

Strategic Housing Land Availability Assessment (SHLAA)

2012 Update

March 2013

1. Introduction

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

<https://www.gov.uk/government/uploads/system/.../399267.pdf>
- 1.5 It is important to note that whilst the SHLAA is a key piece of evidence, it does not in itself represent a statement of Council policy. Whilst the SHLAA will inform the Local Plan process, it is for the Local Plan itself to decide which sites should come forward for residential development and by what timescale. The inclusion of sites within this study does not necessarily mean that they will be allocated for development or that the Council will consider planning applications favourably. Similarly, sites that are excluded from the housing supply at this stage are not necessarily unsuitable for housing development in all instances.
- 1.6 The SHLAA supply is broken down into six settlement areas at Section 3. For the purposes of this Study, the six settlement areas are comprised of the following electoral wards:

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

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

1.7 The remainder of this report is set out as follows:

- **Section 2:** Summary of Methodology
- **Section 3:** SHLAA Update Findings
- **Appendices:** - Appendix 1: Sites with planning permission at 1st April 2012
 - Appendix 2: Site Assessments – sites without planning permission at 1st April 2012
 - Appendix 3: schedule of windfall planning permissions

2. Summary of Methodology

- 2.1 The 2012 SHLAA update has followed the same broad methodology as the original 2008 Study, and the subsequent 2010 and 2011 updates.
- 2.2 Potential housing sites were identified from a number of sources, including:
- Sites with an unimplemented planning permission for housing
 - Sites that previously had planning permission(s) for housing, which has now expired
 - Sites promoted to the SHLAA by land owners, developers, and Housing Associations, including through the 'call for sites' which was advertised in the local press and on-line.
 - Council owned sites that are surplus to requirements, or will become surplus in the short to medium term
 - Sites that had been assessed in previous SHLAAs
- 2.3 Inevitably there will be some sites that have been missed by the SHLAA, and it would be almost impossible to anticipate every site that will come forward for housing over the next 15 years. The SHLAA will be annually updated to allow for new and unanticipated sites to be taken into account as they become available for development, and for sites that are lost to other uses to be removed.
- 2.4 A 'windfall' allowance has been built into the SHLAA to make an allowance for unanticipated sites that come forward in the years ahead². A detailed explanation of how the windfall allowance has been calculated is set out below.
- 2.5 The purpose of the SHLAA is to provide a realistic assessment of the potential housing supply. In line with Government guidance, Identified sites should be suitable for housing development. In addition, there should also be a realistic prospect that sites will be available and capable of being viably developed at the time envisaged.

Sefton's Housing Requirement

- 2.6 Sefton's housing target is currently set by the Regional Spatial Strategy for the North West (RSS) at 500 dwellings per annum. Until formally revoked, the RSS remains part of the Development Plan.

² NPPF (published March 2012) now allows for windfalls to be included in the housing supply.

- 2.7 The RSS applies from 2003 to 2021. Since 2003, Sefton has accrued a backlog of under provision against the RSS housing requirement. Consistent with Planning Inspector decisions elsewhere, this backlog of under-provision (amounting to 1,113 dwellings) has been factored into the forward requirement.

Sites with Planning Permission for Housing

- 2.8 Sites that benefitted from planning permission for housing development at 1st April 2012 were assessed in a different manner from those sites without planning permission. This reflects NPPF footnote 11, and also the higher degree of certainty about delivery on sites with planning permission already in place. In addition, sites with planning permission had already been determined as suitable for housing by the Council, and therefore no further assessment in this regard was required.
- 2.9 Future housing delivery on larger sites (20+ dwellings) with planning permission was assessed based on feedback from the site owner / developer. These sites were not subject to discounting unless the owner / developer indicated that the current permission would not be implemented.
- 2.10 For smaller sites with planning permission (less than 20 units), an across-the-board discount of 10% was applied to the supply, to reflect the fact that some of these sites would likely not be built out.
- 2.11 A schedule of sites with planning permission for housing at 1st April 2012 can be viewed at Appendix 1.

Sites without Planning Permission

- 2.12 Sites without planning permission for housing at 1st April 2012 were subject to a more detailed assessment. These sites were subject to a desktop assessment using detailed mapping, aerial photographs, planning history, and other intelligence. Potentially suitable sites were also visited and assessed by planning officers.
- 2.13 A total of 187 sites without planning permission were assessed in the draft 2012 SHLAA update. Of those, 114 were included within the identified housing supply. The rationale for including / excluding sites from the supply is set out below. This process has closely followed the Government's SHLAA Practice Guidance.

Sites Included in the Housing Supply

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

- **Site density:** the majority of sites were assessed against a standard site density of between 30 and 40 dwellings per hectare, depending on the character of the site and of the surrounding area. A much higher density was attributed to a minority of sites that were considered most suited to apartment development. Lower densities were applied where this better reflected the character of the local area. Appropriate site densities were agreed in discussion with Development Management colleagues.
- **Net developable area:** this was assessed based on the size of the site. A smaller developable area was assumed for larger sites to reflect the need to provide access roads, open space, etc. The table below sets out the net developable areas that were applied.

Assumed Developable Areas

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

Source: Tapping the Potential, ODPM, 2000

- **Timeframe:** an estimate was made of when each site was likely to be developed for housing. Sites that already had planning permission, or larger sites without planning permission, were assessed based on feedback from the developer or landowner. Sites without planning permission were placed in three periods to best reflect when they were likely to be developed. These were: short term (0-5 years), medium term (6-10 years), and long-term (11-15 years). In line with national guidance, sites placed in the 0-5 year period had to be “suitable, available, and achievable” – usually evidenced by a clear indication that the owner is looking to develop the site in the short term.

Please Note: The ‘5 year supply’ set out in the SHLAA Update is not one and the same as Sefton’s official 5-year supply position. This will be set out in the forthcoming 2012 ‘5 year supply statement’.

- **Viability:** in 2010, Sefton commissioned viability consultancy Three Dragons to undertake an ‘Affordable Housing Viability Assessment’. This found that in general terms, there was sufficient development viability in most settlements in Sefton to support an affordable housing contribution³. The exception to this however was in Bootle, where residential viability was found to be

³ Affordable housing contributions are also subject to site-specific viability assessments.

marginal. This accords with our experience of the current residential market in Bootle and feedback we have received from the development industry through our Housing Market Partnership. In order to reflect this in the SHLAA, sites in Bootle without planning permission were generally placed in the 6-10 or 11-15 year supply to allow for the recovery of the local market. Where sites in Bootle were placed in the 0-5 year period, this was usually where public sector funding was known to be available, or where there was specific intelligence that the site was likely to be developed in the short term.

