

**Report to:** PLANNING COMMITTEE      **Date of Meeting:** 29<sup>th</sup> March 2017

**Subject:**      **Land at George Drive/ Elizabeth Avenue, Southport**

**Proposal:**      Erection of 10 dwellings and eight self-contained apartments with associated car parking and landscaping.

**Applicant:**      Ms Louise Davies  
The Sovini Group

**Agent:**      Mr David Smith  
John McCall Architects

---

## Summary

This is a full application to construct 18 dwellings (originally 21 dwellings).

The main issues to consider include the principle of the development, the loss of trees and effect on wildlife, the effect on the living conditions of both existing and future residents, the design and appearance of the dwellings, the need for new homes, and highways matters.

It is concluded that the loss of trees will be a significant loss both in terms of the landscape terms and to the enjoyment of those living nearby but the proposal satisfies all other policies and will provide much needed housing. The arguments are very finely balanced, but it is recommended that the fact that a housing scheme is set to go ahead with committed funding tips the balance in favour of granting permission.

## Recommendation: Approve with Conditions

**Case Officer**      Steve Matthews

**Email**      [planning.department@sefton.gov.uk](mailto:planning.department@sefton.gov.uk)

**Telephone**      0345 140 0845 (option 4)

Application documents and plans available at:

<http://pa.sefton.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OE9O62NWM0T00>

# Site Location Plan



## The Site

The 0.56 hectare application site is a strip of land along the Sefton/ West Lancashire boundary, adjacent to George Drive and Elizabeth Avenue.

The eastern boundary of the site is also the borough boundary and is marked by Sandy Brook.

The southern part of the site comprises a dense stand of mainly self-seeded trees.

## History

None

## Consultations

The scheme has been revised in the light of comments from consultees.

A revised scheme was publicised on 13<sup>th</sup> March and the closing date for comments is 24<sup>th</sup> March. Any further comments will be included in a 'Late representations' report.

**Canal & River Trust** – no objections.

**Fire and Rescue Service** – no objections.

**Environmental Health** – no objections.

**Contaminated Land team leader** – no objections.

**Environment Agency** – accept that development can come to within 6 metres of the top of Sandy Brook.

**Drainage** – no objection subject to condition.

**United Utilities** – no objection subject to conditions.

**West Lancashire Borough Council** - raises no objections to the proposal providing it complies with Sefton Council's relevant Local Plan Policies and the relevant parts of the National Planning Policy Framework.

**Police Architectural Liaison Officer** – boundaries between properties at the rear should be 1.8m for the full length.

### **Highways Development Design**

No objections subject to conditions.

### **Local Plans team**

The site is in a Primarily Residential Area (UDP and emerging Local Plan) and so the proposal is acceptable in principle under policy HC3 “Residential development and development in Primarily Residential Areas”, subject to it meeting other Local Plan policies including the nature policy NH2 “Protection and enhancement of nature sites, priority habitats and species”. Other nearby sites on the eastern edge of Southport have been ‘screened in’ under the Habitats Regulations as potential supporting habitat for pink-footed geese and whooper swans and thus to which policy NH2 applies. Hence it is important to seek the advice of the Merseyside Environmental Advisory Service regarding Habitats Regulations Assessment issues or mitigation measures for this application site, and in relation to any other ecological issues.

Although bounded on the east by Sandy Brook which is a main river, the site is in Flood Zone 1 (lowest risk) of river or tidal flooding, and surface water flood risk affects a relatively small part of the site. It is considered that the principles of surface water management for this site comply with the relevant parts of policy EQ8 Managing flood risk and surface water. However, it is noted from the Proposed Site Plan (L03, June 2016) that 10 or so homes would be within 8 metres of Sandy Brook, together with a greater number of block paving areas, other structures and, potentially, landscaping.

**Affordable housing:**

The proposal is entirely for affordable housing and so it is considered that it complies with policy HC1 “Affordable and special needs housing” and policy HC2 “Housing type, mix and choice” where relevant.

**Landscaping, open space and trees:**

Under policy EQ9 “Provision of public open space, strategic paths and trees in development”, replacement trees for those lost during development must be provided on a 1:1 basis. There are no requirements for new open space or strategic paths on this site. This site is not considered to be open space under policy NH5 “Protection of open space”. It is considered that the structural planting within the development complies with the principles of part 4 of policy DQ2 “Design” which relate to urban edge sites, and are compatible with the urban edge elsewhere in this part of Birkdale.

