlands Nursing Home, 90 Windsor Road, Southport PR9 9BY	S/2009/0766	Erect 3 storey block of 8 self-contained flats with accommodation in roofspace after demolition of existing building		8			
S0128	31 Rotten Row, Southport PR8 2DA	N/2009/0154	Erect 4 of 3 storey dwellings after demolition of existing bungalow	4				
S0131	20-22 Walmer Road, Southport PR8 4ST	N/2009/0205	Erect 3 detached 2 st houses after demolition of the existing (alt to N/2009/0125 W 18/5/09)	2				
S0133	58 Palace Road, Southport PR8 2BE	S/2012/0305	Extension of Time to N/2009/0070 granted 29/04/09 to erect detached 2-storey dwelling in garden adj 58 Palace Road		1			
S0136	22 Henley Drive, Southport PR9 7JU	S/2012/1107	Erect one detached dormer bungalow and one detached two-storey dwelling	1				
S0138	1a & Bowling Green to rear	S/2013/0057	Extension of time to replace S/2009/1167 granted		11			

	Virginia Street, Southport PR8 6RZ		11/02/10 to erect 5 pairs of semi-det dwellings and 1 detached bungalow after demolition of existing premises and outbuildings					
S0140	17 Shore Road, Southport PR8 2PU	S/2010/0533	Erect 5 detached dwellinghouses (three fronting onto Shore Road and two to the rear) after demolition of existing building	2				
S0141	Land at end of Faulkner Close, Southport PR8 3JJ	S/2010/1268	Erect two-storey detached dwelling on land off Faulkner Close	1				
S0145	61-63 Albert Road, Southport PR9 9LN	S/2013/0923	Extension of time to replace S/2010/0801 granted 20/08/10 to erect 4 and a half storey block of 14 dwellings after demolition of existing detached properties		14			
S0148	Land to the rear of 10 Queens Road, Southport PR9 9HN	S/2010/1293	Erect detached bungalow on land adj 10a & 10b Queens Road	1				
S0150	Land adj 12 Douglas Road, Southport PR9 8LT	S/2012/0888	Erect 1 new dwelling (Alterations to approval S/2010/1747)	1				
S0172	5a Manchester Road, Southport PR9 9EP	S/2012/0375	Erect detached two-storey dwelling after demolition of existing garage		1			
S0173	Land at High Park Road, Southport PR9 7QL	S/2012/1224	Approval of Reserved Matters in relation to appearance, landscaping and scale pursuant to S/2012/0306 (OUT) granted 07/06/12 to erect 12 dwellings		12			
S0178	144 Janes Brook Road, Southport PR8 6NA	S/2012/0837	Erect two-storey end of terrace dwelling		1			
S0181	Rear of 14-16 Shaws Road, Southport PR8 4LP	S/2012/1458	Erect one detached bungalow after demolition of existing buildings	1				
S0182	Land adj 30 Shore Road, Southport PR8 2PX	S/2013/0104	Erect one detached 2-storey dwelling and new vehicular access to front after demolition of existing detached garage		1			
S0187	London Hotel, 14 Windsor Road, Southport PR9 0SQ	S/2013/0106	Erect four pairs of semi-detached two-storey dwellings (8 total) after demolition of existing building		8			
S0188	Land to rear of 11-15a Devonshire Road, Southport PR9 7BX	S/2013/0254	Erect two dwellings		2			
S0189	141b Hart Street, Southport PR8	S/2013/0168	Erect three pairs of semi-detached two-storey dwellings		7			

	6DY		and one detached two-storey dwelling after demolition of existing buildings					
S0191	Land adjacent to 11 St Annes Road, Southport PR9 9TQ	S/2013/0666	construct 10 dwellings and new access from Fylde Road		10			
S0192	Plough Hotel Rufford Road, Southport PR9 8JH	S/2013/0766	Erect 14 dwellings with associated landscaping works and access road after demolition of existing premises	14				
S0193	12 Saunders Street, Southport PR9 0HP	S/2013/0959	Erect a block of 6 self-contained flats	1				
S0194	Land adj 85 Pinfold Lane, Southport PR8 3QL	DC/2013/00095	Erect one pair of semi-detached houses	2				
S0195	84 High Park Road, Southport PR9 7BY	DC/2013/00386	Erect one and a half storey dwelling (ground floor and part first floor) replacing former outbuilding attached to existing prems		1			
S0196	66 Folkestone Road, Southport PR8 5PH	DC/2013/00333	Erect 9 dwellings with new access onto Folkestone Road after demolition of former medical centre		9			
S0197	157 Hart Street, Southport PR8 6DY	DC/2013/00247	Erect detached building to be used as self-contained dwelling at rear of dwellinghouse after demolition of existing garages and carports (see comments)		1			
S0199	Land to rear of 35-39 Linaker Street, Southport PR8 8RP	DC/2013/00297	Erect block of 4 linked two-storey dwellings with associated car park and landscaping after demolition of existing warehouse buildings	4				
S0200	29 Selworthy Road, Southport PR8 2NS	DC/2013/00109	Erect detached two-storey dwelling with accommodation in roofspace after demolition of existing detached dwelling		1			
S0210	20 Granville Road, Southport PR8 2HU	DC/2014/00606	Outline application for the erection of 2 detached two storey dwellinghouses after demolition of existing bungalow			2		
S0211	113A Norwood Road, Southport PR8 6EL	DC/2013/00634	Construction of 14 dwellings following demolition of existing commercial unit at 113a Norwood Rd and existing residential properties 115-117 Norwood Rd		14			
S0212	48 Trafalgar Road, Southport PR8 2NP	DC/2014/00657	Erection of a detached two storey dwelling with accommodation in the roofspace after demolition of the existing property	1				

