Sefton Council

Local Development Framework

Annual Monitoring Report 2008






Planning & Economic Regeneration Department

Contents

Contents

1 Executive Summary

Introduction

1.1 This is Sefton's fourth Annual Monitoring Report (AMR) covering the period 1st April 2007 to 31st March 2008. The Council is required, under the Planning and Compulsory Purchase Act 2004, to submit an AMR to the Secretary of State annually by 31st December.

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

Local Development Framework Progress

1.3 For the purposes of of this year's AMR the relevant LDS is that approved in March 2007. This is available to view on Sefton's website at www.sefton.gov.uk/LDF. Below is a summary of the progress of each of the documents programmed in this document:

- **Core Strategy -** The production of the Core Strategy has slipped considerably in the early stages. This is mainly due to the unexpected complexity of assembling the evidence base most of which are being prepared jointly with our neighbouring local authorities. We have also taken the decision to spend more time forging links with key partners to ensure that the Core Strategy fully reflects the spatial elements of their key strategies. It is anticipated that the later stages of the Core Strategy production can make up some of the lost time, but overall we expect the adoption to be some 4 months later (April 2011) than what was proposed in last year's LDS.

- **Merseyside Joint Waste Development Plan Document -** It has been necessary to expand the initial stage of consultation beyond the time set out in the 2007 Local Development Scheme. The latter stages of the DPD production, i.e. submission and examination, have been put back to accommodate this, and is now provisionally programmed for April 2010.

- **Seaforth & Litherland Area Action Plan -** It has been decided to delay production of the Area Action Plan (AAP) until after the Core Strategy and to produce a much more focused AAP to include just the regeneration of the Seaforth retail area and immediate surrounding area. As a result the title of the AAP has been amended to reflect this and will now be known as the Seaforth Village AAP.

- **Supplementary Planning Documents** - There has been a lot of work done on Supplementary Planning Documents (SPD) in the last year with some adopted:
  - Coffee House Bridge
  - Greenspace, Trees and Development
  - Peel/Knowsley & Linacre

  and others near completion

  - Ensuring Choice of Travel
  - Stanley Road

1 Executive Summary

1.4 We have also decided to delay the production of the two housing SPDs until work on the Core Strategy has been progressed

Key findings from assessment of policy objectives

Urban Priority Areas

- 9.5% of Sefton's population are residents within neighbourhoods ranked within the most deprived 5% nationally, this represents 26,353 people (ONS mid 2006 estimates).
- Cumulatively, over a quarter (25.2%) or 69,905 people reside in areas ranked within the most deprived 20%.
- In general most residents found all facilities and services accessible with little variation between areas.
- See section 5 of this report for full analysis of this topic.

Economic Development & Tourism

- Overall there has been little change in the amount of available employment land in Sefton.
- The number of VAT registered businesses has increased gradually over the past decade although Sefton still has less businesses per 1000 population than both the North West and national average.
- Despite the closure of Pleasureland funfair, in September 2006, the number of visitors to Southport has remained steady, even showing a slight increase.
- See section 6 of this report for full analysis of this topic.

Housing and Neighbourhood Renewal

- During 2007/8 there was a net addition to the housing stock of 540 dwellings.
- During 2007/8 167 affordable housing units were completed.
- 71.8% of all developments, and 92.8% of all accessible developments, were built at a density of over 50 dwellings per hectare.
- 99.4% of new and converted dwellings were on previously developed land.
- See section 7 of this report for full analysis of this topic.

Retail Development

- Bootle Town Centre has dropped in the national retail rankings to 285th place, Southport has risen a few places to 53rd place.
- Bootle has decreased the percentage of shopping units that are vacant to under 11% during 2007/8. In the same period Southport has increased its percentage to a similar level. Both Bootle and Southport have fewer vacant units than the national average.
- During 2007/8 9364m^2 of retail, office and leisure development was completed. Almost all was out-of-centre.
- See section 8 of this report for full analysis of this topic.

Transport Infrastructure and Accessible Development

- All four of the major non-residential developments completed in 2007/08 comply with the regional parking standards.
- All new residential development completed during 2007/8 was within 30 minutes travel time of a GPs, shopping area, primary and secondary school, and almost all where also within 30 minutes of an employment area and hospital.
- See section 9 of this report for full analysis of this topic.

Energy, Minerals and Waste

- Almost 30% of Sefton's waste is recycled or composted.
- See section 10 of this report for full analysis of this topic.

Green Belt and Countryside

- During 2007/8 there was no 'inappropriate' development in the Green Belt.
- See section 11 of this report for full analysis of this topic.

Nature Conservation and Coast

- During 2007/8 there was no 'inappropriate' development in the Coastal Planning Zone.
- See section 12 of this report for full analysis of this topic.

Urban Greenspace and Development

- There is 1.01 hectare of parks per 1000 population in Sefton.
- Sefton have 3 Parks and 2 other open spaces that been awarded the Green Flag award.
- See section 13 of this report for full analysis of this topic.

Heritage Conservation

- 2 Townscape Heritage Initiatives schemes have been completed in the 2007/8 financial year and a further scheme is on site.
- See section 14 of this report for full analysis of this topic.

Design and Environmental Development

- Approximately 240 trees were planted through section 106 funding in 2007/08.
- In 2007/8 our records indicate that 8 schemes approved for major new development incorporated Sustainable Drainage Systems.
- See section 15 of this report for full analysis of this topic.

Environmental Protection

- Within Sefton there are 2,868 hectares (18.5%) in flood zone 2, of which 2,290 (14.8%) are also in flood zone 3.
- During 2007/8 the Environment Agency did not recommend refusal on any planning application on flood risk or water quality grounds.
- See section 16 of this report for full analysis of this topic.

2 Introduction

Background

2.1 The Annual Monitoring Report (AMR) is the main mechanism for assessing the performance of the Development Plan and provides the trigger for any review or update.

2.2 The AMR contains information on:

- The implementation of the Local Development Scheme (see section 3)
- Sefton context (see section 4)
- The extent to which the policies set out in the development plan are being achieved (see section 5 onwards)

2.3 Where milestones or targets are not being met, or are not on track to being achieved, the AMR should:

- Explain why
- Consider whether changes need to be made
- Set out clearly the steps that the authority will take to address these issues.

The Development Plan

2.4 For the period covered by this AMR, 1 April 2007 to 31 March 2008, Sefton's Development Plan consisted of -

- The Sefton Unitary Development Plan (UDP) (Adopted June 2006)
- Regional Spatial Strategy (RSS) for the North West (Adopted September 2008)
- Coffee House Bridge Supplementary Planning Document

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

2.6 As we replace the UDP policies with the Local Development Framework we will review the indicators we use. The timetable for producing documents in the Local Development Framework is assessed in section 3 of this report. During the period covered in this year's AMR we adopted one LDF document, the Coffee House Bridge SPD (October 2007), and this is monitored in section 17. Monitoring of RSS is carried out by the North West Regional Assembly.

2.7 The Planning and Compulsory Purchase Act 2004 enables the policies in Unitary Development Plan to be 'saved' for a maximum of 3 years from when it was adopted (June 2006). As we will not have replaced these policies by Local Development Documents by the conclusion of this period, i.e. by June 2009, we will be seeking to continue to save them beyond this period. In line with Planning Policy Statement 12, 'Local Spatial Planning', [2] we will agree with Government Office for the North West by December 2008 which policies we want to save. A list of policies we are seeking to save is provided in Appendix 5. A full assessment of each policy is available at http://sefton.gov.uk/udp.

1 Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008
2 section 9 - Extension of saved policies

The Monitoring Framework

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

- ***Contextual Indicators*** , which measure the background against which policies operate (see section 4)
- ***Plan Specific Indicators*** linked to the objectives of our planning policies and measure direct effects of policy (see sections 5 to 17)
- ***Core Output Indicators*** defined by the Communities and Local Government office to achieve a consistent data set for all Local Authorities. They also measure the direct effects of policy (see sections 5 to 17).
- ***Significant effects indicators*** , which measure the significant environmental, social and economic effects of the development plan policies and are directly linked to the monitoring requirements of the Strategic Environment Assessment and Sustainability Appraisal. These will be included in next year's AMR once the Sustainability Framework for the Local Development Framework is approved in late 2008.

2.9 The plan specific and core output indicators are combined in this document as both sets are used to measure how far we are achieving our plan objectives. In our case these are set out in the Unitary Development Plan and the one Local Development Document adopted before April 2008, the Coffee House Bridge SPD.

2.10 For ease of reference we have organised the AMR into sections broadly related to the separate topics in the Unitary Development Plan. There is an additional section for the Coffee House Bridge SPD.

2.11 At the beginning of each section we set out the objectives that the policies are trying to achieve and the indicators used to measure our performance in meeting them. When looking at our performance we will explain the relevance of these against the objectives the plan policies were seeking to achieve.

3 Local Development Scheme Update

3.1 This section reports on whether we are meeting the timetable in the Local Development Scheme (LDS) is being achieved. For the purposes of this year's AMR the relevant LDS is that approved in March 2007. This is available to view on Sefton's website at http://sefton.gov.uk/LDS.

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

Core Strategy			
Key milestone	**2007 LDS timetable**	**Timetable met?**	**2008 LDS timetable**
Start of preparation	May 2007	yes (see below)	September/October 2008
Consultation on preferred option	Oct/Nov 2008	No	to October 2009
Submission to SoS	September 2009	amended	May 2010
Examination	June 2010	amended	September 2010
Adoption	December 2010	amended	April 2011

3.3 The production of the Core Strategy has slipped considerably in the early stages. This is mainly due to the unexpected complexity of assembling the evidence base, particularly the Strategic Housing Land Availability Assessment and other studies, most of which are being prepared jointly with our neighbouring local authorities. We have also taken the decision to spend more time forging links with key partners, such as the Sefton Borough Partnership, to ensure that the Core Strategy fully reflects the spatial elements of their key strategies. It is anticipated that the later stages of the Core Strategy production can make up some of the lost time, but overall we expect the adoption to be some 4 months later than what was proposed in last year's LDS.

Merseyside Joint Waste DPD			
Key milestone	**2007 LDS timetable**	**Timetable met?**	**2008 LDS timetable**
Start of preparation	December 2006	yes	*awaiting*
Consultation on preferred options	January/February 2008	no	*awaiting*
Submission to SoS	September/October 2008	no	*awaiting*
Examination	May/June 2009	amended	*awaiting*
Adoption	April 2010	amended	*awaiting*

3.4 The team undertaking the Waste DPD brought in an independent consultant to review the process of preparing the Waste DPD and as a result have built in a further consultation period. As a result it is necessary to expand the initial stage of consultation beyond the time set out in the 2007 Local Development Scheme. The latter stages of the DPD production, i.e. submission and examination, have been put back to accommodate this. The final timetable is currently being agreed with Government Office and will be included in the final approved 2008 LDS.

Seaforth and Litherland Area Action Plan			
Key milestone	**2007 LDS timetable**	**Timetable met?**	**2008 LDS timetable**
Start of preparation	October 2006	yes (see below)	May 2010
Consultation on preferred option	August/September 2008	no	to October 2010
Submission to SoS	April 2009	amended	August 2011
Examination	November 2009	amended	December 2011
Adoption	June 2010	amended	June 2012

3.5 In accordance with emerging best practice and available resources, it has been decided to delay production of the Area Action Plan (AAP) until after the Core Strategy. It has also been decided to produce a much more focused AAP to include just the regeneration of the Seaforth retail area and immediate surrounding area. As a result the title of the AAP has been amended to reflect this and will now be known as the **Seaforth Village AAP**. We also consider that the retail hierarchy and the rank of different Centres and parades is more appropriately a subject for the Core Strategy, rather than an Area Action Plan.

Canalside Sites, Bootle SPD			
Key milestone	**2007 LDS timetable**	**Timetable met?**	**2008 LDS timetable**
Start of preparation	September 2006	yes	n/a
Public consultation	June/July 2007	yes	n/a
Adoption	October 2007	yes	n/a

3.6 The SPD was produced in accordance with the timescales set out in the 2007 LDS. To clarify the area to which the SPD related,it was decided to rename the document **Coffee House Bridge SPD**. As this document was adopted during the 2007-2008 period covered in this AMR, we will report on progress in meetings its objectives (see section 17).

Affordable Housing SPD			
Key milestone	**2007 LDS timetable**	**Timetable met?**	**2008 LDS timetable**
Start of preparation	December 2006	no	n/a

3 Local Development Scheme Update

Affordable Housing SPD			
Key milestone	**2007 LDS timetable**	**Timetable met?**	**2008 LDS timetable**
Public consultation	July/August 2007	no	n/a
Adoption	October 2007	no	n/a

3.7 Due to the priority of carrying out key Core Strategy evidence base studies such as the Strategic Housing Land Availability Assessment (SHLAA), Employment Land & Premises Study (EP&PS) and Strategic Housing Market Assessment (SHMA), work on the Affordable Housing SPD has had to be delayed. Interim Planning Guidance was produced (August 2007) for the short-term consideration of housing matters in the South Sefton regeneration areas including the need for affordable housing. Whilst the SPD is still considered a key document for Sefton, it is not likely to be prepared until 2009, when it can take account of the RSS (adopted 2008) and the Strategic Housing Market Assessment (due late 2008). We may produce an advice note in the meantime. We have decided not to programme it in the 2008 LDS, but to review the situation in the 2009 LDS.

Managing the Supply of Housing Land SPD			
Key milestone	**2007 LDS timetable**	**Timetable met?**	**2008 LDS timetable**
Start of preparation	December 2006	no	n/a
Public consultation	July/August 2007	no	n/a
Adoption	October 2007	no	n/a

3.8 This SPD was intended to replace an existing SPG on Regulating the Supply of Residential Land and update it to take account of the latest national and regional planning guidance. Production has been deferred to enable us to concentrate on the preparation of the Core Strategy evidence base and to await the publication of RSS, which includes a new housing requirement for the borough and possibly a new position on managing housing supply. Recent Government advice on the need for more housing together with RSS indicate a new approach to managing housing supply, principally that housing figures should no longer be viewed as a maximum, which could be interpreted as removing the need for any form of housing restraint policy. However, they also stress the need to limit development in certain areas to "meeting local needs" and safeguarding housing regeneration areas, suggesting some form of housing restraint may still be necessary. Consequently, the production of this SPD continues to be deferred until Core Strategy studies are completed and the role of housing restraint is clarified.

Stanley Road, Bootle SPD			
Key milestone	**2007 LDS timetable**	**Timetable met?**	**2008 LDS timetable**
Start of preparation	May 2006	yes	May 2006
Public consultation	October 2007	no	September/October 2008

Stanley Road, Bootle SPD			
Key milestone	**2007 LDS timetable**	**Timetable met?**	**2008 LDS timetable**
Adoption	January 2008	no	January 2009

3.9 Following consideration of the draft SPD it was decided that we required a robust internal inspection of the properties on Stanley Road to fully assess all the regeneration options. Consultants were appointed early in 2008 to carry out inspections and this has meant changing the timescales for the production of the SPD. We expected the consultants report into the condition of the Stanley Road buildings by July 2008, but this has slipped to October 2008 due to problems gaining access to some properties. We therefore expect the 2008 timescales to slip also with adoption in March 2009.

Peel-Knowsley/Linacre SPD			
Key milestone	**2007 LDS timetable**	**Timetable met?**	**2008 LDS timetable**
Start of preparation	March 2006	yes	n/a
Public consultation	September/October 2007	no - Feb/March 2008	n/a
Adoption	January 2008	no - July 2008	n/a

3.10 The Peel-Knowsley/Linacre SPD was produced in partnership with consultants who primarily carried out early consultation and data collection. There were slight delays in publishing and analysing the results of the early consultation which in turn delayed the production of the draft SPD. In total the production of the SPD slipped by 6 months and was adopted in July 2008. Monitoring of the Peel-Knowsley/Linacre SPD will be included in next year's AMR.

Ensuring Choice of Travel SPD			
Key milestone	**2007 LDS timetable**	**Timetable met?**	**2008 LDS timetable**
Start of preparation	September 2006	yes	September 2006
Public consultation	July/August 2007	no - June/July 2008	June/July 2008
Adoption	January 2008	no - amended	October 2008

3.11 The Ensuring Choice of Travel SPD is being produced by each of the Merseyside authorities to bring a consistent approach to policies for parking, transport and travel. This caused delays in the early consultation stage as it was more difficult than expected to meet the requirements of each authority's Statement of Community Involvement. Momentum was also lost in producing Sefton's draft SPD for consultation due to short term staff shortage. The SPD is now near completion and will be monitored in next year's AMR.

3 Local Development Scheme Update

Southport Town Centre SPD			
Key milestone	**2007 LDS timetable**	**Timetable met?**	**2008 LDS timetable**
Start of preparation	July 2006	yes	July 2006
Public consultation	September/October 2008	no - amended	March/April 2009
Adoption	March 2009	amended	July 2009

3.12 The SPD is linked closely to the Southport Investment Strategy, which was consulted on early 2008. It raised a number of issues which the team leading on the strategy wanted to develop further before progressing the final document. As a result the timetable for producing the Southport Town Centre SPD, which will set out the land-use issues of the strategy, was amended in the 2008 Local Development Scheme.

Green Space Strategy SPD			
Key milestone	**2007 LDS timetable**	**Timetable met?**	**2008 LDS timetable**
Start of preparation	April 2007	yes	n/a
Public consultation	September/October 2007	no - July/August 2008	n/a
Adoption	January 2008	no - October 2008	n/a

3.13 It was decided that the objectives of the Green Space Strategy would be met more effectively through a corporate approach and to address any planning implications in the Green Space, Trees and Development SPD (see below). Although not now an SPD the Green Space Strategy was adopted in October of this year, later than anticipated due to the change in focus of the document and the further work this entailed.

Open Space and Development SPD			
Key milestone	**2007 LDS timetable**	**Timetable met?**	**2008 LDS timetable**
Start of preparation	April 2007	yes	n/a
Public consultation	September/October 2007	no - Feb/March 2008	n/a
Adoption	January 2008	no - July 2008	n/a

3.14 The scope of this document was expanded slightly to address the issue of trees provided in association with development. As a result consultation took slightly longer than anticipated and the renamed Green Space, Trees and Development SPD was adopted in July 2008 rather than in January 2008.

4 Sefton Context

Objective

To make Sefton a great place in which to live, work, learn, visit and do business

Indicators

SC1 Number of households and population in district

SC2 Annual household income

SC3 Average household price by house type

SC4 Percentage annual change in house prices

SC5 Housing tenure

SC6 Percentage working age in employment

SC7 JSA claimant rate including long-term unemployment

Introduction

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

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

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

4.4 Sefton's proximity to Liverpool is important, but it is a distinct Borough which contains a number of features that are often more closely associated with its larger urban neighbour. For example, Sefton is home to the famous Aintree race course, and the main operational docks of the Port of Liverpool. The docks are an important feature of Sefton, and, with their associated maritime businesses, are a major source of local employment, which presents challenges to the south of the Borough with increased traffic and environmental pressures.

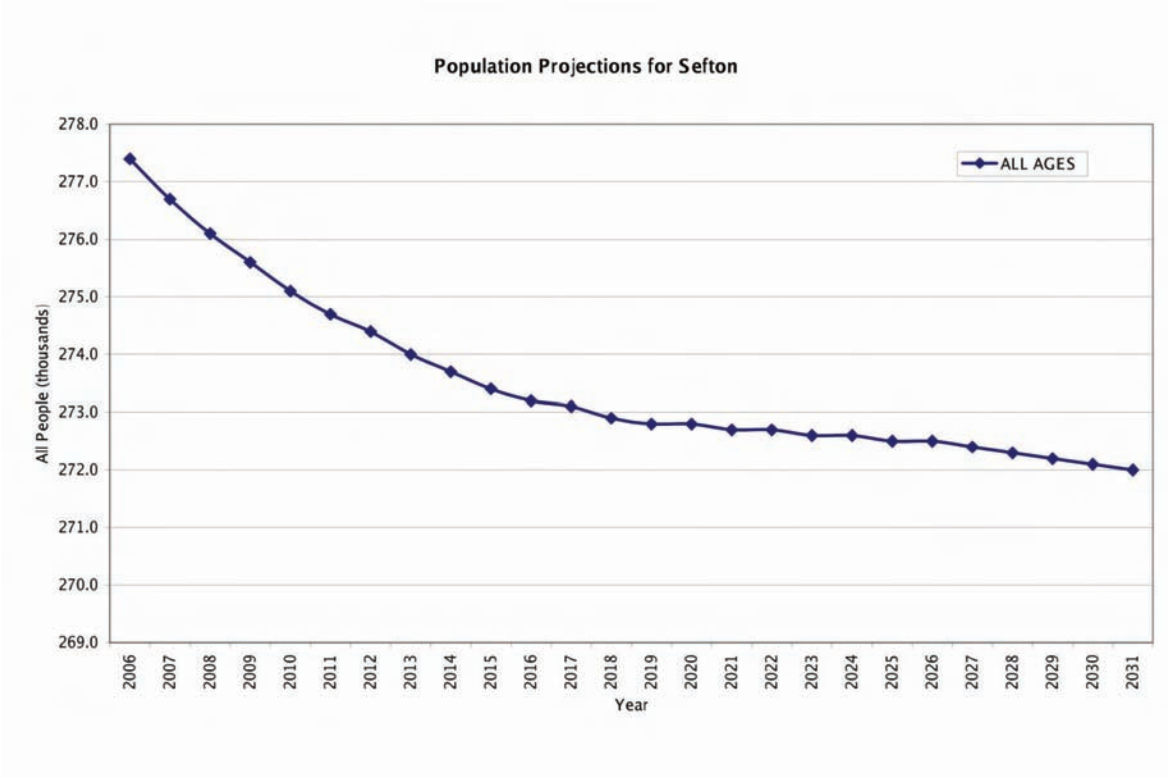
4.5 Sefton is a Borough of extreme contrasts. There are concentrations of social and economic deprivation across much of the south of the Borough. However, central Southport also contain some of the most deprived neighbourhoods in Sefton.