**Tree Officer**

The woodland area is a significant feature at this location along George Drive.

It affords an important green link between residential area to north side of George Drive and rural / agricultural landscape beyond to the south.

The woodland unit makes up half of the proposed development site. The loss of such an area of wood would be significant and of detriment to the visual amenities of the area.

The first amended layout scheme (drwg L03D) brings housing (plots 9 – 20) forward, removing earlier hammer head access drive. However tree / wooded retention behind the development would result in potential severe overshadowing and shade to the backs of those properties – would likely result in substantial future pressure to allow further tree loss so people could have light.

The tree retention on the revised layout plan is indicative as it does not accord with arboricultural survey plan.

The Tree Officer does not support the current proposal. He considers it is contrary to emerging Local Plan policy EQ9 – “Trees and Landscaping”. Section 6a states that development proposals must not result in unacceptable loss of, or damage to, existing trees or woodlands or significant landscaping during or as a result of development.

### **Merseyside Environmental Advisory Service**

As evidence of water vole has been recorded, plans must be amended to show a layout to include a ‘no development’ buffer within 5m of the brook bank.

### **Lancashire Wildlife Trust**

The Extended Phase One Habitat Survey makes a number of recommendations for further surveys (relating to bats, water voles and breeding birds) and it is important that such surveys are carried out, their findings agreed by the local planning authority, and any mitigation measures approved before any development is commenced on the site.

The Extended Phase One Habitat Survey makes no mention of red squirrels. The site is within the designated North Merseyside and West Lancashire Red Squirrel Stronghold and red squirrels are regularly sighted in the vicinity, for example throughout Ainsdale, at Hillside Golf Course and even Birkdale High School. The Trust notes from the application that there are plans for the replanting of trees to compensate for those to be removed as part of the proposed development. It is important that any replanting is with tree species beneficial to red squirrels and that species that favour grey squirrels are avoided.

## **Neighbour Representations**

22 letters of objection have been received from residents on George Drive, Sandbrook Road, Mary Avenue & Elm Park Drive.

A petition signed by 423 people has been submitted opposing the loss of the woodland to development.

Councillor Lynne Thompson has called the application in and requested the site be visited by Planning Committee.

The grounds of objection include:

### Loss of trees

- “Kitts Wood” well loved by local people
- mature woodland site
- contravenes the Council’s greenspace strategy and its commitment to protecting small areas of greenspace

### Impact on wildlife and on nature

- hedgehogs, owls & many other birds, foxes, bats, water voles in Sandy Brook, evidence of natterjack toad
- loss of native species such as bluebells and other wild flowers

### Loss of safe area for children to play

- this is the only play area local children have to enjoy
- safe space for generations of local children to play, discover and learn in
- safe place for children to explore and learn to take risks

### Type of development

- too dense and inappropriate layout
- out of character with the area
- inadequate and inappropriate landscaping

### Narrow road, parked cars

- the road is narrow and is easily congested – this would add to the problem

### Loss of sunlight & outlook, and overshadowing

- houses are too close – loss of privacy
- loss of outlook
- will deprive existing houses of sunlight

### Noise and disturbance during construction

- there will be noise, dust, pollution, fumes and vibration during construction which would be unacceptable
- piling will be required and this will cause major disruption especially for a number of people who work shifts and sleep during the day
- road is too narrow to accommodate major construction vehicles
- lots of hardcore would have to be brought in meaning many large vehicle movements
- damage will be caused to existing services e.g. drains

### Stability of land and flooding

- removal of the trees and the construction of development would affect stability of the bank
- large amount of sand brought in to this area decades ago and construction could affect stability of this
- concern over possible flooding as area already prone to flooding

## Other

- this is already a very neglected area by the Council, and this seems to be yet one more example of that
- some dispute over ownership of land – do Sovini actually own it?
- concern over state of neighbouring houses built in concrete and their ability to withstand vibrations from construction of the new dwellings
- concern measurements are not right in terms of how far away houses are from the existing
- a local resident has used part of the land for 29 years for chopping and storing logs and a trailer and is claiming ownership of this part of the land
- loss of value of existing properties
- who will new residents be?