S0213	45A Everton Road, Southport PR8 4BT	DC/2014/00906	Erection of one detached two storey dwellinghouse after demolition of existing building		1			
S0214	Land adj 31A Devonshire Road, Southport PR9 7BZ	DC/2014/01011	Erection of a detached two storey dwelling		1			
S0215	31A Trafalgar Road, Southport PR8 2HF	DC/2014/01159	Outline planning application for the erection of a detached dwelling			1		
S0216	3 Trafalgar Road, Southport PR8 2EA	DC/2014/00714	Erection of a detached two storey dwelling incorporating a new vehicular access onto Trafalgar Road		1			
S0217	65 Leyland Road, Southport PR9 9JA	DC/2014/01396	Outline Planning Permission with some matters reserved for the erection of a detached dwelling in the rear garden area of the existing property			1		
S0218	Rear of 58-60 Brook Street, Southport PR9 8HY	DC/2014/01270	Construction of 14 dwellings and layout of a new access road after demolition of the existing industrial buildings and number 56 Brook Street		14			
S0219	140 Scarisbrick New Road, Southport PR8 6LR	DC/2014/01546	Erection of a detached two storey dwelling to rear of existing residential property		1			
S0220	78 Knob Hall Lane, Southport PR9 9QS	DC/2014/01217	Erection of a detached dwelling on land to the side of 78 Knob Hall Lane		1			
S0222	Rear of F 47-49 Guildford road, Southport PR8 4JU	DC/2014/01363	Erection of two three bedroomed semi-detached houses and two three bedroomed detached houses on land to the rear of 47-49 Guildford Road Southport	4				
S0223	Rear of 26 Trafalgar Road, Southport PR8 2EN	DC/2014/02146	Erection of one detached dormer bungalow		1			
S0224	Land to be severed from 100 Station Road, Southport PR8 3HL	DC/2014/01583	Erection of a two storey dwellinghouse after demolition of the existing double garage		1			
S1141	Land at Warren Court, Southport PR8 1RU	S/2013/0351	Erect 8 dwellings		8			
S280	Rear of 33 Guildford Road, Southport PR8 4JU	91/0319/N	Erect one detached two-storey dwellinghouse	1				
S446	8 Oxford Road, Southport PR8 2JR	N/2006/0304	Erect 2,3,4 storey block of 12 flats after demolition of existing bldg		12			
S489	34 Alexandra Road, Southport PR9 9HH	N/2006/0963	Erect part-3, part-4 storey block of 7 self-contained flats with block of 7 garages after demolition of existing bldg		7			

S496	Site of 12-14 Sandon Road, Southport PR8 4QH	S/2013/0874	Erect one detached bungalow and 4 detached two-storey dwellings with accom in roofspace		5			
S521	Site of 21 Argyle Road, Southport PR9 9LG	98/0549/N	Erect four-storey block of 7 flats & 10 garages after demolition of existing		7			
S986	Land & premises known as 141a Boundary Street, Southport PR8 5EH	N/2004/0481	Erect two detached 2 storey dwellings & detached garages after demolition of existing bldgs	2				
S987	Land to rear of 17 Clifford Road, Southport PR8	N/2004/0672	Erect one detached 2 storey dwellinghouse with accommodation in roof space	1				
ASHL12A	12A Ashley Road, Southport PR9 ORB	DC/2014/02164	Change of use and conversion of an existing vacant retail unit into a one bedroom residential dwelling.		1			
ashl20	20 Ashley Road, Southport PR9 ORB	S/2013/0899	Change of use from retail to one self-contained flat on the ground floor involving alts to elevations	1				
ashl3	3A-3D Ashley Road, Southport PR9 ORB	DC/2014/01570	Change of use of retail units to residential with the addition of one self contained flat involving alterations to the elevations	1				
augh4	4b Aughton Road, Southport PR8 2AF	S/2009/0690	convert building to residential	1				
augh44a	44 Aughton Road, Southport PR8 2AL	DC/2013/00329	Conversion of existing photography shop to two self-contained apartments on the ground and first floor, including a first floor extension to the front	1				
avon52	52 Avondale Road North, Southport PR9 ONE	DC/2014/01166	Change of use No.52 Avondale Road North (C1) and 99 Leyland Road (C3) to a residence for the Daughters of Charity of St Vincent De Paul (Sui-Generis)	-1				
bath54	54 Bath Street, Southport PR9 ODH	S/2013/0651	convert office premises to HMO and ss extension to side	1				
bath63a	63 Bath Street, Southport PR9 ODN	N/2008/0866	convert 3 flats to 6 self-contained flats	3				
bedf147	147 Bedford Road, Southport PR8 4HR	S/2013/0248	Lawful Development Certificate for continuation of use of premises as single dwelling	-1				
bedf23a	23 Bedford Road, Southport PR8 4HY	S/2011/1496	convert existing cafe to residential together with a single storey extension to the front and side of the premises	1				
brid10	10 Bridge Street, Southport PR8	S/2011/1494	Change of use from single dwelling to 2 self-contained	1				