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

4 Sefton Context

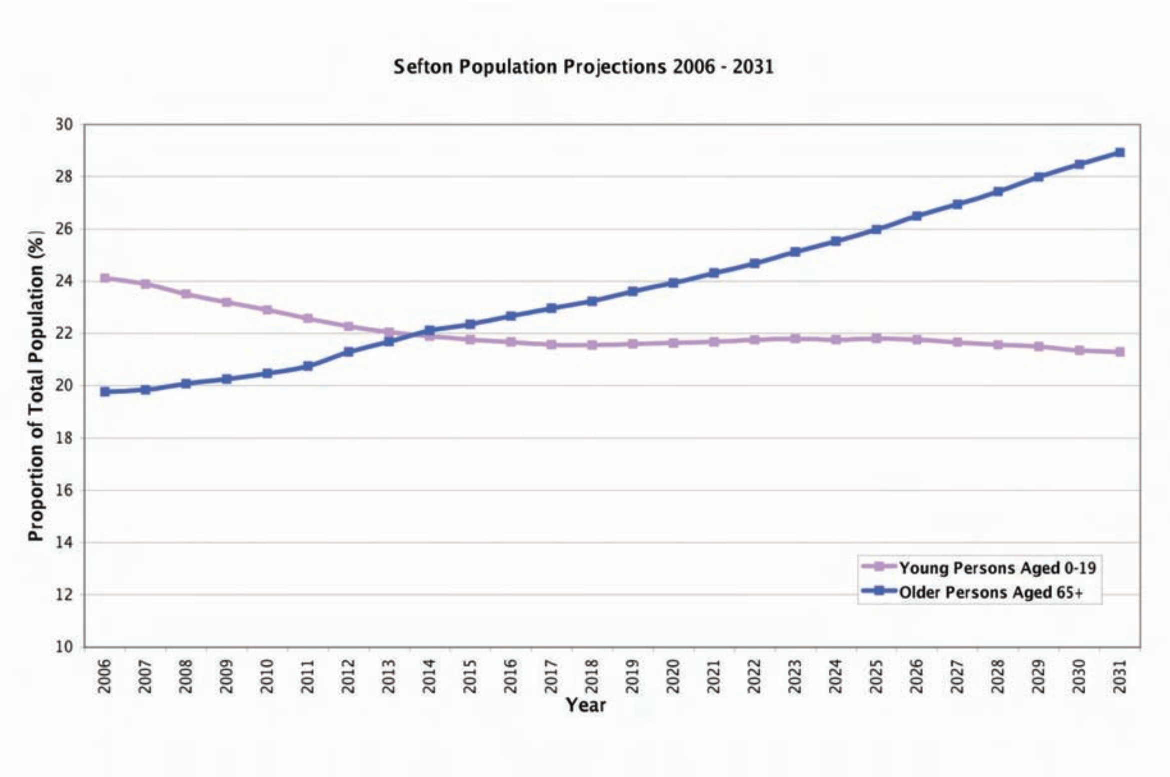
Indicator SC1

Number of households and population in district



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

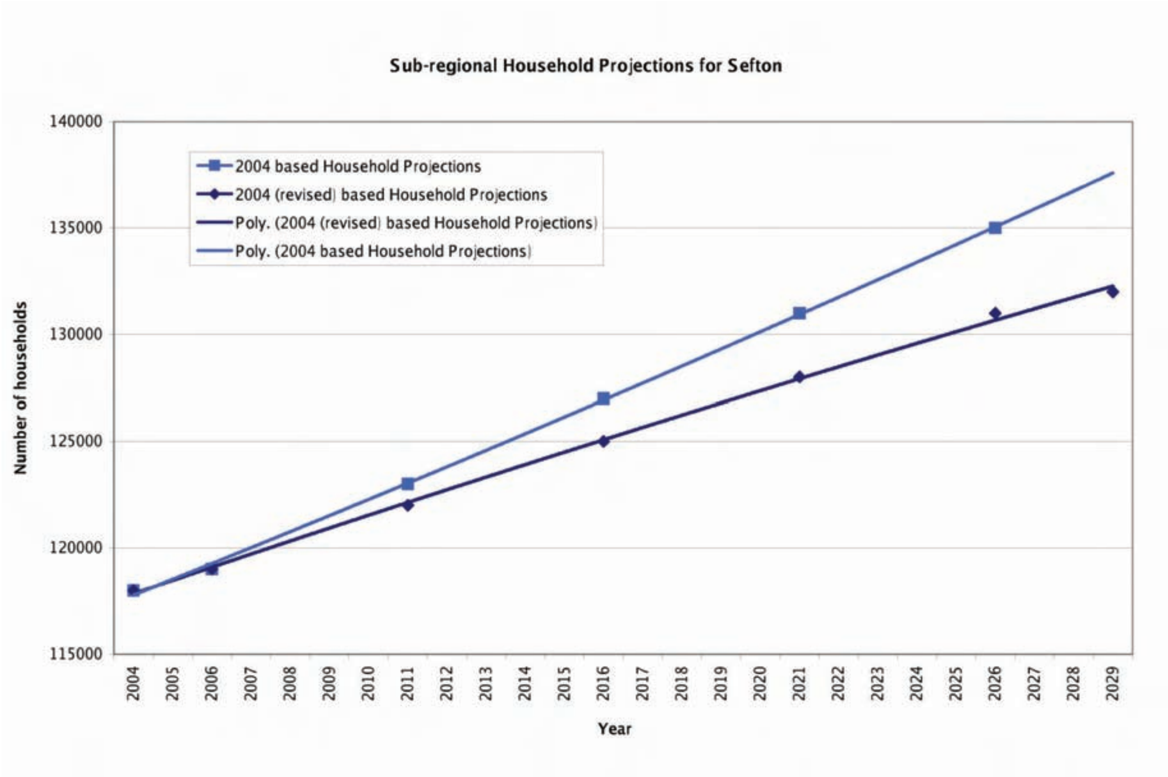
Population is projected to decline over forthcoming years, as it has for the past 30 years. As can be seen from the graph above the rate of population loss should reduce in about 10 years from now and remain within the 272 to 273 thousand band. One of the key aims of the Core Strategy will be looking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



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

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

4 Sefton Context



Source: Communities and Local Government - Revised projections of households for the English regions to 2026

In contrast to the population projections, the number of households is projected to increase in Sefton over the next 20 years. This is due to the average household size going down, with a greater number of people living in single person households. However this does not mean we will seek to promote one bedroom houses and apartments as we would want to provide future flexibility in the housing stock. The revised Government tables show a lower rate of increase than previously published, nevertheless the household increase is substantial. Meeting the housing requirements, as identified above, is one of the key challenges of current planning policy and is considered in more detail in Chapter 7 of this report.

Indicator SC2

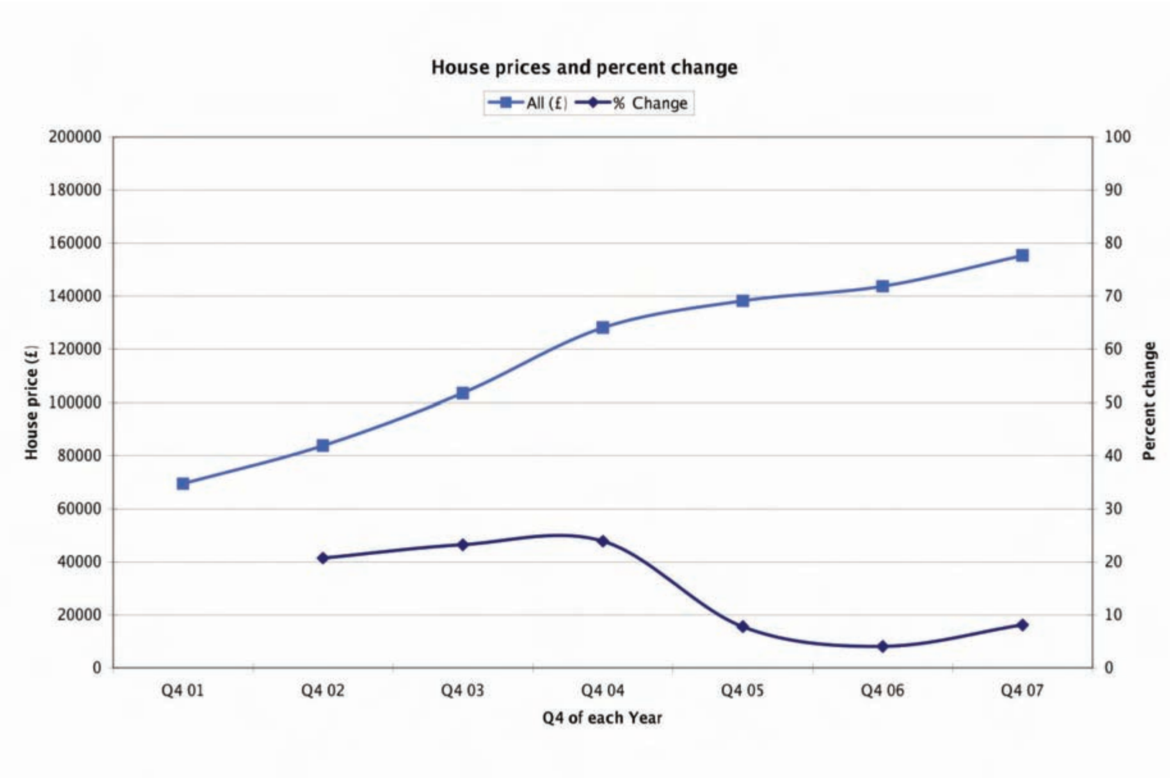
Annual Household Income

4.7 The annual household income for 2007 was £30,932, an increase of 4.8% (£1419) in the past year. This rise in broadly in line with inflation (CACI paycheck).

Indicator SC3 and SC4

Average household price by house type

Percentage annual change in house prices



Source: Land Registry House Price Index Report - 2008

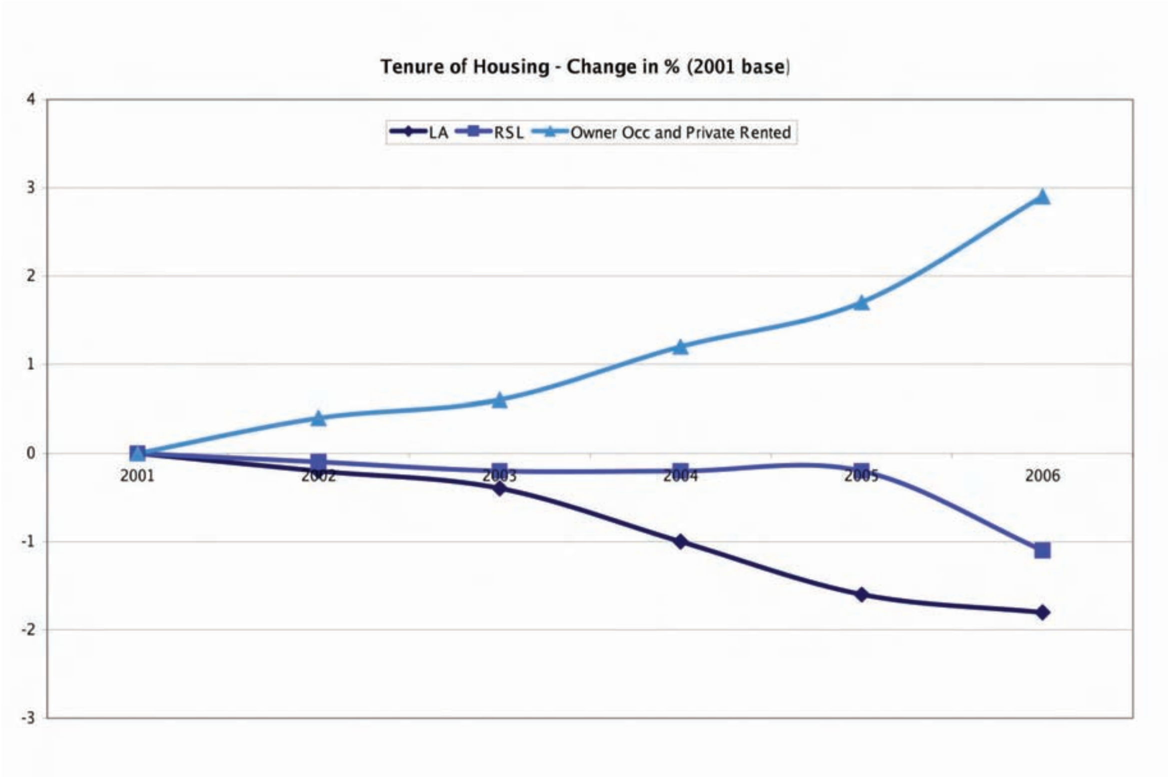
4.8 House prices are no longer available on the Land Registry website by house type, so the chart above shows the change in average house price for all house types in Sefton over the past few years. Although the absolute price is not shown as falling within this time period, the % annual increase has fallen to under 10% per year based on comparisons between the fourth quarters of each year. Given the downturn in the economy during the latter part of 2008 we expect average house prices to fall and confidence in the housing market and building sectors to be hit hard. This is likely to have significant implications for how far we meet the objectives of planning policy in the coming years, as well as in our HMRI area.

Indicator SC5

Housing tenure

4.9 In Sefton around 77% of households are owner occupiers, although in some south Sefton wards this figure is much lower, generally around 55% to 60%. In Linacre ward, in Bootle, just 35% of the households are owner occupiers.

4 Sefton Context



Source: Sefton MBC 2008

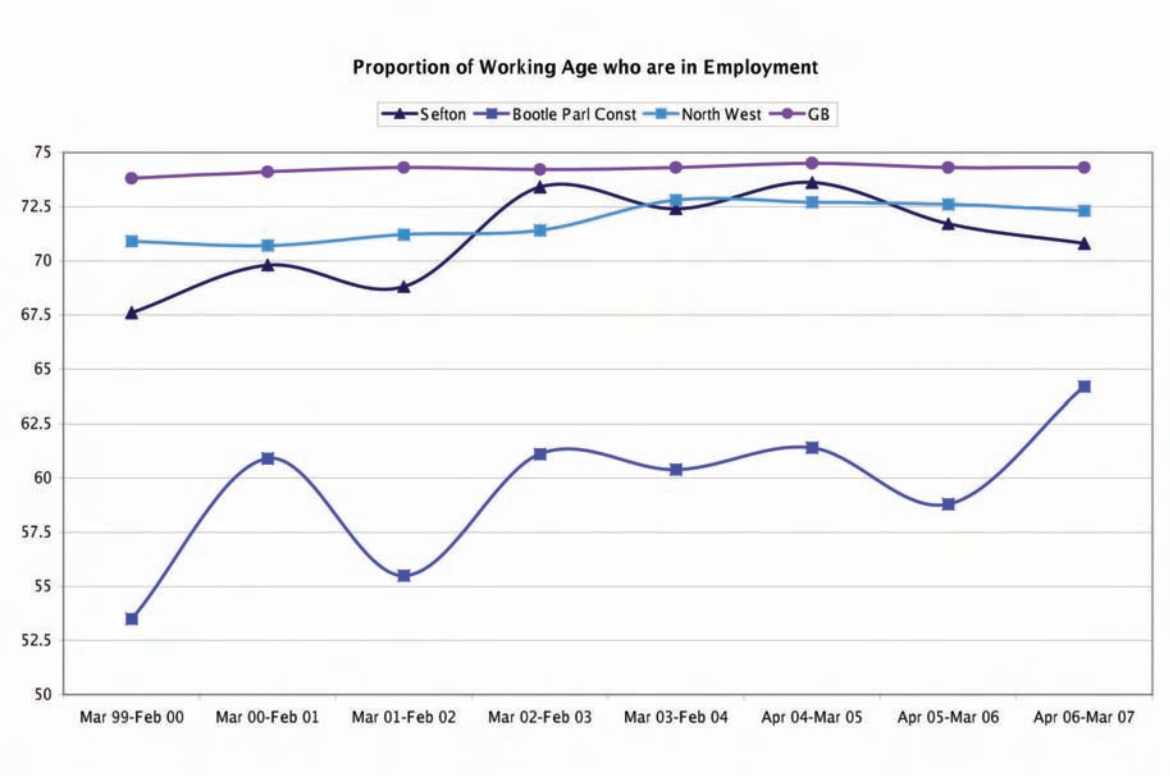
4.10 The table above shows the change in tenure of the housing stock in Sefton since 2001. Owner occupation and private renting are increasing, and social rented housing is decreasing, in both LA and RSL stock.

4.11 The table does not cover the year 2007 where the Sefton Council stock was transferred to One Vision Housing. This will combine the two social rented categories into one, as there will be no LA stock after this time.

4.12 This shows that overall the proportion of housing in Sefton that is in the traditionally 'affordable' sector is falling.

Indicator SC6

Percentage working age in employment



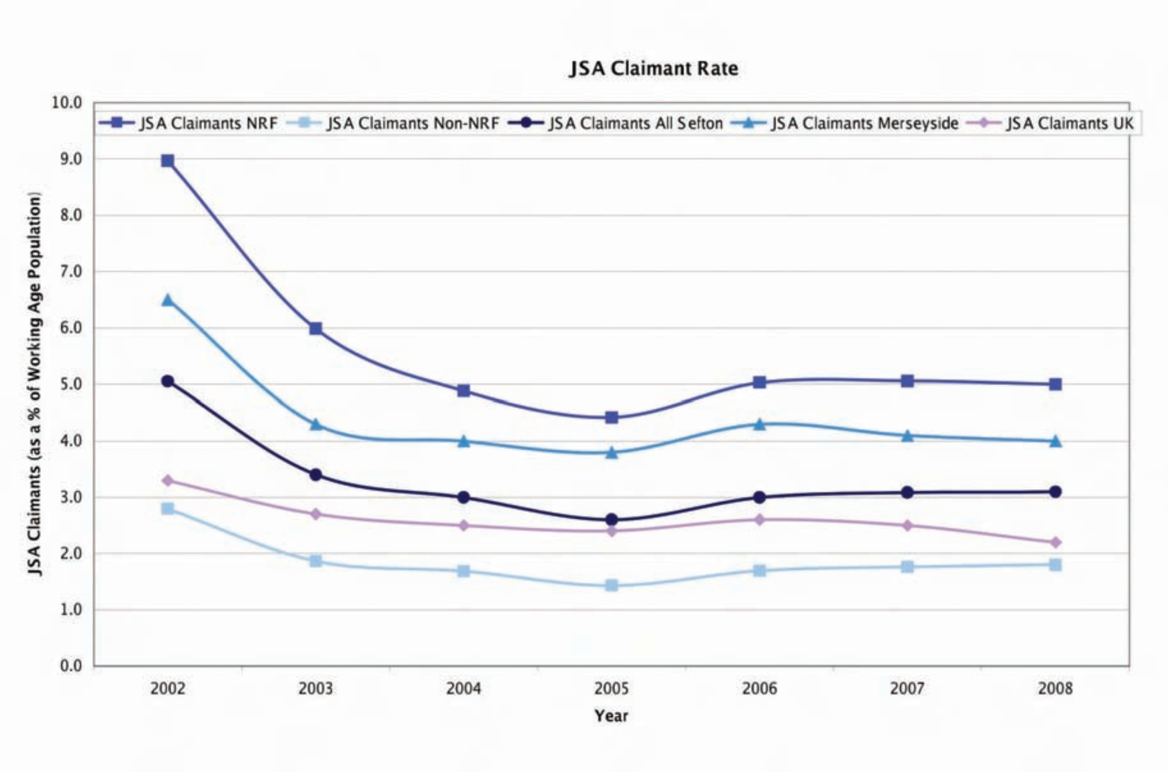
Source: Office for National Statistics - Annual Population Survey March 1999- March 2007

4.13 The percent of people in Sefton in employment has remained reasonably close to the North West and national average in recent years, although in the 2 years to March 2007 it has dropped to lower than the North West. In the Bootle Parliamentary area, which includes most of the Urban Priority Area in South Sefton, the perecntage of people in employment remains significantly lower than Sefton as a whole, although the gap is beginning to close as many of the schemes in South Sefton, such a Atlantic Gateway, Neighbourhood Renewal Fund and Sefton Enterprises come to fruition.