- **Apartments:** In general a cautious approach was taken towards apartment development given the current lack of demand for this type of property. Sites considered to be most suited to apartment development were generally not included in the 0-5 year supply unless there was specific intelligence that the site was likely to be developed in the short term.
- **Discounting:** discounting was applied to reflect the fact that some sites would not be developed for housing as anticipated for a variety of reasons⁴. For sites without planning permission, an across-the-board discount of 20% was applied to reflect these issues.
- **'Backland' sites in Southport:** many Victorian areas of Southport contain large number of small industrial and commercial sites, often to the rear of housing. An example of a 'backland' site is provided below for illustrative purposes. We have mapped 196 such sites, although in reality there are likely to be many more than this (not all can be identified from mapping / aerial photography). These sites have historically delivered a steady supply of housing, and are likely to do so into the future. Accordingly, the 2012 SHLAA Update has assumed that around 20% of the 196 identified backland sites will be developed for housing over the 15 year period at an average density of 30 dwellings per hectare. This equates to a total contribution of 125 dwellings.

⁴ This could be due to sites with planning permission for apartments not being built, sites delivering fewer homes than anticipated, development of the site for another use (e.g. offices/shops etc), or a variety of unforeseen circumstances including; ground problems, land contamination, infrastructure problems, access problems, complex land ownerships, legal covenants, unknown or changed owner intentions, cutting of Government grants for those limited number of schemes that require funding support, etc.

An Example of 'Backland' sites in Southport



It is important to note however that not all of these 'backland' sites will come forward for housing. Many are occupied by long-standing businesses, or are too small to be developed, overlook rear gardens, have inadequate access, or are unsuitable for other reason. Given the shortage of formal industrial estates and business parks in Southport, these sites are also an important resource for local businesses. The assumptions in the 2012 SHLAA are considered realistic, and are supported by recent delivery of housing from backland sites, as set out below. They are also supported by the recent Employment Land & Premises study 2012 Refresh (produced by consultancy BE Group).

Recent Housing Permissions on 'Backland' Sites

Year	No. dwellings granted permission on 'backland' sites
2008/09	16
2009/10	8
2010/11	22
2011/12	6
Average:	13

Site Scoring

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

2.17 The points awarded for each criteria is set out below:

Suitability

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

Availability

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

Achievability

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

2.18 The majority of scores were attributed either during site visits, based on intelligence or known site issues, or were calculated using mapping software. Others were a matter of professional judgement (such as un-neighbourly uses, and physical constraints).

2.19 The question 'Is the site owned by a developer or is the owner willing to sell?' was based on whether there was any known interest in developing the site. A second question 'Is the site known to be located within a strong residential market?' was scored based on the electoral ward that the site is in. For example wards that contained concentrations of deprivation scored lower than more affluent wards.

2.20 The scoring relating to access and contamination should not be viewed as definitive. Highways Officers will ultimately determine whether satisfactory access can be achieved to a site. Similarly, the presence or extent of contamination on a site will only be fully known once site investigations have taken place. In the SHLAA, sites have usually been scored as potentially contaminated where contamination is known to exist, or where potentially contaminating uses have been historically been present (e.g. heavy industry, scrap yards, etc).

Excluded Sites

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

- **Sites in active use with no planning history or known owner interest in developing the site:** in keeping with NPPF and the SHLAA Practice Guidance, sites in current use with no planning history or indication of owner interest in development were generally excluded from the identified housing land supply.
- **Sites with planning permission for other uses:** sites that had recently secured planning permission for other uses were generally excluded from the identified housing supply.
- **Sites at high risk of flooding:** sites in Flood Zone 3 (high risk of flooding) were generally excluded from consideration unless the Exception Test could clearly be met⁵.
- **Urban Greenspace:** Urban Greenspace sites were generally excluded from the identified housing supply except where development would be possible on the footprint of existing buildings. Sefton's Greenspace study, which is likely to be finalised in 2013, will provide a clearer picture on which, if any, additional Greenspaces could be suitable for full or partial redevelopment.
- **Green Belt:** sites in the Green Belt were excluded from the study. The sole exception to this was the 'Powerhouse' site to the south of Formby. This site is designated as a 'Major Developed Site in the Green Belt' in Sefton's Unitary Development Plan, and partial development of the site is therefore acceptable in principle, consistent with NPPF para 89.
- **Industrial estates and business parks:** the main industrial estates and business parks (land designated as 'Primarily Industrial Areas) were generally excluded from consideration.

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

This is based on the findings of the 'Employment Land & Premises Study' 2012 Refresh which recommended that Sefton should retain land that is currently allocated for employment purposes in order to meet the needs of local businesses and to attract investment. However, a number of industrial / commercial sites outside of formal 'Primarily Industrial Areas' have been included in the housing supply.

- **Constrained sites:** sites that were subject to significant / multiple development constraints were generally excluded from the housing supply. These included: sites that were known to be severely contaminated, sites that were subject to severe amenity problems, sites with wildlife / nature designations, sites containing large numbers of protected trees, sites that could not be developed without damaging the character of a Conservation Area, sites with inadequate access, etc.

- **Removal of unrealistic sites:** a large number of sites considered to be wholly unrealistic were removed entirely from the Study. The vast majority of these sites had not been assessed as suitable for housing development in previous SHLAAs, and their continuing presence in the Study was considered inappropriate. These sites generally fell into a number of categories, as listed below:
 - *Commercial sites in use:* sites in business use with no planning history and no indication that they were likely to become available for development were taken out of the Study.

 - *Sites where minimum separation distances could not be met:* very narrow or overlooked sites that could not achieve minimum residential separation distances were excluded from the Study.

 - *Operational Council-owned sites:* Whilst a number of surplus Council-owned sites have been included in the SHLAA, those sites which are required for ongoing operational purposes have been removed from the Study.

 - *Residential gardens:* private residential gardens have largely been removed entirely from the 2012 update. The exception to this is where the owner of the land has promoted their site through the 'Call for Sites' (this only applied to a very small number of sites).

 - *Sites within the curtilage of a listed building:* a number of sites within the curtilage of a listed building were excluded where there was considered to be no acceptable development potential.

- *Other excluded sites:* sites that are too small to accommodate development, sites that have been recently developed for other uses, small areas of landscaping or open space, sites that formed part of a highway or turning circle, residential garages or garage courts, etc.