	1BW		flats					
CAMB4A	4 Cambridge Road, Southport PR9 9NG	DC/2014/02011	Conversion of existing hotel into 11 self-contained two bedroom apartments including alterations to the elevations			11		
cham30a	30 Chambres Road, Southport PR8 6JQ	S/2013/0381	convert existing 5 self-contained flats into 6 self-contained flats	4				
ches114	20-22 Old Park Lane & 114 Chester Road, Southport L20 3EF	S/2013/0961	Change of use of part of ground floor and part of first floor from office to one self-contained apartment	1				
coro10	10 Coronation Walk, Southport PR8 1RE	DC/2014/00340	Change of use vacant amusement arcade, cafe and flat to: gf retail units and hotel reception, first, second and third floor to hotel accomm	-1				
CROW18	Crown Inn 18-20 Coronation Walk, Southport PR8 1RE	DC/2014/01554	Conversion of existing public house to restaurant at ground floor level, seven self-contained apartments at first, second floor and loft levels		7			
crow2	2A Crown Buildings Liverpool Road, Southport PR8 3BY	DC/2014/00673	Change of use from Office accommodation to retail at ground and residential above, together with the installation of a new shop front	1				
duke33	33 Duke Street, Southport PR8 1JE	DC/2014/00665	Change of use from a single private dwellinghouse to two self-contained flats involving alterations to the elevations	1				
DUKE50	50 Duke Street, Southport PR8 1JE	DC/2014/01936	Conversion of first floor flat into two flats		1			
east66	66 Eastbank Street, Southport PR8 1ES	S/2013/0546	convert first and second floors to 2 self-contained flats and install new shop front	2				
east76	76 Eastbank Street, Southport PR8 1EF	N/2008/0384	convert to form 3 self-contained flats alts to shop front to create new access to flats	2				
glou11	Eskdale, 11 Gloucester Road, Southport PR8 2AU	S/2011/1218	Extension of time to N/2009/0020 G 09/04/09 for change of use of former Nursing Home to 10 self-contained flats involving part-single, part 3 storey extension to rear after demolition of existing extns	10				
gord12	12 Gordon Street, Southport PR9 0BG	S/2012/1167	Certificate of lawfulness for use of dwelling as a House in Multiple Occupation for 8 tenants	0				
gord22	22-24 Gordon Street, Southport PR9 0BG	S/2013/0682	convert existing building into apartments (generally as plan app S/2012/1418 W 25/02/13)		12			

high84	84 High Park Road, Southport PR9 7BY	S/2012/0571	convert to 6 self-contained flats involving external alts and layout of car park	6				
hogh	32 Hoghton Street, Southport PR9 0PA	DC/2014/00746	Change of use of rear annex from residential (Class C3) to office use (Class B1)	-1				
king72	72 King Street, Southport PR8 1LG	DC/2014/00978	Prior notification for change of use from offices to apartments		5			
king78	78-80 King Street, Southport PR8 1LG	S/2012/1419	Change of use from guest house to single dwelling	1				
lanc6	6 Lancaster Road, Southport PR8 2LE	S/2012/0833	LDC pursuant to N/2009/0226 for confirmation that the works have commenced prior to expiry of approval	0				
leam7	7 Leamington Road, Southport PR8 3LB	DC/2014/01391	Change of Use from dental surgery back to semi-detached dwellinghouse involving alterations to the elevations	1				
leth39	39 Lethbridge Road, Southport PR8 6JA	S/2013/1089	Change of use to a residential family assessment unit (mother & baby unit)	-1				
lina35	Land to rear 35, 37, 39 Linaker Street, Southport PR8 6RP	S/2012/0733	convert premises to create a 2 storey town house and 3 self-contained flats after demolition of existing single storey outbuildings	4				
live3	3 Liverpool Road, Southport PR8 4AT	S/2013/0510	convert first and second floors to 2 self-contained flats	2				
live630	630 Liverpool Road, Southport PR8 3BH	S/2011/1113	Change of use of ground floor from social club to restaurant/wine bar and 1st & 2nd floors to self-contained apartment	1				
lord203	203-205 Lord Street, Southport PR8 1PF	S/2012/1351	convert vacant floorspace above shop to 5 self-contained flats	5				
lord225	225-233 Lord Street, Southport PR8 1PS	S/2013/0054	convert first and second floor to 6 apartments	6				
lord335	335-337 Lord Street, Southport PR8 1NH	S/2013/0576	convert first and second floors to create 4 apartments inc alterations to elevations	4				
lord399	399 Lord Street, Southport PR9 0AS	S/2013/0025	Change of use to one self-contained flat on the first and second floor outrigger	1				
lord435	435-437 Lord Street, Southport PR9 0AQ	S/2012/0984	Change of use of first, second and third floors to 3 self-contained flats, inc alts to side and rear elevations	3				