## Additional comments following consultation on revised plans:

Two further letters raising the following additional issues:

- small rear gardens would lead to children playing in street causing noise and disturbance to existing residents
- lack of school places for children in new development
- this site should not be classed as a 'windfall' site thereby allowing development
- there is a restrictive covenant which prevents building on this land.

## **Policy Context**

The application site is situated in an area designated as Primarily Residential Area on the Council's Adopted Unitary Development Plan.

The policies in the emerging Local Plan (June 2016) were subject to discussion at the recent Local Plan Examination and where appropriate have been given weight in coming to a recommendation on this application.

The policies may be regarded to carry significant weight. They will be referred to where appropriate in the assessment of this proposal.

## **Assessment of the Proposal**

### **Amendments to the original scheme**

The original proposal was for 21 dwellings. An amended scheme was submitted for 20 dwellings. This revised the layout to remove the hammer head, and allowed the retention of the rear part of the copse of trees.

A further amended scheme has been submitted for 18 dwellings – eight houses, two bungalows and eight apartments.

The reason for the amendment was to provide a 5 metre protection area from the top of the Sandy Brook bank for water voles. This has resulted in a couple of housing units being lost, rear gardens at the southern end of the scheme being significantly reduced and compensated for by extra garden space at the side. It has also meant that some of the dwellings have had to be brought forward slightly.

The 5 metre water vole protection has also reduced the potential to plant trees (in compensation for those being lost) on the open area at the north (Elizabeth Avenue) end of the site.

The main issues to consider include the principle of the development, the loss of trees and effect on wildlife, the effect on the living conditions of both existing and future residents, the design and appearance of the dwellings, the need for new homes and the impact on the highway network.

### **Principle**

The application site is designated as Primarily Residential Area in the adopted Unitary Development Plan (UDP) 2006 and in the emerging Local Plan. The principle of development on this site is acceptable.

### **Loss of trees and effect on wildlife**

The trees comprise approximately half of the proposed development site. They form a significant feature adjoining the borough boundary and, from the correspondence received from those living nearby, they are a much loved feature in this immediate area, providing a safe place to play for children for many many years.

The trees are mainly self-seeded and are not protected by a Tree Preservation Order. Individually the species are not of great value, but collectively they offer an attractive feature in the landscape and provide a significant wildlife habitat.

The revised proposals show that some of the trees are to be retained, at the Sandy Brook side of the copse.

However, the Tree Officer notes that tree / wooded retention behind the development would result in potential severe overshadowing and shade to the backs of those properties, and this would be likely to result in pressure to allow further tree loss so that future residents could enjoy more light to their properties.

The Tree Officer opposes the development and notes that the proposal is contrary to emerging Local Plan policy EQ9 – “Trees and Landscaping” – which states that development proposals must not result in unacceptable loss of, or damage to, existing trees or woodlands or significant landscaping during or as a result of development. This is also reflected in Policy DQ3 of the Unitary Development Plan (UDP).

Policy EQ9 of the emerging Plan also states that development proposals must replace any trees lost as a result of the development at a ratio of 1:1 within the site.

It is proposed to plant new trees within the site if the development were to go ahead, but not at a ratio of 1:1. It would also take a long time for these to mature and, even at maturity, they would not provide a suitable substitute for what would be lost.

The requirement to keep open a strip of 5 metres from the top of the bank to Sandy Brook reduces the opportunity to plant trees. In this instance it is considered the ecological benefit of protecting the water voles outweighs the requirement to plant replacement trees.

The trees undoubtedly provide a rich ecology, and it is understood that this is much prized by local residents. However, according to Merseyside Environmental Advisory Service (MEAS) – the Council's ecological advisors - adequate provision can be made for protected species. Water voles can be protected through a 5 metre safeguarded zone from the top of the Sandy Brook bank and MEAS also advise that roosting bats do not need to be considered further in relation to these proposals.

Revised plans show that the scheme has been redesigned to accommodate a clear 5 metre strip – outside of any garden area - from the top of the Sandy Brook bank.

Lancashire Wildlife Trust have requested that any proposed trees be species which favour red squirrels which can be controlled by condition.