4 Sefton Context

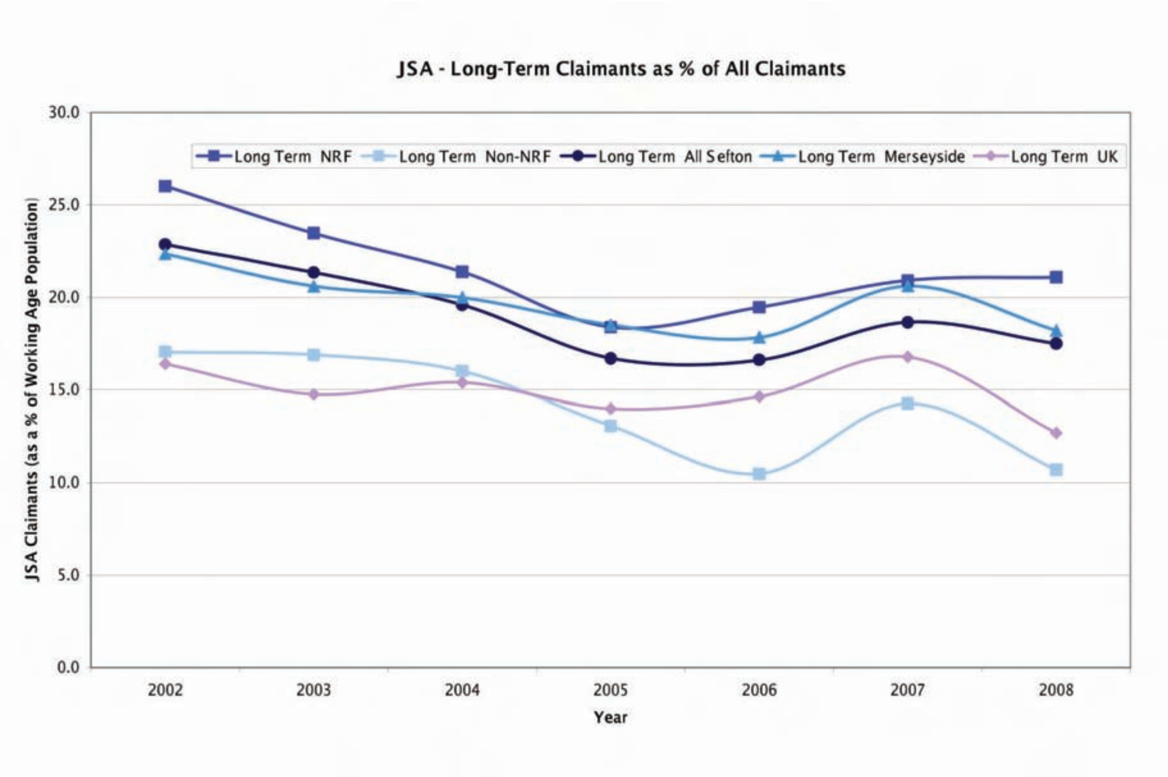
Indicator SC7

JSA claimant rate including long term unemployed



Source: Office for National Statistics - Claimant Count with Rates and Proportions 2002-2008

4.14 After many years of steady decrease, the number of job seeker claimants has stabilised in recent years at around the 5% mark for Neighbourhood Renewal Fund (NRF) Areas and 3% for Sefton as a whole. The gap between the NRF area and the UK has remained at about 2.5 to 3% over the past 5 years, suggesting the figures are more heavily influenced by national factors than local. It will be important when implementing policies, particularly economic (see Chapter 6), that the gap between the most deprived areas and the least is considered, this underpins the objectives of the UDP spatial strategy (see section 5) and will continue to be a key policy objective when developing the core strategy.



Source: Office for National Statistics - Claimant Count with Rates and Proportions 2002-2008

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

5 Urban Priority Areas

Objectives

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

Indicators

UP1 Percentage of Urban Priority Area residents finding it easy to access key local services, compared to the percentage in the rest of the Borough.

UP2 Percentage of Urban Priority Area residents satisfied with their neighbourhood as a place to live, compared to the percentage in the rest of the Borough.

UP3 The number of Super Output Areas (SOAs), and percentage of Sefton's population, that rank within the most deprived 10% of SOAs nationally and the most deprived 25% of SOAs nationally.

UP4 The percentage (by area) of land developed for employment uses in schemes of 1000m^2 floorspace or more which are in Urban Priority Areas.

Indicator UP1

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

5.1 In a survey carried out for the South Sefton Partnership, residents in 6 south Sefton wards which make up the Urban Priority Area (Derby, Ford, Linacre, Litherland, St Oswalds, Netherton & Orrell) were asked a series of questions about their neighbourhoods.

5.2 One question asked respondents to say if they personally found it difficult to get to a range of services. The table below sets out the results as a percentage of who said they did.

	Doctor	Dentist	Chemist	Primary School	Post Office	Local Shop	Sports & Fitness
St Oswald & Netherton/Orrell	7.2	5.9	9.0	0	2.1	0.5	1.8
Linacre & Derby	5.7	3.4	2.2	0.5	2.9	2.2	1.0
Litherland & Ford	7.7	6.1	4.5	0.7	11.5	7.3	2.1

	Doctor	Dentist	Chemist	Primary School	Post Office	Local Shop	Sports & Fitness
Rest of Sefton	8.8	8.0	1.2	0.2	7.8	2.2	2.5

5.3 In general most residents found all facilities and services accessible with little variation between areas. Litherland and Ford residents tended to have more difficulty accessing a Post Office and Local Shops, which is probably a reflection of a lower housing densities in Ford and north Litherland and the low frequency of public transport in the evening.

Indicator UP2

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

5.4 In the same survey, a very high percentage of residents in the Urban Priority Area wards in south Sefton responded that they were satisfied with their neighbourhood. In Linacre & Derby wards 80.6% of residents were satisfied, St Oswald, Netherton and Orrell 86.6% and Litherland and Ford 87.6%. This is just slightly lower than for the rest of Sefton, 92.8%.

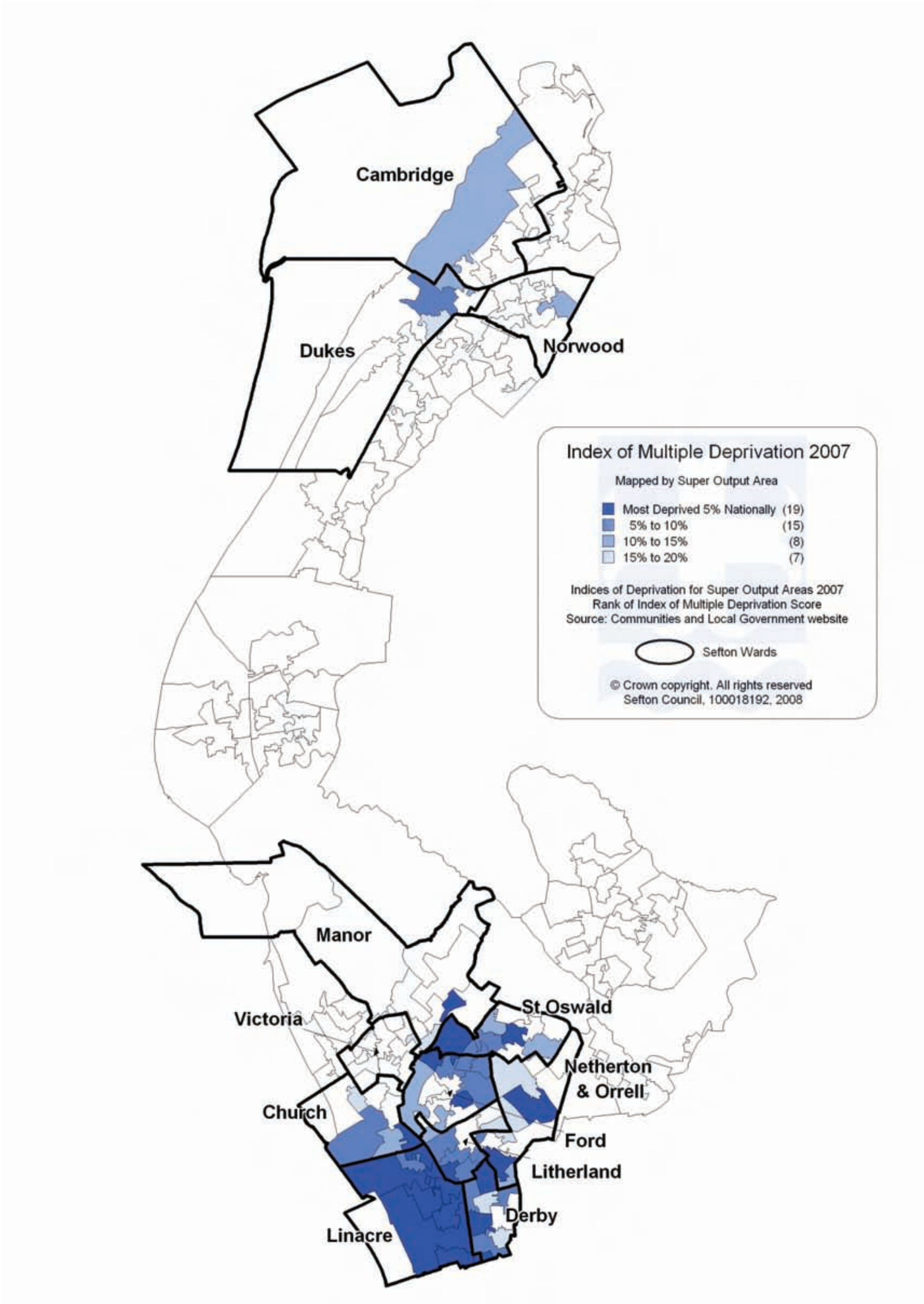
Indicator UP3

The number of Super Output Areas (SOAs), and percentage of Sefton's population, that rank within the most deprived 10% of SOAs nationally and the most deprived 20% of SOAs nationally.

5.5 The model of multiple deprivation is based on the idea that distinct areas or domains of deprivation can be identified and measured individually. The overall Index Multiple Deprivation (IMD) aggregates all of these separate deprivation domains chosen to cover a range of economic, social and housing issues, into a single deprivation score or deprivation ranking.

5.6 The Index of Multiple Deprivation 2007 (IMD 2007) is a measure of multiple deprivation at a small area or Super Output Area (SOA) level. The SOA approach has been designed to provide statistics for areas of a small size, typically contain a minimum population of 1000 and have a mean population of 1500. In Sefton there are a total of 190 SOAs, spread throughout the Borough, with each ward containing between seven and ten SOAs.

5 Urban Priority Areas



Index of Multiple Deprivation

5.7 The figure above identifies the Borough's most deprived areas (top 20% nationally) divided into 5% groups. The main local areas of deprivation within Sefton are very evident, with the concentration of deprivation lying within the south of the Borough especially in the Linacre, Derby and Litherland, St Oswald, Netherton and Orrell, Ford and Church Wards. There are also some marked areas of deprivation within the Dukes and Cambridge Wards in Southport, in the north of the borough.

National deprivation ranking	Within Most Deprived 5% Nationally	5% to 10%	10% - 15%	15 – 20%
Number of Super Output Areas within	19	15	8	7
Cumulative Number of Super Output Areas within	19	34	42	49
Proportion of Population [1] within	9.5%	7.8%	4.3%	3.6%
Cumulative Proportion of Population within	9.5%	17.3%	21.6%	25.2%

5.8 9.5% of Sefton's population are residents within neighbourhoods ranked within the most deprived 5% nationally,this represents 26,353 people (ONS mid 2006 estimates). Cumulatively, over a quarter (25.2%) or 69,905 people reside in areas ranked within the most deprived 20%.

5.9 In 2004 Sefton had 50 SOAs or 26.3% of its population ranked within the top 20% most deprived nationally. The number of SOAs and percentage of population within the 20% most deprived has therefore marginally decreased. Of these areas of high deprivation 26 have improved their national ranking since 2004, however 23 are now ranked lower.

5.10 This indicator highlights the difficulty in lifting areas out of deprivation but emphasises the importance of continued partnership working between the Council and partners, including public, private and voluntary, to implement regeneration strategies. This will a key factor when we look at producing our Core Strategy in the next couple of years.

5.11 The Index for Multiple Deprivation (IMD) data is updated every 3 or 4 years. As a result this indicator will not be reported on until the next IMD update.

Indicator UP4

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

Year	Total Hectares	Hectares in UPAs	As % of all development
04-05	1.76	0	0%
05-06	15.97	15.79	99%

1 Office for National Statistics: Midyear Population Estimates 2006
2 this indicator has a higher site threshold than those in theEconomic Development and Tourism chapter and therefore cannot be directly compared with the other indicators that include smaller sites

5 Urban Priority Areas

Year	Total Hectares	Hectares in UPAs	As % of all development
06-07	3.49	2.75	79%
07-08	0.43	0.43	100%
Total all years	**21.65**	**18.97**	**88%**

5.12 A total of 19 hectares of land have been developed for employment uses in the last four years in Urban Priority Areas, in schemes of over 1000 square metres. This represents 88% of the total area of land in Sefton developed in the time period.

5.13 Schemes within UPAs include developments on Trinity Park, office developments in Bootle Office Quarter, and a number of developments on allocated sites within our Primarily Industrial Areas. In combination these schemes have created an additional 83,000 square metres of floor space.

6 Economic Development and Tourism

Objectives

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

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

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

Indicators

EDT 1 The number of VAT registered businesses, and the percentage increase or decrease in the total number of VAT registered businesses

EDT 2 Employment land available by type

EDT 3 Floorspace developed for employment by type

EDT 4 Floorspace (m^2) of new office developments (use class B1a) of 2,500m^2 or above, and the percentage of this which is in town, district or local centres

EDT 5 Proportion of new business and industrial development (Use Classes B1, B2, B8) using previously developed land and buildings

EDT 6 Area (hectares) of land and floorspace (m^2) developed for business and industry (Use Classes B1, B2, B8) and the number of jobs generated:

- in Sefton as a whole
- within Strategic Employment locations and on Strategic Sites on other allocated sites
- in the Maritime and Tourism sectors
- in other Regional Economic Strategy key sectors
- in Urban Priority Areas (UDP 5.2)

EDT 7 Amount of employment land on allocated sites, or within primarily industrial areas, lost from business and industry (Use Classes B1, B2, B8):

- in Sefton as a whole
- in Urban Priority Areas
- to housing uses (UDP 5.4)

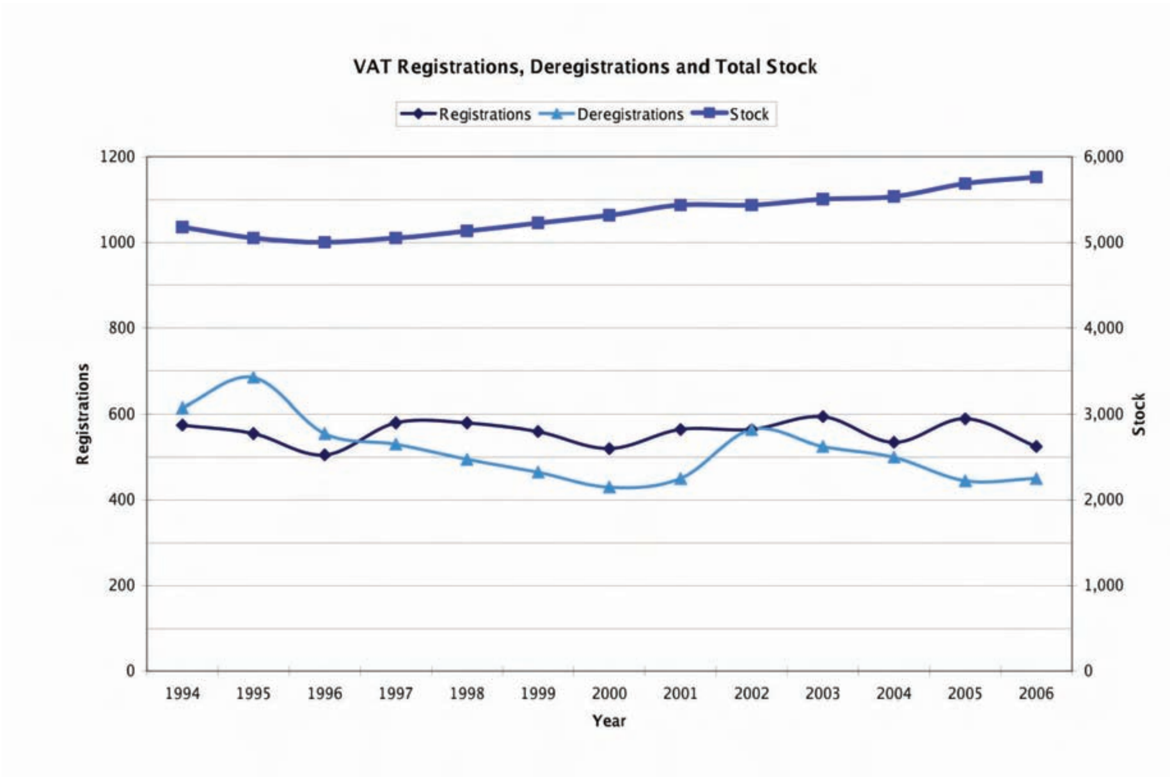
EDT 8 Number of visitors to Sefton

Introduction

6.1 The indicators in this chapter show lower employment completions than previous years, but this reflects the definition of when large schemes are registered as complete rather than a lack of development. In the current financial year we will be completing an Employment Land and Premises Study which will provide us with a greater understanding of the available employment land in Sefton and will be a key piece of evidence for the development of the Core Strategy. Information from this study will be reflected in next year's AMR.

Indicator EDT 1

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



Source: DTI Small Business Service - VAT Registrations/Deregisrations by Industry 1994-2006

6.2 The number of VAT registered businesses has increased gradually over the past decade. This primarily reflects the economic situation in the country as a whole rather than any local impact. However despite this increase, Sefton still has fewer businesses per 1000 population (0.69) than both the North West (0.80) and National average (0.84). The recent drop in the number of registrations is likely to continue in the next few years as the recent credit problems take effect.

6.3 In 2007, Sefton Council, in partnership with Liverpool City Council, were awarded £22million in a successful joint bid from the Government's Local Enterprise Growth Initiative (LEGI). In Sefton this applies to two of the most deprived wards, Linacre and Derby. One of the key aims of this programme, which has been named 'Stepclever', is to increase the number of self employed people in these areas. This programme will complement the objectives of the UDP and will help narrow the gap between Sefton, particularly in the urban priority areas, and the rest of the country. Future editions of the Annual Monitoring Report will reflect the achievements of the Stepclever scheme.

Indicator EDT 2

Employment land available by type

Development Use Class	Site area in Hectares		Change
	2007	2008	
B1	9.6301	10.251	+0.6209
B2	3.0238	2.5926	-0.4312
B8	4.25118	14.8785	+10.62732
Mixed B Uses	56.3713	46.2722	-10.0991
Total	73.27638	73.9943	+0.71792

6.4 Overall there has been little change in the amount of available employment land in Sefton. The increases are attributable to some small windfall sites that become available during the last year. It is likely that the future trend will be for the amount of available employment land to decrease as sites are developed as Sefton has a shortage of suitable land. An Employment Land and Premises Study (ELPS) is soon to be completed for Sefton which will provide a comprehensive appraisal of potential employment sites in the borough. This will provide updated data for next years AMR.

