

# **Sefton Council Authority Monitoring Report 2024**

**November 2024**

## Introduction

This is the Council's twentieth Authority Monitoring Report (AMR) (formerly Annual Monitoring Report). Previous publications are available at [www.sefton.gov.uk/AMR](http://www.sefton.gov.uk/AMR). This is the ninth AMR published following the adoption of the Sefton Local Plan in April 2017. It uses the monitoring framework set out at Appendix 3 of the Local Plan.

As the monitoring framework has been established for five years trend-based information is strengthening and progress with many of the strategic aims of the Local Plan and the policies that seek to secure them is demonstrated. Points for action are noted wherever this is not the case.

The AMR is split into a number of distinct sections.

**Key Headlines for 2023/24** provides a summary of the main points of interest for the year

**Section A** looks at direct impact indicators - those which the implementation of planning policies influence in a direct way.

**Section B** covers indirect indicators – those which the implementation of planning policy may influence, but which are also influenced by other factors.

**Section C** reports on the progress the Council has made on its duty to co-operate.

**Section D** reports on the progress with the Local Development Scheme, setting out the Planning Documents we have produced and aim to produce in the future.

**Section E** reports on the progress of Neighbourhood Plans in the borough.

The AMR is written in the context of the current 2023 NPPF and has not been updated for the draft 2024 NPPF which includes new draft housing figures.

## Main headlines

### Direct Impact Indicators

- The Council can demonstrate an 8.69 year supply of specific deliverable housing sites. This is very similar to the previous year's position of 8.7 years supply. This means that Sefton can comfortably meet its five-year supply requirement for deliverable housing sites. However the draft Government housing methodology, if brought into force will result in a significant fall in the housing supply position and would see the Council no longer being able to demonstrate a five year supply. If the new methodology is confirmed by the Government, the housing supply will be altered accordingly.
- During 2023/24 there were 748 net additional dwellings in Sefton. This compares to 745 the year before. It follows a pattern where for five years now, the net new dwellings have been very consistent and have been between 745 and 779. This has comfortably allowed the Council to meet the housing delivery test and has shown

how successful the Council's Local Plan has proven to be in meeting the borough's housing need. This is a considerable success compared with the years pre-adoption of the Local Plan where delivery figures of around 400 per year were more typical.

- As of 31 March 2023, there have been 1,895 new homes completed on the Local Plan housing allocations, an increase of 442 in the past year, an increase on the 308 from the previous year. A number of large sites are building out at the moment and a number more are due to start delivering so this pattern should continue although it is not yet clear what the impact of the market slowdown might be.
- There has been a significant decrease in the number of new homes granted planning permission in 2023/24, particularly on large sites. It is not clear why this is the case. Generally only a small number of large sites come forward each year and so one year's results should not be a concern but it is something to note for future years and whether the general market slowdown due to the cost of living crisis is a factor. This has had an impact on a number of indicators. For example there was no affordable housing granted through s106 on larger schemes because there were no schemes eligible.
- During 2022/23 there were 159 new affordable homes completed. This is a decrease from the previous year (235) and a break from what had been a steadily increasing trend. This is likely to be an outlier and this will be monitored closely moving forward.
- During 2023/24 there was a total of 5,522m<sup>2</sup> of floorspace developed for new employment use. This is a decrease on the exceptionally high previous year, but consistent with most years.
- The total area of land and premises lost from employment to other uses was 0.39ha, a considerable fall on the previous year and mostly consisting of changes of use to residential done under permitted development rights.
- During 2023/24 there were a number of changes of use and new developments in town centres, to a variety of uses. However one consistent pattern was that many of the changes of use were away from retail which shows a continuing pattern of change over many years, locally and nationally.
- During 2023/24 14 applications were submitted for HMOs. Two were approved, two were lawful development, two were withdrawn and eight were refused. Of those refused, to date, two had been appealed with both being dismissed. These are very similar figures to 2022/23.
- The number of Conservation Area Appraisals and Management plans adopted have both risen from 60% and 16% respectively to 72% and 28%.

## Indirect Impact Indicators

- The most recently published data (base date of 2022) shows that there are 102,000 jobs in Sefton. The jobs density in Sefton of 0.61 (i.e. the ratio of total jobs to population aged 16-64). This is below the national average of 0,85. This in part reflects that much of Sefton serves as a commuter area for the wider Liverpool City Region.
- The unemployment rate in Sefton at March 2024 was 4.1%. This is a big rise from 2.8% the year before. The 2023 figure was significantly lower than any other figure.
- On 31st March 2024 the number of active applicants on the Sefton Housing Register was 3,630, a decrease from 3,310. However there has still been a longer term fall.
- The amount of CO2 emissions for Sefton fell to 4.1kilotonnes. This is part of a long-term fall.
- The vacant home rate in Sefton at 31<sup>st</sup> March 2024 fell from 4% to 3,41%. The long-term vacancy rate (i.e. vacant 6 months+) has also fallen from 3.1% to 2.28%.
- Obesity rates for adults and children have stabilised despite the national pattern of the vacancy rate going up.

# Section A – Direct Indicators

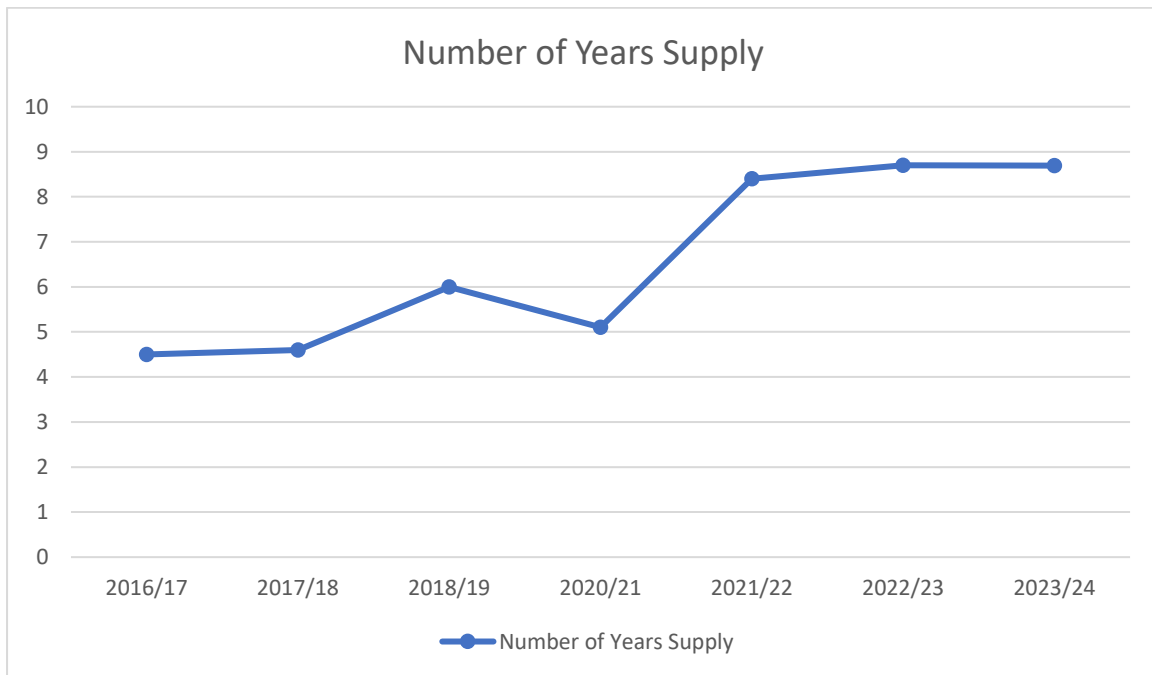
## 1. Meeting Sefton’s Needs

Indicator 1 – (Policy MN1)

Five Year Housing Supply Position

The Council has an 8.69 year five-year supply position. This is virtually identical to the previous year which showed an 8.7 year supply.

Whilst this appears to be a very strong position, draft new Government housing requirement figures published in September 2024 would result in a requirement to demonstrate a substantially higher housing supply. If those figures are confirmed to have changed, then the five-year supply figure will be updated accordingly.

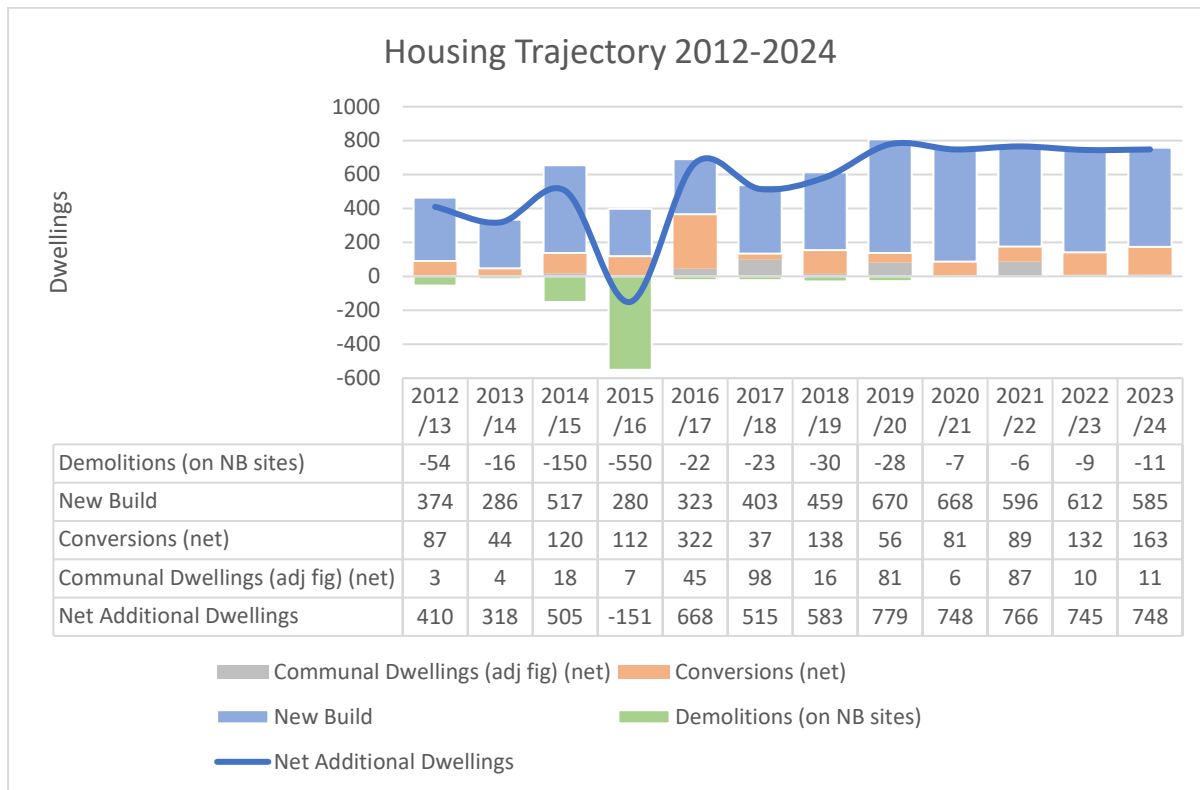


**Action** – None. Continue to monitor in the SHLAA and five-year supply report. The figure will be updated if the housing requirement alters.

Indicator 2 – (Policy MN2)

Net additional dwellings (total/on allocated sites)

There was an additional net of 7048 new dwellings completed in Sefton during 2023/24 in Sefton.



The housing trajectory above shows the number of homes completed since the start of the Local Plan base date period. This shows the difference a Local Plan that allocated developable sites has made with big increased in net-housing delivery. Conversions continue to make a substantial contribution to the borough's supply.

Below can be seen all of the Local Plan allocations for housing and the progress on each site to date.

Site Ref & Name	Local plan capacity	approved	% of LP target to date	Total completions at March 2023*	Application Reference and comments
MN2.1 Land adjacent to Bartons Close	36	30	83%	30	DC/2019/01069 – completed

Site Ref & Name		Local plan capacity	approved	% of LP target to date	Total completions at March 2023*	Application Reference and comments
MN2.2	Land at Bankfield Lane, Southport	300	284 <sup>1</sup>	95.3%	0	DC/2017/00821 DC/2020/02331 – reserved matters
MN2.3	Former Phillip's Factory, Balmoral Drive, Southport	158	157	99.4%	113	DC/2017/01325 – under construction
MN 2.4	Land at Moss Lane, Churchtown	450	0	0%	0	-
MN2.5	Land at Crowland Street, Southport	678	0	0%	0	-
MN2.6	Land at Broome Road, Southport	174	0	0%	0	-
MN2.7	Land West of Lynton Road	25	0	0%	0	Current application (DC/2022/0024) – the application is awaiting determination.
MN2.8	Former Ainsdale Hope School, Ainsdale	120	0	0%	0	-
MN2.9	Former St John Stone School, Meadow Lane, Ainsdale	40	48	120%	47	Planning permission granted DC/2019/01164 – under construction
MN2.10	Land at Sandbrook Road, Ainsdale	83	154	185%	24	Two approvals DC/2014/02171 - completed DC/2020/02187

<sup>1</sup> Application DC/2017/00821 secured 128 (full) + up to 200 (outline). Reserve matters (DC/2020/02331) for the outline part of the scheme subsequently secured 156 dwellings for a total across the scheme of 286.