lord581	581a Lord Street, Southport PR9 0BB	S/2013/0444	convert existing storeroom/showroom to residential	1				
lord86	86-88 Lord Street, Southport PR8 1JR	DC/2014/00196	Approval of Details reserved by Conditions 8a b, 9, 10a and 11a pursuant to planning application S/2013/0882 approved 19/12/2013	7				
MANC57A	57 Manchester Road, Southport PR9 9BN	DC/2014/02207	Change of use Medical Centre to four self-contained flats including the erection of a single storey extension to the side elevation. (Resub DC/2014/01774 W)		4			
nevi14	14-22 Nevill Street, Southport PR9 0BX	S/2011/0291	convert commercial space on first and second floors to 4 self-contained flats	4				
nevi27	27 Nevill Street, Southport PR9 0DE	N/2008/0779	convert 1st floor to form 2 self-contained flats and install new shop front	2				
nevi54	54-56 Nevill Street, Southport PR9 0DR	DC/2014/00043	Conversion of the first floor to residential together with the erection of a two storey extension to the rear of the property	1				
pala45	45 Palace Road, Southport PR8 2BY	DC/2014/01640	Conversion of existing detached garage to provide ancillary residential accommodation	1				
PARK42	42 Park Avenue, Southport PR9 9EF	DC/2014/01781	Conversion of the basement to one self-contained flat incorporating an access ramp to the side of the building		1			
PORT202	Rear of 202 Portland Street, Southport PR8 6LU	DC/2014/02008	Conversion of existing single storey building to a detached dormer bungalow		1			
port7	7 Portland Street, Southport PR8 1LJ	DC/2013/00546	Change of Use of the premises from residential (C3) to a 5 bed childrens home (C2)	-1				
prin44a	44 Princes Street, Southport PR8 1EQ	DC/14/00232	Conversion of the existing dwellings to a cattery with ancillary accommodation	-1				
sand111	Pumping Station & Electricity Sub-Station, adj 111a Sandbrook Road, Southport PR8 3JF	S/2012/0625	convert former pump house to form 1 dwelling inc 1st floor extension at rear	1				
saun8	8 Saunders Street, Southport PR9 0HP	DC/2014/00631	Conversion of the existing basement to two self contained flats (resubmission of planning application DC/2013/00306 refused 06/01/14)	2				
seft11a	11A Sefton Street, Southport PR8	DC/2014/01206	Conversion of Coach House to provide ancillary	1				

	6SL		accommodation to 13A Sefton Street, Southport					
shak53	53-55 Shakespeare Street, Southport PR8 5AB	DC/2014/00637	Conversion of the first floor premises to two self-contained flats	2				
stat108	108-110 Station Road, Southport PR8 3HL	N/2008/0460	Change of use of flats at first floor to A3/A4 - (Restaurant/Wine Bar).	-1				
stat24a	24 Station Road, Southport PR8 3HS	S/2012/1416	convert existing premises to private dwellinghouse	1				
talb32a	F2 32 Talbot Street, Southport PR8 1HS	DC/2014/01731	Continuation of use as two self-contained flats		1			
uppe120	120 Upper Aughton Road, Southport PR8 5EX	DC/2014/01161	Conversion of single dwellinghouse to two self-contained flats with single storey extension to rear.	1				
Formby								
F0110	36 Argarmeols Road, Formby L37 7DA	S/2012/1170	Erect detached dwellinghouse and detached garage to rear (alt to S/2012/0133 W 19/04/12)	1				
F0117	43 & 43a Freshfield Road, Formby L37 3HL	S/2012/1053	Erect two detached dwellings after demolition of the existing house and attached bungalow at no. 43 and no. 43a Freshfield Road		2			
F0129	Former Dairy, 5 Marsh Brows, Formby L37 3PD	S/2013/0112	Extension of time to replace S/2009/1011 granted 09/02/10 to erect 4 storey block of 12 flats and associated car parking & amenity space after demolition of existing buildings		12			
F0130	86 Victoria Road, Formby L37 1LP	DC/2014/01008	Erection of 2 detached dwellinghouses with accommodation in the roof space and one detached double garage		2			
F0136	2 Lighthouse Lane, Formby L37 6BY	S/2011/0122	Erect 2-storey detached dwelling with dormer to front at 1st floor level after demolition of existing dwelling		1			
F0137	32 Timms Lane, Formby L37 7DN	S/2012/1229	Erect detached dwelling (alt to S/2009/0406 granted 23/07/09)	1				
F0141	Land adj 52 Freshfield Road, Formby L37 3HW	S/2011/1572	Erect detached 2 storey dwelling with accommodation in roofspace on land to be severed from 52 Freshfield Road (alt to S/2011/1029 granted 22/09/11)		1			
F0146	81 Church Road, Formby L37 3NB	S/2011/0687	Erect 2-storey block of 8 self-contained flats	1				