Indicator EDT 3 & 4 Combined

Floorspace developed for employment by type

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

Development Use Class	Gross floorspace (m^2)		
	2005/06	2006/07	2007/08
B1a	46,639.3	6,111.0	171.0
B1b	0	0	0
B1c	2,138.5	0	825.0
B2	10,679.0	5,053.0	1,200.0
B8	16,029.5	2,911.0	223.0
Mixed B Uses	-	1,278.0	341.0

6 Economic Development and Tourism

Development Use Class	Gross floorspace (m^2)		
	2005/06	2006/07	2007/08
Total	75,485.5	15,353.0	2,760.0

6.5 The number of completed employment premises over the past financial year was very small when compared to previous years. Quite often the figures are skewed when a large development is completed and last year's performance shouldn't necessarily be seen as an indication of poor economic performance in Sefton. Next year will see a number of large schemes completed, such as the South Sefton Investment Centre and the Atlantic Industrial Complex, and next year's AMR will include these.

6.6 Regarding indicator EDT4, there have only been two large new office (B1a) developments in recent years, both of which were completed in 2005/06. Trinity Park included 9549 sqm of office space, and the new HSE Office in Bootle is 33360 sqm. Both developments are in areas classed as out of centre in planning terms.

Indicator EDT 5

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

6.7 During 2007/8, as in the previous 2 years, all completed business and industrial land has been on previously developed land (PDL) and buildings. This is reflective of Sefton's, and more so Bootle's, industrial heritage. In fact Sefton has very few 'greenfield' sites which would be suitable for development, for either housing or employment, so it is likely that this 100% figure will continue. Following the completion of the Employment Land and Premises Study we will be a much better position to report on the availability of previously developed land and to comment more accurately on whether this trend is continuing.

Indicator EDT 6

Floorspace (m^2) developed for employment and number of jobs generated:

- in Sefton as a whole,

- within strategic employment sites and on strategic or other allocated site,

- in the maritime and tourism sectors,

- in other Regional Economic Strategy key sectors,

- and in urban priority areas

Site name	Floor Space (m^2)	Jobs	In Strategic or Allocated UDP Site	Sector	In Urban priority area
Land adj Switch Car, Dunnings Bridge Rd, Netherton	341	25	Yes within EDT 7.3	Retail	Yes
Spotmix, Acorn Way, Bootle	1300	6-10	Yes within EDT 7.2	n/a	Yes
Fmr Playing Field, Heysham Road, Aintree	825	Unknown	Yes within EDT 7.3	n/a	Yes
Land adj Station Cottages Ormskirk Road, Aintree	71	6	No	n/a	Yes
IMS, Russell Road, Southport	223	2	No	n/a	No
Total	2760				

6.8 This table shows details of the sites completed in 2007/08. As explained in paragraph 6.5 there were only a few completed schemes in the past financial year. As such the number of jobs shown as provided is low, but as with other indicators this shouldn't necessarily be taken as indicative of poor performance. Some large employment developments that create significant jobs (see paragraph 6.5) will be completed in the present year.

6.9 There are a number of outstanding proposals at the Port of Liverpool, including a new 'ro-ro' (roll-on, roll-off) terminal (Langton Dock) and land reclamation (Seaforth Triangle). Most activity in the port, which is the third largest in the UK and handles 34 million tonnes per year, has related to the on-going strategy of re-locating the more 'heavy' uses to the west of Regent Road with warehousing between Regent Road and Derby Road as a buffer to nearby residents

6 Economic Development and Tourism

Indicator EDT 7

Amount of employment land on allocated sites, or within primarily industrial areas, lost from business and industry (Use Classes B1, B2, B8):

- in Sefton as a whole

- in Urban Priority Areas

- to housing uses

Site Name	Description	Area HA	In Empl or Regen Area	Lost to Housing
Land off Jubilee Drive east side Marlborough Ave, Netherton	Housing development on part of site of former factory and rail track	1.94	Yes	Yes
21 Spencers Lane Melling	Housing development on site partly former coal yard (3/4 of site)	0.36	No	Yes
5 Arnside Terrace Southport	Housing development on site formerly used for B2 and B8 uses	0.03	Yes	Yes
32-38 Market Street Southport	Housing development on site of former office	0.07	Yes	Yes
12 Church Street Southport	Health centre development on site of former office	0.13	Yes	No
Total		2.53	2.17	2.4

6.10 The largest loss of employment land, that at Jubilee Drive, was permitted to create a more defined boundary between existing housing and industrial land and to kick start regeneration in the HMRI area. This was considered an exceptional circumstance that not only improved residential amenity, by including a buffer between the new housing and land retained for employment redevelopment, but also secured the viability of the retained employed land which was retained. Apart from this site, only a few minor areas of employment land have been lost. This confirms that the policy for protecting employment land (UDP policy EDT18) is robust and helping to achieve the objectives of the plan.

Indicator EDT 8

Number of visitors to Sefton

	2005		2006		2007	
	Day visitors	Total visitors	Day visitors	Total visitors	Day visitors	Total visitors
Southport	10580	11037	10975	11457	11016	11507
Rest of Sefton	1841	2133	1910	2278	1917	2338
Whole of Sefton	12421	13170	12885	13734	12932	13845

Tourist visitors to Southport/Sefton in thousands (STEAM)

6.11 Despite the closure of Pleasureland funfair, in September 2006, the number of visitors to Southport has remained steady, even showing a slight increase. This reflects the increased efforts of the Council and its partners to develop greater diversification in the leisure and cultural events Southport has to offer. It is expected that the number of visitors for 2008 will be higher as Royal Birkdale hosted the 2008 Open gold championship.

6.12 The Southport Investment Strategy (SIS) has recently been produced which sets out how Southport can further expand the attractions it has to offer. A supplementary planning document is currently being developed to set out the planning framework for the SIS and is likely to identify key sites for development.

6.13 The rest of Sefton has also shown an increase in the number of visitors and we will continue to work with attractions such as Aintree Racecourse, RAF Woodvale and the Red Squirrel Nature Reserve at Formby to consolidate this growth.

7 Housing and Neighbourhood Renewal

Objectives

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

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

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

Indicators

H1 Plan period and housing targets

H2 Housing trajectory

H3 Managed Delivery Target

H4 Affordable housing completions, and those as a result of policy H2

H5 Percent of new and converted dwellings on Previously Developed Land.

H6 The percentage of housing built at a net density of:

- less than 30 dwellings per hectare
- 30-50 dwellings per hectare
- above 50 dwellings per hectare

and those in the locations most accessible by public transport

H7 Net additional pitches for gypsies and travellers

Introduction

7.1 The attractiveness of Sefton as a place to live, changes in the population profile, a growing economy and a strong housing market over the last ten years has helped to drive up the demand for housing in Sefton. As a result of this, plus the limited amount of urban and brownfield land available for development and construction price inflation, the cost of housing has increased and affordability has decreased significantly. This has increased the need to identify the right amount of housing land in the right places and make best use of it for the house types, sizes and tenures that best meet the identified housing need. This is reflected in the higher average annual housing requirement of 500 a year in the new RSS (September 2008) compared to 350 in the previous RSS, a 43% increase (see indicator H1).

Indicator H1

Plan period and housing targets [1]

Core Output Indicator Ref	Start of plan period	End of plan period	Total housing required	Source of plan target
H1a	2003/04	2020/21	9000	Current RSS
H1b	2002	2017	5250	UDP Policy H1

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

7.3 The SHMA will set out the amount of open market housing, Low Cost Market Housing, Intermediate Affordable Housing and Social Rented Affordable Housing is required, as well as indicating the house types and sizes required and variations across the Borough. The SHMA will supersede the 2005 Housing Needs Assessment Update.

7.4 The SHLAA will identify deliverable (available, suitable, and achievable) housing sites, and the other studies will enable us to assess whether these potential housing sites are required for other uses or not. It is being jointly undertaken with Knowsley MBC and West Lancashire DC, with a similar methodology being used in Halton, St Helens and possibly Liverpool and Wirral in the near future to help consistency.

7.5 The Informed Assessment will test the economic feasibility of providing the mix of market and affordable housing recommended by the SHMA on a sample of potential housing sites identified by the SHLAA. The Assessment will be used to inform the housing policies in future Local Development Documents, and it is likely that in advance of these Interim Planning Guidance for the whole of the Borough will be produced given the pressing need to make sure we are requiring the optimal, feasible housing mix.

7.6 The production of an Interim Planning Guidance for New Housing in Sefton would follow the approach taken in August 2007 when the "New Housing In South Sefton" IPG was adopted. This IPG sets out requirements in the Housing Market Renewal Area and the rest of Bootle and Netherton for housing mix in terms of house type, size, minimum size, tenure (market and affordable housing) and minimum design standards such as Code for Sustainable Homes and Lifetime Homes. It addressed the findings of the Housing Needs Assessment Update (2005) and the South Sefton Supply and Demand Study (July 2006) looked at housing provision in the Housing Market Renewal Area, both of which will be superseded by the SHMA.

1 LDF Core Output Indicator H1

7 Housing and Neighbourhood Renewal

Indicator H2

Housing trajectory [2]

7.7 The housing trajectory shows a gradual decline in the number of net new dwellings since 2002/03, bringing housing figures into line with the previous RSS's housing target. This can be attributed to the successful implementation of the restraint policy that restricted housing development to conversions and that which aid urban regeneration in South Sefton (including the Housing Market Renewal area) and central Southport areas. This policy was designed to protect the objectives of the previous RSS and the UDP and was implemented when the number of dwellings built over the preceding three years exceeded the RSS requirement by more than 20%. It operated continuously in Sefton from when the Regulating the Supply of Residential Land Supplementary Planning Guidance note was adopted in July 2003, and was later supplemented by UDP policy H3, Housing Land Supply.

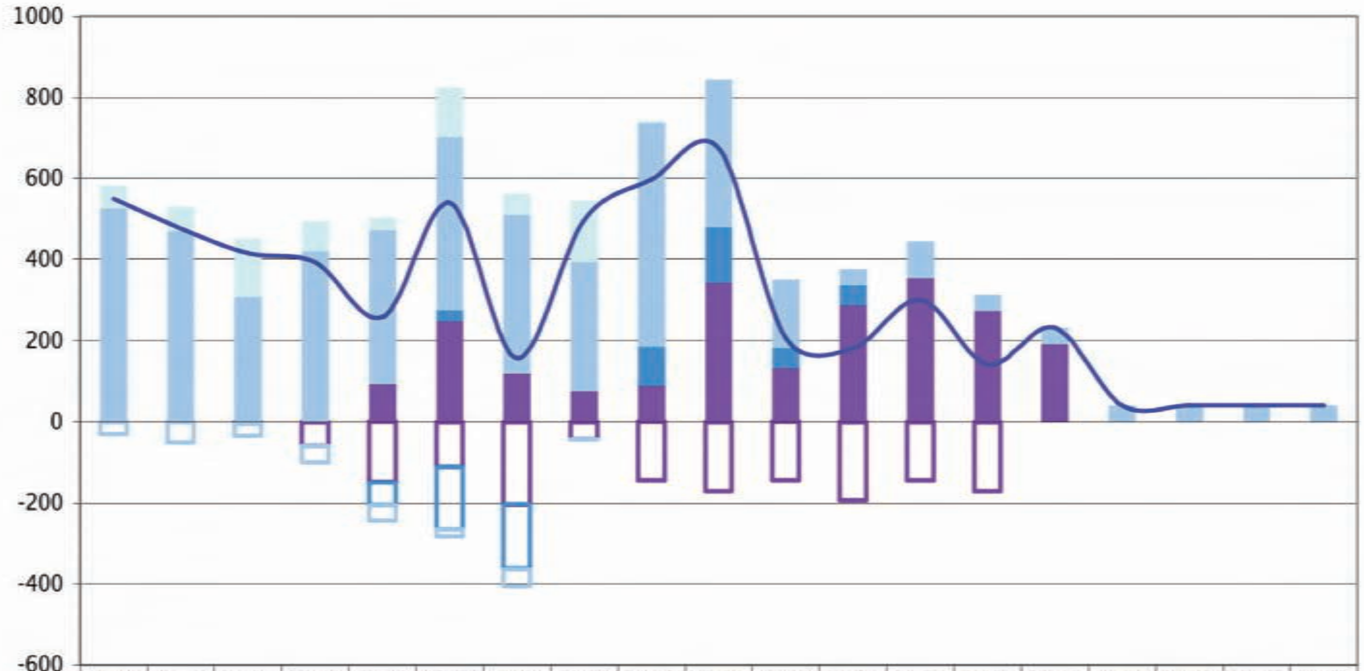
7.8 The new RSS (September 2008) increased the annual average net additional new dwellings to be provided in Sefton to 500 per year between 2003 and 2021, up from 350 per year in the previous RSS. The higher housing figure meant that the housing restraint mechanism could be suspended, and it is envisaged that it will be suspended permanently in the near future through the Interim Planning Guidance for new Housing in Sefton. Whilst the new figure is no longer to be seen as a maximum, the new RSS housing policies explain that new housing in Sefton should be for local and affordable housing needs and "…does not result in an adverse cumulative impact on local and neighbouring housing markets" (PPS3, paragraph 7.18e).

7.9 Fewer net additional dwellings than the RSS target in '06/'07 and '08/'09 can in part be attributed to the demolitions required for HMR redevelopment programme, however HMR redevelopment will eventually lead to increased completions over the period 2011 to 2015. The restraint has also focused development in the regeneration areas.

7.10 As with all housing trajectories based partly on trends in the implementation of planning permissions, the accuracy of the trajectory lessens over time as planning permissions only have a limited life span of 3 to 5 years. Beyond this period a rolling average for "windfall" (i.e. not on allocated sites) permissions and completions could be used, together with the long-term average for demolitions, to estimate future housing delivery. For the last five complete financial years (2003/04 to 2007/08) this has averaged 503 net additional windfall dwellings. However, guidance now says that this should not be used, so the trajectory shows the number of completions tailing off from the year 2012/13 onwards. In reality, new applications will be delivering more housing in this period and the Core Strategy and Allocations DPD (in place by April 2011 and June 2012 respectively) should identify more sites for the delivery of housing. Notes on the data in the housing trajectory can be found in Appendix 3. A detailed schedule of sites that are used in the housing trajectory will follow the publication of the AMR and will be made available online.

2 LDF Core Output Indicators H2a-c

Housing Trajectory



	02_03	03_04	04_05	05_06	06_07	07_08	08_09	09_10	10_11	11_12	12_13	13_14	14_15	15_16	16_17	17_18	18_19	19_20	20_21
Compl Conversions (net)	56	60	144	75	31	123	52	151	5	0	0	0	0	0	0	0	0	0	0
Compl Other NB	527	470	308	420	381	428	392	320	553	365	169	40	92	40	40	40	40	40	40
Compl Fmr LA	0	0	0	0	0	26	0	0	96	136	50	50	0	0	0	0	0	0	0
Compl HMRI	0	0	0	0	92	248	119	74	88	343	132	286	353	273	191	0	0	0	0
Dem Other Sites	-33	-53	-33	-42	-39	-19	-43	-2	0	0	0	0	0	0	0	0	0	0	0
Dem Fmr LA	0	0	-4	0	-56	-156	-160	0	0	0	0	0	0	0	0	0	0	0	0
Dem HMRI	0	0	0	-59	-150	-110	-204	-44	-145	-171	-145	-194	-144	-171	0	0	0	0	0
Net Additional Dwells (COI H2a-c)	550	477	415	394	259	540	156	499	597	673	206	182	301	142	231	40	40	40	40

Source: Sefton MBC 2008

7 Housing and Neighbourhood Renewal

Maintaining a five year supply of land

7.11 Planning Policy Statement 3, Housing, requires local authorities to identify specific deliverable (available, suitable, and achievable) sites that should be able to provide the next five years worth of housing. Without such a supply, authorities will have to consider favourably applications for housing, albeit having regard to other considerations including the effect on wider policy objectives such as housing market renewal issues (paragraph 69, PPS3).

7.12 PPS3 states that a five-year supply is to be established through a SHLAA, which will test the availability, suitability, and achievability of existing permissions and other sites, and establish whether a windfall allowance is justified, "and or other relevant evidence". This will then be updated annually through the AMR. Sefton's SHLAA is well advanced and the study will be concluded in draft form and subject to public consultation in Winter 2008. An interim assessment of supply was published in March 2008, and this has been updated and incorporated within this housing trajectory. We have only included sites that we calculate should come forward (in whole or in part) within the five-year period ending 31st March 2014. More detail about the schedule of sites and methodology can be found in Appendix 4.

7.13 According to the DCLG, the five-year supply of land needs to take account of any shortfall in provision since the start of the plan period. In Sefton we estimate that there will be 2,241 dwellings built from 1st April 2003 (RSS start date) to 31st March 2009 (DCLG guidance requires this date to be used for this year's estimate of housing land supply). Using the UDP start date of 1st April 2002 and the draft RSS requirement of 500 dwellings per year, this gives a shortfall of 759 (this compares to a surplus of 435 using the old RSS figure of 350 dwellings per year). It would be unrealistic to expect to provide this shortfall over five years, and as the RSS housing target is an average annual requirement over the life of the RSS, this shortfall equates to an extra 63 dwellings per year to 2021 on top of the 500.

7.14 There is need for land to accommodate 2,815 dwellings (563 pa) in the period 1st April 2009 to 31st March 2014. This land supply can include sites with planning permission, allocated sites or unallocated brownfield sites (which will make a significant contribution to the housing supply). The Housing Trajectory shows that there will be capacity for 1,927 dwellings (2,157 minus an allowance for 9% non-completions) on sites that should come forward between 1st April 2009 and 31st March 2014. This is equivalent to approximately 3½ years supply of housing land, short of the 5 years required and well short of a five year supply plus a comfortable buffer of about two years.

7.15 Although this shortfall looks significant, Sefton's housing land supply has typically benefited from a lot of housing on unanticipated "windfall" sites, averaging 500 dwellings a year from 2003/4 to 2007/8. Unfortunately we cannot include a figure for windfalls in the housing land supply unless a Strategic Housing Land Availability Assessment (SHLAA) can justify this. When the SHLAA is completed in Winter 2008, we may be able to identify more brownfield sites and incorporate these and a windfall allowance into a revised five year supply of housing land analysis. This would supersede this analysis and will be used for H&PDG and NI purposes.

Indicator H3

Managed Delivery Target [3]

(replaces UDP Indicator 6.1 'The ratio of net new housing to the planned provision figures set out in Policy H3 (net = total new/converted dwellings less clearance losses)')

7.16 It has been decided to replace the UDP indicator 6.1 (which shows provision as a ratio) with analysis of delivery in relation to the Core Output Indicator H2d and the requirement to include a Five Year Supply Position within the AMR.

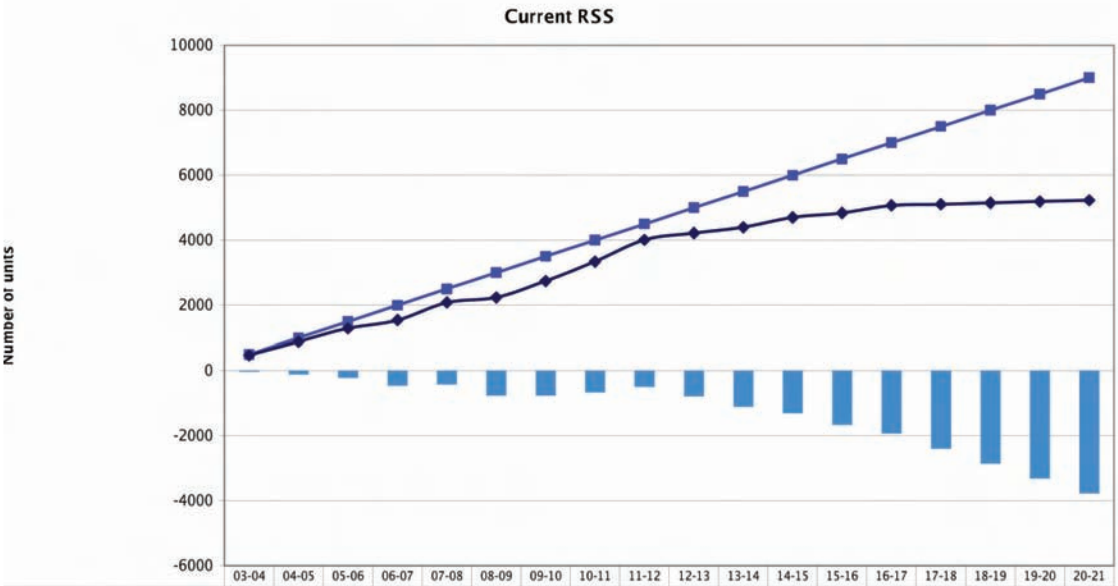
7.17 Table showing summary of delivery in comparison with RSS requirements:

	Current RSS
RSS requirement (18 years)	18 x 500 = 9000
Net additional dwellings provided to date (5 years)	2085
Estimated additional dwellings for Current Monitoring Year (08/09)	156
Total provision estimated for 6 years to March 2009	2241
RSS requirement less estimated provision	9000 - 2241 = 6759
Number of years remaining in plan	12
Annual average future required provision	6759 / 12 = **563 per year**

7.18 Note - the RSS plan period is from 1 Apr 2003 to 31 Mar 2021 and therefore the dwellings presented in the trajectory for the year 2002/03 are not included in the calculations above.