Site Ref & Name		Local plan capacity	approved	% of LP target to date	Total completions at March 2023*	Application Reference and comments
						130 dwellings plus respite centre
MN2.11	Land south of Moor Lane, Ainsdale	69	0	0%	0	-
MN2.12	Land north of Brackenway, Formby	286	262	92%	0	DC/2018/00093 outline DC/2022/00938 reserved matters.
MN2.13	Land at West Lane, Formby	40	0	0%	0	DC/2013/01277 Current application awaiting determination
MN2.14	Former Holy Trinity School, Lonsdale Rd, Formby (part)	50	42	84%	42	DC/2015/003330
MN2.15	Land at Shorrocks Hill, Lifeboat Road, Formby	34	0	0%	0	DC/2022/02326 Current application awaiting determination
MN2.16	Formby Professional Development Centre, Park Road, Formby	15	0	0%	0	-
MN2.17	Land at Liverpool Road, Formby (west part)	319	68	117%	0	DC/2018/00588
MN2.17	Land at Liverpool Road Formby (east part),		305		239	DC/2018/00658 – under construction
MN2.18	Land at Altcar Lane, Formby	29	24	83%	0	DC/2018/00020
MN2.19	Power House phase 2,	12	9	75%	0	DC/2018/01105



	Site Ref & Name	Local plan capacity	approved	% of LP target to date	Total completions at March 2023*	Application Reference and comments
	Hoggs Hill Lane, Formby					
MN2.20	Land at Andrew's Close, Formby	87	99	114%	99	DC/2016/01740 DC/2018/00101 DC/2018/00181
MN2.21	Land at Elmcroft Lane, Hightown	120	0	0%	0	
MN2.22	Land at Sandy Lane, Hightown	10	0	0%	0	
MN2.23	Land at Hall Road West, Crosby	14	14	100%	14	DC/2016/01523
MN2.24	Land at Southport Old Road, Thornton	85	0	-	0	-
MN2.25	Land at Holgate, Thornton	221	206	93.2%	21	DC/2021/00417 – under construction
MN2.26	Land at Lydiate Lane, Thornton	265	268	101.1%	0	DC/2017/00434 Outline planning application for up to 268 dwelling houses approved DC/2022/01518 Reserved matters.
MN2.27	Land south of Runnell's Lane, Thornton	137	183	133.5%	142	DC/2018/02199 under construction
MN2.28	Land at Turnbridge Road, Maghull	40	39	98%	39	DC/2017/00456
MN2.29	Land north of Kenyons Lane, Lydiate	295	291	98.6%	14	DC/2021/00887 under construction

Site Ref & Name		Local plan capacity	approved	% of LP target to date	Total completions at March 2023*	Application Reference and comments
MN2.30	Former Prison Site, Park Lane, Maghull	370	369	99%	369	DC/2015/01527
MN2.31	Land east of Waddicar Lane, Melling	178	149	83.7%	149	DC/2017/02359
MN2.32	Wadacre Farm, Chapel Lane, Melling	135	146	108%	0	DC/2021/02497
MN2.33	Land South of Spencers Lane, Melling	18	29	161%	0	DC/2019/00691
MN2.34	Land at Wango Lane, Aintree	25	59	236%	0	DC/2021/00759 under construction
MN2.35	Aintree Curve Site, Ridgewood Way, Netherton	109	109	100%	109	DC/2014/01655
MN2.36	Former Z Block Sites, Buckley Hill Lane, Netherton	100	26	120%	26	DC/2016/01092 (middle site)
	Former Z Block Sites, Buckley Hill Lane, Netherton		31		31	DC/2016/02302 (southern site)
	Former Z Block Sites, Buckley Hill Lane, Netherton		63		0	DC/2021/02293 under construction  (northern site)

Site Ref & Name	Local plan capacity	approved	% of LP target to date	Total completions at March 2023 *	Application Reference and comments
MN2.37 Former St Raymond's School playing field, Harrops Croft, Netherton	53	0	0%	0	-
MN2.38 Land at Pendle Drive, Netherton	29	0	0%	0	
MN2.39 Land at the former Bootle High School, Browns Lane, Netherton	63	0	0%	0	
MN2.40 Former Daleacre School, Daleacre Drive, Netherton	37	0	0%	0	
MN2.41 Former Rawson Road Primary School, Rawson Road, Bootle	20	0	0%	0	
MN2.42 Former St Wilfrid's School, Orrell Road, Bootle	160	185	115.6%	69	DC/2019/01356 – currently on site
MN2.43 Klondyke Phases 2 and 3, Bootle	142	142	100%	142	DC/2014/00642
MN2.44 Peoples site, Linacre Lane, Bootle	110	0	0%	0	
MN2.45 Former St Joan of Arc School,	51	51	100%	51	DC/2014/00605

Site Ref & Name	Local plan capacity	approved	% of LP target to date	Total completions at March 2023*	Application Reference and comments	
	Rimrose Road, Bootle					
MN2.46	Former St Mary's Primary School playing fields, Waverley Street, Bootle	72	0	0%	0	
MN2.47	Land East of Maghull Northern Site	1,400	855	121.1%	0	DC/2017/01528 Outline application
MN2.47	Land East of Maghull Southern Site		841		125	DC/2017/01532 under construction
<b>Total indicative dwellings on allocated sites</b>		<b>7,264</b>	<b>5,538</b>	<b>70.6%</b>	<b>1,895</b>	

1,895 new homes have been built on Local Plan housing allocations this is a increase from 1,453 a year earlier.

**Actions:** Continue to contact developers of allocated sites to determine likely delivery rates.

### Indicator 3 – (Policy MN1)

#### Land available for (general) employment

The chart below sets out how much land is still available for employment land on sites allocated for employment uses in the Local Plan. It shows a very small fall of 0.39ha from the year before. This is an inconsequential number but reflects the challenge in protecting employment land supply with increased permitted development rights available.

	B general (ha)	B1 (ha)	B2 (ha)	Use class B8 (ha)	Use class E(g) (ha)	Total (ha)
Allocated sites with no Planning Permission	38.89					38.89
Allocated sites with Planning Permission	19.38	1.00				20.38

Sites in Primarily Industrial Areas with Planning Permission	3.00		0.06		0.48	3.54
Other sites				0.94	0.15	1.08
<b>Totals</b>	<b>61.26</b>	<b>1.00</b>	<b>0.06</b>	<b>0.94</b>	<b>0.63</b>	<b>63.89</b>

**Actions:** None at present. Continue to monitor.

#### Indicator 4 – (Policy MN1)

#### Employment land lost to non-employment

The list below sets out all sites lost from employment. All were small scales schemes and very small areas of land. All were considered to be acceptable. All of the schemes were changes of use from office to residential. There has been a considerable increase in the number of these schemes coming forward. These are due to changes in permitted development rights and mostly relate to small sites.

Land use	Applicati on address	ADDRESS	PROPOSAL	Site Area
LP ED2 - Town District & Local Centre	DC/2021 /00828	179-181 Lord Street Southport PR8 1PF	COU from offices to residential	0.015
LP HC3 - Primarily Residential Area	DC/2021 /01929	1 to 3 Crosby Road South Crosby & Hightown	COU from offices to residential	0.300
LP HC3 - Primarily Residential Area	DC/2022 /02145	40A EVERTON ROAD SOUTHPORT	COU from storage to residential	0.041
LP HC3 - Primarily Residential Area	S/2013/ 0448	18a Shaws Road Southport	COU from offices to residential	0.060
LP ED2 - Town District and Local Centre	DC/2018 /00600	16 Crosby Road North Crosby & Hightown	COU from offices to residential	0.600
LP HC3 - Primarily Residential Area	DC/2021 /02692	39-41 VICTORIA ROAD CROSBY & HIGHTOWN	COU from offices to residential	0.058
LP ED2 - Primary Shopping Area	DC/2023 /01111	Accommodation At, 43 EASTBANK STREET SOUTHPORT	COU from offices to residential	0.029
LP ED4 - Mixed Use Area	DC/2019 /00890	Linacre House Stanley Road Bootle	COU from offices to residential	0.310
LP HC3 - Primarily Residential Area	DC/2021 /02721	65 SCARISBRICK NEW ROAD SOUTHPORT	COU from offices to residential	0.105
LP HC3 - Primarily Residential Area	DC/2017 /02282	110 & 112 Peel Road Bootle	COU from offices to residential	0.020
LP ED2 - Primary Shopping Area	DC/2020 /02636	1a Central Square MAGHULL & AINTREE	COU from high street office to residential	0.011
LP HC3 - Primarily Residential Area	DC/2018 /01407	2b Hawarden Grove Bootle	COU from dairy to residential	0.020

**Action** – None. Continue to monitor.

#### Indicator 5 – (Policy MN1)

##### Land available for port related employment

The Liverpool City Region Combined Authority (Halton, Knowsley, Liverpool, St Helens, Sefton, Wirral and West Lancashire) produced a Strategic Housing and Employment Land Market Assessment (SHELMA) published in March 2018. This also considers the need for land for Port-related employment (i.e. large scale B8 logistics and warehousing development). The SHELMA identifies a need of between 308 and 397ha of land required to 2037 for large scale B8 warehousing. This figure is for the City Region as a whole and has not been disaggregated.

A further study was commissioned by the Liverpool City Region Combined Authority to undertake a series of site assessments in respect of potential future strategic distribution and warehousing requirements as identified in the SHELMA.

The study<sup>2</sup> (August 2019) concluded that:

*‘The total developable land from the sites assessed is 378 Ha and vary in times of delivery (unadjusted for B2 demand). Adjusting this figure by 20% to account for B2 use on the site results in 281.0 Ha of B8 developable land. Subject to further investigation this land area is in excess of that required to achieve the ‘Do Something’ strategic B8 requirement and thus fulfilling future growth requirements.’*

**Action** – None

#### Indicator 6 – (Policy MN1)

##### Floorspace (m<sup>2</sup>) developed for employment (by type (B1, B2, B8) and location)

The amount of land developed for employment in 2023/24 fell considerably from 2022/23 but this was due to an exceptionally large scheme at the former Peerless refinery in 2022/23. The figure of completed land of 5,522m<sup>2</sup> of floorspace is consistent with most previous years.

It should be noted that the planning use classes were updated on 1<sup>st</sup> September 2020. This update comprised the removal of class B1 (business) and the introduction of Class E (commercial, business and service).

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<sup>2</sup> [Liverpool City Region Areas of Search Assessment, GL Hearn August 2019](#)

Sum of sqm completed	Use class										
	Year completed	B1A	B1B	B1C	B2	B8	BOPEN	E	ECIII	OTHER	Grand Total
2010/11	598		978			525	8070				10171
2011/12				1740							1740
2012/13	212		372			500				418	1502
2013/14	4323									1200	5523
2014/15	270					24234	2158				26662
2015/16	506			2531	726					1762	5525
2016/17	3332		333	3860	6425						13950
2017/18	2370	60	715	6833	6833						16811
2018/19	351		945	1162			2850				5308
2019/20	851			1427	-430	568				688	3104
2020/21	350		907			4014					5271
2021/22	720					1235		296			2251
2022/23				336			26140				26476
2023/24	849		257	3042	965				250	259	5622
<b>Grand Total</b>	<b>14732</b>	<b>60</b>	<b>4507</b>	<b>20931</b>	<b>45027</b>	<b>39786</b>	<b>296</b>	<b>250</b>	<b>4327</b>	<b>129916</b>	

**Action** – None. Continue to monitor.

#### Indicator 7 – (Policy MN1)

Number of jobs (full-time equivalent) created on employment sites

Of the seven approved employment schemes, four stated no change to numbers of jobs, two provide no information and one showed an increase of two full time posts and the retention on one part time post. The new Social Value SPD will help the Council to work with developers to create new jobs for local people.

**Action** – The Council will continue to work with developers and landowners to get sites developed and to create jobs for local people.

#### Indicator 8 – (Policy MN7)

Approvals in the Green Belt and % inappropriate

During the year 2023/24 there were 23 approvals in the Green Belt compared to 20 the previous year. Of these, 12 were considered to be ‘appropriate’ development in the Green Belt as defined by the NPPF and 1 was considered ‘inappropriate’ by definition but was justified by ‘very special circumstances’ as the benefits of the development clearly

outweighed the harm to the Green Belt, in accordance with the NPPF. The other 10 approvals were either Certificates of Lawfulness or Prior Approvals where an assessment of appropriateness in the Green Belt is not a procedural requirement.

**Action** – The Council will continue to enforce Green Belt policy and assess applications on their own merit.

#### Indicator 9 – (Policy MN8)

#### Approvals in Safeguarded Land and % inappropriate

The Local Plan has allocated two areas of safeguarded land (Lambshear Lane, Lydiate and Land adjacent to Ashworth Hospital, Maghull). These are sites between the edge of the Green Belt and the urban area that have been removed from the Green Belt to meet longer term development needs. There have been no approvals on ‘safeguarded’ land in 2023/24.

**Action** – None.



## 2. Economic development and regeneration

### Indicator 10 – (Policy ED1)

#### Approvals in Port and Maritime Zone and % inappropriate

There were 25 approvals in 2023/24 compared to five approvals the previous year in the Port and Maritime zone. Only one of the approvals was a planning application and it was considered to be an appropriate use in the Port and Maritime zone. Of the other 24 approvals, 22 were Prior approvals and two were Certificates of Lawfulness.

**Action** – None. Continue to monitor that applications that are submitted.

### Indicator 11 – (Policy ED1)

#### Improved access to the port consulted on/approved/implemented

This is a Highways England project. Public consultation on the preferred access to the Port of Liverpool option was undertaken in January and February 2017 and Highways England announced the preferred route in August 2017. The decision-making process was challenged and went through a Judicial Review process, which was dismissed in November 2018. Site investigation and environmental survey work continued in 2020. Public consultation on the emerging design of the route through the Rimrose Valley was delayed due to the covid-19 pandemic. In July 2022 Highways England reported that they need to update their traffic modelling to inform any proposals. There have been no updates since.