### **Effect on living conditions of occupiers of nearby properties**

#### Effects on existing residents

Many local residents have lived on George Drive and in the immediate area for many years. Successive generations have enjoyed the wood both as a safe haven for children to play and as a refuge for wildlife. Residents have also enjoyed the attractive outlook it provides and also the wide open views across the fields.

Even though this has been the reason why many people decided to live here, the planning system is not designed to protect a view or an attractive outlook.

The direct distance between the existing properties on George Drive and Plots 3 & 4 of the proposed scheme is only 18 metres. This is closer than the suggested minimum standard of 21 metres between the windows of habitable rooms as set out in the 'New Housing' Supplementary Planning Document.

However the main windows of both living room and bedroom have been designed as splayed bay windows so they will not look direct onto the houses opposite and in this way they do meet the recommended standards.

However, a secondary window to the front facing bedrooms of Plots 3 & 4 is 18 metres, and to Plots 5 & 6 is 20 metres. Given that these secondary windows are to the front elevation, which is overlooked by passers by, these reduced distances are considered to be acceptable.

Overall it is not anticipated that the development will harm the privacy of existing residents.

The George Drive properties enjoy a south eastern aspect with morning and afternoon sun so it is acknowledged they would lose some sunlight, particularly in the winter months when the sun is lower in the sky. The distance between existing and new properties is sufficient for there to be little effect on general light levels.

#### Effects on future residents

The distances between adjoining properties are acceptable. The bedroom sizes have been redesigned so that they meet the Council's minimum requirements. The revised plans also show that while there is very limited rear garden space to some dwellings because of the need to provide the 5 metre protected area for water voles, the private outdoor amenity space meets or exceeds the minimum standards in all instances.

#### **Design and appearance of the dwellings**

The scheme has been amended so the layout and house designs complement the straightforward layout and simple, unfussy design of houses in the immediate area. These aspects of the scheme are therefore now considered to be acceptable and in accordance with Policy DQ1 of the UDP and Policy EQ2 of the emerging Local Plan.

#### **Affordable housing and need for new homes**

There is a significant need for new affordable homes in all parts of the Borough and particularly in the Southport area. This development would provide 18 units of accommodation which help address that shortage.

The Council has a shortfall in meeting its 5 year housing land supply and at December 2015 it only had a 3.1 years' supply. These units would make a modest contribution towards meeting that need.

This is not just speculative housing. Funding from the Homes and Communities Agency would be immediately available to help fund this scheme if it gets all the necessary approvals. The provision of new homes, and in particular affordable homes, is a major factor in favour of the scheme and should be considered in the overall balance.

#### **Highways**

The Highways Manager has no objections in principle to the proposed development. It is proposed to provide one parking space for each property, which is acceptable given the accessibility of the site to public transport. This complies with Policy AD2 of the UDP, and EQ3 of the emerging Local Plan.

## **Other matters**

The Environment Agency normally ask for a standard easement of 8 metres without any buildings for a brook of this kind. Here they have accepted a 6 metre easement, but part of this can be within the back gardens of properties and this has been achieved.

Concern has been expressed about stability of the bank, land ownership, loss of property values, a restrictive covenant and who the future residents would be. These are not planning matters and cannot be taken account of in coming to a view on this application.

There was an objection to this site being considered to be a 'windfall site' which in the view of the objector paved the way to this site being considered suitable for development. 'Windfall' is not a land use designation and this is not a relevant factor in coming to a recommendation on this application.

Some objected to noise and disturbance during construction. If development is granted permission a certain amount of noise and disturbance is inevitable, but this is not uncommon in a residential area. This can be addressed though separate legislation.

## **Conclusions**

The principle of the development is acceptable and detailed aspects such as the design and appearance, the impact on the living conditions of both existing and future residents, and on ecology and on highway safety, is also considered acceptable.

The key issues to consider in coming to a decision on this application are the loss of the wooded area and the gain of affordable homes.

Despite the scheme having been modified to ensure that part of the wooded area will be retained, the majority of the trees will be lost and there may well be pressure for further trees to be removed to provide more light to the new properties. The lack of adequate replacement planting does not satisfy local planning policy, but there are ecological reasons why this cannot be achieved within the site.

The development will meet local needs for affordable homes and will make a modest contribution to the Borough's shortfall of housing when measured against the Government's target.