3 LDF Core Output Indicator H2d

7 Housing and Neighbourhood Renewal



	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21
Accumulative Surplus (or deficit)	-23	-108	-214	-455	-415	-759	-760	-663	-490	-784	-1102	-1301	-1659	-1928	-2388	-2848	-3308	-3768
Accumulative RSS	500	1000	1500	2000	2500	3000	3500	4000	4500	5000	5500	6000	6500	7000	7500	8000	8500	9000
Net Add'n Since Apr 03	477	892	1286	1545	2085	2241	2740	3337	4010	4216	4398	4699	4841	5072	5112	5152	5192	5232

Year

Source: Sefton MBC 2008

Indicator H4

Affordable housing completions, and those as a result of policy H2 [4]

7.19 This year the definition of the indicator has changed to gross completions, rather than net. This is a better indication of the contribution of new build schemes to Sefton's affordable housing need, but does not reflect the loss of Housing Association and former LA dwellings through demolition programmes, which the LPA has effectively no control over. The table below shows gross completions of new build affordable units for the last four years.

7.20 The need for Affordable Housing in Sefton has been demonstrated since the 2003 Housing Needs Assessment, with the 2005 Update and the draft 2008 SHMA demonstrating escalating levels of need. Negotiations have taken place about securing Affordable Housing on sites funded through developer contributions, however this can be difficult without Housing Corporation grant funding unless the developer has been able to take this requirement into account when purchasing the land. This highlights the need for an Informed Assessment to correctly set the level of affordable housing that can be required without making development unviable.

7.21 The recent downturn in the housing market, with a reduction in confidence and financial capacity of buyers of market housing, has led to a reduction in the amount of new housing being started and planning permissions being sought by larger housebuilders. This will inevitably have an impact on the delivery of AH secured through the S106 process and not funded by Housing Corporation grants. The impact of this on financial viability will be taken into account in the informed assessment

4 LDF Core Output Indicator H5

Year	Number of Affordable Dwellings Completed (gross)
2004/05	43
2005/06	43
2006/07	92
2007/08	167

Indicator H5

Percent of new and converted dwellings on Previously Developed Land [5]

7.22 99.4% of new and converted dwellings were on previously developed land, which far exceeds the target set within the current and previous RSS of at least 65%. Although this is a 0.6% decline on the 2005/6 figure, it still reflects a reflects positively on the continuing application of Policy CS1 – 'Development and Regeneration' within the decision making process in that the Council should secure the use of previously developed 'brownfield' land in preference to undeveloped 'greenfield' land.

	New build	Conversions	Total
PDL	702	118	820
Non-PDL	0	5	5
Total	702	123	825

5 LDF Core Output Indicator H3

7 Housing and Neighbourhood Renewal

	New build	Conversions	Total
PDL as % of	100	95.9	99.4

Indicator H6

The percentage of housing at net densities of:

less than 30 dwellings per hectare

30-50 dwellings per hectare

above 50 dwellings per hectare

and those in the locations most accessible by public transport

7.23 This indicator shows progress on making the best possible use of available land, with 71.8% of all developments, and 92.8% of all accessible developments, being built at a density of over 50 dwellings per hectare. In comparison, 2004/5 and in 2005/6 43% and 59% of all housing was built at a densities below 30 dwellings per hectare respectively (all dwellings).

7.24 Note - This indicator only refers to schemes of 5 or more dwellings.

	All developments		Accessible developments	
Density range	Count	Percent	Count	Percent
0-30 dwellings per hectare	36	5.4	26	4.6
30-50 dwellings per hectare	152	22.8	15	2.6
more than 50 dwellings per hectare	478	71.8	526	92.8
Total	666	100	567	100

Indicator H7

Net additional pitches for gypsies and travellers [6]

7.25 There has been no change in the number of pitches for gypsies and travellers in the last year. Sefton currently provides 16 pitches at Field Lane in Formby that is predominantly occupied by English Romany Gypsies. The recent Merseyside Gypsy & Travellers Accommodation Needs Assessment (MG&TANA) has identified a need for up to 16 extra pitches in Sefton for the period 2006 – 2016 and 10 transit pitches across Merseyside.

6 LDF Core Output Indicator H4

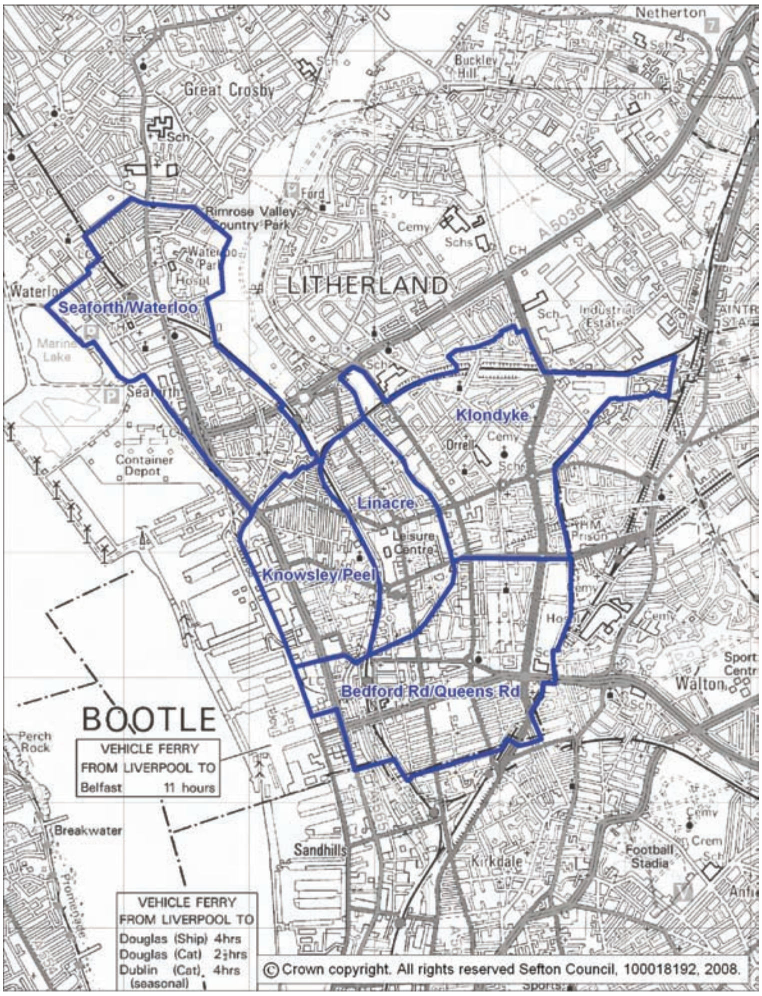
Further work and consultation is needed to confirm these amounts and to identify suitable locations in Sefton and Merseyside, and this will need to be agreed sub-regionally and informed by the completed SHLAA.

Neighbourhood Renewal

7.26 Housing Market Renewal is a national initiative launched by the Government in 2003, with the aim of reversing the problems of housing market failure that existed in much of the older housing areas in the Midlands and the North of England. Some 24,000 properties in the south of Sefton are included in the Sefton's Housing Market Renewal (HMR) area; the Merseyside HMR area also includes parts of Liverpool & Wirral and is known collectively as NewHeartlands.

7.27 Sefton’s HMR area has been sub-divided into 5 neighbourhoods:

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



HMRI Neighbourhoods

7 Housing and Neighbourhood Renewal

7.28 Supplementary Planning Documents (SPGs) have been produced for the priority intervention areas in the Bedford Queens & Klondyke neighbourhoods (in 2004), and these have successfully been used to support successful compulsory purchase action in both areas during 2007. Section 3 of this AMR sets out the progress of producing further guidance for the remaining areas.

7.29 During the early years of the Housing Market Renewal Initiative much of the emphasis was on acquiring and assembling sites and their remediation so that they are available for residential development. As a result, there has been a significant increase in the numbers of properties acquired prior to demolition, and, as the first sites in both areas have been remediated, a significant increase in the number of new homes built. However, as only a handful of HMRI sites were completed during 2007/8 and evidence of where people moved into these houses has only just started to be collected by means of movers surveys and information provided by our partner housebuilders and RSLs, it is too early to draw any conclusions yet about how many of the new houses are 'clearance replacement' and how many meeting general housing needs (see indicators H1 and H3). Whilst many of these will be offered to people displaced by the CPO action, in the Klondyke area properties in the first phase will also be available to meet general housing needs, as part of the housing market re-structuring and the diversification of housing tenure.

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

7.31 The credit crunch has meant that a number of schemes with planning permission have not been started, whilst other sites that have been offered for sale by tender by the Council have failed to attract any interest or the preferred developer has subsequently withdrawn their interest. This will present us with new challenges, particularly as we will be moving from a position of housing restraint to managed growth following the publication of replacement RSS in 2008.

8 Retail Development

Objectives

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

Indicators

R1 Vitality and viability of town, district and local centres measured by:

- position in national shopping centre rankings (Southport and Bootle)
- footfall on primary retail frontages
- retail rents and yields
- retail vacancy rates
- user satisfaction

R2 Amount of completed retail, office and leisure development in Sefton, including in Town Centres.

Introduction

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

Indicator R1 (UDP 7.1)

Vitality and viability of town, district and local centres measured by:

- position in national shopping centre rankings (Southport and Bootle)

- footfall on primary retail frontages

- retail rents and yields

- retail vacancy rates

- user satisfaction

	Rank 2004	Rank 2008	Change in Rank 2004-2008
Bootle	229	285	-56

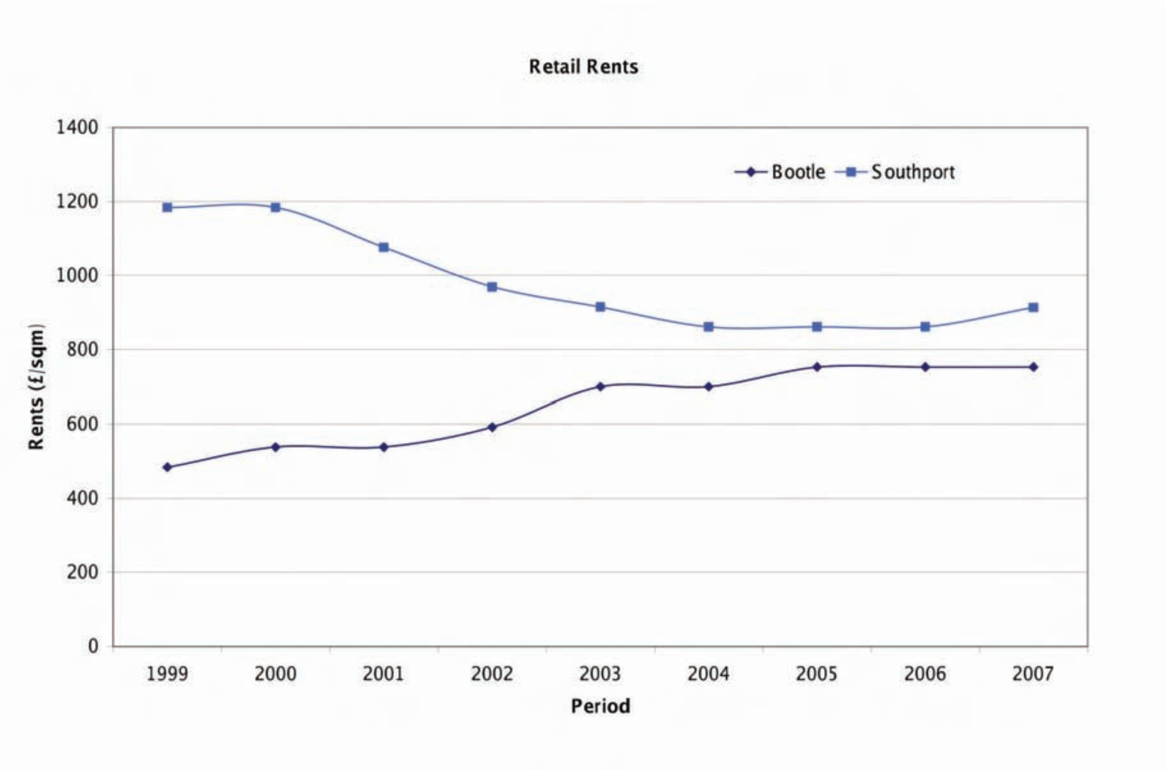
8 Retail Development

	Rank 2004	Rank 2008	Change in Rank 2004-2008
Southport	62	53	+9

Retail Rankings - Source:Management Horizons Europe: UK Shopping Index (2008)

8.2 Bootle Town Centre has slipped somewhat in recent years as it has failed to attract national retailers and has a shortage of convenience good shops. It is expected that this position should change in the coming years with the opening of a larger Tesco store,Lidl, Wilkinsons and Asda (and possibly Aldi). Southport has slightly increased its ranking, but may struggle to maintain this in the the medium to long term. Further development is required in Southport Town Centre to ensure the centre's future well-being. The Southport Investment Strategy was produced in 2008 to help encourage investment in Southport and a Supplementary Planning Document will be produced to set out the land-use implications of this, including retail premises.

8.3 Data for footfall on primary retail frontages in Bootle and Southport has not been collected as part of the health checks. We will review whether this part of the indicator will be retained in future.



Source: Bootle and Southport Town Centre Health Checks, White Young Green 2008

8.4 The graph above shows the change since June 1999 of the Zone A [1] rents in Bootle and Southport. Rents in Bootle Town Centre have increased since June 1999 from £484/sqm to £753/sqm at June 2007, which represents a 56% increase. In comparison Southport has seen its rent decrease from £1184/sqm in June 1999 to £914/sqm in June 2007, a 23% fall.

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

8.5 Retail yield is the percentage of the property's value received in rental income per year. Therefore, the lower the yield the higher the asking price for property which is a reflection of investor confidence and investor demand. The table below shows how the retail yields for both Bootle and Southport have decreased recently, indicating an increase in investor confidence in both centres.

	July 04	July 05	July 06
Bootle	8.5	8.5	7.25
Southport	7	7	6.25

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

	Units		Floorspace (sqm)	
	2004	2007	2004	2007
Bootle	23 (12.6%)	23 (10.9%)	2,592 (7.4%)	4,020 (9.1%)
Southport	60 (8.8%)	84 (10.9%)	10,201 (7.7%)	21,120 (13.0%)
UK Average	(10.3%)	(11.1%)	(7.9%)	(9.3%)

Vacancy rates in Bootle and Southport Town Centres (Source: GOAD Report December 2007)

8.6 While the number of vacant units has remained the same, the proportion of vacant units within the Bootle town centre has fallen since 2004. The proportion of vacant floorspace has also increased by approximately 1500m^2. Much of this increase can be attributed to the closure of the Somerfields and a number of other retailers going in to administration. This situation is likely to improve next year as Tesco have taken over the vacant Somerfield store and Wilkinson's have recently opened. Interestingly Bootle is below the national average for both units and floorspace vacancies.

8.7 Southport is above the national average for vacant floorspace, but this can be explained to a large degree by the former Waitrose being vacant. This unit is expected to be subdivided and re-let in the near future.

8.8 [add in data on user satisfaction - if suitable - from WYG final retail study when published in October]

8.9 Overall, the short term health of Southport Town Centre appears to be encouraging. The indicators above suggests that the town centre has emerged from the period of uncertainty, possibly due to when Chapel Street was being pedestrianised. There is still a concern that Southport has a limited stock of suitable retail accommodation that meets modern requirements. It is therefore important that we continue to explore opportunities for significant redevelopment in the medium to long term which will not only help meet the current needs above but will also ensure that Southport can remain competitive despite the strengthening of the retail provision in Liverpool and Preston.

8.10 The indicators are less encouraging for Bootle in the short term but the medium to long term prospects do show signs of improvement. A new Asda superstore is currently being built on the former TAVR site (UDP policy R5) and the former Stella Maris site on Washington Parade (both edge of centre sites) and it is hoped that these and further developments will help to reinforce Bootle’s vitality and viability in the future. The next five years will be important when assessing the future of Bootle as these new developments will be up and running and the impact of schemes elsewhere, such as Great Homer Street in Liverpool, will be apparent.

Indicator R2

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

Use Class	Floorspace Developed (m^2)							
	2004/5		2005/6		2006/7		2007/8	
	Town Centre	Out of Centre	Town Centre	Out of Centre	Town Centre	Out of Centre	Town Centre	Out of Centre
A1	-	1,208	-	4240	-	3,489	195	3,673
A2	-	-	-	-	-	-	-	-
B1a	-	5,145	-	46,639	-	6,086	-	71
D2	-	826	-	-	-	3,220	-	5,425*
Total	7,179		50,879		12,975		9,364	

*In 2007/08 there were two developments within Aintree Racecourse but floorspace figures are only available for one of them (Equestrian Centre). The second (two grandstands) is not measured in terms of floorspace but is nevertheless a significant development. All the remaining developments relate to retail floorspace.

8.11 There has been relatively little completed development in the past financial year, although the majority of this has been out of centre. A major issue with Sefton's Town Centres is that their boundaries are very tightly drawn around existing buildings with limited infill sites and there is very little scope for further development. As at least two schemes in Bootle will be completed during 2008/9 that are classed as edge-of-centre, we are likely to include this additional category in future AMRs. There is also an extant planning permission for an out-of-centre Tesco superstore on the Lanstar site, Litherland (UDP policy R10) which is likely to be constructed during 2008/9.

8.12 This Core Output Indicator's definition has changed since last year, to include all sites developed with 'town centre uses', ie there is no lower size threshold. In Sefton only sites over 0.1 hectares are currently monitored and therefore some smaller developments will not be included in this table.

9 Transport Infrastructure and Accessible Development

Objectives

To safeguard and promote an integrated, sustainable transport network.

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

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

Indicators

T1 Proportion of travel journeys made by sustainable modes (walking, cycle, bus, rail) for the following purposes:

- journey to work
- journey to school
- shopping

T2 Ratio of actual parking provision approved for major new development to the Ensuring Choice of Travel SPG maximum standard.

T3 Accessibility of new residential development

T4 Contributions to transport improvements secured through planning conditions and planning obligations (number of developments and value/type of improvement).

T5 Proportion of developments for which green travel plans are secured as a result of planning conditions and planning obligations

Introduction

9.1 Improving access to new developments is the main aim of the Merseyside-wide SPD 'Ensuring a Choice of Travel' which was recently consulted upon and is due to be adopted in early 2009. This supplements UDP policy AD2 and replaces an existing Supplementary Planning Guidance Note. It adopts a checklist approach that will help ensure that all new developments are easily accessible by public transport, foot and by bike, as well as the car. This will support regeneration, make it easier for people to choose healthy travel choices and will be better for the environment.

9 Transport Infrastructure and Accessible Development

Indicator T1

Proportion of travel journeys made by sustainable modes (walking, cycle, bus, rail) for the following purposes:

- journey to work

- journey to school

- shopping

	Work (%)	School (%)	Shopping (%)
Walking	9.6	45.5	16.8
Cycling	5.6	3.9	2.1
Bus	11.3	14.6	14.2
Train	11.6	3.4	3.6
2001 total	**38.1**	**67.4**	**36.7**
Walking	11.7	43.5	17.9
Cycling	5.5	3.4	1.8
Bus	11.8	16.9	14.2
Train	9.0	2.7	2.7
2003 total	**38.0**	**66.5**	**36.6**
Walking	8.0	45.7	9.8
Cycling	2.8	3.8	1.3
Bus	8.5	14.3	8.6
Train	10.8	3.0	0.3
2006 total	**30.1**	**66.8**	**20.0**

9.2 There has been a substantial decrease in the amount of people who travel by sustainable forms of transport to do shopping. This is an area we will need to improve on in the future. Hopefully the forthcoming retail developments in or adjacent to town centres (particularly Bootle - see previous chapter) will see this figure increase. There are no figures available for 2007 but we anticipate results for 2008 will be reported in next years AMR.