Windfall Assumptions

- 2.22 'Windfall' sites are those that come forward for housing, but were not previously anticipated in the most recent SHLAA supply. Most windfall sites are either small, or involve the conversion of existing buildings.
- 2.23 A key policy change introduced by the NPPF is the allowance for a windfall contribution to the housing supply where this is supported by "compelling evidence" (this was not previously permitted). NPPF paragraph 48 states:
- "Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens."*
- 2.24 Sefton's first Strategic Housing Land Availability Assessment (SHLAA) was produced to a base-date of 1st April 2008. There is therefore a basis for measuring windfall planning permissions for the financial years 2008-09, 2009-10, 2010-11, and 2011-12
- 2.25 The methodology for identifying windfall sites is summarised as follows:
- An assessment was made of all new planning applications received during the financial years 2008/09, 2009/10, 2010/11, and 2011/12 respectively. Using mapping software, these permissions were then matched to SHLAA sites. Windfalls in financial years 2008/09 and 2009/10 were benchmarked against the 2008 SHLAA, financial year 2010/11 against the 2010 SHLAA, and financial year 2011/12 against the 2011 SHLAA.
 - Planning permissions for residential gardens were excluded from the windfall calculation (as per NPPF para 48).
 - Planning permissions for 'backland sites' were excluded from the windfall calculation to avoid double counting (the SHLAA has a separate backland sites allowance).

- Prospective windfall sites were also sifted to remove wholly exceptional sites that were unlikely to form part on any future trend. Three sites were removed:
 - S/2011/0909 - outline approval for 300 dwellings on a 'Major Developed Site in Green Belt' at Ashworth Hospital, Maghull. It is highly unlikely that any further large unanticipated Green Belt sites will come forward for development ahead of the Local Plan process.
 - S/2009/0834 – extension of 3 existing high rise tower blocks to create 116 new flats in Seaforth. Both this and application S/2009/0332 (see below) were vertical extensions to existing tower blocks owned by OneVision Housing. Future extensions of this nature are highly unlikely to occur in the foreseeable future and therefore not be assumed.
 - S/2009/0332 – extension of 4 existing high rise tower blocks to create 32 new flats in Bootle.
- A 'net' approach was taken to calculating the supply from windfall sites, as follows:
 - The windfall contribution related to the net additional dwellings created. For example, a scheme to demolish two dwellings and build 4 new dwellings would result in a net contribution of 2.
 - Sites where there had been an unanticipated loss of dwellings were factored in (deducted) from the windfall contribution. For example where a house was converted to an office, this resulted in a windfall contribution of -1.

2.26 Net windfall delivery since 2008 is set out in the table below (allowing for the deductions set out above):

Net Windfalls in Sefton

Year	Total Windfalls
2008/09	120
2009/10	105
2010/11	99
2011/12	118
Average:	110.5

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

Net Windfalls by Development Type

Year	New Builds	Conversions
2008/09	16	104
2009/10	41	64
2010/11	38	61
2011/12	46	72
Average:	35.25	75.25

Net Windfalls by Settlement

Year	Bootle⁶	Crosby⁷	Maghull⁸	Formby	Southport	Total
2008/09:	7	4	3	11	95	120
2009/10:	23	24	3	2	53	105
2010/11:	13	16	9	6	55	99
2011/12:	15	38	8	10	47	118
Average:	15	21	6	7	63	110.5

- 2.28 The vast majority of windfall planning permissions were for small schemes of less than 10 dwellings. The largest windfall permission was for 16 dwellings.
- 2.29 A full schedule of all windfall planning permissions by year is set out at Appendix 3

Calculating a Windfall Contribution

- 2.30 In projecting historic windfall completions forward, it is important to recognise that windfalls are a finite resource, and their delivery can be expected to decline gradually over time. For example, at the Unitary Development Plan Public Enquiry in 2004 the Council reported an average delivery of 295 windfalls per annum between 1997 and 2001 (albeit in a different market).
- 2.31 In addition, there is currently a large stock of unimplemented planning permissions for housing on conversion sites (enough to deliver 414 units). These extant permissions have been taken into account in making an assumption about conversion windfalls in the 0-5 year period (see table below).
- 2.32 The Council's windfall delivery assumptions are set out below:

⁶ Including Netherton and Litherland

⁷ Including Waterloo, Thornton and Hightown

⁸ Including Lydiate, Melling, and Aintree

Windfall Assumptions

Plan Period	Assumptions	No. of units
0-5 years	<p><i>Conversion sites:</i> 55% of historic windfall delivery. When added to the conversion sites with unimplemented planning permission, this assumes that delivery from conversions in the 0-5 year period will be 116 per year. This equates to 90% of historic delivery (2008/09 to 2011/12)</p> <p><i>New build sites:</i> 90% of historic windfall delivery (2008/09 to 2011/12)</p>	365
6 – 10 years	75% of historic windfall delivery (both new build and conversions)	414
11-15 years	50% of historic windfall delivery (both new build and conversions)	276
Total:		1055

Justifying a Windfall Contribution

- 2.33 NPPF paragraph 48 requires that local authorities demonstrate “compelling evidence” that windfall sites have formed, and will continue to form part, of the housing supply.
- 2.34 As set out above, a clear pattern of windfall delivery can be demonstrated in Sefton since 1st April 2008. Importantly, this windfall delivery has taken place in the context of a housing market slowdown, when net completions have been below those experienced in previous years. Using this period as a basis for projecting forward is therefore in itself a cautious approach, as it reflects a period of lower overall development activity.
- 2.35 In addition to the pattern of historic delivery, there are a number of factors that will ensure that windfalls continue to provide a reliable source of supply in the years ahead. In particular, a large proportion of the Borough’s settlements are Victorian, Edwardian, or pre-war in character (e.g. Southport, Bootle, and Crosby), and largely pre-date the introduction of the modern planning system. They therefore often contain a greater number of incongruous uses in residential areas that can yield windfall sites (e.g. small-scale industrial/commercial

premises). Similarly, the large Victorian houses that are common in areas such as Southport and Crosby will continue to contribute to Sefton's high delivery from conversions, many of which are almost impossible to identify in advance. Furthermore, we have been advised by Housing Associations operating in Sefton (through the 'Housing Market Partnership') that the changes currently being made to housing benefit will create a significant additional demand for small 1-bedroom apartments / flats. This change will serve to encourage the delivery of 1 bedroom new build and conversion developments in the years ahead.

