

**REPORT TO:** Planning Committee  
Cabinet

**DATE:** 11<sup>th</sup> November 2009  
25<sup>th</sup> November 2009

**SUBJECT:** Annual Monitoring Report 2009

**WARDS AFFECTED:** ALL

**REPORT OF:** Andy Wallis, Planning & Economic Regeneration Director

**CONTACT OFFICER:** Ian Loughlin 3558

**EXEMPT/  
CONFIDENTIAL:** No

**PURPOSE/SUMMARY:**

The Annual Monitoring Report (AMR) is a statutory document produced by the Council's Planning & Economic Regeneration Department to report on the progress of the Local Development Framework by monitoring a range of indicators.

The 2009 Annual Monitoring Report can be viewed at [www.sefton.gov.uk/AMR](http://www.sefton.gov.uk/AMR)

**REASON WHY DECISION REQUIRED:**

In order to submit the 2009 AMR to Government Office for the North West (GONW) by the required 31<sup>st</sup> December 2009.

**RECOMMENDATION(S):**

1. That Planning Committee notes the 2009 AMR and recommends that Cabinet approve the document for submission to GONW.
2. That Cabinet approves the submission of the 2009 AMR to GONW.
3. That Cabinet delegate authority to the Planning and Economic Regeneration Director to
  - Make editorial changes relating to layout and presentation
  - The addition of late information
  - Make changes recommended by GONW prior to submission of the AMR.

**KEY DECISION:** No

**FORWARD PLAN:** No

**IMPLEMENTATION DATE:** Immediately after the call-in period following the publication of the minutes of the Cabinet meeting

**ALTERNATIVE OPTIONS:**

None – The submission of the Annual Monitoring Report is a statutory requirement.

**IMPLICATIONS:**

**Budget/Policy Framework:** None

**Financial:** None

<b><u>CAPITAL EXPENDITURE</u></b>	<b>2007/ 2008 £</b>	<b>2008/ 2009 £</b>	<b>2009/ 2010 £</b>	<b>2010/ 2011 £</b>
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<b><u>REVENUE IMPLICATIONS</u></b>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

**Legal:** None

**Risk Assessment:** We are required by legislation to prepare an Annual Monitoring Report.

**Asset Management:** None

**CONSULTATION UNDERTAKEN/VIEWS**  
NONE

**CORPORATE OBJECTIVE MONITORING:**

<b><u>Corporate Objective</u></b>		<b><u>Positive Impact</u></b>	<b><u>Neutral Impact</u></b>	<b><u>Negative Impact</u></b>
1	Creating a Learning Community		✓	
2	Creating Safe Communities		✓	
3	Jobs and Prosperity	✓		
4	Improving Health and Well-Being	✓		
5	Environmental Sustainability	✓		
6	Creating Inclusive Communities	✓		
7	Improving the Quality of Council Services and Strengthening local Democracy	✓		
8	Children and Young People		✓	

<b>LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT</b>
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Sefton Unitary Development Plan, 2008 Local Development Scheme
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## **1. Introduction**

- 1.1. The Annual Monitoring Report (AMR) is part of the Local Development Framework, as introduced by the Planning and Compulsory Purchase Act 2004. We have to produce one annually and it must be submitted to the Government Office for the North West (GONW) by 31<sup>st</sup> December 2009.
- 1.2. The Department for Communities and Local Government states that survey, monitoring and review are crucial to the successful delivery of Local Development Frameworks. A systematic and dynamic monitoring system will help the Council understand the wider social, environmental and economic issues affecting Sefton and the key drivers of change that affect our area.
- 1.3. This is Sefton's fifth AMR. It covers the period from 1<sup>st</sup> April 2008 – 31<sup>st</sup> March 2009. A copy of this year's AMR can be viewed at [www.sefton.gov.uk/AMR](http://www.sefton.gov.uk/AMR).
- 1.4. The aims of the AMR are to measure the effectiveness of the policies in the UDP and any other Local Development Documents (LDDs) and to assess progress with our Local Development Scheme, our agreed timetable for producing LDDs. The effectiveness of policies is measured by a series of indicators, covering the monitoring period from April 2008 to March 2009.