Indicator T2

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

9.3 This indicator closely matches data collected for the Regional Spatial Strategy Annual Data Form, but the RSS form excludes residential development. We have not been required to report on car parking in residential developments in previous AMRs which means that systems are not in place to collect the required information. Major residential developments have therefore been excluded this year, but will be included in the 2009 AMR.

Site name	Description	Floor space	Seats	UCO	Parking Standard	Max spaces	Actual spaces	Complies
Spotmix, Acorn Way Bootle	Waste recycling depot	1300		B2	1 per 60sqm	22	15	Yes
Unit 3 Racecourse Retail Park Aintree	Mezzanine floor	1125		A1	1 per 22sqm	51	0	Yes
Site on Aintree Racecourse	Equestrian stadium		1881	D2 Stadia	1 per 18 seats	105	0	In combination Yes
Site on Aintree Racecourse	Two grandstands		2980	D2 Stadia	1 per 18 seats	166	200	

9.4 As can be seen from the table above, all four of the major non-residential developments completed in 07/08 comply with the regional parking standards. The ratio of actual provision against maximum provision is 1:1.6.

9.5 The count of 'seats' in the Aintree Grandstand is made up of capacity for 1400 standing and 1580 seats.

Indicator T3

Accessibility of new residential development

	% Dwellings within 0-15 mins travel time	% Dwellings within 0-30 mins travel time
Area of employment	98.5	98.5
GP	99.8	100.0
Hospital	13.2	88.0
Retail centre	96.0	100.0

	% Dwellings within 0-15 mins travel time	% Dwellings within 0-30 mins travel time
Primary School	100.0	100.0
Secondary School	60.6	100.0

9.6 The table demonstrates that for all types of local facilities, services and uses the vast majority (at least 88%) of new housing is within 30 minutes public transport travel time of these facilities. Hospitals and areas of employment are the only destinations that require a longer travel time from some new housing (12% and 1.5% respectively) and are not very accessible by public transport.

9.7 As performance is so good on this indicator, a further analysis of the number and proportion of new dwellings within *15 minutes* travel time was carried out, and this shows that more than 95% of new homes are within this category, when travelling to an area of employment, a GP, Retail centre, or Primary School. Hospitals and Secondary Schools require a longer travel time from some housing, but these are facilities that are less likely to be located very locally.

9.8 Altogether this shows that almost all new development is very accessible to key local facilities and shows how successful the housing policies have been at directing development into accessible locations.

9.9 This analysis does not take into account facilities that fall outside of Sefton's boundary. Also, areas of employment and retail areas have to be converted into points on the map for analysis, which means that distance/time may be shorter if travelling to the edge rather than the centre of each area.

Indicator T4

Contributions to transport improvements secured through planning conditions and planning obligations

Site name	Description	Amount
Former Orrell Primary School Sefton Road, Bootle	Junction improvements Linacre Lane/Hawthorne Road	£26,697
Waterworks Street/Hawthorne Road Bootle	Highway and environmental improvements to footpaths Hawthorne Road	£13,750
Former Toprain site Hawthorne Road, Bootle	Highway improvements to footpaths Hawthorne Road/Linacre Lane including provision of new traffic signal control junction at Willard Street/Hawthorne Road	£64,279
511Hawthorne Road, Bootle	Road improvements	£81,180
Wadham, Keble, Queens & Hertford Roads, Bootle	Pedestrian crossing	£21,603

Site name	Description	Amount
Total		£207,509

9.10 Each of the schemes above are located in the Housing Market Renewal area and highlight the success of the programme in bringing associated improvements to the regeneration areas.

Indicator T5

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

9.11 Policy AD4 the UDP details the types of development that would be required to have green travel plans submitted with the application. 13 such developments were approved in the 2007/08 monitoring year and all had travel plans submitted and approved. Work is currently underway to develop closer monitoring of the delivery of the plans, and this will be reported in the 2009 AMR.

10 Energy, Minerals and Waste

Objectives

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

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

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

Indicators

EMW1 Renewable energy capacity installed:

- as a result of Policy DQ2
- in other schemes

EMW2 Production of primary won and secondary/recycled aggregates

EMW3 Capacity of new waste management facilities by type

EMW4 Amount of municipal waste arising, and managed by type

Introduction

10.1 According to the Sefton Performance Plan 2008-9[1], the condition of the environment "is vital to all those who live, visit or work in Sefton". The Council is therefore committed to improve the condition of the environment for future generations. An essential part of this is ensuring we are responsible when generating energy and dealing with waste.

Indicator EMW1

Renewable energy capacity installed:

- as a result of Policy DQ2

- in other schemes

10.2 Whilst a majority of major developments approved during 2007/8 included an element of renewable energy to meet the requirements of policy DQ2, we are unable to provide an overall figure for the total capacity of all these schemes. This is due to inconsistencies with monitoring of agreed renewable energy requirements and developers not always providing full details of the scheme they will implement. We will be producing an information note on

1 The Performance Plan is produced annually by the Council to inform people how well its is doing against a numberof priorities

sustainable design which will set out the information developers should submit as part of their renewable energy scheme. Future versions of the AMR should be able to provide more comprehensive data for this indicator.

10.3 Nevertheless the implementation of the policy has become more rigorous as developers recognise the financial and environmental benefits of renewable energy. Some examples of major developments in Sefton approved during 2007/8 include Dobbies Garden Centre in Southport which included a biomass boiler with a capacity of 430kw, capable of providing for over 70% of its heating and 19% of its electricity. Both the South Sefton Sixth Form Centre in Litherland and the Rimrose Hope School in Seaforth also include biomass boiler with capacities of 600kw and 50kw respectively. All Saints School in Bootle will include solar panels and voltovoltaic cells for water heating and electricity production.

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

Minerals

Indicator EMW2

Production of primary won and secondary/recycled aggregates

10.5 There has been no production of primary aggregates in Sefton in the monitoring year, nor has there been any known production of secondary or recycled aggregate.

10.6 A minerals evidence base study was commissioned by Merseyside Environmental Advisory Service in 2008. The study did not identify anything of immediate significance for Sefton.

Waste

Indicator EMW3

Capacity of new waste management facilities by type

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

10 Energy, Minerals and Waste

Indicator EMW4

Amount of municipal waste arising, and managed by type

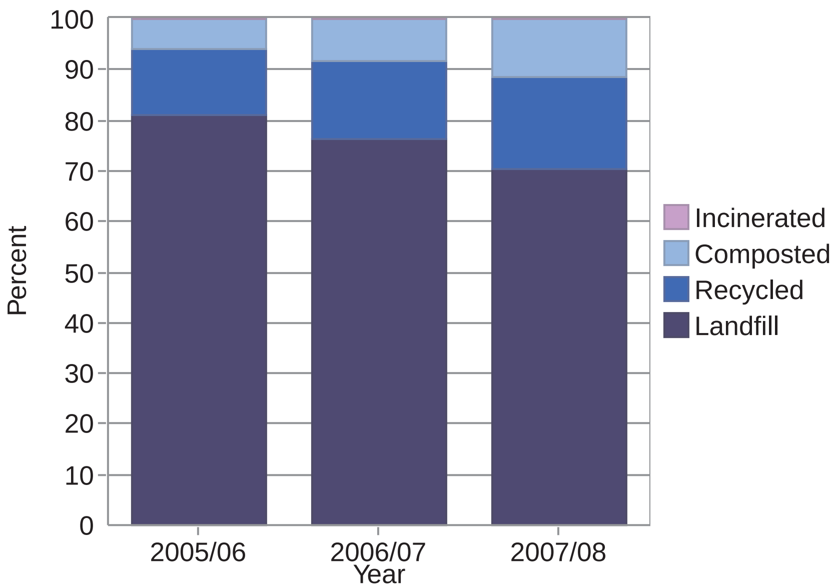
Percentage of household waste recycled and composted

Tonnages of green household waste recycled or composted in Sefton

	Landfill		Recycled		Composted		Incinerated		Total
	Tonnes	%	Tonnes	%	Tonnes	%	Tonnes	%	
2005/06	94239	81	15232	13	6590	6	156	0	116217
2006/07	84430	76	16938	15	9335	8	0	0	110703
2007/08	74639	70	19497	18	12152	11	71.3	0	106359.3

10.8 Targets for recycling in Sefton are set in the Council Plan. The Council has set targets to recycle or compost 35% of Sefton's waste by 2010 and 40% by 2020. June 2007 saw the start of a 14 month roll-out of a new refuse and recycling collection service for Sefton residents. This involves alternating weekly collection with waste being separated into recyclable, garden and general waste with an optional food waste collection service, in order to encourage more residents to sort more of their rubbish for weekly recycling. The service change had an immediate effect with recycling/composting rates reaching 30% by the end of 2007/8, and indications that this has increased further, quickly rising to 38% by summer 2008.

10.9 The targets for the period 2007/08 were for 15% waste to be recycled and 8% to be composted. The table above shows that the amount of municipal waste arising is reducing by around 4500 tonnes per year which is a positive indicator. Also positive is the increase in tonnages recycled and composted each year, and this tonnage as a percentage of all waste. Recycling has increased from 13% to 15% in the years shown and composting from 6% to 11% which means targets have been achieved.



Municipal waste management

11 Green Belt and Countryside

Objectives

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

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

To enhance the environmental quality of Sefton's rural area

Indicators

GBC1 Increase in area of woodland planting and woodland under management secured through planning obligations each year.

GBC2 The number, total area and type of developments approved within the Green Belt, and the proportion which is 'inappropriate' development.

GBC3 The number of planning permissions granted that result in the loss of best and most versatile agricultural land, and the percentage of irreversible development taking place on best and most versatile agricultural land (grades 1, 2, and 3) compared to poorer quality agricultural land (grades 4 and 5).

Indicator GBC1

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

11.1 There has been no increase in woodland planting in the monitoring year.

Indicator GBC2

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

Type	Number	Area (hectares)	% 'inappropriate'
Residential - minor works	28	4.0	n/a
Residential - New build, conversions, change of Use	5	1.7	0
Commercial - minor works	20	319.6	n/a

11 Green Belt and Countryside

Type	Number	Area (hectares)	% 'inappropriate'
Commercial - New build, conversions, change of use	2	1.4	0
Other - minor works	11	29.6	n/a
Total	**68**	**356.3**	**0**

11.2 There have been 68 proposals for development approved in the 2007/08 year. Of these, the majority are minor works such as extensions to existing uses or cosmetic changes. Of the 7 significant developments, none are considered inappropriate.

Indicator GBC3

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

Type	Number	Site Area (hectares)	Area lost (hectares)	% irreversible
No loss (grade 1-3)	44	39.2	0	0
Loss (grade 1-3)	1	1.4	0.05	0
No loss (grade 4-5)	4	2.1	0	0
Loss (grade 4-5)	0	0	0	0
Total	**49**	**42.6**	**0.05**	**0**

11.3 There were 45 proposals for development approved in the 2007/08 year within the areas graded as best and most versatile land, and 4 on sites within the poorer quality agricultural land grades. Of these, the vast majority are seen as minor developments that make no change to the quantity of agricultural land as they are on sites already in non-agricultural use, within the broad zones graded as agricultural.

11.4 The one development listed above where there is a loss of the best and most valuable agricultural land is for a stable block, on part of a paddock. The overall footprint of the development is very small. There has, therefore, only been a loss of 0.05 hectares of best and most versatile agricultural land in this monitoring period.

12 Nature Conservation and Coast

Objectives

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

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

Indicators

NCC1 Area and condition of land designated as SSSIs.

NCC2 Changes (losses and gains) in the area of designated sites of local significance as a result of development.

NCC3 The number and type of developments approved within the Coastal Planning Zone, and the proportion of these which are not 'coast dependent'.

Introduction

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

Indicator NCC1

Area and condition of land designated as SSSI

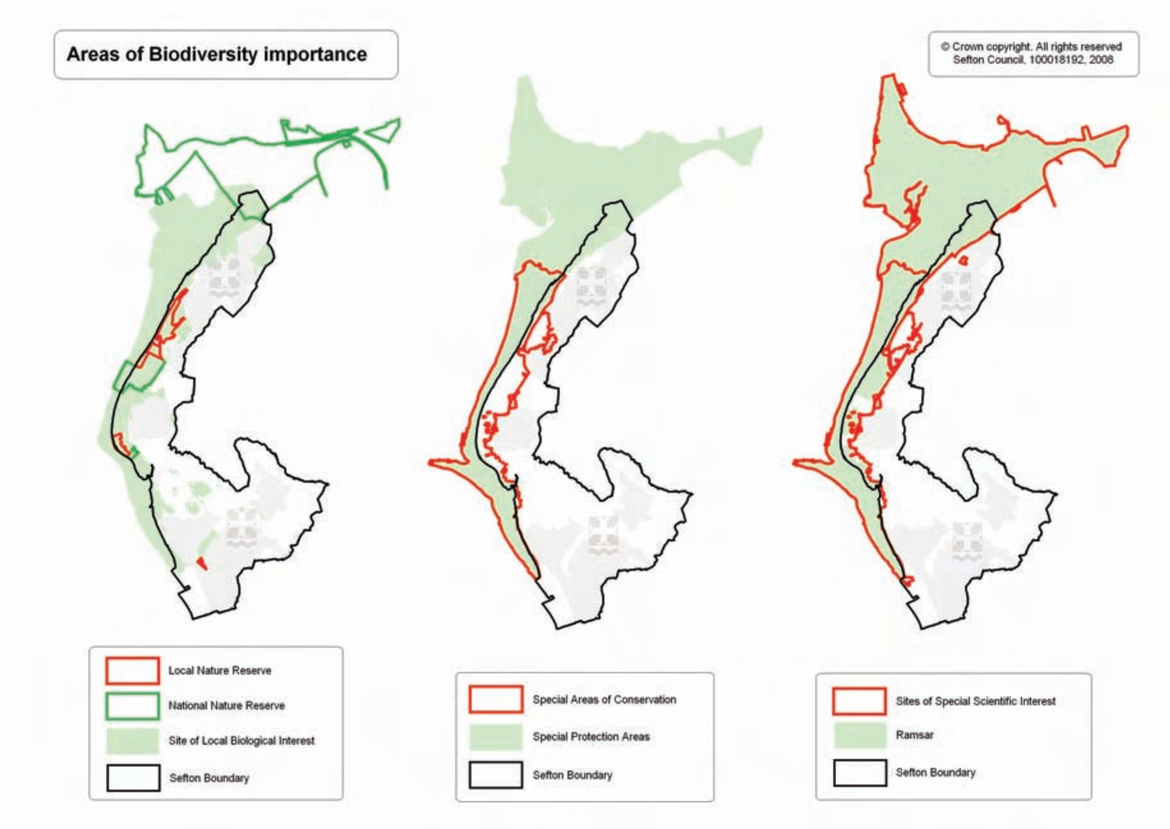
12.2 There are 3,657 hectares designated as SSSI in Sefton (measured to high water mark at the coast). At present no information has been collected on the condition of this land, but we will be working to provide this in the future. A map showing these areas is included under the next indicator.

Indicator NCC2

Changes (losses and gains) in areas of biodiversity importance

12.3 This Core output indicator closely matches the UDP indicator 11.2/12.2 "Changes (losses and gains) in the area of designated sites of local significance as a result of development". The map below shows the different types of areas, and is followed by a table showing the measurement of each designation.

12 Nature Conservation and Coast



12.4 At present the areas of biodiversity importance in Sefton are as follows:

Area	Hectares
SLBI	3,657
SSSI	2,498
SPA	943
SAC	1,728
Ramsar	1,774
NNR	670
LNR	381

12.5 These are the areas within the Sefton boundary, which is set at the high water mark at the coast, and as can be seen from the maps, each of these designations have significant overlaps with each other and also stretch beyond the Sefton boundary in a number of cases.

12.6 These areas will be used as the baseline for change to be measured against in future years.

12.7 Merseyside Environmental Advisory Service carry out surveys of a sample of Local Wildlife Sites annually, and this is the primary source of information on any observed changes to any sites surveyed. In the 2007 Local Wildlife Sites Annual Monitoring Report one site in Sefton was observed to possibly no longer exist in full. No formal change will be made to the site boundary without further investigations, and this will be reported in the 2009b AMR.

Indicator NCC3

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

12.8 The UDP aims to ensure that development within the Coastal Planning Zone is limited to land uses dependent on a coastal location and which maintain or enhance the special characteristics of the Sefton Coast. There have been 23 developments approved within the Coastal Planning Zone in 2007/08. Of these, none could be identified as inappropriate to this planning zone.

13 Urban Greenspace and Development

Objectives

To protect and improve urban greenspaces within the urban area and ensure that the amenities urban greenspaces provide to local people are maintained.

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

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

Indicators

GS1 Area (hectares) of accessible local recreational open space per 1,000 population available for:

- pitch sports
- non-pitch sports
- children's play and informal use

GS2 Change (additions and subtractions) to the total stock of urban greenspace, and to greenspace accessible to the public, as a result of development.

GS3 Net change in the amount of accessible recreational open space (including natural greenspace) as a result of development.

GS4 Parks with Green Flag award and parks managed to Green Flag standard.

Introduction

13.1 Over the past two years the Council has been carrying out a 'PPG17 style' green space and recreation study, based on extensive public consultation and technical research, including:

- an audit of all urban greenspaces as designated in the adopted Unitary Development Plan (2006);
- a draft Playing Pitch Study and a Play Strategy for Sefton, www.sefton.gov.uk/greenspacestrategy

13.2 A 'Green Space, Trees and Development' Supplementary Planning Document (SPD) and a Green Space Strategy for Sefton have both been adopted since the April 2008 (see section 3), following earlier public consultation. The Green Space Strategy has 5 aims. One is to improve the quality, accessibility and variety of public green space (including countryside recreation opportunities), and another seeks to improve wildlife quality.

Indicator GS1

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

13.3 Further more detailed research into children's play and pitch and non-pitch sports sites is on-going, and will feed into the preparation of the Core Strategy. This means that it is not yet possible to provide the specific information required by this indicator. Instead, information is available about:

- **Outdoor sports** - All outdoor sports sites available to the public across Sefton - including pitches and non-pitch sports (except golf courses) and school & college sites with formal agreements for public use.
- **Parks** - All publicly accessible parks which are urban greenspaces as designated in the adopted Unitary Development Plan (2006), including those managed by Sefton Council, Parish and Town Councils and One Vision Housing (the Arms Length Management Organisations responsible for what was previously Council housing). Almost all of these include children's play areas and many include informal areas suitable for children's play.

Area Committee Area	Outdoor sports Area (hectares)	Outdoor sports ha/000 pop	Parks Area (hectares)	Parks ha/000 pop
Crosby	93.33	1.85	77.88	1.54
Formby	38.87	1.54	5.07	0.20
Linacre & Derby	7.99	0.31	30.67	1.21
Litherland & Ford	24.09	0.98	18.15	0.74
Sefton East Parishes	47.25	1.20	19.56	0.49
Southport	94.66	1.05	115.81	1.28
St Oswalds, Netherton and Orrell	30.06	1.19	17.93	0.71
SEFTON	336.25	1.20	285.07	1.01

Area of sports and park land in Sefton's Area Committee Areas

13 Urban Greenspace and Development

Indicator GS2

Change (additions and subtractions) to the total stock of urban greenspace, and to greenspace accessible to the public, as a result of development.

Indicator GS3

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

13.4 Resource constraints have meant that it has not been possible to collect data for each of these indicators. Instead, an analysis has been carried out of all planning permissions granted in 2007/08 where all or part of the site is designated as urban greenspace in the Unitary Development Plan and where policy G1 'Protection of Urban Greenspace' is a key policy to be taken into account in the consideration of applications for planning permission.

13.5 There were 82 such planning permissions granted; 45 on urban greenspaces which are publicly accessible (all of which are accessible recreational open spaces); and 37 on private urban greenspaces.

13.6 7 planning permissions were granted for enhancements to publicly accessible recreation, for example park, pitch or play area refurbishment and enhancement, plus two new access points to the canal. 55 planning permissions were granted for extensions and minor works to existing buildings on urban greenspaces (e.g. Schools institutions and community buildings) and 9 were for replacement facilities (e.g. replacement schools).

13.7 Only 11 of the total of 82 planning permissions granted related to new development on urban greenspaces which had the potential to affect significantly the amount of urban greenspace available. Of these 7 permissions related to urban greenspaces where the principle of development had already been agreed and one was for the conversion to housing of all empty buildings in a private compound within a park.