Progress as of January 2024:

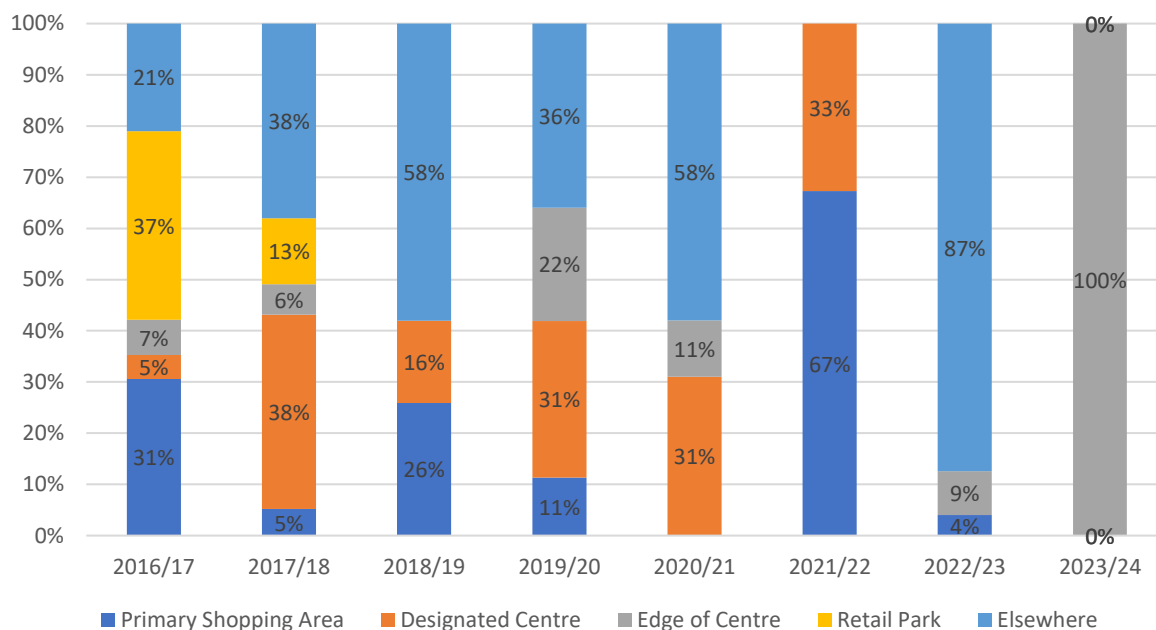
<b>Consulted on</b>	✓
<b>Approved</b>	✗
<b>Implemented</b>	✗

**Actions** – None.

### Indicator 12 – (Policy ED2) Number and % of approved retail/leisure/other town centre uses development in

- designated centres (Primary Shopping Areas)
- edge of centre
- retail parks
- elsewhere

**Floorspace of approved retail (A class) developments by ED2 Location  
2016/17 - 2023/24**



Use Group	1 Primary Shopping Area	2 Designated Centre	3 Edge of Centre	4 Retail Park	5 Elsewhere	Grand Total
	Count	Count	Count	Count	Count	Count
	Floorspace	Floorspace	Floorspace	Floorspace	Floorspace	Floorspace
	%	%	%	%	%	%
Retail	1	0	1	0	0	2
	0	0	90	0	0	90
	0%	0%	100%	0%	0%	100%
Office	0	2	1	0	1	4
	0	358	55	0	57	470
	0%	76%	12%	0%	12%	100%
Leisure	10	15	1	2	5	33
	1924	9220	27	421	817	12409
	16%	74%	0%	3%	7%	100%
Mixed	0	0	0	0	2	2
	0	0	0	0	73	73
	0%	0%	0%	0%	100%	100%
Other	0	1	1	0	2	4
	0	120	217	0	39	376
	0%	32%	58%	0%	10%	100%
All	11	18	4	2	10	45
	1924	9698	389	421	986	13418
	14%	72%	3%	3%	7%	100%

Most of the new development was created out of centre.

The reason why so little new retail floorspace was created in or close to our centres is less clear. This may be due to a combination of changes in shopping patterns to online shopping, the post covid move away from centres to local areas connected with working from home and the increase in the amount of development that is covered by 'permitted development' rights that mean expressed planning permission is no longer required.

**Actions** – Closely monitor changes to retail habits and where developments are being submitted.

### Indicator 13 – (Policy ED5)

#### Approvals by type in locations listed in Policy ED5 'Tourism'

Policy ED5 of the Local Plan lists four locations that are strategic tourism locations in the borough. These are:

- Southport Seafront
- Southport Central Area
- Crosby Coastal Park
- Aintree Racecourse
- Adjacent to the Leeds and Liverpool canal

In 2023/24 there were 37 approvals in tourism areas compared with 45 in 2022/23. These can be broken down as follows:

- Southport Central Area 29 approvals
- Southport Seafront 2
- Crosby Coastal Park 0
- Aintree Racecourse 0
- Adjacent to the Leeds and Liverpool Canal 6

There were a number of changes of use to residential, mostly conversions to flats.

There have been 20 developments for new build of/changes of use to (or extensions or alterations) town centre uses. These include shops, restaurants, food kiosks and takeaways.

It is interesting that most of the developments were in Southport with the exception of six approvals near the Leeds-Liverpool canal. The highlight being the demolition of part of the Bottle Strand which will allow for a mixed-use development that will enhance the visitor economy in Bootle town centre and along the canal.

A reasonable amount of development activity is taking place in these areas. Only some of them are linked directly to tourism, however this is not necessarily a concern as some of these locations, for example Southport Town centre, are multifunctional locations.

## Actions – None

### Indicator 14 - (Policy ED6)

#### Approvals in locations listed in Policy ED6 'Regeneration Areas' by type

There were 46 applications in regeneration areas across the borough. This is a rise from 33 the in 2022/23 but lower than the 61 in 2021/22.

Highlights in regeneration areas included the start of the Bootle Strand regeneration with the demolition phase and the approval for demolition of some of the gas storage holders on the Bootle Gasworks site ahead of redevelopment of the site.

Regeneration Site	Planning applications approved
Regeneration in Bootle – Bootle Central Area	3
Regeneration in Bootle – Regeneration Opportunity Sites – 501- 509 Hawthorne Road	0
Regeneration in Bootle – Regeneration Opportunity Sites – Former Gasworks Site	1
Regeneration of Centres – Central Southport	31
Regeneration of Centres – Crosby Centre	1
Regeneration of Centres – Maghull Centre	5
Regeneration of Centres – Seaforth Centre	0
Regeneration of the Dunning's Bridge Road Corridor	5

**Action-** None. Continue to monitor.

### Indicator 15 – (Policy ED7)

#### Approvals in Southport Central Area by type

There were a good mix of approvals in the Southport central area. The approvals are characterised by lots of changes of use to residential and a number of leisure facilities, for example restaurants and bars and takeaways. The patterns of development are consistent with previous years.

Use	2017/18*	2018/19*	2019/20*	2020/21*	2021/22*	2022/23*	2023/24*
Restaurant/cafe	-	3	3	3	1	4	5
Hot food takeaway	1	-	1	4	1	2	0
Public House / bar	2	-	1	1	2	2	3

Hotel / apart-hotel	-	1	2	-	1	4	0
Outdoor seating area	-	-	2	3	1	1	0
Retail	1	-	-	1	1	6	2
Offices	1	1	-	1	1	2	3
Residential	8	15	9	9	7	9	10
Home in Multiple Occupation	-	-	2	-	-	-	1
Gym	-	-	-	-	-	-	0
Mixed use	-	-	-	-	1	1	2
Cinema	1	-	-	-	-	-	1
Nursery	-	1	-	-	-	-	-
Land to site caravans	-	-	1	-	-	-	-
Amusement arcade	-	-	-	-	-	-	1
Other	-	-	12	8	11	12	2

\*Some approvals contained more than one use

**Action** – None. Continue to monitor.

### Indicator 16 – (Policy ED8)

#### Approval in Southport Seafront by Type

During 2023/24 there were six approvals in the Southport Seafront area. These were for:

- A sub-division of a restaurant into a restaurant and a restaurant/takeaway.
- A modular toilet at the Dunes Leisure Centre.
- Gates and security systems on Southport Pier
- A telecommunications development
- Two minor developments

All were considered consistent with the Southport Seafront designation.

During the previous year, 2022/23, there were 2 approvals within Southport Seafront.

In 2021/22 there were 4 approvals in the seafront area, in 2020/21 there were 2 approvals in the Southport Seafront area, in 2019/20 there were 4 approvals and 1 each in 2018/19, 2017/18 and 2018/19.

**Action** – None. Continue to monitor.

**Indicator 17 – (Policy ED10)**

**Approvals in Aintree Racecourse (in the Green Belt Area) by Type**

None.

**Action** – None.

**Indicator 18 – (Policy ED10)**

**Approvals in Aintree Racecourse (outside the Green Belt Area) by Type**

None.

**Action** – None

**Indicator 19 – (Policy ED11)**

**Approvals in Crosby Centre by Type**

There were six approvals in Crosby Town centre in 2023/24. This included a three-storey community building (DC/2023/01666).

There were 4 approvals in 2022/23, 8 approvals in 2021/22 and 5 in 2020/21.

**Action** – None. Continue to monitor.

**Indicators 20-23 – (Policy ED11)**

**Total units in Crosby Centre**

**Total floorspace in Crosby Centre**

**Reduction in vacancies in Crosby Centre**

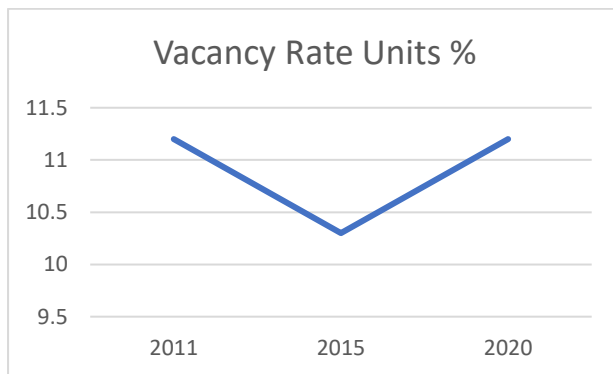
**Number of National Retailers in Crosby**

The Crosby District Centre Health Check was last completed in October 2020.

128 Total units in Crosby District Centre as at October 2020

21,580m<sup>2</sup> total floorspace in Crosby District Centre as at October 2020

11.1% vacant units in Crosby District Centre as at October 2020. This is more than reported in 2015 and is back to rates reported at 2011.



18 National Retailers in Crosby District Centre as of October 2020

**Action** – Continuer to monitor and results from the next set of Town centre health checks will update the results.

### 3. Housing and Communities

#### Indicator 24 – (Policy HC1)

Number of affordable housing completions by type (social rented, affordable rented, intermediate, through section 106) and location.

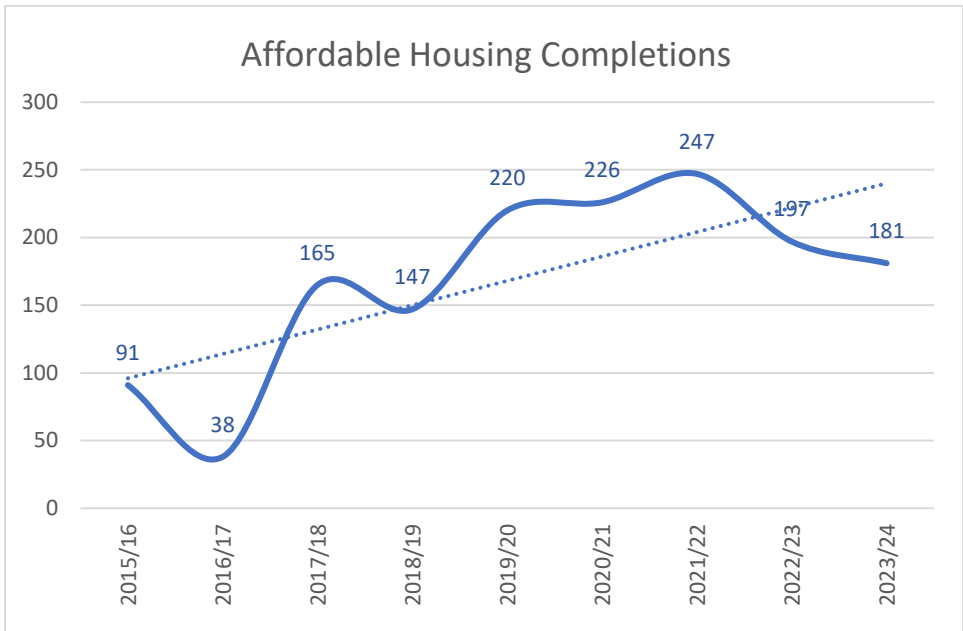
The number of affordable home completions fell in the last year for the second consecutive year. It is not clear what has caused this as the overall housing completions have stayed at a similar level over a period of time. The overall trend is still for an increase in affordable completions.