F0148	6-8 York Road, Formby L37 8BA	S/2012/0277	Erect part two, part three-storey block of ten self-contained flats with detached single storey block of ten garages to rear	10				
F0149	Garden to rear 54 Elson Road, Formby L37 2EQ	S/2011/1521	Erect detached two-storey dwelling with accommodation in roofspace and basement area		1			
F0156	5 Argarmeols Road, Formby L37 7BU	S/2012/1360	Erect four-bed detached dwelling after demolition of existing detached bungalow		1			
F0157	24 Rimmers Avenue, Formby L37 7AR	DC/2014/01744	Erection of a detached dormer bungalow after demolition of existing dwelling			1		
F0160	Firwood Alexandra Road, Formby L37 2ED	DC/2013/00636	Erection of a detached dwellinghouse including accom in the roofspace (alt to S/2012/1429)	1				
F0162	36 Victoria Road, Formby L37 7DD	S/2013/1016	Erect detached two-storey dwelling after demolition of existing dwelling		1			
F0166	49 Massams Lane, Formby	DC/2014/01937	Erection of 2 detached two storey dwellinghouses (alternative to DC/2013/00263 granted 15 April 2014)			2		
F0167	34 Timms Lane, Formby L37 7DN	DC/2014/00468	Erection of a detached, two storey dwelling with accommodation in the roof space following demolition of the existing		1			
F0168	1 School Avenue, Formby L37 3LP	DC/2014/01016	Erection of a two storey dwelling to the side of the existing dwellinghouse and a part single part two storey extension to the rear of the existing		1			
F0169	Land adj 58 Church Road, Formby L37 3NG	DC/2014/01007	Erection of one detached two storey dwellinghouse		1			
F0170	33A Old Mill Lane, Formby L37 3PE	DC/2014/01074	Erection of a detached two storey dwelling detached dormer bungalow and one pair of semi detached dormer bungalows after demolition of existing dwelling		4			
F0171	23 Shireburn Road, Formby L37 1LR	DC/2014/00582	Outline planning application with all matters reserved, for the erection of a detached two storey dwelling with detached garage to the side			1		
F0172	Former Ambulance Station Church Road, Formby	DC/2014/01573	Erection of a part two, part three storey block of 10 self-contained apartments after demolition of existing building		10			
F0174	50 Massams Lane, Formby L37 7BE	DC/2014/01403	Erection of two detached dwellinghouses after demolition of existing dwellinghouse			2		

F0175	13A Brows Lane, Formby L37 3HY	DC/2014/01707	Erection of a detached two storey dwellinghouse including new boundary wall and gates after demolition of the existing bungalow			1			
F0176	120 Carr House Lane, Formby L38 1QQ	DC/2014/01968	Erection of one detached two storey dwellinghouse with a detached garage after demolition of the existing derelict buildings		1				
F132	8 Shireburn Road, Formby L37 1LR	S/2009/0519	Erect 6 detached dwellings with 2 separate gated access drives, after demolition of nos. 72 & 76 Victoria Road		6				
F15	Rear of 53 Gores Lane, Formby L37	DC/2014/01196	Erection of one detached dwellinghouse and retention of a detached double garage	1					
F368	Land adj 39a Victoria Rd & rear 1 College Avenue, Formby L37	S/2011/1252	Erect detached two-storey dwelling with sunken courtyard after demolition of existing single-storey extensions to rear of 1 College Avenue	1					
F449	61 Victoria Road, Formby L37 1LN	DC/2014/00533	8 detached dwellings with car parking, garaging, gardens and landscaping. New access road and stopping up of exg		8				
S0161	Ravens Bank Moss Side, Formby L37 OAE	S/2013/0264	Erect detached dormer bungalow after demolition of dwellinghouse and garage		1				
altc89	89 Altcar Road, Formby L37	S/2011/0343	Change of use from residential to builders merchants	-1					
Sefton East									
M0013	Land to side and rear of Oak Hey Lambshear Lane, Lydiat L31	S/2009/0061	Erect 3 detached dormer bungalows	1					
M0017	9 Lambshear Lane, Maghull & Aintree L31 2JU	S/2013/0641	Extension of time to replace S/2010/0402 granted on 04/06/10		2				
M0021	46 Highfield Park, Maghull L31 6EA	S/2012/0659	Erect detached dormer bungalow after demolition of existing (alt to S/2011/0670 granted 29/09/11)	1					
M0024	153 Liverpool Road South, Maghull L31 8AA	S/2012/0340	Erect three detached dwellings after demolition of existing with all matters reserved apart from layout and access	3					
M0025	17 Brook Road, Maghull L31 3EG	S/2012/0676	Erect detached dwelling with accommodation in attic and basement after demolition of exg		1				
M0026	Barn adj 183 Liverpool Road, Maghull L31 2LY	S/2012/0641	Retrospective application for demolition of existing barn and erect new two-storey dwelling together with new	1					

			boundary fencing					
M0029	The Chesterfield Prescott Road, Melling L31 1AT	S/2013/0377	Erect detached dwelling with detached garage, new front boundary wall and access gates after demolition of existing premises		1			
M0031	Smithy Brow Farm Eager Lane, Lydiate L31 4HT	S/2013/0922	Erect one detached dwelling with all matters reserved after demolition of existing barn		1			
M0032	345 Southport Road, Lydiate L31 4EE	S/2013/1076	Erect detached two-storey dwelling and detached garage with new access onto Southport Road after demolition of existing warehouse building		1			
M0033	Land to rear of 4 Coniston Road, Maghull L31 6BU	S/2013/1059	Erect one detached bungalow with accommodation in roofspace		1			
M0035	59 Hall Lane, Maghull L31 3DZ	DC/2014/01273	Construction of a two storey terraced dwellinghouse	1				
M0036	Land at Hayes Drive, Melling L31 1BH	DC/2014/01609	Erection of two detached dwellings on vacant land at the junction of Hayes Drive and Satinwood Crescent, Melling		2			
M0037	Greenbank Bells Lane, Lydiate L31 4ER	DC/2014/01402	Construction of a detached dwelling after demolition of the original dormer bungalow. (Alternative to DC/2014/00601 refused 10/06/2014)		1			
M0038	Rosehill Farm Pygons Hill Lane, Lydiate L31 4JF	DC/2014/00720	Erection of a detached two storey dwelling following the demolition of the existing barn together with the erection of a detached double garage		1			
M0040	5 Rock Lane, Melling L31 1EN	DC/2014/01582	Erection of one pair of semi-detached two storey dwellinghouses on land adjacent to 5 Rock Lane			2		
M232	41 Spencers Lane, Melling L31	S/2011/0282	Retention of detached 2-storey dwelling with accommodation in roofspace	1				
M254	Land to rear of 101 Liverpool Road, Maghull L31 2JX	S/2011/0431	Erect detached dormer bungalow on land to rear of 101 Liverpool Road	1				
S0198	Dental Surgery 20 Liverpool Road, Maghull L31 2LZ	DC/2014/00085	Erect detached two-storey dwelling with new access onto Liverpool Road after demolition of existing dental surgery		1			
aint4	Station Cottage 4a Aintree Railway Ormskirk Road, Aintree L9 5AA	DC/2013/00330	Continuation of use to self-contained flats at ground and first floor	1				
live185	185 Liverpool road South, Maghull L31 8AA	DC/2014/01358	Change of use from offices to chiropody clinic on the ground floor and reinstatement of a flat to the first floor	1				