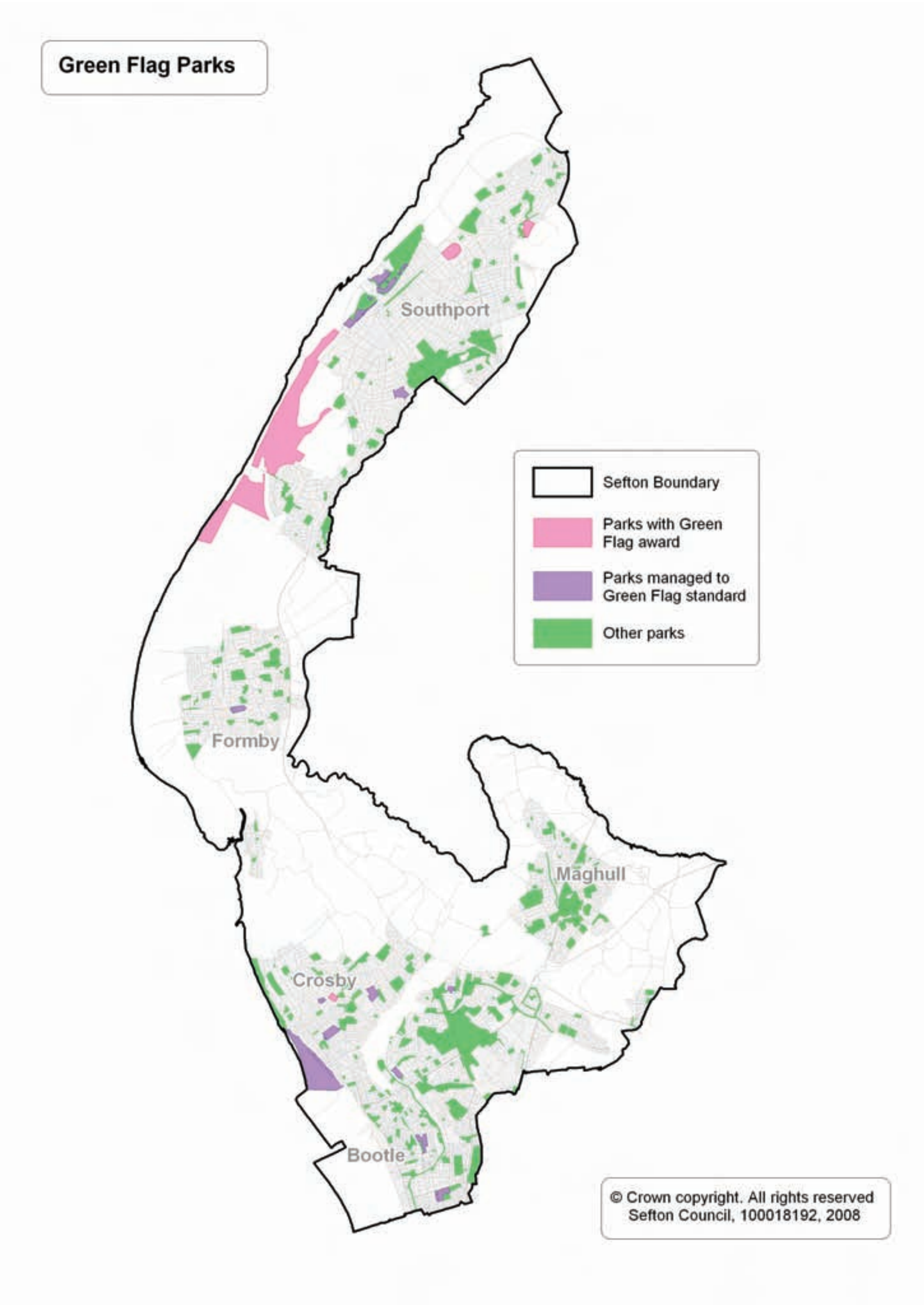
13.8 One of the remaining permissions affected only a small part of a school site with no public access, and the other two were for outline and reserved matters permission for a major industrial redevelopment scheme in Netherton, where the site area included part of a publicly accessible urban greenspace (and accessible recreation space).

13.9 It is considered that overall, development in Sefton did not have a detrimental impact on the stock of 300 plus existing urban greenspaces in Sefton. As well as the planning permissions granted for enhancements to publicly accessible urban greenspaces, in 2007/8 developers also contributed to enhancing the quality of existing public greenspace through contributions from developers.

Indicator GS4

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

13.10 The quality target for public green space, set out in the Green Space Strategy for Sefton, is based on Green Flag[1] criteria, which is the national quality standard for management of green space. This reflects the site management aspirations of Sefton's Leisure Services department.



13.11 Three parks have been awarded the Green Flag award ;

1 The Green Flag Award scheme is the national standard for parks and greenspace in the UK. See http://www.greenflagaward.org.uk for more details.

- Botanic Gardens (Southport)
- Hesketh Park (Southport)
- Coronation Park (Crosby)

13.12 Ainsdale and Birkdale Sandhills Local Nature Reserve has also been awarded the Green Flag award. In addition to these, Thornton Garden of Rest received the award in July 2008 and will be included in the 2009 AMR.

14 Heritage Conservation

Objective

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

Indicator

HC1 The number of Listed Buildings on the 'Buildings at Risk' register.

Introduction

14.1 Sefton has a diverse heritage which plays an important role in forming its identity. During 2007/8 we have undertaken a number of tasks to help us meet the UDP objective. The Townscape Heritage Initiative (THI) scheme has seen improvements made to several buildings in the Southport Town Centre THI area. 2 schemes have been completed in the 2007/8 financial year and a further scheme is on site.

14.2 We have also completed, consulted on and adopted 5 Conservation Area Appraisals during 2007/8. Of our 25 Conservation Areas, ten now have appraisals in place. Management Plans will be produced to put in to action the proposals set out in the Conservation Area Appraisal documents. Lord Street and Promenade Conservation areas each had draft management plans consulted on during 2007/8.

Indicator HC1

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

14.3 Sefton has just one listed building on the buildings at risk register, Ince Blundell Old Hall, unchanged from previous years and this is likely to remain on the register for the foreseeable future.

14.4 It is likely that we will look to develop, with our Conservation Team, more meaningful heritage and conservation indicators in subsequent AMRs.

15 Design and Environmental Quality

Objective

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

Indicators

DQ1 Positive assessments of the quality of design and landscaping of development arising from:

- Surveys of user and local residents' opinions
- Design awards

DQ2 The percentage of new homes assessed in accordance with the EcoHomes Environmental Ratings for Homes scheme which are rated as Good, Very Good or Excellent.

DQ3 The percentage of new housing development receiving Building for Life assessments.

DQ4 Net increase in number of urban trees as a result of development.

DQ5 The percentage of developments incorporating Sustainable Drainage Systems.

DQ6 Renewable energy capacity installed:

- as a result of Policy DQ2
- in other schemes

Introduction

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

Indicator DQ1

Positive assessments of the quality of design and landscaping of development arising from:

- Surveys of user and local residents' opinions

- Design awards

15.2 It is not possible to report on the first part of this indicator, as the residents survey on which it was reliant is not now being done. The second part of this indicator does however translate into the new LDF Core Output Indicator H6 which shows the results of Building For Life Assessments of new housing developments, which can be found below under indicator DQ3.

Indicator DQ2

The percentage of new homes assessed in accordance with the EcoHomes Environmental Ratings for Homes scheme which are rated as Good, Very Good or Excellent.

Indicator DQ3

Housing quality - Building for Life assessments.

15.3 Monitoring of EcoHomes ratings has proved to be difficult this year, due to changes within the agency supplying the data and their inability to extract information on awards in Sefton, in 2007-08. There is the added complication of EcoHomes being replaced by the new Code for Sustainable Homes (CFSH), since 1 May 2008. It has therefore been decided not to report on this indicator this year, and develop a new indicator based on the CFSH in the 2009 AMR.

15.4 A Core Output Indicator has been introduced by CLG that measures quality of new residential development using a Building For Life Assessment process. The Building For Life Assessment is a new approach that has been developed by the Commission for Architecture and the Built Environment (CABE), and training is due in September 2008.

Indicator DQ4

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

15.5 Approximately 240 trees were planted through section 106 funding in 2007/08. This relates to off-site provision. However the majority of trees are provided on-site as a result of our implementation of Policy DQ3, which applies to all new development. Our enforcement team ensure that the relevant conditions imposed on grants of planning permission are implemented on all schemes.

15.6 Our UDP policies and the recently adopted Green space, Trees and Development SPD ensure new tree planting is provided when development takes place. These trees are important additions to the urban environment - helping to absorb Carbon Dioxide in the atmosphere and generally softening the appearance of the urban landscape.

15 Design and Environmental Quality

Indicator DQ5

Percent of developments incorporating SUDS

15.7 The UDP states that all proposals for new residential, commercial, industrial and leisure development must have a Sustainable Drainage System incorporated into the overall design unless it can be demonstrated that there should be an exception. Planning conditions or legal agreements are usually used to ensure that these systems are both provided and maintained. This indicator has not previously been monitored.

15.8 In 2007/8 our records indicate that just 8 schemes approved for new development incorporated Sustainable Drainage Systems (SuDS). This is a small percentage (less than 2%) of the total applications approved [(1)] in Sefton. Each of the 8 schemes were part of larger developments, as SuDSare not practicable for smaller schemes. We hope to improve this performance in the future and will be producing a guidance leaflet for developers to provide ideas of how to incorporate SuDS into development schemes, particularly smaller schemes including for single buildings.

Indicator DQ6

Renewable energy capacity installed:

- as a result of Policy DQ2

- in other schemes

15.9 This indicator is a repeat of indicator EMW1 in chapter 10, and to reiterate, we have information on a number of developments that have implemented renewable energy schemes. However our current monitoring systems do not measure the total capacity of all schemes, something we hope to address in future AMRs. Once we have comprehensive data we will be in a position to demonstrate the carbon reduction as a result of renewable energy schemes and therefore the environmental improvement.

1 excluding applications for change of use, householder developments, advertisements, listed building and conservation area consents

16 Environmental Protection

Objectives

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

Indicators

EP1 The percentage of residents who experience problems with different types of noise in their area:

- Road traffic
- Other transport
- Industry and commerce
- Pubs, clubs and entertainment premises
- Neighbours

EP2 Area of land at risk of flooding

EP3 Number of homes at risk of flooding

EP4 Number of planning applications where the Environment Agency recommend that planning permission is refused on:

- flood risk grounds
- water quality grounds

and the percentage of these where permission is granted.

EP5 Annual average measure of fine air particulates (PM_{10}) at monitoring stations and number of instances daily standard is exceeded.

EP6 Annual average measure of nitrogen dioxide (N_2O) at monitoring stations and number of instances hourly standard is exceeded.

EP7 Reduction in CO_2 emissions for housing, transport and business

Indicator EP1

The percentage of residents who experience problems with different types of noise in their area:

- Road traffic, other transport, industry and commerce, pubs, clubs and entertainment premises and neighbours

16.1 We have been unable to collect information on this specific indicator this year. The following table shows the total number of complaints in regards noise for the past 3 years. The overall trend is for a reduction in the number of complaints registered with Sefton.

16 Environmental Protection

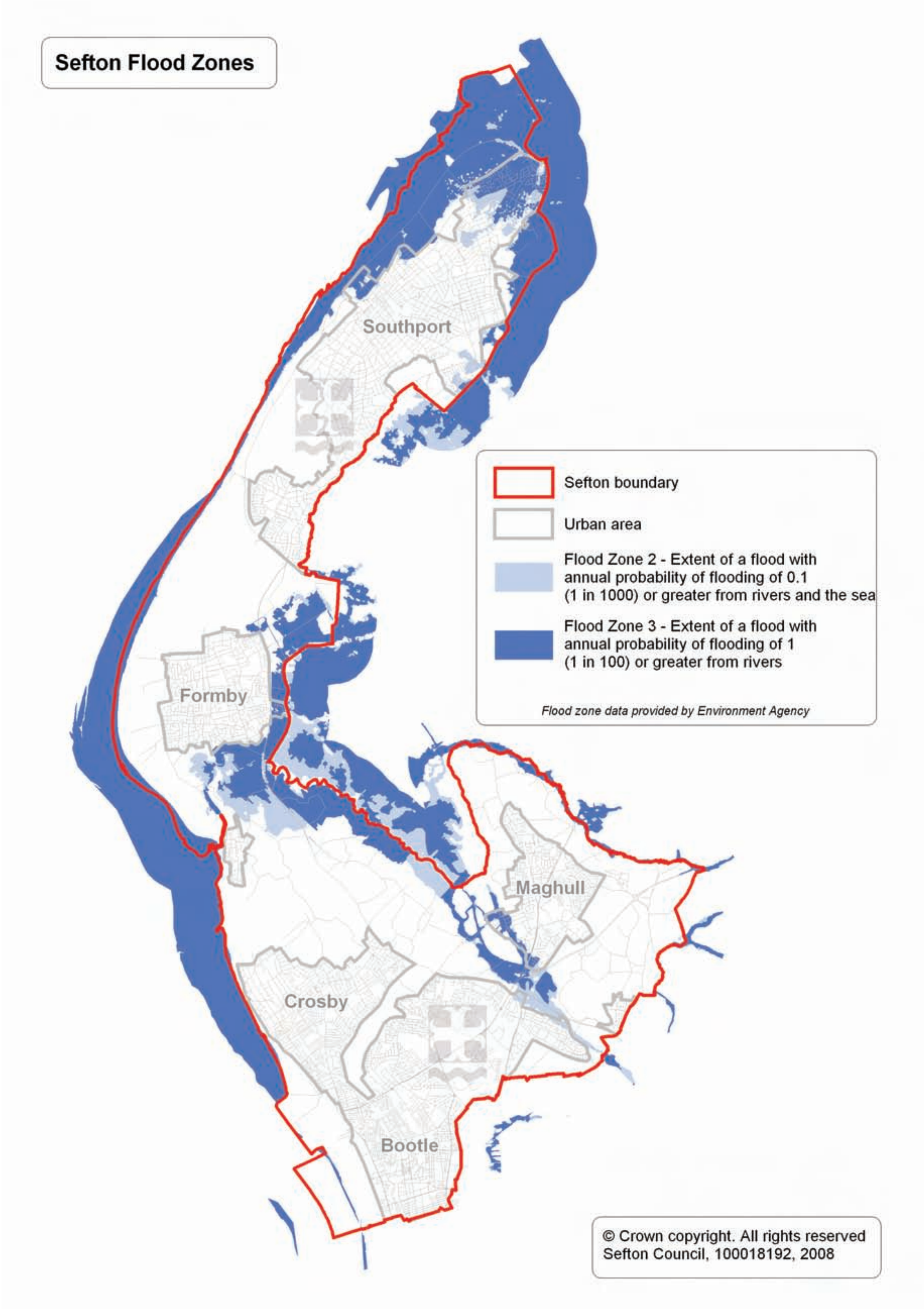
	Number of noise complaints	Per 1000 population
2006	1261	4.5
2007	1202	4.3
2008	1123	4.0

Source: Sefton MBC

16.2 It is likely that we will choose alternative indicators for future AMRs to monitor noise pollution in Sefton, although it is likely that the total number of complaints will be reported.

Indicator EP2

Area of land at risk of flooding



16 Environmental Protection

Sefton Flood Zones

16.3 Sefton covers an area of 15,507 hectares. Within Sefton there are 2,868 hectares (18.5%) in flood zone 2, of which 2,290 (14.8%) are also in flood zone 3. All of these areas are measured to the high water mark and do not include the areas of beach between low and high tide that show outside the red line on the western side of the flood risk map or existing flood defences. There has been no change to the flood zone areas since last year.

Indicator EP3

Number of homes at risk of flooding

16.4 The data on the number of properties at risk of flooding is available from the Environment Agency and the following is based on analysis they carried out in December 2007, of properties at risk of flooding from rivers and sea:

	Flood Zone 2 (0.1% chance of flooding in any 1 year)	Flood Zone 3 (1% chance of flooding in any 1 year)
Residential	6687	3892
Commercial	281	204
Total	6968	4096

16.5 The above figures does not take into account flood defences. A Strategic Flood Risk Assessment has recently been produced which will inform our future allocations of housing and employment land.

Indicator EP4

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

- flood risk grounds

- water quality grounds

and the percentage of these where permission is granted.

16.6 During 2007/8 the Environment Agency did not recommend refusal on any planning application on flood risk or water quality grounds.

Air Quality

16.7 The Government has identified 8 key pollutants in the National Air Quality Strategy (NAQS). These are benzene, 1:3 butadiene, nitrogen dioxide, sulphur dioxide, lead, carbon dioxide, fine particles (PM_{10}) and ozone. Local authorities are required assess air quality in their areas and determine if standards in the NAQS are being met. Review and assessment has identified, that in certain areas of Sefton, standards for fine air particulates and nitrogen dioxide may not be complied with and detailed monitoring for these is carried out.

Indicator EP5

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

	Annual average (μm^3) fine air particulates (PM_{10})				Number of instances daily standard is exceeded			
	St Joan of Arc school, Bootle	Southport Town Hall	Crosby Road North	Millers Bridge, Bootle	St Joan of Arc school, Bootle	Southport Town Hall	Crosby Road North	Millers Bridge, Bootle
2003	30.3	26.4	38.6	N/a	28	20	63	N/a
2004	24.8	21.2	33.4	N/a	4	3	29	N/a
2005	25.3	22.8	33.7	N/a	4	5	34	N/a
2006	26.5	24.8	34.8	N/a	9	3 [1]	46	N/a
2007	26.8	N/a	29.3	36.7	9	N/a	21	46

Source: Sefton MBC

16.8 The NAQS objective of annual average PM10 levels (40μm^3) has been complied with at all monitoring stations. However, the objective for the number of days (i.e. less than 35 instances) when the average daily standard (50μm^3) is exceeded was not complied with during 2007 at Millers Bridge or the 2006 at Crosby Road North. As a result these two areas will be declared Air Quality Management Areas for fine air particulates.

Indicator EP6

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

	Annual average (μm^3) nitrogen dioxide				Number of instances hourly standard is exceeded			
	St Joan of Arc school, Bootle	Princess Way, Seaforth	Crosby Road North	Millers Bridge, Bootle	St Joan of Arc school, Bootle	Princess Way, Seaforth	Crosby Road North	Millers Bridge, Bootle
2003	38.0	N/a	45.3	N/a	0	N/a	46	N/a
2004	36.5	N/a	32.5	N/a	2	N/a	1	N/a

1 Jan to Jul only

16 Environmental Protection

	Annual average (µm³) nitrogen dioxide				Number of instances hourly standard is exceeded			
	St Joan of Arc school, Bootle	Princess Way, Seaforth	Crosby Road North	Millers Bridge, Bootle	St Joan of Arc school, Bootle	Princess Way, Seaforth	Crosby Road North	Millers Bridge, Bootle
2005	30.5	N/a	34.1	N/a	0	N/a	7	N/a
2006	30.7	N/a	33.9	N/a	0	N/a	1	N/a
2007	34.1	43.7 [2]	33.7	40.5	0	0	0	0

Source: Sefton MBC

16.9 The standard for the number of instances (<18 times) when the hourly average (200µm³) was exceeded was met at each of our monitoring stations in 2007. Annual average nitrogen dioxide levels were above the NAQS permitted levels (40µm³) during 2007 at both Millers Bridge and Princess Way. As a result both these sites will be declared Air Quality management Areas for nitrogen dioxide.

Indicator EP7

Reduction in CO_2 emissions for housing, transport and business

16.10 Since 1996 Sefton Council have reported under the Home Energy Conservation Act (HECA) on progress to increasing the energy efficiency of all tenures of housing in Sefton. In the latest HECA report, covering 2007/2008, the headline outcomes for Sefton provided a 3.42% improvement in energy savings, equivalent to a 30,828 tonnes reduction in CO_2 emissions. This was generated from recorded activity in over 8,000 households with an estimated £32,279,406 investment achieved. From 2008 this assessment will be incorporated into the new National Performance Indicator 186 'Per capita reduction in CO_2 emissions in the LA area' and will include carbon arisings from housing, road transport and business.

2 Feb to Dec

17 Local Development Documents

17.1 The only Local Development Document adopted during 2007/8 was the **Coffee House Bridge Supplementary Planning Document** (formerly known as Canalside Sites, Bootle). This included a number of indicators specific to the area covered by the document. These are:

- Type and Tenure of new residential development within the SPD area.
- Length of new and improved public footpaths.
- Area of previously inaccessible open space brought into public use.
- Area of improved public space.
- The planting and net number of trees within the area.
- Number of access points to the canal created and/or improved.
- Length of canal towpath that has been improved.
- Capacity of renewable energy sources installed in study area.
- Percentage of EcoHomes certified developments that achieve Very Good or Excellent ratings/ Code for Sustainable Homes 3* rating/ Building for Life 'Silver' standard.