- 2.36 The recent low delivery of windfall sites in Bootle is also likely to be reflective of recent economic circumstances, which have made many developments in this area unviable in the current market. It is hoped that windfall delivery in Bootle / Netherton will increase once the housing market improves.
- 2.37 Sefton's SHLAA has closely followed guidance in the NPPF and the SHLAA Good Practice Guidance. It has therefore excluded certain categories of site from the identified supply, including residential gardens, business premises where there is no current indication that the site is available, Urban Greenspaces⁹, sites in Flood Zone 3, etc. However, it is likely that small number of dwellings will be delivered on these sites in the years ahead, even if it is not possible to predict which sites will come forward at this stage.
- 2.38 The windfall assumption in Sefton is based on actual net windfall delivery over the last 4 financial years. Whilst it is acknowledged this is a relatively short period from which to project forward, there is also evidence of windfall delivery prior to this. As part of the Council's submission to the Unitary Development Plan Public Enquiry in 2004, a contribution from windfalls was assumed as part of the housing supply, based on historic delivery between 1997-2001. In her Report, the Inspector accepted these assumptions, and raised no issue about the appropriateness of using a four-year period (1997-2001) for projecting forward a future windfall assumption
- 2.39 The SHLAA has a built in discount of 20% to allow for identified sites to under-deliver or drop out of the supply. Conversely, a windfall allowance would allow for unanticipated sites to enter the supply, in line with recent trends.

Sites Not Included in the 2012 SHLAA Update

- 2.40 The following sites have not been included in the 2012 SHLAA update, but will likely feature in future updates:

⁹ Where Urban Greenspaces are included in the supply, an assumption is usually only made about delivery on the existing built footprint

- **Land at Damfield Lane, Maghull:** this site is not included in the Study as it was granted planning permission for specialist housing (115 dwellings - ref S/2012/0550) subsequent to the 1st April 2012 base-date. It will be included in the forthcoming 2013 SHLAA update, to be published in mid 2013.
- **‘Crown Packaging Site’, Heysham Road, Netherton:** this site is not included in the Study as it was granted planning permission for housing (97 dwellings - ref S/2012/0600) subsequent to the 1st April 2012 base-date. It will be included in the forthcoming 2013 SHLAA update, to be published in mid 2013.
- **Former St Wilfreds RC High School, Orrell Lane, Bootle:** this site is not included in the study as at 1st April 2012 it was still in use as a school, and had been identified as a potential location for a free school. The school has now closed and the former school building has been demolished, and the site may therefore feature in future SHLAAs.

Stakeholder Consultation

- 2.41 A draft version of the 2012 SHLAA was circulated to Sefton’s ‘Housing Market Partnership’ for comments over a 4-week period in January-February 2013. A small number of comments were received from site owners which resulted in some minor modifications to site phasing / delivery assumptions.

3. 2012 SHLAA Update Findings

- 3.1 The SHLAA update findings are summarised in the tables below. In total, the Study found that 5,637 dwellings could be accommodated in the urban area, after discounting. However, the net figure reduces to 3,879 once programmed demolitions, and backlog of under-provision against the Regional Spatial Strategy (RSS) housing target of 500 dwellings per annum (since 2003) are taken into account.
- 3.2 Against the current RSS housing target of 500 dwellings per annum, this equates to just under a total housing land supply of around 8 years. This includes all sites in the identified housing supply, including those assessed as likely to come forward in the 0-5, 6-10, and 11-15 periods.
- 3.3 The 'net' supply of 3,879 dwellings represents an improvement of around 500 dwellings against the findings of the 2011 SHLAA update. This change can be attributed to a number of factors, as summarised below.
- 3.4 Factors that have increased the supply:
- The incorporation of a windfall allowance into the SHLAA supply. This had added 1,055 units to the supply.
 - Several new sites have come forward, including the 300 dwellings that have been granted outline planning permission at Ashworth Hospital, Maghull. A number of additional surplus Council-owned sites have also been identified as suitable for housing development.
- 3.5 Factors that have reduced the supply:
- A review of our historic demolition records revealed that a number of sites that had been demolished in the mid-2000s had not been factored into our historic demolitions figures (this was due to a database error which has since been corrected). These demolitions have now been factored into our historic figures, increasing the 'RSS backlog' by 403 units.
 - The RSS housing requirement is an annualised target against which 'backlog' of under-provision can be accrued. Therefore over the course of a year, the supply would be expected to decline by 1 years supply (500 units) if no new sites were identified.
 - A number of sites identified in the housing supply in the 2011 SHLAA Update were granted planning permission for other uses. A small number of additional sites that were in the 2011 SHLAA

housing supply were also removed based on new information that emerged.

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

SHLAA 2012 Update Findings

Source	Total Supply	0 - 5 yrs	6 - 10 yrs	11 - 15 yrs	Notes
Planning permissions:	2209	1841	278	90	Extant planning permissions at 1st April 2012.
Planning permission discounting	-92	-92	0	0	A 10% discount has been applied to small sites (less than 20 units) with planning permission to reflect likely non-delivery. Larger sites (more than 20 units) have only been discounted where the developer has indicated they do not intend to implement the current scheme.
Assessed sites:	2340	850	889	601	Sites without planning permission that are suitable for housing development. An across-the-board 20% discount has been applied to the gross total housing supply from these sites.
Windfalls	1055	365	414	276	An assumption about future delivery from unanticipated sites
Backland sites:	125	41.67	41.67	41.67	This contribution relates to the large number of 'backland' employment sites in Southport. There are a large number of these sites, which have historically delivered a moderate but steady housing contribution.
RSS backlog:	-1113	-618.3	-494.7	0.00	This figure represents Sefton's backlog of under provision against the RSS housing target of 500 dwellings per annum since 2003.
Demolitions:	-645	-645	0	0	Projected demolitions including those associated with Housing Market Renewal (and successor regeneration programmes).
GRAND TOTAL:	3879	1743	1128	1008	

SHLAA Supply by Settlement

Bootle & Netherton

	0-5 yrs	6-10 yrs	11-15 yrs	Totals
Sites with planning permission	641	128	0	769
Sites w/o planning permission	322	480	375	1177
Demolitions:	-619	0	0	-619
Totals	344	608	375	1327

Crosby & Hightown

	0-5 yrs	6-10 yrs	11-15 yrs	Totals
Sites with planning permission	355	0	0	355
Sites w/o planning permission	42	50	0	93
Demolitions:	-8	0	0	-8
Totals	389	50	0	440

Formby

	0-5 yrs	6-10 yrs	11-15 yrs	Totals
Sites with planning permission	103	0	0	103
Sites w/o planning permission	38	25	0	62
Demolitions:	-9	0	0	-9
Totals	132	25	0	157

Maghull & Aintree

	0-5 yrs	6-10 yrs	11-15 yrs	Totals
Sites with planning permission	110	150	90	350
Sites w/o planning permission	23	20	6	50
Demolitions:	-3	0	0	-3
Totals	130	170	96	396

Southport

	0-5 yrs	6-10 yrs	11-15 yrs	Totals
Sites with planning permission	540	0	0	540
Sites w/o planning permission	426	314	219	958
Backland Sites Allowance	42	42	42	125
Demolitions:	-6	0	0	-6
Totals	1,001	355	261	1618

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

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

Appendix 1 – Schedule of Sites with Planning Permission at 1st April 2012

This appendix provides details of all sites with a current planning permission in place at 1st April 2012.