These factors are very finely balanced. Overall, given the size of the local need for affordable homes, it is recommended that planning permission is granted subject to conditions.

## Recommendation - Approve with Conditions

### Conditions

This application has been recommended for approval subject to the following conditions and associated reasons:

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

- 2) The development hereby granted shall be carried out strictly in accordance with the following details and plans:-

L03-E, L04-D, L06-C, L07-D, L09-C, L10-C, D5993.001A, D5993.002 and D5993.003A

Reason: To ensure a satisfactory development.

- 3) Before any construction commences:-

a) Samples of the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority.

b) The materials approved under (a) above shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with policy DQ1 of the Sefton Unitary Development Plan.

- 4) a) A scheme of works for the proposed vehicular and/or pedestrian access shall be submitted to and approved in writing by the Local Planning Authority

b) No part of the development shall be brought into use until a means of vehicular and/or pedestrian access to the site/development has been constructed. These works shall be in accordance with the scheme approved under (a) above.

Reason: In the interests of highway safety and to accord with policies CS3 and DQ1 of the Sefton Unitary Development Plan.

- 5) a) Unless otherwise agreed in writing by the Local Planning Authority, the development shall not be commenced until a detailed scheme of highway improvement works for the provision of together with a programme for the completion of the works has been submitted to and approved in writing by the Local Planning Authority.

b) No part of the development shall be brought into use until the required highway improvement works have been constructed in accordance with the details approved under (a) above.

Reason: In the interests of highway safety and to accord with policies CS3, DQ1 and AD2 of the Sefton Unitary Development Plan.

- 6) No part of the development shall be brought into use until space and facilities for cycle parking have been provided in accordance with the approved plan and these facilities shall be retained thereafter for that specific use.

Reason: In the interests of highway safety and to accord with policies CS3 and AD2 in the Sefton Unitary Development Plan 2006

- 7) Prior to the commencement of any works on site a Construction Method Statement shall be submitted to and approved in writing by the local planning authority. The approved Statement shall be adhered to throughout the construction period and shall provide details for construction traffic management and wheel washing facilities.

Reason: In the interests of highway safety and to accord with policies CS3 and AD2 in the Sefton Unitary Development Plan.

- 8) a) Should any part of the development incorporate piling works or ground compaction, details of the works, proposed duration and hours of piling/ ground compaction and details of mitigation methods for the suppression of dust shall be submitted to and approved by the Local Planning Authority prior to work commencing on site.

b) Piling/ ground compaction works shall then be carried out in accordance with the details approved under (a) above.

Reason: To ensure that the amenities of nearby residents are not unduly harmed by noise and dust from piling/ ground compaction works and to comply with policies CS3 and EP6 of the Sefton Unitary Development Plan.

- 9) a) The hard and soft landscaping scheme hereby approved shall be carried out prior to the occupation of any part of the development or in accordance with a timetable to be agreed in writing with the Local Planning Authority.

b) Any trees or plants that within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced with others of a species, size and number as originally approved in the first available planting season unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of visual amenity and to comply with policy DQ3 of the Sefton Unitary Development Plan.

- 10) The landscaping scheme approved under condition 2 shall include native and small seed bearing species which encourage red squirrels and discourage grey squirrels.

Reason: To safeguard conservation of species/habitats.

- 11) Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

- 12) Following our review of the submitted Drainage Strategy, we can confirm the proposals are acceptable in principle to United Utilities.

The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing 216-245 C-001, Rev P1 - Dated July 2016 which was prepared by AJP. For the avoidance of doubt and unless otherwise agreed in writing by the Local Planning Authority, no surface water will be permitted to drain directly or indirectly into the public sewer. The development shall be completed in accordance with the approved details.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

- 13) No development shall commence until full details of a scheme for a sustainable drainage system to serve the site, and method of implementation including arrangements to secure funding and maintenance for the lifetime of the development through an appropriate legally binding agreement have been submitted to and approved in writing by the Local Planning Authority in consultation with Lead Local Flood Authority. The approved scheme shall be implemented in accordance with the approved details and timetable. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved scheme.

Reason: To ensure satisfactory drainage facilities are provided to serve the site in accordance with the National Planning Policy Framework, Paragraph 103.