17.2 To date there has been no progress with development on the site covered by the SPD, due to the recent downturn in the housing/building sector and the withdrawal of the preferred developer from the scheme. Once an application is received and building begins we will be in a position to start monitoring the above indicators.

17.3 During 2008/9 we expect to adopt 3 further SPDs (Peel/Knowsley and Linacre, Green Space, Trees and Development and Ensuring Choice of Travel) and these will be monitored in this section in next year's AMR.

17 Local Development Documents

Appendix 1 Complete List of Indicators

AMR Ref	Indicator summary	Local Output	Core Output	UDP
SC1	Number of households and population in district	yes		
SC2	Annual Household Income	yes		
SC3	Average household price by house type	yes		
SC4	Percentage annual change in house prices	yes		
SC5	Housing tenure	yes		
SC6	Percentage working age in employment	yes		
SC7	JSA claimant rate including long term unemployed	yes		
UP1	Percentage of Urban Priority Area residents finding it easy to access key local services, compared to the percentage in the rest of the Borough.			4.1
UP2	Percentage of Urban Priority Area residents satisfied with their neighbourhood as a place to live, compared to the percentage in the rest of the Borough.			4.2
UP3	The number of Super Output Areas (SOAs), and percentage of Sefton's population, that rank within the most deprived 10% of SOAs nationally and the most deprived 25% of SOAs nationally.			4.3
UP4	The percentage (by area) of land developed for employment uses in schemes of 1000m2 floorspace or more which are in Urban Priority Areas.			4.4
EDT1	The number of VAT registered businesses, and the percentage increase or decrease in the total number of VAT registered businesses			5.1 (part)
EDT2	Employment land available by type		BD3	
EDT3	Floorspace developed for employment by type		BD1	
EDT4	Floorspace (m2) of new office developments (use B1a) of 2,500m2 or above, and the percentage of this which is in town, district or local centres			5.5
EDT5	Proportion of new business and industrial development (Use Classes B1, B2, B8) using previously developed land and buildings		BD2	5.3
EDT6	Area (hectares) of land and floorspace (m2) developed for business and industry			5.2

1 Complete List of Indicators

AMR Ref	Indicator summary	Local Output	Core Output	UDP
	(Use Classes B1, B2, B8) and the number of jobs generated: • in Sefton as a whole • within Strategic Employment locations and on Strategic Sites on other allocated sites • in the Maritime and Tourism sectors • in other Regional Economic Strategy key sectors • in Urban Priority Areas			
EDT7	Amount of employment land on allocated sites, or within primarily industrial areas, lost from business and industry (Use Classes B1, B2, B8): • in Sefton as a whole • in Urban Priority Areas • to housing uses			5.4
EDT8	Number of visitors to Sefton	yes		
H1	Plan period and housing targets		H1	
H2	Housing trajectory		H2 (a) (b) (c)	
H3	Managed delivery target		H2 (d)	6.1
H4	Affordable housing completions, and those as a result of policy H2		H5	6.3
H5	Percent of new and converted dwellings on Previously Developed Land.		H3	6.2 (amended)
H6	The percentage of housing built at a net density of: • less than 30 dwellings per hectare • 30-50 dwellings per hectare • above 50 dwellings per hectare and those in the locations most accessible by public transport			6.4
H7	Net additional pitches for gypsies and travellers		H4	
R1	Vitality and viability of town, district and local centres measured by: • Position in national shopping centre rankings • Footfall on primary retail frontages • Retail rents and yields • Retail vacancy rates • User satisfaction			7.1
R2	Amount of completed retail, office and leisure development in Sefton, including in Town Centres.		BD4	7.2/7.3 (amended)

Complete List of Indicators 1

AMR Ref	Indicator summary	Local Output	Core Output	UDP
T1	Proportion of travel journeys made by sustainable modes (walking, cycle, bus, rail) for the following purposes: • journey to work • journey to school • shopping • other			8.1/15.1
T2	Ratio of actual parking provision approved for major new development to the Ensuring Choice of Travel SPG maximum standard.			15.3
T3	Accessibility of new residential development	yes		
T4	Contributions to transport improvements secured through planning conditions and planning obligations (number of developments and value/type of improvement).			8.2/15.2
T5	Proportion of developments for which green travel plans are secured as a result of planning conditions and planning obligations			15.4
EMW1	Renewable energy capacity installed: • as a result of Policy DQ2 • in other schemes			9.2/16.6
EMW2	Production of primary won and secondary/recycled aggregates		M1/M2	
EMW3	Capacity of new waste management facilities by type		W1	
EMW4	Amount of municipal waste arising, and managed by type		W2	9.1 (amended)
GBC1	Increase in area of woodland planting and woodland under management secured through planning obligations each year.			10.1
GBC2	The number, total area and type of developments approved within the Green Belt, and the proportion which is 'inappropriate' development.The number, total area and type of developments approved within the Green Belt, and the proportion which is 'inappropriate' development.			10.2
GBC3	The number of planning permissions granted that result in the loss of best and most versatile agricultural land, and the percentage of irreversible development taking place on best and most versatile agricultural land (grades 1, 2, and 3)			10.3

1 Complete List of Indicators

AMR Ref	Indicator summary	Local Output	Core Output	UDP
	compared to poorer quality agricultural land (grades 4 and 5).			
NCC1	Area and condition of land designated as SSSIs.		E2 (part)	11.1/12.1
NCC2	Changes (losses and gains) in the area of designated sites of local significance as a result of development.		E2 (part)	11.2/12.2
NCC3	The number and type of developments approved within the Coastal Planning Zone, and the proportion of these which are not 'coast dependent'.			12.3
GS1	Area (hectares) of accessible local recreational open space per 1,000 population available for: • pitch sports • non-pitch sports • children's play and informal use			13.1
GS2	Change (additions and subtractions) to the total stock of urban greenspace, and to greenspace accessible to the public, as a result of development.			13.2
GS3	Net change in the amount of accessible recreational open space (including natural greenspace) as a result of development.			13.3
GS4	Parks with Green Flag award and parks managed to Green Flag standard.	yes		
HC1	The number of Listed Buildings on the 'Buildings at Risk' register.			14.1
DQ1	Positive assessments of the quality of design and landscaping of development arising from: • Surveys of user and local residents' opinions • Design awards			16.1
DQ2	The percentage of new homes assessed in accordance with the EcoHomes Environmental Ratings for Homes scheme which are rated as Good, Very Good or Excellent.			16.2
DQ3	The percentage of new housing development receiving Building for Life assessments.		H6	

Complete List of Indicators 1

AMR Ref	Indicator summary	Local Output	Core Output	UDP
DQ4	Net increase in number of urban trees as a result of development.			16.3
DQ5	The percentage of developments incorporating Sustainable Drainage Systems.			16.4
DQ6	Renewable energy capacity installed: • as a result of Policy DQ2 • In other schemes		E3	16.5
EP1	The percentage of residents who experience problems with different types of noise in their area: • Road traffic • Other transport • Industry and commerce • Pubs, clubs and entertainment premises • Neighbours			17.1
EP2	Area of land at risk of flooding	yes		
EP3	Number of homes at risk of flooding	yes		
EP4	Number of planning applications where the Environment Agency recommend that planning permission is refused on: • flood risk grounds • water quality grounds		E1	17.2
EP5	Annual average measure of fine air particulates (PM_{10}) at monitoring stations and number of instances daily standard is exceeded.	yes		
EP6	Annual average measure of nitrogen dioxide (N_2O) at monitoring stations and number of instances hourly standard is exceeded.	yes		
EP7	Reduction in CO_2 emissions for housing, transport and business	yes		

Appendix 2 Use Class Order

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

Use Class Order	Use/ Description of Development
D2 Assembly & Leisure	Cinema, Concert Hall, Bingo Hall, Dance Hall, Swimming Bath, Skating Rink, Gymnasium, or area for indoor or outdoor sports or recreations, not involving motor vehicles or firearms.
Sui Generis	A use on its own, for which any change of use will require planning permission. Includes, Theatres, Nightclubs, Retail Warehouse Clubs, Amusement Arcades, Launderettes, Petrol Filling Stations and Motor Car Showrooms. Casinos - following declassification planning permission is needed for any premises, including D2 premises, to undergo a material change of use to a casino.

Appendix 3 Notes on Housing Trajectory (Indicator H2)

Notes on data in Housing Trajectory (Indicator H2)

3.1 This trajectory is a revised version of the trajectory published in the Sefton 2006/07 Annual Monitoring Report. It has the following major changes -

3.2 Future windfall completions and demolitions have been removed.

3.3 Better estimates of planned demolitions and completions on strategic former Local Authority housing sites have been included in a new separate category.

3.4 HMRI Completions - Current and past completions based on HLAD records for sites marked as HMRI funded sites. Projected completions are based on information gathered from discussions with HMRI team. Broad estimates were made about years in which longer-term projects may occur.

3.5 HMRI Demolitions - Number of dwellings lost through demolition based on Demolition Database records and HMRI plans, that are part of the HMRI funded programme. Current and past demolitions from Demolitions database (dwellings marked as HMRI funded demolitions). Projected figures are from discussions with HMRI team. Count of dwelling for larger demolition areas based on count of residential LPG points within clearance areas.

3.6 Former LA site Completions - These figures are based on plans for four LA owned housing sites that were retained in LA ownership when One Vision was created, three of which have permission for development; Captains Green (36 units), Park Lane (73 units) and Warwick Close (23 units) . One site (known as the Z Blocks) does not currently have permission for new build, and therefore an estimate of 200 new units over four years (9/10-12/13) has been made for this strategic brownfield site. Details of sites with planning permission are from HLAD database. The Park Lane estate work (73 units) was included in previous trajectories but the other projected/estimated completions were not and therefore there are an additional 259 units included in this trajectory.

3.7 Former LA site Demolitions - As per the above note, this line shows the count of dwellings demolished, on these four sites. In 06/07 56 units were demolished on the Park Lane estate, and in 07/08 all the Z Blocks were demolished. Assumptions have been made on which year the future demolitions will take place in, based on current (Aug 2008) knowledge of progress so far. Existing demolitions are from the Demolitions database (56 units on Park Lane Estate and 156 on the Z Blocks sites) and future planned demolitions are listed on a Housing Department list of properties retained for demolition. The remaining demolition count is 160 all projected to be completed in 08/09: (108 remaining on Park Lane, 28 units on Captains Green, and 24 Warwick Close) this is an estimate based on the best information available at this time, and is subject to further revisions in particular regarding the detail of works on the Park Lane Estate.

3.8 Other Completions - Additional dwellings completed through new build and conversions and projected additional dwellings that have not already been recorded in lines above. This is based on current monitoring via the HLAD Database, assumptions about the implementation of existing commitments on Allocated Sites and does not include any allowance for windfall development from future sites not currently in the planning pipeline. Figures for past completions are taken from Housing Flows Reconciliation data return which reports on new build, NET additions from change of use, conversions, and other gains, less those completions already recorded under HMRI completions. Data for HFR supplied from HLAD Database and Conversions Database. Completion dates are estimated for all sites with planning permission that are not fully completed by year end, using analysis of average development periods for sites by Gross Capacity (New Build) and Net Dwellings (conversions). Estimated capacity for Allocated Sites; Town lane (675 total but only 370 within period of trajectory - 1st Yr=10 units then 9 yrs at 40/yr) and Southport Hospital (203 units between 2010-2012).

3.9 Other Demolitions - Dwellings demolished through completed and future demolitions, on sites that are not part of the Housing Market Renewal programme or the former LA stock demolition plans. Figures for past demolitions are taken from HFR E1 (source Demolitions Database) less those recorded as HMRI/former LA demolitions. Future demolitions are estimates based on information in HLAD Database of demolitions planned on sites that have not yet started, a total of 45 units over the next two years. This trajectory no longer includes an estimated average of 30 miscellaneous demolitions per year as these are considered to be 'windfall' demolitions.

Appendix 4 Maintaining a five year supply of land: Methodology

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

- sites with planning permission for dwellings;
- allocated sites without planning permission; and
- unallocated brownfield sites which will make a significant contribution to the housing supply.

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

4.2 The SHLAA will assess the likely phasing and chance of each potential housing site being implemented. As an interim proxy for this more detailed analysis we have looked at the historic trend of the percentage of dwellings with planning permission that are completed and the time they take, and the former analysis reveals that 9% of dwellings with planning permission do not get built.

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

4.4 Unanticipated housing gains from unallocated and previously unidentified sites, known as "windfalls", have traditionally comprised a significant element of the housing supply in Sefton. However, the assessment does not include an allowance for windfall gains or demolitions (or the theoretical capacity of sites we have identified by our Urban (Housing) Capacity Study undertaken in 2003) because paragraph 59 of PPS3 states that windfalls should not be included in the first 10 years of land supply. An exception can be made if there is robust evidence to prevent specific sites being identified, and if so this should "have regard to" (i.e. be informed by) the SHLAA. The DCLG guidance is clear that windfalls are separate to the list of deliverable/developable sites identified in a SHLAA. There will be analysis of the contribution of windfalls to the housing supply in the SHLAA and this will be taken into account in the next update of the housing land supply situation.

4.5 Table showing five year supply as per CLG Core Output Indicators - Update 2/2008:

		02/03	03/04	04/05	05/06	06/07	07/08 Rep	08/09 Cur	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24
H2a		550	477	415	394	259																	
H2b							540																
H2c	a Net additions							156	499	597	673	206	182	301	142	231	40	40	40	40	0	0	0
	b Hectares*																						
	c Target								563	563	563	563	563										
H2d							563	563	563	563	563	563	563	563	563	563	563	563	563	563	500	500	500

4.6 * Note data on hectares anticipated to be developed by year is not yet available but will be included in next year's AMR.

Appendix 5 UDP policies to be saved

List of policies to be saved

The Unitary Development Plan Policies were saved for a three year period from adoption (June 2006). Any policies we wish to save beyond this period we have to agree with Government Office by December 2008. Below is a list of policies we will be seeking to save beyond June 2009. The full assessment of each of these policies, including justification for why we want the policies saving, is available to view at www.sefton.gov.uk/corestrategy.

Policy Number	Policy Name
CS1	Development & Regeneration
CS2	Restraint on Development & Protection of Environmental Assets
CS3	Development Principles

Chapter 3 – Strategic Polices

Chapter 4 – Urban Priority Areas

Policy Number	Policy Name
UP1	Development in Urban Priority Areas

Chapter 5 - Economic Development & Tourism

Policy Number	Policy Name
EDT1	Strategic Employment Locations
EDT2	Provision of Employment Land
EDT3	Strategic Employment Sites in the Dunnings Bridge Corridor
EDT4	Southport Commerce Park
EDT5	Primarily Industrial Areas
EDT6	Development Sites within Primarily Industrial Areas
EDT7	Improvement of Primarily Industrial Areas
EDT8	Business & Industrial Development outside Primarily Industrial Areas
EDT9	The Port & Maritime Zone
EDT10	Bootle Central Area – Development Principles
EDT11	Development in the Bootle Office Quarter
EDT12	Bootle Central Area Opportunity Sites
EDT13	Southport Central Area – Development Principles
EDT14	Southport Resort Area

Policy Number	Policy Name
EDT15	Southport Seafront Area
EDT16	Mixed Use Areas
EDT17	Employment Opportunity Sites
EDT18	Retention of Local Employment Opportunities

Chapter 6 – Housing & Neighbourhood Renewal

Policy Number	Policy Name
H2	Requirement for Affordable, Special Needs & Key Worker Housing
H3	Housing Land Supply
H4	Land at Town Lane Southport
H5	Land to the west of Southport & Formby District General Hospital
H6	Housing Opportunity Sites
H7	Housing Renewal, Clearance & Regeneration
H8	Redevelopment within the Pathfinder Area
H9	Hawthorne Road / Canal Corridor
H10	Residential Development & Development in Residential Areas
H11	Mixed Use Developments incorporating housing
H12	Residential Density

Chapter 7 – Retail Development

Policy Number	Policy Name
R1	Retail Development Strategy
R2	Southport Town Centre
R3	Southport Station Complex
R4	Bootle Town Centre
R6	Development in District & Local Shopping Centres
R7	Local Shopping Parades
R9	Edge-of-Centre & Out-of-Centre Retail Developments & Key Town Centre Uses
R10	Lanstar Site, Church Road, Litherland

Chapter 8 - Transport Infrastructure

5 UDP policies to be saved

Policy Number	Policy Name
T1	Transport Network Priorities
T2	Walking and Cycling
T4	Safeguarding the Public Transport Network
T5	New Car Parks in Designated Areas
T6	Freight Distribution Network

Chapter 9 - Energy, Mineral & Waste

Policy Number	Policy Name
EMW1	Prudent Use of Resources
EMW2	Renewable Energy Infrastructure
EMW3	Protection of Mineral Resources
EMW4	Proposals for Mineral & Aggregate Developments
EMW5	Onshore Oil and Gas
EMW6	Waste Management Strategy
EMW7	Waste Management Facilities
EMW8	Landfill Sites
EMW9	Recycling Facilities

Chapter 10 - Green Belt & Countryside

Policy Number	Policy Name
GBC1	The Green Belt
GBC2	Development in Green Belt
GBC3	Redevelopment of the Major Developed Site in the Green Belt - The Powerhouse, Hoggs Hill Lane, Formby
GBC4	Redevelopment or Infilling of the Major Developed Site in the Green Belt - Ashworth Hospital, Maghull
GBC5	Infill Development on Major Developed Sites in the Green Belt
GBC6	Landscape Character
GBC7	Agricultural Land Quality
GBC8	Equestrian Development
GBC9	Landscape Renewal Areas

Chapter 11 - Nature Conservation

Policy Number	Policy Name
NC1	Site Protection
NC2	Protection of Species
NC3	Habitat Protection, Creation & Management

Chapter 12 - The Coast

Policy Number	Policy Name
CPZ1	Development in the Coastal Planning Zone
CPZ2	Coastal Protection
CPZ3	Coastal Landscape Conservation & Management
CPZ4	Coastal Park

Chapter 13 - Urban Greenspace & Recreation

Policy Number	Policy Name
G1	Protection of Urban Greenspace
G2	Improving Public Access to Urban Greenspace
G3	Urban Greenspace Systems
G4	Development Adjacent to the Leeds and Liverpool Canal
G5	Protection of Recreational Open Space
G6	Built Recreational Facilities
G7	Strategic Paths for Countryside Recreation
G8	Countryside Recreation Areas
G9	Aintree Racecourse Recreational Area

Chapter 14 - Heritage Conservation

Policy Number	Policy Name
HC1	Development in Conservation Areas
HC2	Demolition of Listed Buildings & Demolition in Conservation Areas
HC3	Development or Change of Use Affecting a Listed Building
HC4	Development Affecting the Setting of a Listed Building
HC5	Historic Parks and Gardens
HC6	Sites & Areas of Archaeological Importance

5 UDP policies to be saved

Chapter 15 - Accessible Development

Policy Number	Policy Name
AD1	Location of Development
AD2	Ensuring Choice of Travel
AD3	Transport Assessments
AD4	Green Travel Plans
AD5	Access onto the Primary Route Network

Chapter 16 - Design & Environmental Quality

Policy Number	Policy Name
DQ1	Design
DQ2	Renewable Energy in Development
DQ3	Trees & Development
DQ4	Public Greenspace & Development
DQ5	Sustainable Drainage Systems

Chapter 17 - Environmental Protection

Policy Number	Policy Name
EP1	Managing Environmental Risk
EP2	Pollution
EP3	Development of Contaminated Land
EP4	Development on or Near Landfill Sites
EP5	Development & Hazardous Substances
EP6	Noise & Vibration
EP7	Light Nuisance
EP8	Flood Risk

Chapter 18 - Miscellaneous Development

Policy Number	Policy Name
MD1	House Extensions
MD2	Conversion to Flats
MD3	Houses in Multiple Occupation

Policy Number	Policy Name
MD4	Caravan Sites for Gypsies & Travelling Showpeople
MD5	Commercial Frontages & Security Shutters
MD6	Food & Drink Uses
MD7	Advertisements
MD8	Telecommunications Development

Policies not being saved

Policy Number	Policy Name
H1	Housing Requirement
R5	Edge-of-Centre Retail Development – TAVR site, Strand Road, Bootle
R8	Upper Floors in Defined Centres & Shopping Parades
T3	Pedestrian Priority on Chapel Street, Southport