

**REPORT TO:** Planning Committee  
**DATE:** 2<sup>nd</sup> June 2010  
**SUBJECT:** Core Strategy for Sefton - update  
**WARDS AFFECTED:** All  
**REPORT OF:** Planning & Economic Development Director  
**CONTACT OFFICER:** Steve Matthews, Ext 3559  
**EXEMPT/  
CONFIDENTIAL:** No

**PURPOSE/SUMMARY:**

To bring Members up to date with progress in preparing the Core Strategy for Sefton and agree the next steps.

**REASON WHY DECISION REQUIRED:**

To agree how to progress the Core Strategy for Sefton.

**RECOMMENDATION:**

**That a workshop is arranged for members of Planning Committee in the near future to consider key issues which the Core Strategy for Sefton must tackle, a vision for the borough by the end of Core Strategy period (2027), and a strategy for achieving this.**

**KEY DECISION:** No

**FORWARD PLAN:** No

**IMPLEMENTATION DATE:** N/A

**ALTERNATIVE OPTIONS:**

The alternative option is not to have a workshop. This would make it more difficult to get consensus on agreeing the key issues and vision for the Core Strategy.

**IMPLICATIONS:**

**Budget/Policy Framework:** N/A

**Financial:** None

<b><u>CAPITAL EXPENDITURE</u></b>	<b>2009/ 2010 £</b>	<b>2010/ 2011 £</b>	<b>2011/ 2012</b>	<b>2012/ 2013</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:** N/A

**Risk Assessment:** N/A

**Asset Management:** N/A

**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		√	

**LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT**

N/A

## **1. Introduction**

- 1.1 Over the past year Members have received a number of reports on progress in preparing the Core Strategy, and have attended a workshop on the issues related to finding land for new homes and jobs.
- 1.2 This report brings members up to date with progress since then, and provides an overview of the next stages.

## **2. Progress with studies**

- 2.1 A lot of evidence has been gathered. Members have received reports on two separate housing studies and also on an employment land and premises study. Other studies are still being completed. Two of the most significant are the Green Belt study and the Overview Study.

### Green Belt Study

- 2.2 In October 2009, Members authorised a study of the Green Belt to be carried out. Members will recall that this was considered necessary as recent analysis of housing and employment land supply showed that Sefton is not able to meet all its needs for land for new homes and jobs within the existing built-up area for the whole of the Core Strategy period (up to 2027).
- 2.3 This Green Belt study is being carried out in-house and consultants have been engaged to review our approach to the study and its emerging findings, in order to ensure that the study is as independent and objective as possible. The results of the draft study will be reported to September Planning Committee. It will be possible to arrange a workshop for Members in advance of this. However, because of the tight timescale to which this report is being prepared, any workshop would be likely to be in August.

### Liverpool City Region Overview Study

- 2.4 A related sub-regional study has recently been commissioned by the six Greater Merseyside authorities, together with West Lancashire Borough Council and Cheshire West and Chester Council. This is also supported by 4NW (the regional leaders' board for the North West) and GONW. The study will take 22 weeks to conclude and will be completed in October 2010
- 2.5 The study will review the conclusions of the various housing and employment land studies that have been carried out by these authorities. The key purpose of the study is to identify whether there is scope for any authority to meet some of the housing or employment needs of an adjoining authority in a situation where an individual local authority cannot meet all its own needs.
- 2.6 Joint housing work with West Lancashire and Knowsley has shown that these authorities face similar difficulties to Sefton in finding land to meet future housing needs. The draft study will be available in September, and its

conclusions will be critical in developing the Core Strategy. The findings of this study will be reported to Members later this year.

### Strategic Housing Market Assessment (SHMA) Limited Further Analysis

- 2.7 Further to the completion of the SHMA in June 2009 by Fordham Research, have recently been appointed to undertake limited further analysis of disaggregated affordable housing needs in Sefton and a sample household survey analysis of Sefton's residents housing aspirations. The further analysis is intended to inform and refine current and future affordable housing policy in Sefton, whilst the household survey will inform the Overview Study referred to above. This limited work will be completed by the end of July 2010. The findings of these two pieces of work will be reported to Members later this year.

## **3. Next steps**

- 3.1 The progress of the Core Strategy has been reviewed recently by the 'critical friend' service offered by the Planning Officers' Society. The main conclusion was the need to build wider agreement on the key issues the Core Strategy must tackle, and then to agree a more detailed vision and strategy before recommending possible options for achieving this.
- 3.2 We have already presented key issues to members arising from what we are required to do through Government guidance, also as a result of the various studies we have undertaken, and following our widespread consultation last summer. We have also reported on a possible spatial strategy.
- 3.3 However it is clear we now need a sharper focus on the overriding issues which the Core Strategy must tackle, and then ensure that the vision and strategy relate closely to this. This is particularly the case in view of some of the difficult issues which our studies have brought to light.
- 3.4 These matters require detailed deliberation which would be best suited to a workshop. It is proposed that this should be held as soon as practicable.

## **Recommendation**

It is recommended that a workshop is arranged for members of Planning Committee in the near future to consider key issues which the Core Strategy for Sefton must tackle, a vision for the borough by the end of Core Strategy period (2027), and a strategy for achieving this.