			of the property					
live236b	Highway Farm Barn Liverpool road, Lydiate L31 2ND	DC/2014/00818	Conversion of the existing barn to residential incorporating a boundary wall and access gate following partial demolition of the barn	1				
mossb	Barns adj Moss Nook Farm Moss Nook Lane, Melling L31 1BG	S/2009/0597	convert redundant barn to 1 three-bed dwelling and 1 four-bed dwelling	2				
nort40	40 Northway, Maghull L31 5LJ	S/2008/0249	Change of use from residential to physiotherapy practice.	-1				
sand55	55 Sandy Lane, Lydiate L31 4DN	S/2011/1311	Change of use of existing outbuilding to residential dwelling	1				
schoa	The Old School School Lane, Melling L31 1EH	DC/2014/00480	Conversion of the existing stable building to a bungalow incorporating the erection of a single storey extension to the rear	1				
tith	Barnes Farm Tithebarn Lane, Melling L31 1EQ	S/2012/0139	convert office building to 2 dwellings	2				
Crosby & Hightown								
C0110	39a St Johns Road, Crosby & Hightown L22 9QB	DC/2014/01354	Outline Application for the erection of 11 dwellings		11			
C0125	4 Park View, Crosby & Hightown L23 4TD	S/2012/0107	Erect detached two-storey dwelling with accommodation in roofspace after demolition of exg	1				
C0127	7 Sunningdale Drive, Crosby & Hightown L23 7XA	S/2012/0780	Erect detached dormer bungalow after demolition of existing and detached garage to side	1				
C0128	Land adj 6 Park Drive, Crosby & Hightown L23 6TW	S/2013/0005	Erect detached two-storey dwelling with accommodation in roofspace and detached outbuilding at rear (alt to S/2012/0679 R 24/09/12)		1			
C0137	Land in Byron Road, Crosby & Hightown L23 8TH	S/2013/0834	Erect terrace of three dwellings on land to the rear of Byron Terrace after demolition of existing buildings	3				
C0138	Land to the rear of 20 Chesterfield Road, Crosby & Hightown L23 9XW	DC/2014/01018	Erection of a detached two storey dwelling fronting on to Maunders Court (Alternative to S/2013/0758, approved 19/09/2013)		1			
C0140	Land rear Moor Ln Methodist Church Moor Lane, Crosby & Hightown L23 2UH	DC/2013/00580	Construct 4 semi-detached houses on land to rear of existing church		4			

C0141	51 Glenwyllin Road, Crosby & Hightown L22 4RN	S/2013/1052	Erect 2 pairs of semi-detached two-storey dwellings with accommodation in roofspace after demolition of existing dwellinghouse	4				
C0142	8 Dowhills Drive, Crosby & Hightown L23 8SU	DC/2014/00159	Erection of a detached two storey dwelling		1			
C0143	11 St Michaels Road, Crosby & Hightown L23 8SD	DC/2014/01290	Erection of two detached dwellinghouses		2			
C0145	17 Mersey Road, Crosby & Hightown L23 3AF	DC/2015/00167	Erection of two pairs of semi-detached two storey dwellinghouses and one detached two storey dwelling after demolition of existing Church Hall (alt DC/2014/00879 R)		5			
C106	Land to rear of 17-27 Far Moss Road, Crosby & Hightown L23	S/2004/0631	Approval of Reserved Matters for the erection of 3 dwellinghouses	2				
C144	Central Buildings Church Road, Crosby & Hightown L23	S/2005/0821	Erect 4-storey building inc retail, offices & apartments after demolition of exg		10			
F0143	Land adj 3 Village Way, Crosby & Hightown L38 9EH	DC/2014/01527	Erection of a detached two-storey dwelling on land adjacent to 3 Village Way, Hightown		1			
F0159	Land adj 22 Alton Close, Crosby & Hightown L38 9GE	DC/2014/01325	Erection of one detached two storey dwellinghouse		1			
F0161	Land off Kerslake Way and Lower Alt Road, Crosby & Hightown L38	S/2013/0030	Erect 13 two-storey detached dwellings	13				
F0163	Land adj The Hightown Hotel Alt Road, Crosby & Hightown L38 OBA	S/2013/1024	Erect three detached residential dwellings		3			
L0009	9-11 Hereford Road, Crosby & Hightown L21 1EG	S/2012/0860	Erect three 2.5 storey townhouses	3				
blun2	2 Blundellsands Road East, Crosby & Hightown L23 8SQ	DC/13/00096	convert existing premises to 10 self-contained flats incorporating ss extension to side and ss extension to side of coach house		9			
brig21a	21-23 Brighton Road, Crosby & Hightown L22 5NG	S/2013/0954	Change of use to 4 self-contained flats inc ss extensions at rear and alterations to elevations	4				
coll14a	14 College Avenue, Crosby & Hightown L23 0SS	S/2012/1329	convert property from 4 self-contained flats to 6 self-contained flats and alts to elevations	2				