					<i>Affordable Dwellings</i>					
<b>Application</b>	<b>Site Name</b>	<b>Total Capacity</b>	<b>AffdFundingSrce</b>	<b>Total Affd in Yr</b>	<b>Affd (Affordable Rent)</b>	<b>Affd (detail pending)</b>	<b>Affd (First Home)</b>	<b>Affd (Intermediate)</b>	<b>Affd (Rent to Buy)</b>	<b>Affd (Shared Ownership)</b>
DC/2019/01435	Fmr Sports Ground (Morris Meadows), Park Lane, Netherton	149	HE	62					44	18
DC/2021/00417	Land at Holgate, Holgate, Crosby & Hightown	206	S106	8		8				
DC/2018/02199	Land rear of 1 to 93 (Sundial Place), Runnells Lane, Crosby & Hightown	183	S106	11	9			2		



DC/2018/00658	BDW Part of alloc site, Liverpool Road, Formby	305	S106	27	19			8		
DC/2021/00887	Land N of Kenyons Lane (Lydiate Gate), Kenyons Lane, Maghull & Aintree	291	S106	2			2			
DC/2017/01532	Land East of Maghull (south) (site A), Poverty Lane, Maghull & Aintree	866	S106	42	25					17
DC/2019/01069	Hey Farm Gardens, adj to, Barton's Close, Southport	30	HE	2						2
DC/2019/01164	Fmr St John Stone Primary (Sandy Brook), Meadow Lane, Southport	48	HE	5	5					
S/2012/0400	Town Lane - David Wilson Homes sch, Town Lane, Southport	759	RP	2						2
S/2012/0400	Town Lane - David Wilson Homes sch, Town Lane, Southport	759	S106	20	14			6		

		3596		181	72	8	2	16	44	39
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**Action** – Monitor to see if the downward figure continues.

**Indicator 25 – (Policy HC1)**  
 % of units that are affordable in approvals for new homes in qualifying schemes (15 homes or more) (total and by settlement)

Policy HC1 of the Local Plan sets out a requirement that developments of 15 homes of more should provide affordable housing. In Bootle and Netherton the requirement is for 15% of the total scheme to be provided as affordable homes. Outside Bootle and Netherton the requirement is for 30% of the total scheme to be provided as affordable homes.

During 2023/24, no schemes were approved that triggered the Council's affordable housing requirement. This may be because a number were approved by committee but are awaiting formal s106 sign off.

During 2022/23 there were 10 approvals on schemes in which the Council's affordable housing requirement was triggered.

The figures indicate that policy requirements in HC1 are being delivered.

**Actions** – Continue to implement the Local Plan and NPPF policies in relation to affordable housing.

#### Indicator 26 – (Policy HC2)

In developments of 25 homes or more the number and % of homes with:

- 1 or 2 bedrooms – target: minimum of 25% of market dwellings only
- 3 bedrooms - target: minimum of 40% of market dwellings only
- 4 bedrooms or more: maximum of 35% of market dwellings only

During 2023/24 there were no schemes approved of more than 25 dwellings. This compares to 2022/23 where there were five schemes approved that were relevant for this indicator and these are listed below. This policy does not apply to affordable housing, wholly flatted development or sheltered housing. The total is therefore the number of market homes on the development only and not the market and affordable together which triggers the housing mix requirement.

**Action** – Continue to implement the Local Plan policy HC2.

#### Indicator 27 – (Policy HC2)

Approvals of older persons housing by type, tenure and settlement (including extra care, sheltered accommodation, nursing homes etc.)

There were no schemes for older peoples housing approved in 2023/24, compared to there being two older peoples approvals in 2022/23.

**Action** – Continue to monitor the effectiveness of the policy.

### Indicator 28 – (Policy HC2)

In approved schemes of 50 or more dwellings, the % of market homes designed to meet Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings'.

No schemes were approved of sufficient size in 2023/24 for that required any if the homes to be M4(2) compliant. In 2022/23 there were five schemes that qualified.

**Actions** - Continue to ensure all future qualifying housing schemes meet this requirement.

### Indicator 29 – (Policy HC2)

Number of approved custom or self-build homes

Eight new custom or self-build homes were granted in the last year. This is two more than the previous two years combined but lower than the numbers granted permission in 2017/18 and 2018/19, (31 and 28 respectively). It is not clear why this is the case and whether this is connected to the high cost of materials and labour over the last couple of years. Changes resulting from Biodiversity net gain (BNG) may make a difference next year, potentially pushing the figure upwards.

31 October 2015 – 30 October 2016	8 homes
31 October 2016 – 30 October 2017	6 homes
31 October 2017 - 30 October 2018	31 homes
31 October 2018 – 30 October 2019	28 homes
31 October 2019 – 30 October 2020	7 homes
31 October 2020 – 30 October 2021	9 homes
31 October 2021 – 30 October 2022	3 homes
31 October 2022 – 30 October 2023	3 homes
31 October 2023 – 30 October 2024	8 homes

**Action** – None Continue to monitor.

### Indicator 30 – (Policy HC2)

Number of people registered on Sefton's Custom and Self-Build

The Sefton Self-Build register was established in April 2016 and contains the following information:

Base Period	Number registered
1 – to 30/10/2016	54
2 – to 30/10/2017	37
3 – to 30/10/2018	25
4 – to 30/10/2019	26
5 – to 30/10/2020	24
6 - to 30/10/2021	39
7 – to 30/10/2022	31
8 – to 30/10/2023	4
9 – to 30/10/2024	13

There was a significant fall in the number of people asking to go on the register in the last year. It is not clear why this was the case. The numbers will continue to be monitored to see if this becomes a pattern.

The Council does not set local eligibility criteria for entry onto the register (as set out in the [Regulations](#)). As such Sefton’s register does not have two parts.

**Action** – Continue to monitor numbers of people submitting sites for the register and number of permissions for custom build homes.

**Indicator 31 – (Policy HC3)**

**Approvals in Primary Residential Area (PRA) that are not residential and**

In 2023/24 there were 54 non-residential approvals granted in the PRA. All were considered appropriate. This compared to all 40 being appropriate in 2022/23.

**Actions:** Nothing at this stage. Continue to monitor

**Indicator 32 – (Policy HC3)**

**Densities in approvals for residential development**

In 2023/24 the following densities were achieved. It should be noted that some of these approvals were part of previously approved schemes, where new applications or reserved matters were submitted. The low number of residential approvals mean that the figure should be treated with caution when comparing with previous years.

	0 to 30	30 to 50	over 50
Number of dwellings 2023/24	48 (62%)	7 (9%)	22 (29%)
Number of dwellings 2022/23	323 (15%)	1290 (61%)	497 (24%)
Number of dwellings 2021/22	346 (35%)	444 (44%)	212 (21%)
Number of dwellings 2020/21	69 (5%)	1174 (80%)	227 (15%)
Number of dwellings 2019/20	202 (18%)	839 (76%)	68(6%)
Number of dwellings 2018/19	434(27.5%)	887(56.2%)	257(16.3%)
Number of dwellings 2017/18	158 (28.5%)	333 (60%)	64 (11.5%)
Number of dwellings 2016/17	179 (29.9%)	290 (48.5%)	129 (21.6%)

**Actions** - Nothing at this stage. Continue to monitor.

#### Indicator 33 – (Policy HC4)

#### Applications for conversions to Homes in Multiple Occupation (HMO) and the proportions refused/approved

14 applications have were submitted in 2023/24 for HMOs. Two were approved, two were lawful development, two were withdrawn and eight were refused. Of those refused, to date, two had been appealed with both being dismissed. These are very similar figures to 2022/23. The following list of conversions to HMOs were submitted in the last year:

Application Number	Application Address	Council Decision	Appeal Decision
DC/2023/01483	97 Sussex Road Southport PR9 0SL	APPROVED	
DC/2023/02062	41 To 45 Crosby Road North Waterloo L22 4QB	APPROVED	
DC/2023/01524	43 Glenwyllin Road Waterloo L22 4RN	CERTIFICATE of LAWFULNESS	

DC/2023/00490	27 Mount Avenue Bootle L20 6DT	CERTIFICATE of LAWFULNESS	
DC/2023/01513	41 To 45 Crosby Road North Waterloo L22 4QB	REFUSED	
DC/2023/01478	Stanley House 21B Stanley Street Southport PR9 OBS	REFUSED	
DC/2023/00300	52 Knowsley Road Bootle L20 4NP	REFUSED	
DC/2024/00168	45 Elm Road Seaforth L21 1BJ	REFUSED	
DC/2023/01980	43 Glenwyllin Road Waterloo L22 4RN	REFUSED	
DC/2023/01553	129 Hornby Road Bootle L20 5BZ	REFUSED	
DC/2023/00828	101 South Road Waterloo L22 0LT	REFUSED	DISMISSED
DC/2023/00401	101 South Road Waterloo Liverpool L22 0LS	REFUSED	DISMISSED
DC/2024/00212	27 Cecil Road Seaforth L21 1DB	WITHDRAWN	
DC/2023/01332	27 Bath Street Southport PR9 ODP	WITHDRAWN	

**Actions-** Nothing at this stage. Continue to monitor.

#### Indicator 34 – (Policy HC4)

#### Total number of HMOs in Sefton and by ward

The number of HMOS (subject to licenses) per ward are below. The overall numbers have gone up from 162 to 212. The rise is likely to be mostly down to more existing HMOs gaining licenses rather than being new HMOs. The wards with the most HMOs corresponds to the

area where the article 4 direction is in place with high concentrations in Bootle, Waterloo and central Southport.

The number of HMOs reflects only those that the Council have records for. The real number may be higher.

Ward	Number of HMOs
Ainsdale	0
Birkdale	4
Blundellsands	2
Cambridge	24
Church	26
Derby	35
Dukes	43
Ford	2
Harington	0
Kew	9
Linacre	30
Litherland	11
Manor	1
Meols	0
Molyneux	0
Netherton & Orrell	4
Norwood	11
Park	0
Ravenmeols	0
St Oswald	7
Sudell	0
Victoria	3



<b>Total</b>	212
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**Actions-** Nothing at this stage. Continue to monitor.

**Indicator 35 – (Policy HC5)**

**Five-year traveller pitch supply**

The 2022 Sefton Council Gypsy and Traveller Accommodation Needs Assessment (GTAA) outlined that the Borough has the following pitch needs:

*Need for Gypsy and Traveller households 2021-2041*

Status	2021-2041
Meet Planning Definition	22
Undetermined	3
Do not meet Planning Definition	13

Need for Gypsy and Traveller households in Sefton that met that planning definition by five-year periods

Years	0-5	6-10	11-15	16-20	Total
	2021-26	2026-2031	2031-36	2036-41	
	12	3	4	3	22

Need for undetermined Gypsy and Traveller households by five-year periods

Years	0-5	6-10	11-15	16-20	Total
	2021-26	2026-2031	2031-36	2036-41	
	2	0	1	0	3

Need for Gypsy and Traveller households in Sefton that did not meet the planning definition by five-year periods

Years	0-5	6-10	11-15	16-20	Total
	2021-26	2026-2031	2031-36	2036-41	
	8	1	3	1	13

For the current 5-year period (2024-2029) this equates to a requirement of 14 pitches to meet identified Traveller needs. This is made up from 12 pitches for Gypsy and Traveller

households in Sefton that met that planning definition and 2 pitches for undetermined Gypsy and Traveller households. These are set out in the tables above.

The current supply consists of six pitches and so there is a shortfall of 8 pitches over the 2024-29 period.

Action- No action on supply needed until the next Local Plan. Continue to work to implement existing Local Plan Traveller sites.

### Indicator 36 – (Policy HC5)

#### Provision of traveller pitches (permanent/transit)

No Traveller pitches were granted permission in 2023/24.

**Actions-** None. Continue to monitor.

### Indicator 37 – (Policy HC5)

#### Number, size and duration of unauthorised traveller encampments

There were 12 unauthorised encampments in 2023/24. This compares to 22 unauthorised encampments in 2022/23. In 2021/22 there were also 22 unauthorised encampments. In 2020/21 there were just 6. However the Covid pandemic and restrictions on movement may explain the small number in the year. The number of caravans per encampment were consistent with previous years. However the number of days was much greater than typical at 7, (the previous highest was 5 days). The reason may be that there were two encampments that went on for longer than typical with one of 31 days and one of 14 days. These distort the figures in what is a year of relatively few unauthorised encampments.

DATE ARRIVED/VACATED	LOCATION	NUMBER OF VECHILES
15/04/23 – 23/04/23	Kew Park & Ride Car Park Foul Lane, Southport	6 Caravans / 4 associated vehicles
23/04/23 – 29/04/23	Fairway Park and Ride Southport	10 Caravan/ 8 associated vehicle
16/06/23 – 30/06/23	Land to the rear of St Marks Church, Gorse Lane, Netherton, L30	2 Caravans 1 associated vehicle
19/06/23 – 20/06/23	Rear of Pets at Homes, Unit 9, Racecourse Retail Park, Ormskirk Road, Aintree, L9 5AN	7 Caravans / 5 associated vehicles

12/07/23 – 14/07/23	Southport Theatre & Convention Centre Car park, Southport.	3 Caravans/1 Transit
28/07/23 – 05/08/23	Bootle Golf Course Netherton L30	3 Caravans / 2 associated vehicles
31/07/23 – 01/08/23	Carr Lane Playing Field, Birkdale	7 Caravans
09/08/23 – 11/08/23	Marine Drive Car park (Near KFC), Southport	15 Caravans/10 associated vehicles
14/08/23 - 15/08/23	Floral Hall Car Park, Promenade, Southport	5 Caravans /5 associated vehicles.
23/08/23 – 28/08/23	Meols Cop field, Scarisbrick New Rd, Southport	10 Caravans
19/09/23 – 22/09/23	Fairway Park and Ride Southport	9 Caravans/7 associated vehicles
21/12/23 – 21/01/24	Car park near Weld Road, Southport	1 Caravan/1 vehicle

	Average no. Caravans	Average no. days
2016/17	8	4
2017/18	6	4
2018/19	11	3
2019/20	8	3
2020/21	8	5
2021/22	8	4
2022/23	6	3
2023/24	7	7

**Action-** Continue to work with multi-agencies to monitor unauthorised encampments and to try and address the issues that cause them and are created by them.