## Informatives

### Addresses

- 1) The applicant is advised that the proposal will require the formal allocation of addresses. Contact the Highways Development Control Team on Tel: 0151 934 4175 to apply for a new street name/property number.

### Highways Works

- 2) The applicant is advised that all works to the adopted highway must be carried out by a Council approved contractor at the applicant's expense.

There will be a requirement for the applicant to enter into a s38 Highways Act 1980 Legal Agreement to have the proposed new pedestrian footway on the south east side of George Drive and Elizabeth Avenue adopted by the Council. Please contact the Highways Development Control Team 0151 934 4175 for further information.

### Sustainable Drainage

- 3) Details of a scheme for a sustainable drainage system should include:
  - a) Information about the lifetime of the development and design of the sustainable drainage system design, including storm periods and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), methods employed to delay and control surface water discharged from the site, and appropriate measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses;
  - b) development greenfield runoff rate for an existing greenfield site or show how surface water run-off would be reduced by at least 30% on previously developed sites;
  - c) Include details of a site investigation and test results to confirm infiltrations rates;
  - d) Include details of how any flood water, including depths, will be safely managed in exceedance routes;
  - e) Secure arrangements for adoption by an appropriate public body or statutory undertaker or, management and maintenance by a Residents' Management Company through an appropriate legal agreement;
  - f) Secure arrangements, through an appropriate legal agreement for funding on-going maintenance of all elements of the sustainable drainage system including:
    - i mechanical components;
    - ii. on-going inspections relating to performance and asset condition assessments and;
    - iii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.
  - g) Secure means of access for maintenance and easements, where applicable.
  - h) Include a timetable for implementing the scheme.
  - i) The total discharge from the relocated pond must be restricted to the lower of 5l/s/ha or the Q100yr for Parcel A.

The applicant must apply for an environmental permit for flood risk activities (Flood Defence Consent) before undertaking any works on-site. Failure to do so may result in enforcement action being undertaken by the Environment Agency.

The developer should inform the property owners that they will have riparian responsibilities including maintenance of the watercourse.

#### Managing Vegetation

- 4) No hedgerow, tree or shrub shall be removed from the site between 1st March and 31st August inclusive without the prior submission of a report to the Local Planning Authority which sets out the results of a survey to assess the nesting bird activity on the site and describes a method of working to protect any nesting bird interest. Any hedgerow, tree or shrub removal shall then be carried out in accordance with the approved details.

#### Waste

- 5) A waste audit or similar mechanism (e.g. site waste management plan) provides a mechanism for managing and monitoring construction, demolition and excavation waste. This is a requirement of WLP policy WM8, and may also deliver cost savings and efficiencies for the applicant. The following information should be included within the waste audit or similar mechanism:

- Details of persons responsible;
- Process for update;
- Forecast waste types (European Waste Codes recommended) and waste arisings (tonnages);
- Facilities/carriers and proposed waste management option(s) chosen;
- Actual waste arisings (tonnages), facilities/carriers and waste management option(s) chosen;
- Waste prevention, reduction and recycling actions; and
- Process to ensure contractors/staff are aware of requirements (e.g. toolbox talks).

Guidance and templates are provided at: [http://www.meas.org.uk/media/5014/SWMP-Audit\\_Checklist\\_Final.pdf](http://www.meas.org.uk/media/5014/SWMP-Audit_Checklist_Final.pdf) <http://www.wrap.org.uk/> and <https://www.smartwaste.co.uk/>

Guidance on design and access to accommodate sustainable waste management is available for Sefton Council in the following documents:

- Sefton - Design SPD Part 2

Other useful sources of guidance include:

- NHBC (2015) - Avoiding Rubbish Design  
<http://www.nhbcfoundation.org/Publications/Guide/NF60-Avoiding-rubbish-design>
- Building for Life Partnership (2014) - The Sign of a Good Place to Live: Building for Life 12  
[http://www.hbf.co.uk/?eID=dam\\_frontend\\_push&docID=24115&filename=BfL\\_REPRI\\_NT\\_2014\\_FINAL.pdf](http://www.hbf.co.uk/?eID=dam_frontend_push&docID=24115&filename=BfL_REPRI_NT_2014_FINAL.pdf)