coll157	157A College Road, Crosby & Hightown L23 3AS	DC/2014/00094	Change of use from office to self-contained flat to the first and second floors	1				
CROS32	32 Crosby Road North, Crosby & Hightown L22 4QF	DC/2014/02114	Prior notification application for a proposed change of use from office (Class B1) to three self-contained flats (Class C3)		3			
cros40	40 Crosby Road North, Crosby & Hightown L22 4QQ	DC/2014/01184	Change of use of ground floor from offices to retail use, first and second floors from offices and storage to two self-contained flats	2				
cros5	Welsh Presbyterian Church, 5 Crosby Road South, Crosby & Hightown L22 1RG	S/2009/0041	convert from church to 3 dwellings and 7 self-contained flats	10				
john63a	63 St Johns Road, Crosby & Hightown L22 9QB	S/2012/1108	convert existing garage to self-contained flat inc first floor extension	1				
litt27	White House Farm, 27a Little Crosby Road, Crosby & Hightown L23 4TS	S/2012/1290	convert vacant farm buildings to 3 single storey dwellings and 1 two storey dwelling with assoc landscaping after demolition of existing sheds	4				
live37b	37-39 Liverpool Road, Crosby & Hightown L23 5SD	DC/2014/02202	Change of Use of first and second floors from Retail (A1) to self contained flats (C3) and alterations to the front elevation.		2			
live95	95-97 Liverpool Road, Crosby & Hightown L23 5TD	S/2010/0054	Change of use from retail to restaurant on ground floor with self-contained flat on second floor	-1				
mari13	13 Marine Crescent, Crosby & Hightown L22 8QP	S/2012/0199	Change of use of ancillary accom to create independent dwelling	1				
merr2	2 Merrilocks Green, Crosby & Hightown L23 6XR	DC/2014/01726	Conversion of the dwellinghouse into two dwellings	1				
park1b	1 Park Terrace, Crosby & Hightown L22 3XB	S/2010/1713	convert second floor flat to 2 self-contained flats with additional accommodation in the roof	1				
quee	Waterloo Tavern Queen Street, Crosby & Hightown L22 5PA	S/2013/0066	convert public house with living accom to 15 self-contained flats, erect rear extn, alts to elevs & roof, car park & landscaping	15				
raws146	Doric Hotel 146 Rawson Road, Crosby & Hightown L21 1HR	S/2013/0710	convert first and second floors of Public House into 4 self-contained flats	3				
rothe	Lydiate Farm Rothwells Lane,	S/2008/0947	convert existing farm outbuilding/workshop into single	1				

	Crosby & Hightown L23 1TN		storey residential dwelling					
runn84	84 Runnells Lane, Crosby & Hightown L23 1TR	DC/2014/01458	Change of Use from House in Multiple Occupation to Bed and Breakfast.	-1				
sout113	113 South Road, Crosby & Hightown L22 0LT	S/2011/0694	convert part ground floor, first and second floors to three self-contained apartments and installation of a new shop front	2				
sout132	132 South Road, Crosby & Hightown L22 0ND	S/2012/1388	continuation of use of 2 self-contained flats to second floor	1				
sout46b	46a South Road, Crosby & Hightown L22 5PQ	S/2012/0750	convert 1st and 2nd floors to create 2 self-contained flats	1				
stua9	9-11 Stuart Road, Crosby & Hightown L22 4QR	DC/2014/01925	Prior Notification Procedure for change of use from plumbing and heating merchants to two self-contained flats		2			
vale1a	1a Vale Road, Crosby & Hightown L23 5TY	S/2012/1271	Erect two-storey dwelling, convert existing workshops to tuition rooms and repair workshop and replace existing static unit	2				
Netherton								
B0096	Former Service Station, 146 Park Lane, Netherton L30 1RW	S/2013/0827	Erect a two and a half storey block of 10 apartments with associated car parking		10			
B0125	Bleak House Chapel Lane, Netherton L30 7PF	DC/2014/01060	Approval of all Reserved Matters for the erection of six two storey dwellings after demolition of existing house & outbuildings (details pursuant to S/2013/0838)		6			
B0146	Land adj 19 Orrell Road, Netherton L20 6DU	DC/2014/00416	Erection of 2 no. two storey dwellings with accommodation in the roofspace	2				
L0021	9 Alexandra Mount, Netherton L21 7PN	S/2013/0483	Erect detached two-storey dwelling after demolition of existing garage		1			
L0022	61-67 Field Lane, Netherton L21 9LY	S/2013/0884	Erect 3 pairs of two-storey semi-detached dwellings and 1 detached two-storey dwelling after demolition of existing building	7				
L0026	1 Field Lane, Netherton L21 9LT	DC/2014/01951	Demolition and reconstruction of former coach house with additional single storey extensions and alteration of plot position, to form a dwellinghouse		1			