## **2. Indicators**

- 2.1. The indicators used within the AMR are a mixture of contextual indicators and output indicators. Contextual indicators measure changes in the wider environment (e.g. employment rates), and output indicators measure the impact of policies in planning documents. Examples of the latter include, for example, the level of business development and the amount of new housing built on brownfield land during the year.
- 2.2. Each year we have increased the number of indicators we have been able to report on as we have improved our monitoring systems. This year's AMR continues this trend, although there are still a number of indicators we are unable to provide comprehensive data for. In these cases we have explained the difficulties we've encountered, and whether we are likely to be able to provide data in the future, or whether a different indicator is needed.

## **3. Progress with the Local Development Framework**

- 3.1 The AMR reviews progress in implementing the Local Development Framework. It sets out (in section 2) how successful we have been in meeting the key milestones of the Local Development Documents, as set out in the 2008 Local Development Scheme (LDS), and reasons for why we may have slipped.
- 3.2 The Core Strategy is the main document we have been progressing over the past year. Whilst good progress was made on early consultation, and we expected to broadly meet the timetable set out in the current LDS, a number of recent events have required us to re-assess our plans. A recent Strategic Housing Land Availability Assessment concluded that we wouldn't have sufficient land to meet our housing needs for the entire Core Strategy plan period within the urban area. This has led us

to accept that we need to look at potential Green Belt land to meet some of our land requirements. A Green Belt Study will be carried out and be subject to extensive consultation during 2010. This will result in delays to the next stages of the Core Strategy production.

- 3.3 The other key document in the 2008 LDS is the Waste Development Plan Document. The Merseyside Environmental Advisory Service, on behalf of all the Merseyside authorities, is producing this document. Again, whilst early consultation was going to plan, delays have been caused by difficulties in reconciling the approaches of the Waste DPD with those of the Merseyside Waste Disposal Authority.
- 3.4 Given these delays, and recent changes to the LDF regulations which determine policy production, we will be reviewing the LDS and seeking approval for an update early in 2010.

#### **4. Key Performances Identified**

- 4.1 Some of the key performances reported in this year's AMR are:
- There were 107 net additional dwellings built in Sefton during 2008/9, well below our annualised target of 500. This is, however, made up of healthy gains – 412 new build and 109 additional dwellings from conversions – and very large losses through demolitions as part of regeneration programmes.
  - All new build housing and employment development took place on previously developed (brown-field) land.
  - Over 25,000m<sup>2</sup> of employment floorspace was completed during 2008/9.
  - Almost 7 hectares of employment land was lost to other types of development during 2008/9, half of this to housing. However, none of this land was designated specifically for employment or industrial use.
  - Over 38,000 m<sup>2</sup> over retail floorspace has been completed in Sefton during 2008/9, the majority of which was in out-of centre locations.
  - Almost all new residential development has been built within 30 minutes travel time of a range of services, such as schools, GPs, shops and employment area.
  - There have been no developments approved in the Green Belt during 2008/9 that would be considered inappropriate to that designation.
  - A net increase of 1115 trees has been agreed through plans and conditions during 2008/9.
  - Of the 33 relevant approvals, 12 included an element of Sustainable Drainage Systems, including a gravel car park and permeable pavements.

#### **5. Using the information gathered**

- 5.1 It is important that we use the information gathered in the AMR to inform our future planning policies. For Sefton the key document to be produced in the next couple of years will be the Core Strategy. We have already undertaken early consultation through a number of community workshops and have recently, or are close to, completing studies to assess issues such as housing, employment, retail, greenspace and flood risk. The findings of the AMR will be considered along with the results of the studies and consultation to determine the priorities for the Core Strategy preferred strategy and objectives. The end of each section in the AMR has

an assessment of how the Core Strategy can address the key finding from the indicators report.