Indicator 38 – (Policy HC6)

No. of applications that affect an Asset of Community Value.

There was one application on an Asset of Community Value at the Formby Village social club for a Padel court. This was considered appropriate.

**Action-** None

**Indicator 39 – (Policy HC7)**

**Approvals in Sites of Education and Care Institutions and % inappropriate**

There were 8 approvals this year for schemes on sites designated as 'Education and Care Institutions' as set out in Local Plan policy HC7. All of the applications were appropriate as per policy HC7 part 1. This compared to 15 appropriate approvals the previous year.

**Action-** Continue to implement the policy.

## 4. Infrastructure

Indicator 41 – (Policy IN2)

Number of schemes in part 1 of Policy IN2

There have been no schemes from part 1 of policy IN2 implemented in 2023/24.

**Action-** None

## 5. Design and Environmental Quality

### Indicator 42 – (Policy EQ3)

% of new build housing within appropriate (SPD) distance to bus stop; rail station; GP; Primary School

There were 77 'new build' dwellings granted planning permission in 2023/24 on 16 sites. These were assessed against the Travel SPD measures of accessibility, which determine whether a development site is accessible in the three bands shown.

	High	Medium	Low	Grand Total
Bus	100.0%	0.0%	0.0%	100.0%
Rail	37.7%	27.3%	35.1%	100.0%
GP	67.5%	7.8%	24.7%	100.0%
School	48.1%	27.3%	24.7%	100.0%

**Action** – None. Continue to monitor

### Indicator 43 – (Policy EQ6)

Contaminated land remediated as part of development

Sefton Borough has a legacy of land contamination as a consequence of historical industrial land uses. Issues vary significantly in their nature and extent across the Borough. Progress on remediation is difficult to monitor as the risk depends on the proposed end use, nature of contamination and proximity to a potential source of contamination. For example, the potential for cross boundary contamination onto sites that may not appear to be affected by contamination is also considered. Typically, the assessment of a site is undertaken in four stages and each stage requires a specific report. During 2023/24 68 reports were reviewed, compared to 132 the year before. The report types that were reviewed are set out in the table below.

Assessment	2024 (1st January to 10th September)	
	No. of reports prepared	Area (Hectare)
Phase 1 – Preliminary Investigation	8	24.91

Phase 2 – Site Investigation & Risk Assessment	21	78.76
Phase 3 – Remediation Strategy	22	54.96
Phase 4 – Verification Report	17	34.89
<b>TOTAL</b>	<b>68</b>	<b>193.52</b>

**Action** – None. Continue to liaise with the Contaminated Land Team.

#### Indicator 44 – (Policy EQ8)

##### Number of applications refused on flood risk grounds

There were two applications refused on flood risk grounds in 2023/24.

One of these was for a supported living scheme in Bootle (DC/2020/00807), where no site specific flood risk assessment had been submitted. The second scheme was at a residential care site in Maghull and proposed for 17 units, (DC/2021/00746). Again this was refused for not having a site specific flood risk assessment.

**Action** – None. Continue to implement Local Plan and NPPF policies.

#### Indicator 45 – (Policy EQ8)

##### Number of major applications approved with conditions and/or legal agreements related to SuDS

In 2023/24 5 out of 9 (56%), major applications were approved with conditions and/or legal agreements related to SuDS. This compares to 67% in 2022/23, 83% in 2021/22, 88% in 2020/21, 77% in 2019/20, 77% in 2018/19, 86% in 2017/18 and 78% in 2016/17.

The schemes where these were not required were:

- A stand and other works at Maghull football club where most of the site remains undeveloped and at low risk of flooding.
- A conversion of existing buildings.
- Two demolitions of both gasholder tanks and part of the Bootle Strand shopping centre. SuDs were not seen as necessary, (need for SuDs will be assessed in any future application for redeveloping the sites).

**Action** – None. Continue to implement Local Plan and NPPF policies.

#### Indicator 46 – (Policy EQ9)

Area of new Public Open Space approved on:

- Schemes of 150 or more dwellings

Proposals for 11 to 149 dwellings on sites which are more than 2km from a main park or Countryside Recreation Area

There were no schemes that qualified for providing public open space on site in 2023/24. There were three the year before

**Actions** – None.

#### Indicator 47 – (Policy EQ9)

Financial contributions secured through section 106 to improve existing open space

This indicator is reported on separately as part of a planning obligations monitoring report.

**Actions** - None. The Policy Team will advise if financial contributions are appropriate in line with the Open Space SPD.

#### Indicator 48 – (Policy EQ10)

Approvals (and refusals) of hot food takeaway uses in designated centres, shopping parades, within 400m of a secondary school or college (including those restricted to opening after 5pm)

The Local Plan includes a policy supported by the Control of Hot Foods and Betting Shops Supplementary Planning Document (SPD) that seeks to restrict new hot food takeaway uses in areas that are close to secondary schools or colleges, and in centres and shopping parades where there is already considered to be an oversupply.

In 2023/24 there were six applications received for changes of use to hot food takeaways. Four were within a designated centre, three of which were within 400 metres of a secondary school.

Five of the six applications were approved. One was refused, (DC/2023/01788) on the basis of an over-concentration of unhealthy uses.



Two applications were received and approved in 2022/23 for hot food takeaways. Neither were within 400 metres of a school.

**Actions** - Nothing at this stage. Continue to implement policy.

## 6. Natural and Heritage Assets

### Indicator 49 - (Policy NH2)

#### Approvals in International, National and Local Nature Sites and % Inappropriate

There were five approvals in 2023/24 on international, national and local nature reserves. All were considered appropriate.

There were seven approvals in 2022/23.

**Action** – None. Continue to monitor and liaise with the Merseyside Environmental Advisory Service (MEAS).

### Indicator 50 – (Policy NH3)

#### Approvals in Nature Improvement Areas and % Inappropriate

There were four approvals in Nature Improvements Areas in 2023/24. All were considered to not have an adverse impact upon the aims of the NIA. This compared to six in 2022/23.

**Action** – None. Continue to monitor and liaise with MEAS.

### Indicator 51 – (Policy NH4)

#### Approvals in Coastal Change Management Area and % Inappropriate

Four applications were received in the coastal change management area.

All were appropriate including a golf club house and an agricultural storage shed.

**Action** – None. Continue to implement Local Plan Policy

### Indicator 52 – (Policy NH5)

#### Approvals in Public Open Space and % Inappropriate

There were five approvals on public open space. All five were uses compatible with an open space.

**Action** – None. Continue to implement Local Plan Policy

#### Indicator 53 – (Policy NH6)

Approvals in Urban Golf Course and %  
Inappropriate

In 2023/24 there was one approval on an urban Golf course. This was for an extension and pellet store at Southport Old Links. The application was considered appropriate.

**Action** – None. Continue to implement Local Plan Policy

#### Indicator 54 – (Policies NH9-14)

% of Listed Buildings surveyed as part of Heritage at Risk  
assessment

Last year Nov 2022 to December 2023 the Council surveyed 152 of its 560 listed building entries 27% of the total, this is a decrease of 19% from the previous year. However, it still exceeds the target of 20% per year. See indirect impact indicator 73 for more information.

This year Nov 2023 to December 2024 the Council surveyed 125 of its listed building entries 22% of the total, this is a decrease of 5% from the previous year. However, it still exceeds the target of 20% per year. See indirect impact indicator 73 for more information.

**Actions-** Continue to survey listed buildings at risk.

#### Indicator 55 - (Policies NH9-14)

Conservation Area Appraisals  
adopted

There are 25 Conservation Areas in Sefton, this year Carr Houses, Hesketh Road and Homer Green were adopted increasing the amount to 72% (from 60%) having adopted Conservation Area Appraisals to date.

25 Conservation Areas

18 Adopted 72%

7 with no current Conservation Area appraisal.

**Actions** - Continue with work on draft Conservation Area Appraisals. Determine which of the other Conservation Areas are priorities for Conservation Area Appraisals.

Indicator 56 - (Policies NH9-14)

Conservation Area Management Plans adopted

There are 25 Conservation Areas in Sefton, this year Carr Houses, Hesketh Road, Homer Green and Lunt Village were adopted increasing the amount to 28% (from 16%) having adopted Management Plans to date.

25 Conservation Areas

7 Management Plans 28%

18 with no current management plan 72%

**Actions** - Adopt Management Plans for Conservation Areas as they are completed and determine which of the other Conservation Areas are priorities for having Management Plans.

## Section B

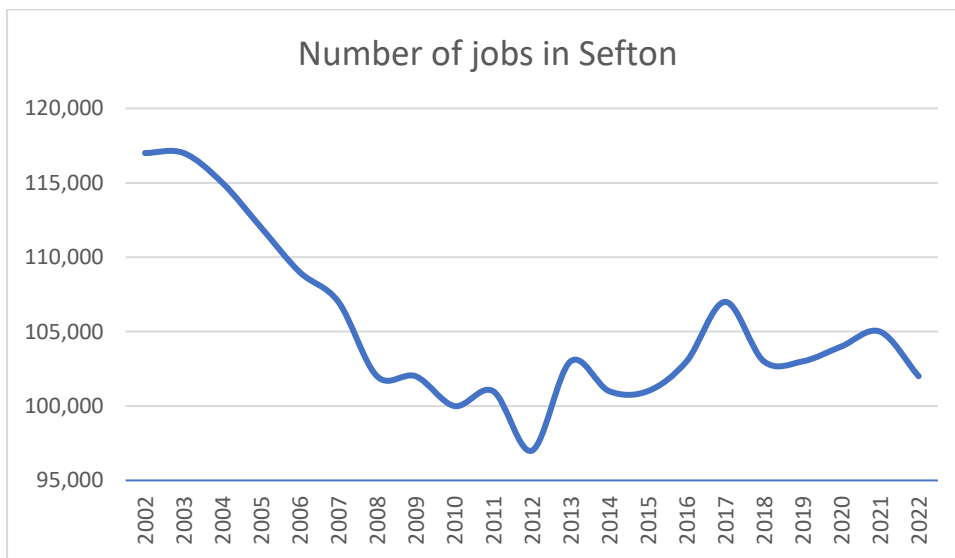
### Indirect Impact Indicators

The following indicators are indirect indicators.

Indicator 57 – (Economy)

Number of jobs in Sefton

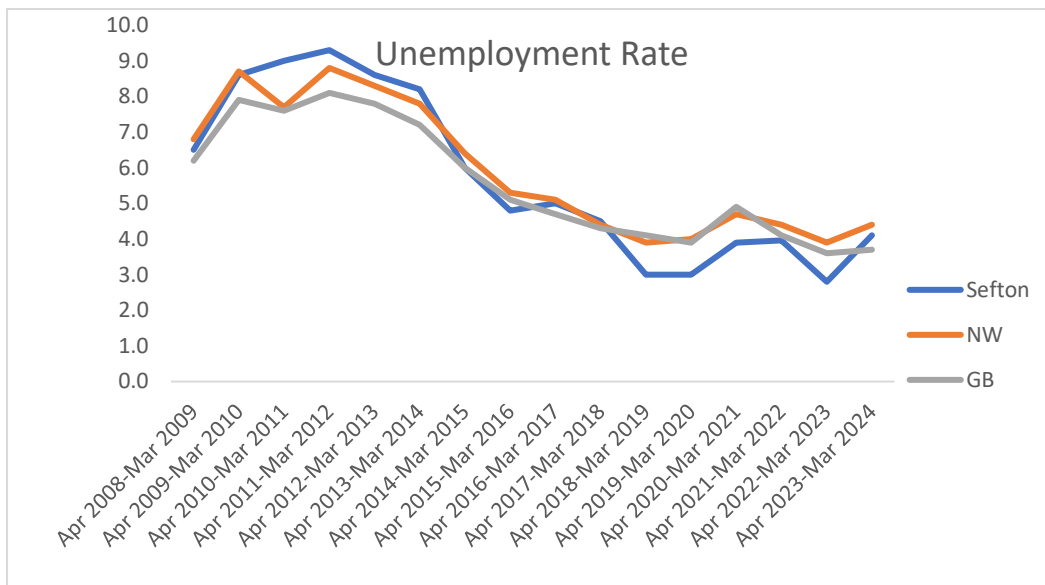
The number of jobs in has fallen quite considerably since 2002, although the numbers have started to recover from a low of 97,000 jobs in 2012. The most recently published data (2021) shows that there are 102,000 jobs in Sefton. The jobs density in Sefton of 0.61 (i.e. the ratio of total jobs to population aged 16-64) remains much lower than both the north-west (0.84) and United Kingdom (0.85). These figures reflect the historic role of Sefton as a commuter area. It is expected that the number of jobs may decrease over the next couple of years as a result of the current living crisis and this will be reported in future years.