Appendix 2 – Site Assessment Sheets

Appendix 3 – Schedule of Windfall Planning Permissions

Windfalls in 2008/09

- S/2009/0061 - Outline application for the erection of three detached dormer bungalows one fronting onto Lambshear Lane and two with access from Liverpool Road
- N/2008/0539 - conversion of the lower ground floor to two self-contained flats involving alterations to the rear elevation after demolition of existing store and 2 metre high wall
- N/2008/0843 - Erection of a three storey block of 6 self-contained flats
- N/2008/0861 - Conversion of the existing premises to 3 self contained flats including a single storey extension to the rear and associated landscape works
- N/2008/0375 – Retrospective application for the change of use from surgery to residential
- N/2008/0384 - Conversion to form 3 self-contained flats and alterations to the existing shop front to create new access to flats
- N/2008/0460 - Change of use of flats at first floor to A3/A4 - (Restaurant/Wine Bar)
- N/2008/0216 - Conversion of former children's home to form 9 self-contained flats
- N/2008/0217 - Conversion of dwellinghouse into 4 self-contained flats
- S/2008/0249 - Change of use from residential to physiotherapy practice
- S/2008/0251 - Change of use of first floor from C3 residential to A2 Professional and financial services office
- S/2008/0386 - Change of use from a dwellinghouse to 3 self contained flats involving alterations to the rear elevations
- N/2008/0425 - Conversion of part of the ground floor and basement to form 1 self-contained flat and minor alterations to the rear elevation (alternative to N/2007/0419 refused 27/06/2007)
- S/2008/0576 - Conversion of 1st and 2nd floors of 137-143 to form 4 no. self-contained 2 bed flats and the erection of 2 no. enclosed stairways to the rear elevation. (Re-submission of S/2008/0454 withdrawn 24/07/08)

- S/2008/0468 - Conversion of existing 5 no. flats into 3 no. self-contained flats and construction of 2 no. dormers to the rear elevation. Alternative to S/2008/0291 withdrawn 13/05/2008
- N/2008/0502 - Erection of 2 two storey detached dwellings with part basement facilities and a new boundary wall with access gates to the front after demolition of the existing detached house and part-built house
- N/2008/0525 - Conversion of the first and second floor to 4 self-contained flats involving the erection of an enclosed staircase to the rear and alterations to the elevations
- N/2008/0537 - change of use from a dwellinghouse to 4 self contained flats involving alterations to the elevations
- N/2008/0559 - Conversion of offices on the 2nd and 3rd floors to 2 no. two bedroomed apartments
- N/2008/0570 - Conversion of existing shop/store at ground and lower ground floor levels to 2 no. 1 bed self-contained flats.
- S/2008/0601 - Change of use of the first and second floors from residential flat to office
- S/2008/0653 - Conversion from one dwellinghouse to two dwellinghouses involving alterations to the elevations (Alternative to S/2008/0811 refused 11/10/2007)
- N/2008/0692 - conversion of dwelling into two self contained flats
- S/2008/0701 - Erection of a two storey dwellinghouse with accommodation in the roof space after demolition of existing dwellinghouse
- N/2008/0733 - conversion of premises from shop and storage to 4 self contained flats, including construction of a second floor balcony in the south east elevation
- N/2008/0775 - Conversion of first and second floors over existing shop to 2 self-contained flats
- N/2008/0778 - Change of use from shop and flat to 2 dwellings including installation of new door and window openings and demolition of existing garage at rear
- N/2008/0779 - Conversion of first floor to form 2 self-contained flats and installation of a new shop front

- S/2008/0876 - Conversion of dwellinghouse into 1 no. one bedroomed self-contained flat, 1 no. four bedroomed self-contained flat and minor external works.
- N/2008/0119 - Conversion of premises to 10 self-contained flats involving the erection of a single storey extension at the rear and alterations to the elevations
- S/2008/0157 - Conversion of basement and two bedsits to form 2 no. self-contained duplex flats, enlargement of existing lightwells with new walls and railings
- N/2008/0146 - Conversion to 7 self contained flats involving alterations to the elevations
- N/2008/0233 - Change of use from a dwellinghouse with two basement flats to 8 self contained flats involving alterations from a hipped roof to a gable, the construction of dormer extensions at the rear, a decking area at the rear and alterations to the elevations
- N/2008/0243 - Conversion of office at ground floor to self-contained flat, construction of mono pitched roof to the existing extension to the rear, new window/door with steel guarding to the first floor at the front and minor alterations at the rear.
- N/2008/0262 - Change of use of existing detached garage to a dwellinghouse involving the erection of a single storey extension at the front
- N/2008/0265 - Conversion of existing dwellinghouse into 2 self-contained flats
- S/2008/0282 - Change of use of caretakers house from residential to educational use
- N/2008/0284 - Change of use of caretakers house from residential to educational use
- N/2008/0348 - Conversion of existing store building to 5 self contained flats and 4 town houses involving the erection of dormers in the roofspace and erection of a four storey glazed stairwell extension to both sides, conversion of existing auction room to 5 town houses involving a two storey extension at the side
- N/2008/0393 - Change of use to 7 self contained flats involving alterations to the elevations

- S/2008/0515 - Conversion of existing residential accommodation from 3 flats to 4 flats (resubmission of S/2008/0315)
- N/2008/0716 - Conversion of the basement into a self contained flat involving alterations to the elevations
- S/2008/0735 - Conversion of the existing dwelling into 3 self contained flats
- N/2008/0740 - change of use from 3 flats to one house and erection of a single storey extension to the side / rear incorporating a replacement garage, new swimming pool and plant area, erection of a single storey extension to the rear, construction of a first floor extension to the opposite side creating a two storey entrance porch, alterations to the roof and landscaping works
- S/2008/0832 - Conversion of the ground floor to form 1 no self contained 2 bed flat
- S/2008/0859 - Conversion to 7 no bed residential care home
- S/2008/0926 - Conversion of the existing residential accommodation from 1 flat to 2 self contained flats
- S/2008/0956 - Erection of a two storey detached dwellinghouse on land to be severed from 28 Foxhouse Lane.
- N/2008/0866 - Conversion of 3 flats to 6 self-contained flats
- S/2008/0978 - Erection of a three storey block of 3 self contained flats
- N/2008/0179 - Change of use to 6 self-contained flats involving the erection of a single storey extension at the rear and alterations to the elevations
- N/2008/0211 - Change of use from a dwellinghouse to 8 self-contained flats involving alterations to the elevations
- N/2008/0483 - Retrospective application for the retention of 4 no. apartments derived from the subdivision of 11 no. apartments to form 15 no. apartments within core 3c. Alternative to N/2008/0108 withdrawn 09/04/2008
- N/2008/0491 - Installation of a new shop front to Nos. 264 and 266, change of use of first floor flat at No. 264a to an office to be used in connection with the existing retail premises and erection of replacement fencing 1.8 metres in height to the rear of No. 264