L232	Litherland Methodist Church Wilsons Lane, Netherton L21 7LP	S/2013/0429	Erect 6 semi-detached houses and 1 detached house with garage, appearance and landscaping reserved.		7			
alex3	3 Alexandra Drive, Netherton L20 0EE	DC/2014/00061	Conversion of the existing property to a 7 bed residential care home in conjunction with the existing premises at 1 Alexandra Drive	-1				
lich41	41 Lichfield Close, Netherton L30 1PU	DC/13/00377	convert premises to two self-contained apartments and erect ss extension to rear of property	1				
moss18	18 Moss Lane, Netherton L20 0ED	DC/2014/00388	Conversion of the existing residential property to a seven bed residential care home	-1				
orre19	The Walnut Tree, 19 Orrell Road, Netherton L20 6DU	S/2011/0166	convert public house to 1 dwelling on ground floor, 2 self-contained flats on 1st floor (plus addl PP for 1 more flat see orre19a)	2				
orre19a	The Walnut Tree, 19 Orrell Road, Netherton L20 6DU	S/2013/0063	convert part of ground floor to provide 1 additional sc flat	1				
Bootle								
B0121	4 Langdale Street, Bootle L20 3BX	S/2008/0797	Erect one semi and one detached house after demolition of existing	2				
B0133	81a Thornton Road, Bootle L20 5AW	DC/2014/00270	Erect one pair of semi-detached dwellings on land adj 81a		2			
B0134	Land adj 4 Prior Street, Bootle L20 4PS	S/2012/1050	Erect two-storey dwellinghouse attached to the existing terrace		1			
B0145	1A Rawson Road, Bootle L21 1BS	DC/2014/01145	Erection of a two storey block of 8 apartments after demolition of the existing building (re-submission of planning application ref DC/2013/00052 (W))		8			
B1215	66a Gray Street, Bootle L20 4RZ	S/2013/0154	Erect 2-storey building with accommodation in roofspace to be used as dwellinghouse and one self-contained flat after demolition of existing bldg	1				
B37	38-58 Litherland Road, Bootle L20 3HZ	S/2010/1718	Erect 8 three-storey dwellings comprising 1 pair semi-detached and 2 blocks of 3 properties	8				
C0122	St Thomas Church Hall Seaforth Road, Bootle L21 4PX	S/2011/0709	Erect part-two, part-three storey block of five town houses with rooms in roofspace and six self-contained flats after demolition of existing building	6				

L0017	6-8 Lime Grove, Bootle L21 3TT	DC/2014/01743	Layout of a new residential development of 14 dwellings comprising: a terrace of 6 two-storey houses, 2 two-storey blocks of 4 self-cont apts		14			
L0024	451-455 Stanley Road, Bootle L20 5DN	DC/2014/00597	Erection of two pairs of two storey semi detached dwellings with associated hard and soft landscape works	4				
L0025	Church Hall Orrell Road, Bootle L21 8NG	DC/2014/00027	Erection of five pairs of two storey semi-detached dwellinghouses after demolition of St Philips Church Hall		10			
L1212	Former garages, 51-55 Eaton Avenue, Bootle L21 6NG	S/2013/0206	Erect 2 dwellings		2			
aint2	2 Aintree Road & 478 Hawthorne Road, Bootle L20 9DN	DC/2014/01235	Change of use from a doctors surgery to two dwellinghouses	2				
ash32	32 Ash Street, Bootle L20	S/2012/0665	Change of use to a café/bistro and shop on ground floor and 2 self-contained flats on first floor inv alts to shop front and dormers in rear elev	2				
hawt16	Ground Floor, 16 Hawthorne Road, Bootle L20 2DN	DC/14/00212	Change of use from retail premises to self-contained flat	1				
know229	229 Knowsley Road, Bootle L20	S/2012/1390	Change of use of first floor offices to 7 unit HMO	1				
lina29	29 Linacre Road, Bootle L21 8NJ	DC/2014/00926	Change of use from a residential dwellinghouse to two self-contained flats	1				
mars238	238 Marsh Lane, Bootle L20 5BW	S/2012/0273	Change of use of former public house and assoc accom to pharmacy and restaurant at ground floor and 5 self-contained flats at first floor	4				
mars350a	350 Marsh Lane, Bootle L20 9BX	S/2013/0111	Convert existing storage unit to residential	1				
mars362	362 Marsh Lane, Bootle L20 9BX	S/2012/0601	Convert premises to 3 self-contained flats and office space to rear and alts to front elev	2				
mert43	43-45 Merton Road, Bootle L20 7AP	DC/2014/01639	Prior Notification for a change of use from offices to 10 No. flats			10		
mert51	51-53 Merton Road, Bootle L20 7AP	DC/2014/00696	Change of use B1 office to Sui Generis HMO to allow an increase in the number of bedrooms from 20 to 26 (alternative S/2013/0061)		7			
mert55	55-57 Merton Road, Bootle L20	S/2013/0319	Change of use to 20 letting unit HMO (self-contained)		18			
pemb35	35 Pembroke Road, Bootle L20	DC/2014/01492	Conversion of existing house into four self-contained flats		4			