Indicator 58 – (Economy)

Unemployment rate

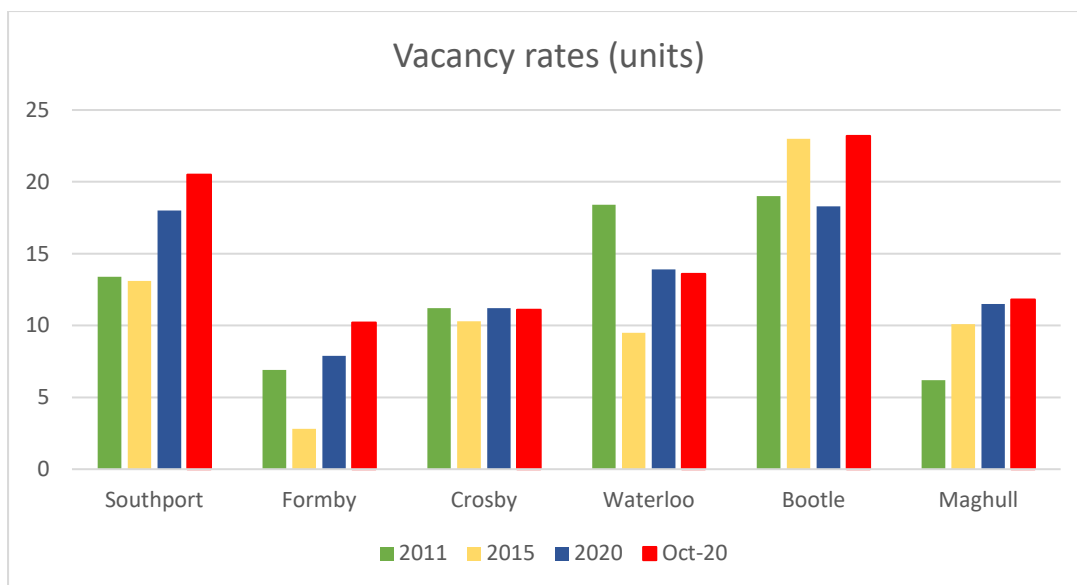
The unemployment rate in Sefton has risen from 2.8% to 4.1%. Last year saw a significant fall and the rate overall is still low compared to historical standards. This is slightly lower than both the Northwest average (4.4%), but above the national average (3.7%).



**Indicator 59 – (Local Centres)**  
**Retail ranking of Bootle and Southport**

This information is no longer available to Sefton.

**Indicator 60 – (Local Centres)**  
**Vacancy rates (units) in designated**



A health check assessment of Sefton’s principal centres was received in 2021 (using data from October 2020) to assess the consequences of the Covid pandemic. There is a general upward trend in vacant units within the borough’s principle centres, with Bootle, Southport and Formby being particularly hard hit by the pandemic. However, during the time since the 2020 town and district health check, Crosby and Waterloo slightly reduced the percentage of vacant units.

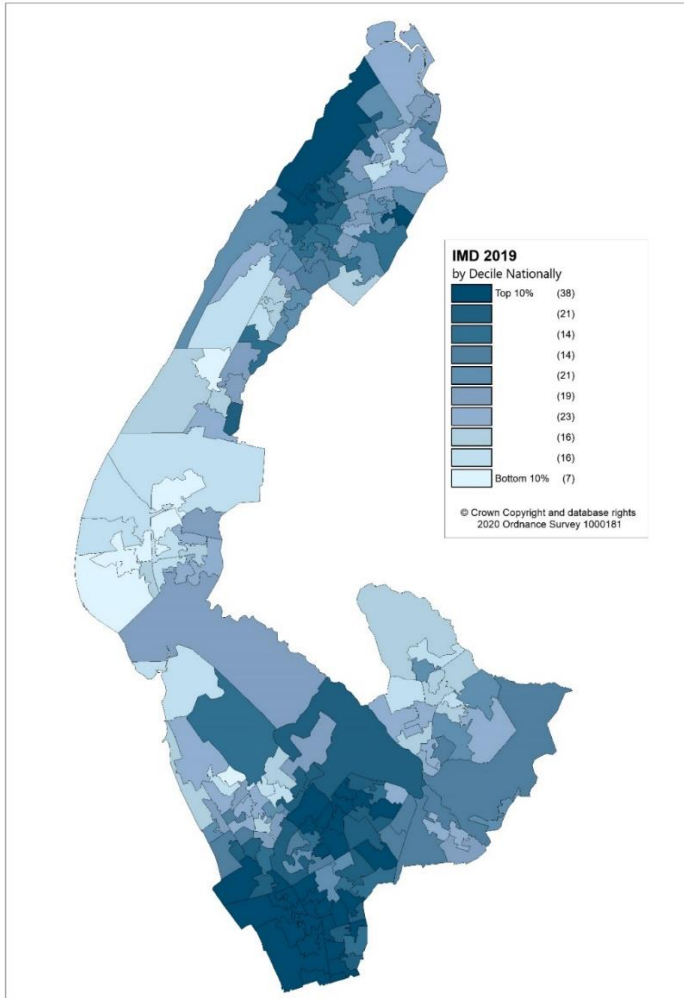
### Indicator 61 – (Communities)

#### % of Sefton’s population living in 20% most deprived areas in England

The most recently published information relating to this indicator is the 2019 Index of Multiple Deprivation. This shows that 30.49% of Sefton’s population lives within the 20% most deprived neighbourhoods in England. This is an increase since 2015 when 25.7% of Sefton’s population were in the 20% most deprived neighbourhoods in England.

The darkest colour in the map and chart represents the most deprived. The map shows that in Sefton most areas of Bootle and Netherton and parts of central Southport are classed as being within the 20% most deprived neighbourhoods in England.

There have not been more recent IMD figures since 2019 and it will be of interest to see what more up to date figures look like and whether there have been any changes in Sefton.



## Indicator 62 – (Communities)

### Social Housing waiting lists

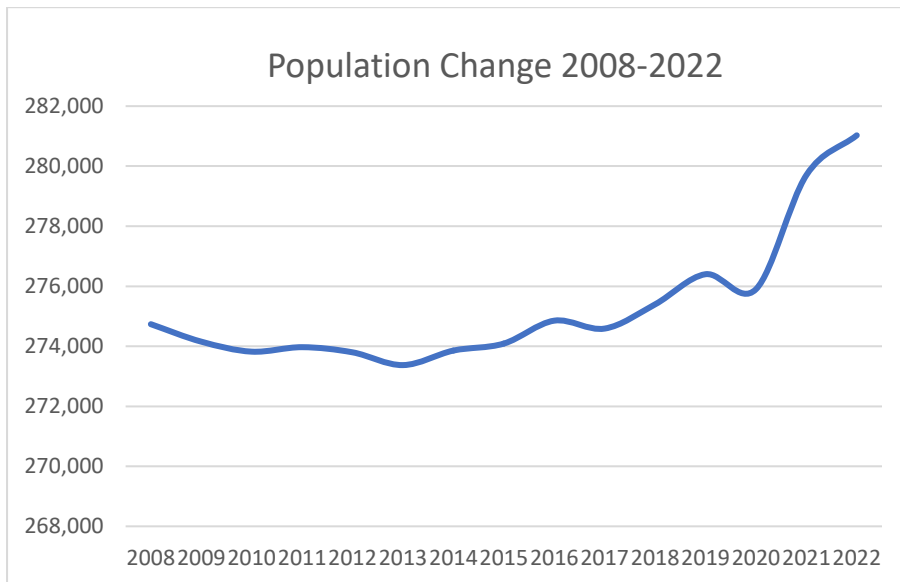
At 31<sup>st</sup> March 2024 the number of active applicants on the Sefton Housing Register was 3,630, a small increase on 2023 where there were 3,310 on the waiting list. It is still part of a longer-term fall on the waiting list from 5,693 in 2019.

At 31 <sup>st</sup> March	No. of active applicants on the Sefton Housing Register
2024	3,630
2023	3,310
2022	3,744
2021	4,005
2020	5,290
2019	5,693
2018	4,760
2017	3,917
2016	3,190

**Indicator 63**

**Population in Sefton**

The ONS mid-year population estimates for 2022 have the Sefton population up to 281,027 up from 279,700 in 2021.



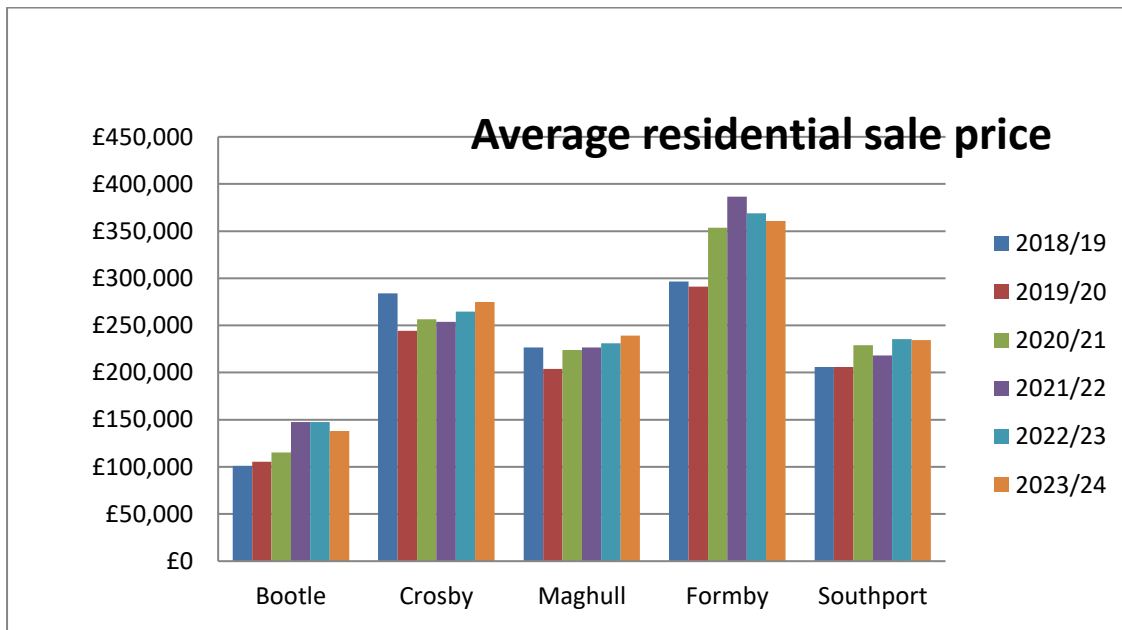
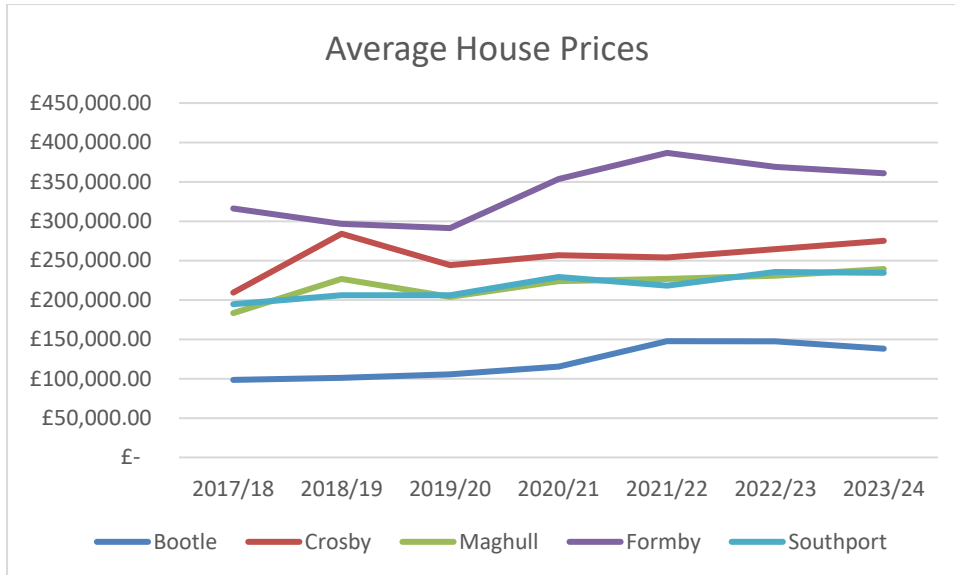
Source: ONS data

**Indicator 64 – (Housing)**

**Average House Prices by Area**



The average house prices per area in 2023/24 were:

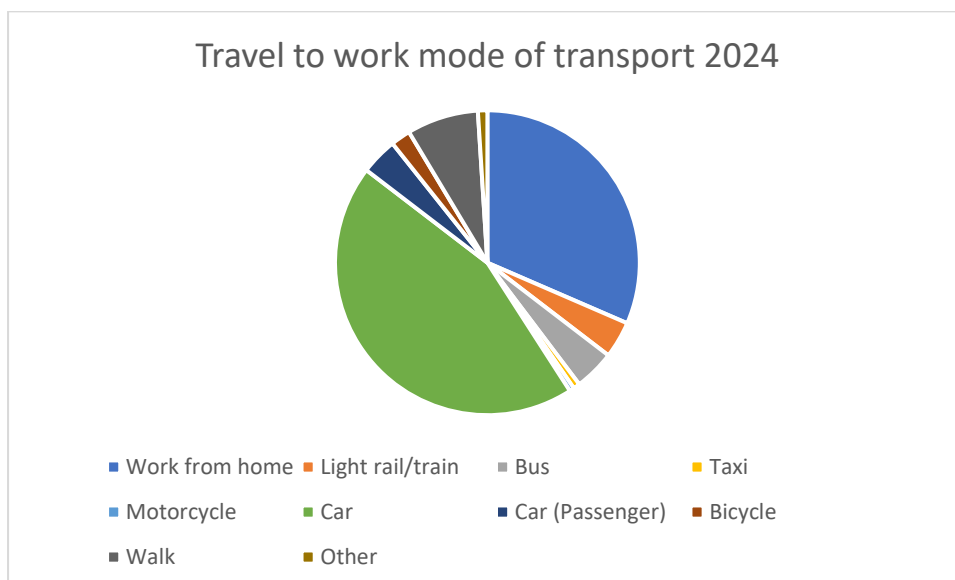


The data is taken from right move and are the average house valuation across the areas. They show differing patterns with Maghull and Crosby continuing a recent upward trend. Formby and Bootle which have the respectively, the highest and lowest house prices have showed falls in house prices. Southport remains steady.