- S/2009/0026 - Conversion to four self-contained flats and two retail shops involving the installation of a dormer extension at the rear and alterations to the elevations after demolition of existing detached outhouses to the rear.
- S/2009/0040 - Conversion of the dwellinghouse to 2 dwellings
- S/2009/0053 - Continuation of use as supported accommodation
- S/2009/0037 - Conversion of retail premises to self-contained ground floor flat

Windfalls in 2009/10

- S/2009/1167 - Layout of road involving the erection of 5 pairs of semi-detached two storey dwellinghouses and one detached bungalow (11 in total) with associated car parking and landscaping after demolition of existing premises and outbuildings at 1A Virginia Street
- S/2009/1082 - Outline planning application for the erection of one detached 1.5 storey dwelling after demolition of the existing store
- N/2008/0707 - Change of use from a hotel to 14 self-contained flats involving the demolition of existing link extension and external staircase to the rear involving alterations to the elevations (Alternative to N/2008/0389 withdrawn 8 July 2008)
- S/2009/0041 - Conversion from a church to three dwellings and seven self contained flats
- S/2009/0597 - Conversion of redundant barns to create 2 no. dwellings comprising; 1no. 3 bed dwelling with single storey extension to the front and 1 no. 4 bed dwelling. (Re-submission of S/2009/0295 withdrawn 04/06/2009)
- S/2009/0286 - Change of use to two self-contained flats involving alterations to the elevations on the ground floor only and erection of a detached garage at the rear of the premises
- S/2009/0348 - Erection of a pair of semi-detached dormer dwellings after demolition of the existing dormer bungalow. (Alternative to S/2009/0035 withdrawn 09/04/2009)
- N/2009/0229 - Change of use of 86 from dog grooming parlour and residential flat to pharmacy and storage in connection with existing pharmacy at 84, including installation of a new shop front

- S/2009/0258 - Conversion of dwellinghouse to 4 no. self-contained apartments
- N/2009/0213 - Erection of a part single storey, part two storey extension and construction of a dormer to the rear and conversion of first and second floors to 1 self-contained flat and 1 maisonette.
- N/2009/0154 - Erection of 4 three storey semi-detached dwellings after demolition of the existing bungalow
- N/2009/0182 - Conversion of storage space over retail premises and a hot-food take-away to form 1 self-contained flat
- N/2009/0122 - Conversion of shop accommodation on first and second floors to 2 self-contained flats
- N/2009/0322 - Erection of a terrace of 4 two storey dwellings after demolition of the existing Church
- N/2009/0101 - Conversion of retail premises to 1 self-contained flat to include a new pitched roof over the living area to the rear
- S/2009/0377 - Change of use from a single dwelling to 3 self contained flats
- S/2009/0160 - Erection of one detached two storey dwellinghouse fronting onto Vermont Avenue
- N/2009/0063 - Erection of one detached three storey dwellinghouse after demolition of existing detached garage at the side of 69 Kensington Road
- S/2009/0298 - Conversion of accommodation at 29-31 Liverpool Road to form 2 no. self-contained flats, replacement of metal railings to rear terrace with rendered wall, creation of new entrance door to flats at 2-4 Moor Lane and external refurbishment works
- N/2009/0169 - Conversion of ground floor and basement into 2 self-contained flats and minor external works
- N/2009/0202 - Conversion of single ground floor flat into 2 self contained flats
- N/2009/0203 - Retrospective Application for the retention of a conversion from coach house to domestic holiday accommodation
- S/2009/0688 - Conversion of the former gate house to a dwellinghouse, comprising the erection of a single storey extension to the rear, detached garage, driveway and landscaping.

- S/2009/0806 - Conversion of the first and second floors to 2no 2 bed and 1no 3 bed self contained flats
- S/2009/1074 - Erection of a pair of semi detached dormer bungalows
- S/2009/1105 - Conversion of the existing premises to residential
- S/2009/0915 - Conversion of retail units and 2 no. self-contained flats into 6 no. dwellings, including the erection of a single storey extension to the rear of each new dwelling
- S/2009/1019 - Erection of 16 dwellings following demolition of existing church
- S/2009/0121 - Outline planning application for the erection of two detached dwellinghouses after demolition of existing dwellinghouse
- N/2009/0206 - Conversion of existing dwelling into 5 self-contained apartments, to include cycle store, bin store, landscaping and layout of parking spaces
- S/2009/0450 - Erection of a detached two storey dwellinghouse with accomodation in the roof and basement areas, replacement boundary wall and access gates after demolition of the existing dormer bungalow.
- N/2009/0306 - Erection of a detached two storey dwellinghouse
- S/2009/1163 - Retrospective application for the change of use of the ground floor from a shop to a flat
- S/2010/0031 - Conversion of ground and lower ground floor flat to form 2 self contained flats
- S/2010/0015 - Conversion from a single dwelling to 1no 3 bed self contained flat and 1no 2 bed self contained flat (alternative to S/2009/0667 withdrawn 23/10/2009)
- S/2010/0054 - Change of use from retail to a restaurant (Class A3) on the ground floor with a self contained flat to the second floor
- S/2010/0061 - Change of use of existing Bed & Breakfast premises into 5 self-contained flats after demolition of existing rear conservatory and store (alternative to S/2009/0958 refused 17/12/2009)
- S/2010/0099 - Conversion of second floor office and storage areas into living accommodation including the construction of an extension of the fire escape to the second floor