The latest data from the census shows the travel to work method of usual Sefton residents aged 16 years and over for 2024. The figure shows a significant increase in percentage of those working from home. That shows a continuation on the pattern post-pandemic.

Also notable increases are shown with using trains, buses and walking from the previous year. The number of people using cars and taxis have fallen. It is not clear what has driven these changes and whether they are one-offs or as part of a longer trend.

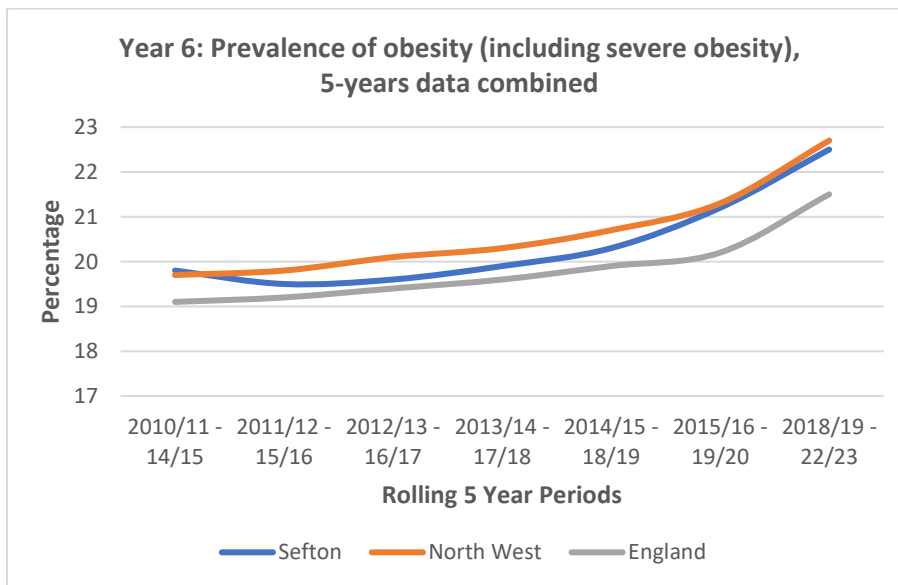
Mode of Travel	2023	2024
Work from home	27.9%	31.5%
Train	3.1%	3.9%
Bus	4%	4.3%
Taxi	1.4%	0.7%
Motorcycle	0.3%	0.5%
Car	47.8%	44.5%
Car (Passenger)	4.9%	3.9%
Bicycle	2.1%	2.1%
Walk	7.2%	7.6%
Other	1.1%	1%



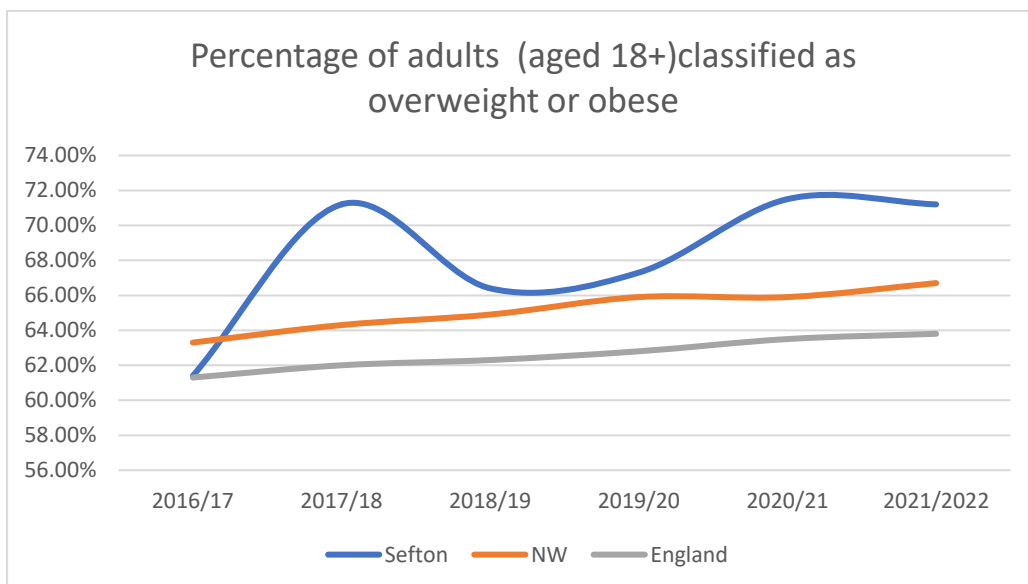
Indicator 66 – (Health and Wellbeing)

Obesity rates in adults/children

The statistics do not appear to have been updated for this year and so last years statistics remain. Child obesity profiles are available for year 6 children from Public Health England. The following rolling averages for Sefton, and those for the Northwest and England, show that there is a continued upward trend on the obesity rates for children.



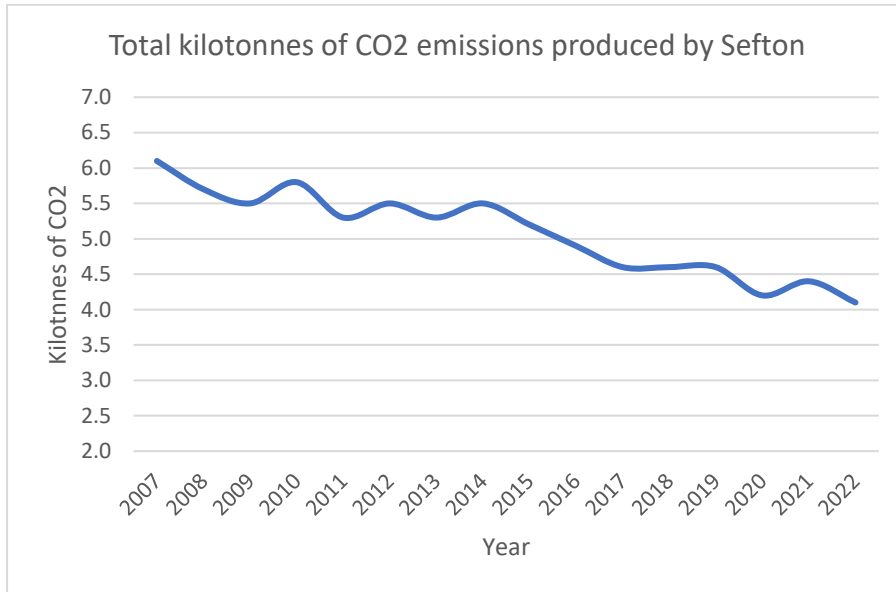
Obesity and overweight rates for adults in Sefton is higher than those for the Northwest and England. Sefton has had a small fall in overweight and obese adults whereas the Northwest region and England continue to see increases.



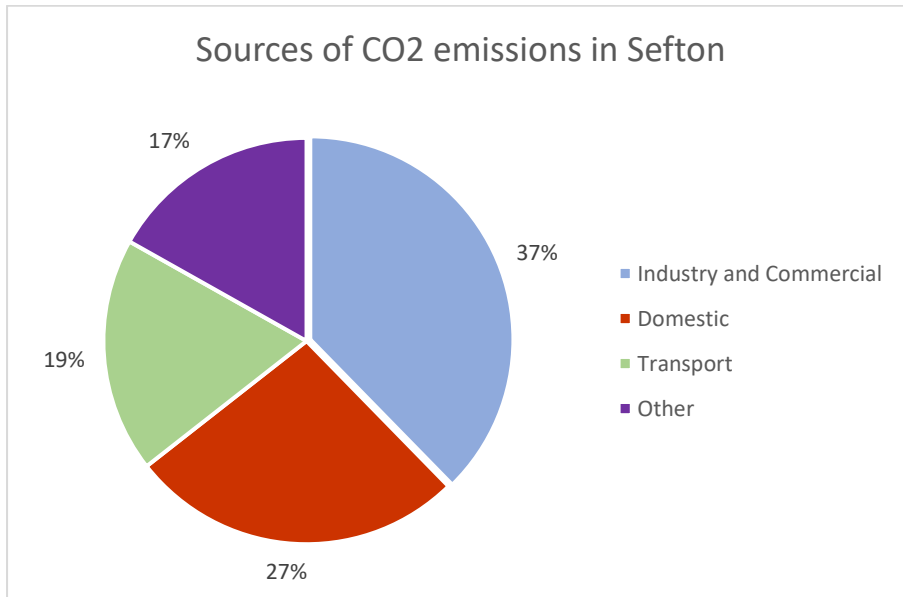
**Indicator 67 – (Climate Change and Resource Use)**

**Carbon emissions by source (CO<sub>2</sub> per person)**

The amount of carbon per capita emissions for 2022 was 4.1 (tCO<sub>2</sub>e). This was a small fall on the year before and part a longer-term downward pattern.



See [2005-22-uk-local-authority-ghg-emissions.xlsx](#)



**Indicator 68 – (Flooding)**

**Total number of homes and businesses classed at risk from flooding**

The Council has identified the number of homes and commercial properties that are within Flood Zones 2 or 3 or in any area classed as being at risk (1 in 100 years) of surface water flooding as follows:

	<b>Residential Properties 2023</b>	<b>Commercial Properties 2023</b>	<b>Residential Properties 2024</b>	<b>Commercial Properties 2024</b>
<b>Properties in Flood Zone 2</b>	<b>6805</b>	<b>691</b>	<b>6841</b>	<b>692</b>
<b>Properties in Flood Zone 3*</b>	<b>5981</b>	<b>498</b>	<b>6011</b>	<b>499</b>
<b>Risk of Surface Water Flooding (1 in 100 years)</b>	<b>13477</b>	<b>1796</b>	<b>13628</b>	<b>1796</b>

\*Properties within Flood Zone 3 are also counted within Flood Zone 2. 824 residential and 193 commercial properties are in Flood Zone 3.

These figures are based on Flood Map for Planning (Rivers and Sea) and Flood risk maps for surface water published by the Environment Agency in January 2023.

### Indicator 69 – (Environmental Quality)

#### Air quality at monitoring stations

The table below sets out the average annual readings from four monitoring stations in Sefton this year so far and for the previous 4 years as an annual average figure for four types of pollutants. It appears that after a steep rise on most pollutants in March 2022, the figures have been lower for the subsequent two years.

## Indicator 69 – (Environmental Quality)

	Nitric Oxide/ppb					Nitrogen Dioxide/ $\mu\text{g}/\text{m}^3$					Oxides of Nitrogen/ppb					PM10 Particles/ $\mu\text{g}/\text{m}^3$				
	2020	2021	2022	2023	2024	2020	2021	2022	2023	2024	2020	2021	2022	2023	2024	2020	2021	2022	2023	2024
<b>Crosby Road South</b>	12	9.9	7.2	7.3	1.3	31	30.2	30.6	25.8	3.8	28.1	25.7	23.1	20.8	6.7	25.4	No data	No data	No data	No data
<b>Millers Bridge, Bootle</b>	17.6	20.1	18.5	11.8	14	37	37.5	39.7	33	31.9	37	39.8	39.3	29	30.7	20.5	27.8	30.6	14.9	22.2
<b>Princess Way, Seaforth</b>	33	35.2	35.3	20.1	22.2	35.8	37.1	42.8	25.3	30.2	51.8	54.6	57.4	32.8	37.8	No data	No data	23.6	14.5	18.6
<b>Waterloo Primary School</b>	10	13.5	17	11.8	9.1	27.7	30.7	35.6	25.3	21	24.5	29.6	35.7	25	20.2	No data	No data	No data	No data	No data
<b>Hawthorne Road</b>	18.5	17	18	13.7	13.8	31.1	31.5	35.2	25.5	24.4	34.7	33.5	36.4	26.4	25.9	23.5	26.9	28.8	18.5	21.6

[Breathing space](#) All readings from March for each year.



### Indicator 70 \_ (Environmental Quality)

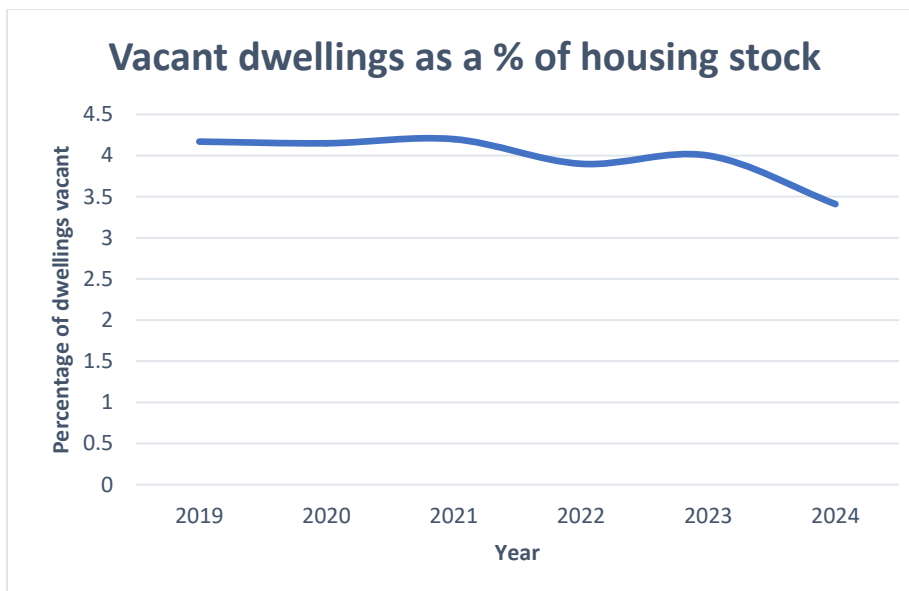
#### River Quality

The Environment Agency has not provided data on river quality since 2009. The Council will look at alternative indicators in future monitoring reports.

### Indicator 71 – (Environmental Quality)

#### Vacant home rate

The overall vacant home rate for 2024 was 3.41% which represents a small fall from 4% in 2023 and represents a smaller value than at any time over the past six years.



The chart below shows the proportion of long-term housing vacancies (those vacant for 6 months or more). The latest figure available for the Long-Term Vacancy rate is also relates to April 2024 and is down to 2.28%, significantly down from the March 2023 figure of 3.1%. This takes it back closer to the 2019 figure and is a break from rises in long-term vacancies as seen over recent years. Why this is the case is not clear at this point. The 2025 figure will be interesting to see if this is a one off figure or the downward figure of this year is maintained.

### Indicator 72 – (Biodiversity)

#### Local sites and sites in positive conservation



The most recent figure for number of wildlife sites in positive conservation is 15 out of 56 sites (32%), this compares to 18 out of 56 (32%) from the previous year.

**Indicator 73 – (Culture and Heritage)**

**Number of listed buildings 'at risk'**

Last year Nov 2022 to December 2023 the list included 54 listed buildings or structures at risk, which is a increase of 1 from the previous year.

The number of buildings that have been removed from the list to Dec 2023 was 2,  
143 509-515 (odd) with attached glazed canopy, Lord St, Southport  
392 St Nicholas Fountain, The Serpentine, Crosby, L23

The number of buildings that have been included in the list to Dec2023 was 3,  
222 Southport Pier, Promenade, Southport  
424 Education department and front wall, Oriel Road  
462 Barn to east of Grange Farm, Grange Road, Ince Blundell

This year Nov 23 to December 24 the list includes 56 listed buildings or structures at risk, which is an increase of 2 from the previous year.

The number of buildings that have been removed from the list to Dec 24 was 3,  
149 Pair of k6 telephone kiosks outside 599 Lord St, Lord St., Southport  
385 Church of St Mary the Virgin, Park Road, Waterloo, L23  
386 Church of St Johns, St Johns Rd, Waterloo, L22

The number of buildings that have been included in the list to Dec24 was 5,  
045 Gates and gates post attached to lodges at entrance of the Botanic Gardens  
051 Lodge No. 1 Botanic Gardens, Botanic Road, Southport  
052 Lodge No. 2 Botanic Gardens, Botanic Road, Southport

086 Conservatory Hesketh Park

122 The Royal Bank of Scotland

**Indicator 74 – (Culture and Heritage)**

**Number of Conservation Areas ‘at risk’**

6 Conservation Areas have been identified as ‘at risk’. These were as follows:

Christchurch, Lord Street, North Meols, Promenade, Waterloo Park and West Birkdale.

This is unchanged since last year, as developments of “at risk” buildings progress it is hoping these will allow removal of some Conservation Areas.

**Indicator 75 – (Culture and Heritage)**

**Number of Scheduled Monuments ‘at risk’**

There is one Scheduled Monument identified as ‘at risk’. This is Sefton Old Hall moated site and fishponds. This is unchanged since last year.

**Indicator 76 – (Culture and Heritage)**

**Parks with Green Flag status**

The Council will no longer be pursuing Green Flag Status for its parks. Instead it is looking to develop the APSE Land Audit Management System, which provides a platform for all sites to be audited for quality by staff and volunteers.

## Section C

### Duty to Cooperate

The duty to cooperate was created in the Localism Act 2011, and amends the Planning and Compulsory Purchase Act 2004. It places a legal duty on local planning authorities and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.

Local Authorities must also, through their Authority's Monitoring Report, give details on the actions they have taken during the period covered by the report in co-operating with other local planning authorities and others under the duty. In July 2018 the government introduced a requirement for a Statement of Common Ground through the updated National Planning Policy Framework (NPPF), carried forward into the 2023 NPPF (paragraphs 24 to 27).

#### **Statement of Common Ground**

As part of this co-operation Sefton Council, the other local authorities in the Liverpool City Region (including West Lancashire) and the Liverpool City Region Combined Authority prepared a draft Statement of Common Ground. This was approved by the Combined Authority and the other constituent local authorities in the period from July to September 2019 and was reported to Sefton's Cabinet on 25th July 2019. This is reviewed regularly and is again currently being reviewed.

The Statement of Common Ground covers a wide range of spatial planning matters, including housing delivery, employment land, the Green Belt, the retail hierarchy, transport planning, digital inclusion, utilities, renewables, health and wellbeing, environmental and green infrastructure and waste and minerals. The document includes 20 specific points of common ground – either already established or setting out areas where the LCR authorities will work together to deal with cross-boundary strategic matters.

This follows on from the Liverpool City Region Statement of Cooperation on Local Planning approved by Sefton Council in October 2016 and by the Liverpool City Region Combined Authority and each of the other City Region local authorities.

The Council are also liaising with neighbouring authorities over various bespoke issues relating to current plans for if there is a need for a Statement of Common Ground between neighbouring authorities.

#### **Recreation Mitigation Strategy**

The protected nature sites on the Sefton Coast and coast elsewhere in the Liverpool City Region are under increasing pressure from recreation, from both residents and visitors to the City Region. Recreation use is known to be damaging, for example, trampling and wildlife disturbance from a wide range of activities.

This was recognised in the 2015 and 2016 Habitats Regulations Assessment (HRA) Reports for the Sefton Local Plan, which identify the potential for new housing development in Sefton to increase recreation pressure on the internationally important nature sites on the Sefton Coast; and the need to mitigate this pressure to less than significant. Similar issues arise for neighbouring authorities, in relation to both the Sefton Coast and the coast elsewhere in the region.

For a number of years Sefton Council has been jointly working with Natural England, Merseyside Environmental Advisory Service, the other Liverpool City Region local authorities, the Mayoral Combined Authority, West Lancashire Council and the National Trust to prepare a Recreation Mitigation Strategy for the City Region's coast. An evidence gathering phase has resulted in the publication of an evidence document and strategic mitigation measures which underpins

interim approaches for Sefton and neighbouring authorities, pending collection of further evidence and a sub-regional joint Supplementary Planning Document, (SPD) of a Liverpool City Region Recreation Mitigation Strategy approach. The collaborative work (including the published supporting evidence) carried out so far has been examined independently by the Planning Inspectorate, for example for the Halton and Liverpool Local Plans.

In December 2021 Sefton's Interim Approach was approved for development management and consultation purposes, to be used. It has been endorsed by Natural England. In May 2023 an updated interim approach was adopted for development management purposes. This reflects the most recent evidence.

The Interim Approach is an 'opt in' approach; if applicants do not wish to opt-in to this scheme, they must make sure that sufficient bespoke information is provided with their planning application, prior approval or permitted development scheme to enable the Council to make a Habitats Regulations Assessment. The basis of the Interim Approach is that Sefton Council has considered, costed and assessed the likely scale of housing development in Sefton and beyond, levels of visitor pressure from different parts of Sefton, and measures that will mitigate recreation pressure from this housing to less than significant on the Sefton Coast. This mitigation will be through the provision of an integrated set of measures both on the Coast and green and open spaces within the Borough, funded by those opting in by s106 commuted sum payments. These commuted sums will be monitored through the Council's usual s106 planning obligation monitoring procedures.

The proposed SPD scope was consulted on in the Autumn of 2023 and it is expected to be adopted in 2025.

### **Statement of Community Involvement**

The Statement of Community Involvement (SCI) was updated in March 2018 and sets out the Council's commitment to working with the following Duty to co-operate bodies:

1. Environment Agency
2. English Heritage

3. Natural England
4. Civil Aviation Authority.
5. Homes and Communities Agency
6. Clinical Commissioning Groups.
7. NHS England
8. Office of the Rail Regulator
9. Highways Agency
10. Integrated Transport Authorities
11. Highway Authorities
12. Marine Management Organisation
13. Local Enterprise Partnerships
14. Neighbouring Local Authorities
15. The Liverpool City Region Combined Authority.

It also sets the requirement to consult 'specific' and 'general' consultation bodies and other consultees including the community, business and third sector groups when consulting on planning policy documents. For more information see the SCI. We continue to liaise with these bodies as necessary throughout 2024/25 and beyond.

### **Other Cooperation**

During 2021–2022, Sefton Council continued to undertake a range of activities relating to the Duty to Co-operate with neighbouring authorities and other key stakeholders on strategic planning matters. This includes on-going liaison regarding preparation of their development plans and the city region Spatial Development Strategy. We will continue to liaise with these bodies as necessary throughout 2024/25 and beyond, particularly in relation to the Bootle Area Action Plan and other authorities Local Plans.

## **Section D**

### **Progress with Local Development Scheme**

This section reports on the timetable set out in the Local Development Scheme (LDS) which was updated in August 2023.

#### **Local Plan Review**

The Sefton Local Plan was adopted in April 2017. In line with national guidance, it has been reviewed to see if it needs updating and the conclusion was that it didn't. The Levelling Up and Regeneration Bill introduced a new approach to local plan making and the Government introduced new draft plan making regulations in the summer of 2023. The new Government has been consulting on a new draft National Planning Policy Framework and draft updated housing figures. These indicate that the amount of housing Sefton would have to plan for will increase substantially. This would require a new Local Plan at some point in the future. New Plan making regulations will be released in 2025 which will set out more clearly how and when the Council need to embark upon a new Local Plan.

As such, the Council did not think it expedient at this point to commence work on a replacement Local Plan until the reformed system was in place.

#### **Bootle Area Action Plan**

The Council have decided to produce an Area action Plan for Bootle. This was included in the 2021 Local Development Scheme. It was expected that Issues and Option consultation would happen during July to September 2021. This slipped a little and was undertaken November 2021 to January 2022.

Preferred Options consultation is was programmed to occur in August to November 2023. This slipped by one month. The LDS sets out the publication draft consultation for May-June 2024. This slipped to September-November 2024. The AAP is timetabled in the LDS to be submitted for Examination in August 2024. The BAAP is now likely to be submitted around Christmas 2024 for examination in the Spring 2025.

#### **Neighbourhood Plans**

See current position as set out in Section E below.

## Section E

### Neighbourhood Planning

The Localism Act 2011 gives local communities the right to prepare a Neighbourhood Plan to develop a shared vision and shape the development and growth of their local area. The Council has a statutory duty to support this activity.

The process for preparing a Neighbourhood Plan is set out by the Neighbourhood Planning (General) Regulations 2012 (as amended) ('The Regulations') is subject to several key stages which include:

1. Designation of the neighbourhood plan area;
2. Pre-submission publicity and consultation;
3. Submission of the plan to the Local Planning Authority;
4. Consultation by the Local Planning Authority;
5. Independent Examination;
6. Referendum; and
7. Making the Neighbourhood Plan (i.e. bringing it into force).

Four areas have been designated for neighbourhood planning purposes in Sefton - Formby and Little Altcar; Maghull; Lydiate; and Melling. The Formby and Little Altcar Neighbourhood Plan area was approved in 2013, whilst the Maghull, Melling and Lydiate areas were approved in 2015. Progress in these areas is set out below and illustrated on the map on the next page. Once in force, Neighbourhood Plans form part of Sefton's development plan. They are used to help determine planning applications in the area they cover along with the Sefton Local Plan (2017) and Waste Local Plan (2013).

#### **Lydiate**

The Council 'made' (i.e. brought into force) the Lydiate Neighbourhood Plan at its meeting on 24 January 2019. Consultation on the submission version of the plan took place between June and July 2018. The Examiner's report was received on 18 September 2018. The referendum was held on 18 December 2018 and 715 residents (87%) of the local community voted in favour of the plan compared to 108 (13%) who voted against on a 16.36% turnout

#### **Maghull**

The Council 'made' (i.e. brought into force) the Maghull Neighbourhood Plan at its meeting on 24 January 2019. Consultation on the submission version of the plan took place between June and July 2018. The Examiner's report was received on 22 October 2018. The referendum was held on 18 December 2018 and 2,253 residents (86%) of the local

community voted in favour of the plan compared to 369 (14%) who voted against on a 16.04% turnout.

Maghull Town Council have indicated a wish to review their Neighbourhood Plan and the Council will work with them on this.

### **Formby and Little Altcar**

The Council 'made' (i.e. brought into force) the Formby and Little Altcar Neighbourhood Plan at its meeting on 21 November 2019. Consultation on the submission version of the plan took place between 27 March and 15 May 2019. The Examiner's report was received on 12 August 2019. The referendum was held on 10 October 2019 and 2,601 residents (86%) of the local community voted in favour of the plan compared to 428 (14%) who voted against on a 16.02% turnout.

### **Melling**

Melling Parish Council have prepared and gathered evidence with a view to undertaking pre-submission consultation on their draft Neighbourhood Plan. No progress was reported in 2022/23.