Windfalls in 2010/11

- S/2010/1683 - Erection of six, two storey semi-detached dwellings after demolition of the existing nursery.
- S/2009/0976 - Change of use from former banking hall to bar/restaurant (A3) and retail (A1). Introduction of new mezzanine floor at ground floor level, exterior alterations and reinstatement of 2 bedroom apartment at first floor level
- S/2010/0382 - Conversion of single flat at first floor into 2 self-contained flats
- S/2010/0458 - Conversion to 6 self contained flats involving alterations to the side access and the erection of a two storey extension at the rear after demolition of the existing outrigger at the rear of the premises
- S/2010/0720 - alterations and conversion of existing building to form 2 houses and a ground floor office with flat above, including a two storey extension at the side after demolition of the existing outrigger, new 2.2 metre high rear boundary wall with access gate and 1.5 metre high railings to the side (re-submission of S/2009/1060 approved 21 January 2010)
- S/2010/0750 - conversion of existing detached dwelling into a pair of semi-detached dwellings
- S/2010/0808 - Erection of one 2.5 storey dwellinghouse
- S/2010/0888 - conversion of single dwelling to form two dwellings
- S/2010/0916 - Erection of a block of 12 self-contained flats after demolition of existing building
- S/2010/0975 - Conversion of first floor to self-contained flat and creation of an additional bedroom as part of the proposed flat on the first floor on the second floor level (alternative to S/2009/1066 refused 9 April 2010)
- S/2010/1065 - Conversion of single dwelling house to form two dwellings, including a part single part two storey extension to the rear after demolition of existing extensions, construction of a coach house with accommodation in the roof space after demolition of the existing garage, external modifications, layout of car parking spaces and landscaping
- S/2010/1072 - Change of use from offices to residential dwelling

- S/2010/1274 - Conversion of semi-detached property into two self-contained flats
- S/2010/1268 - erection of a two storey detached dwelling on land off Faulkner Close
- S/2010/1278 - Change of use from one self-contained flat (Flat 3) to two self-contained flats
- S/2010/1293 - Erection of a detached bungalow on land adjacent to 10A & 10B Queens Road
- S/2010/1360 - conversion of existing barns to four dwellings involving alterations to the elevations (alternative to S/2010/0424 withdrawn 2 June 2010)
- S/2010/1422 - change of use from a dwellinghouse to two self contained flats involving alterations to the elevations
- S/2010/1538 - Change of use of former Public House (A4) to mixed use on ground floor (A1, A2 and A3), conversion of accommodation at first floor to form two self-contained apartments, layout of parking spaces and covered walkway to the front and single storey extension to the rear
- S/2010/0224 - Conversion of lower ground floor to provide a self-contained flat and replacement door and windows to the side and rear elevations
- S/2010/0375 - Conversion of existing dwelling to create 2 no. self-contained dwellinghouses
- S/2010/0445 - Retrospective application for the conversion to 3no self contained flats together with a single storey extension to the rear of the premises
- S/2010/0481 - Conversion of the existing dwelling to 2 self contained flats together with a two storey extension to the rear together with a detached garage to the side/ rear after demolition of the existing
- S/2010/0688 - Conversion of the first and second floors from Retail (A1) to Residential (C3)
- S/2010/0741 - Conversion of Church to 6 no. dwellings. (Alternative to S/2009/0058 withdrawn 12/03/2009)
- S/2010/0943 - Conversion of first and second floor to one maisonette

- S/2010/1037 - Change of use from two storey detached caretaker's house to classbase on ground floor and storage on first floor
- S/2010/1054 - Conversion of house in multiple occupation into 8 no. self-contained flats and 1 no. studio flat with separate cooking facilities. Including a dormer to the rear and external alterations. (Re-submission of S/2010/0467 withdrawn 04/06/2010)
- S/2010/1162 - Conversion of Banqueting Suite to residential dwelling
- S/2010/1167 - Conversion of the existing Housing Office to one, four bed dwelling involving alterations to the elevations
- S/2010/1188 - Outline application for the erection of a two storey block of four town houses fronting onto Hart Street after demolition of existing buildings
- S/2010/1193 - Conversion of a dwellinghouse to two self-contained flats including the erection of a conservatory to the rear
- S/2010/1628 - Conversion of the vacant restaurant to two self contained apartments involving alterations to the front together with partial demolition of the existing single storey extension to the rear of the premises
- S/2010/1710 - Change of use of ground floor retail premises to self-contained flat including minor external alterations
- S/2010/0589 - Conversion of shop unit and living accommodation to 'lock-up' shop and 2 no. self contained flats, including the erection of a single storey porch at the rear and new boundary wall. (Alternative to S/2009/0876 withdrawn 21/12/2009)
- S/2010/0075 - Construction of 6 no. semi-detached two storey dwellings and access road
- S/2010/0400 - Construction of a bungalow on former builder's yard on land to the rear of 1 Cambridge Avenue
- S/2010/0402 - Erection of 2 no. two storey detached dwellings after demolition of detached bungalow and outbuildings
- S/2010/0425 - Conversion of first and second floors into 2 no. one bedroomed self-contained apartments, including the installation of a new shop front and apartment access at ground floor level, erection of a parapet wall and replacement metal fire escape to the rear

- S/2010/0544 - Conversion of offices at ground floor and flat above into 2 no. two bed terraced houses, including the erection of a boundary wall to the front/side of the properties
- S/2010/0880 - Change of use from part of ground floor office to a self-contained flat and external alterations
- S/2010/0992 - change of use of ground floor from commercial units to four self contained flats involving alterations to the elevations
- S/2010/1049 - Erection of one detached two storey dwellinghouse after demolition of the existing detached garage, including alterations to the roof of the existing house from hip to gable, repositioning of windows and new vehicular access.
- S/2010/1713 - Conversion of the second floor flat to two self-contained flats with additional accommodation in the roof
- S/2010/1684 - Conversion of property to three self-contained apartments and new external entrance
- S/2010/1718 - Erection of eight, three storey dwellings comprising one pair of semi-detached properties and two blocks of three properties
- S/2011/0003 - conversion to two self-contained flats involving the erection of single storey extension at the rear and alterations to the elevations

Windfalls in 2011/12

- S/2011/1514 - Erection of a two storey block containing 8 self-contained apartments, with boundary wall 1.525 metres high, two pairs of semi-detached dwellings, bin store and parking after demolition of the existing commercial buildings.
- S/2011/1419 - Erection of a detached two storey dwellinghouse on land adjacent to 2 Moorhey Road.
- S/2010/1749 - erection of three terraced properties (alternative to S/2009/1007 approved 31/12/2009)
- S/2011/0166 - Conversion of the existing public house into 1 dwelling on the ground floor and 2 self-contained apartments to the first floor, including storage and parking of commercial vehicles in the car park area to the side and new boundary walls and access gates
- S/2011/1277 - Erection of a single storey extension to the front of the premises incorporating a new shop front, ATM and bollards to the front,

creation of a additional self contained flat to first floor level incorporating a roof terrace to the front and rear together with alterations to the rear access / delivery yard

- S/2011/0215 - Conversion of the existing detached dwellinghouse to three self-contained flats and alterations to the elevations
- S/2011/1053 - Erection of 2no. two storey detached dwellings after demolition of the existing detached dwelling.
- S/2011/0216 - Change of use of Public House to self-contained flat at first floor level with unused premises on the ground floor, including the erection of balcony screening 1.8 m high to the first floor, installation of roof lights and creation of loft space accommodation
- S/2011/0291 - Conversion of commercial space on first and second floors to four self-contained apartments
- S/2011/0327 - conversion of barn and outbuildings to form new dwelling including alterations to the existing structure
- S/2011/0343 - Change of use from residential to builders merchants, including the erection of a building for use as storage for building materials with retail display and ancillary offices
- S/2011/0549 - Conversion of existing Bed & Breakfast premises into five self-contained flats including the construction of a pitched roof dormer to the side and bin store to the front
- S/2011/0648 - Conversion of properties from houses in multiple occupation and flats to re-instate a terrace of 3 two storey dwellings including the erection of a conservatory to the rear of each dwellinghouse
- S/2011/0666 - Change of use from single private dwellinghouse to two self-contained flats
- S/2011/0670 - Erection of a detached dormer bungalow after demolition of the existing bungalow
- S/2011/0695 - Conversion of existing two storey side extension to create one new dwelling including the construction of a dormer to the rear
- S/2011/0694 - Conversion of part ground floor, first and second floors to three self-contained apartments and installation of a new shop front

- S/2011/0709 - Erection of a part two, part three storey block of five town houses with rooms in the roof space and six self-contained flats after demolition of existing building
- S/2011/0738 - Conversion of existing agricultural building to form one detached residential dwelling, creation of residential curtilage and erection of boundary fencing after demolition of the existing outbuildings
- S/2011/0469 - Erection of a detached dormer bungalow
- S/2011/0194 - Conversion of the first floor from Dance Studio (D2) to two self contained apartments
- S/2011/0234 - Conversion of the second floor and loft area to create two self contained apartments
- S/2011/0431 - Erection of a detached dormer bungalow on land to the rear of 101 Liverpool Road.
- S/2011/0584 - Conversion of four flats in the centre of the block into a pair of two storey dwellings, refurbishment works to the four self-contained flats at each gable end and exterior refurbishment to the entire block
- S/2011/0751 - Conversion of the existing shop / office (A1/B1) to two residential dwellings (C3) together with a single storey extension to the rear following demolition of the existing, a canopy to the front and a pitched roof to existing single storey extension to the side
- S/2011/0805 - Conversion of the existing storage premises to a residential dwelling
- S/2011/0806 - Conversion of the existing properties to five self contained apartments incorporating a two storey extension to the rear following demolition of the existing and the layout of car parking and landscaping
- S/2011/0819 - Conversion of first floor accommodation to self-contained flat including a two storey extension to the rear and installation of a new shop front. (Re-submission of S/2010/1309 refused 21/09/2010)
- S/2011/0510 - Erection of a single storey extension to the side and rear of the dwellinghouse after demolition of the existing garage
- S/2011/0687 - Erection of a two storey block of eight self-contained flats

- S/2011/0788 - Conversion of ground floor of 117 Norwood Road to residential use (C3) including the erection of a single storey extension to the rear, after demolition of the existing outrigger and outbuildings to the rear
- S/2011/0867 - Conversion of the existing vacant office to three self contained apartments
- S/2011/0879 - Conversion of the existing premises to three self contained apartments following partial demolition of the existing single storey building, installation of a pitched roof to existing flat roof and a porch to the side
- S/2011/0896 - Conversion of first and second floors to form one self-contained apartment including the erection of a two storey extension with glazed balcony to the rear, new glazing and Juliet balcony to the front and external renovations
- S/2011/0943 - Use of the ground floor and first floor as a beauty salon and installation of a new shop front (alternative to S/2011/0593 withdrawn 15 July 2011)
- S/2011/1023 - Conversion of 3 existing flats to create an additional 5 flats, (8 self-contained flats in total) including the erection of a single storey extension to the rear
- S/2011/1113 - change of use of ground floor from social club to restaurant/wine bar and first and second floors to self-contained apartment, including the erection of a single storey extension to the side/rear after demolition of the existing, an extraction flue to the side, porch to the front, decking area for outside seating and first floor balcony to the rear elevation
- S/2011/1165 - Construction of a part two part four storey residential care home after demolition of the existing properties, including the layout of parking spaces, new vehicular and pedestrian access and landscaping
- S/2011/1171 - Change of Use from residential care home (C2) to private dwelling (C3)
- S/2011/1287 - change of use of part of first floor from office to four self-contained flats involving alterations to the elevations
- S/2011/1224 - Conversion of the existing residential dwelling to two self contained flats. (Alternative to S/2011/0862 granted 16/08/2011)
Deleted earlier approval

- S/2011/1252 - Erection of a detached two storey dwelling with sunken courtyard after demolition of the existing single storey extensions to the rear of 1 College Avenue
- S/2011/1311 - Change of Use of existing outbuilding to residential dwelling
- S/2011/1320 - change of use to seven self-contained flats involving alterations to the elevations
- S/2011/1341 - Conversion of the existing commercial property to residential
- S/2011/1356 - Change of use from office to dwelling
- S/2011/1365 - The re-arrangement of the existing layout to create four additional residential units, to increase the number of units to 14 self-contained units and 4 bedsits with shared accommodation
- S/2011/1431 - Conversion of ground floor retail unit to residential to create a single dwelling involving alterations to the front and side elevations and removal of the existing canopy
- S/2011/1476 - Erection of a four storey block containing 10 self-contained apartments after demolition of the existing snooker club
- S/2011/1494 - Change of use from a single private dwellinghouse to two self-contained flats involving alterations to the elevations
- S/2011/1517 - Change of use from retail premises to self-contained flat involving alterations to the external elevations
- S/2012/0011 - Change of use of first and second floor from office space to two self-contained flats (one on each floor)
- S/2012/0020 - Conversion of office premises on first floor to 4 self-contained apartments including ancillary gymnasium and minor external works
- S/2012/0027 - Change of use from office accommodation to one self-contained flat on the ground floor only
- S/2012/0178 - Change of use from shop to self-contained flat at first floor level
- S/2012/0185 - Conversion of the existing premises to a single dwelling together with a single storey extension to the side and a new boundary wall, fence and access gates to a maximum height of 1.5m