Sefton Council

Annual Monitoring Report 2007

For the Period 1st April 2006 to 31st March 2007

December 2007

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Executive Summary

The main part of the Local Development Framework is still the Unitary Development Plan, adopted in June 2006. The UDP policies are 'saved' for three years from the date of adoption, but the 2008 Local development Scheme (LDS) will include an analysis of current policies, and proposals for how they should be taken forward in the Local Development Framework.

Some key LDF targets were either met, or very close to being met, during the monitoring period e.g. the adoption of the UDP and Statement of Community Involvement. The timetable for some Local Development Documents slipped for a variety of reasons mainly due to unexpected difficulties and competing priorities.

There are both positive and negative trends to report from the 2006/7 monitoring period. For example, the overall population in Sefton has decreased in Neighbourhood Renewal Fund (NRF) and non-NRF area, with a projected decrease in the overall population of nearly three thousand between 2006 and 2011, while life expectancy continues to grow for males and females in Sefton.

In relation to housing, the number of households in Sefton is anticipated to increase by four thousand in the next five years, from 119,000 in 2006 to 123,000 in 2001 partly due to the projected increase in the number of one-person households. The Council have requested that a higher annual housing requirement be included in the emerging Regional Spatial Strategy.

There is still an urgent need to provide affordable housing in the Borough as the average house price in Sefton is over five times greater than the average household income. Although 92 affordable housing units were completed in 2006/7, a rise of 74 from 2005/6, there were 105 demolitions in this monitoring period that contributed to a net loss of 13 affordable housing units compared to a net gain of 18 in the previous year.

Sefton's crime rate has increased from 2002/3 at 83.9 per 1000 population to 93.3 in 2005/6 (the latest figures available), a rise that is reflected in averages for Merseyside of 100 in 2002/3 to 128.1 in 2005/6. Both the Sefton and Merseyside figures do not compare favourably with that for England & Wales that has seen a decrease from 113.4 to 104.7.

The percentage of the working age population who are in employment across Sefton has risen by 4% from 1999/2000 to 2005/6, with a larger increase in the Bootle Parliamentary Constituency of 5% (this largely corresponds with the priority regeneration area). Again, this suggests that a key part of the UDP – to promote development within regeneration areas – is being effective. However, from 2004/5 to 2005/6 the percentage in employment reduced by nearly 2% across Sefton, and by nearly 3% within the Bootle Parliamentary Constituency.

There has been a decrease in the amount of land developed for employment uses of over 55,000m² between 2005/6 and 2006/7, though this difference can be accounted for, in part, by the completion of the Health and Safety Executive headquarters office in Bootle in 2005/6. The influence of the Strategic Investment Areas Programme in the Atlantic Gateway (regeneration area) is only likely to become evident in the 2007/8 and 2008/9 monitoring periods.

1 Introduction

1.1 This is Sefton's third Annual Monitoring Report (AMR) and reviews the period from 1st April 2006 to 31st March 2007.

1.2 The AMR reviews the progress in preparing the documents set out in the March 2007 Local Development Scheme, and assesses the extent to which policies in the Unitary Development Plan are being implemented.

1.3 In order to assess the implementation of Development Plan policies, two approaches have been taken. Firstly, the number of times in which a policy was used in the approval or refusal of planning permission was recorded. This gives an indication as to the relevance of specific policies and as a result may lead to their review and eventual replacement. The second approach was to select indicators to measure social, environmental and economic changes. These derive from National Core Output Indicators[1] as well as local indicators, and are grouped together within common chapters such as 'Housing' or 'Economic Development and Tourism'.

1.4 Where possible, we have provided information for each indicator over a number of years in order to identify trends.

1.5 The methods of data collection and monitoring for the 2007 AMR have continued the improvement from the 2005 to 2006 AMRs, with key gaps in data supply being addressed. It is noticeable that some figures used in previous reports have been amended as a result of improved data collection and dissemination. This will continue through further improvements year-on-year.

[1] Local Development Framework Monitoring: A Good Practice Guide (LDF monitoring guidance), March 2005, Table 4.4 as amended by Local Development Framework Core Output Indicators Update 1/2005, October 2005.
[2] Local Development Framework Monitoring: A Good Practice Guide (LDF monitoring guidance), March 2005, Table 4.4 as amended by Local Development Framework Core Output Indicators Update 1/2005, October 2005.

2 Local Development Framework Update

The Sefton Unitary Development Plan (UDP)

2.1 The UDP was adopted in June 2006 and its policies will be 'saved' for a period of 3 years or until they are superseded by Local Development Documents in the Local Development Framework. Policies can be saved beyond 3 years with the Secretary of State's permission.

2.2 An analysis of the saved policies, including the possible need for replacing them, will be included in the 2008 Local Development Scheme (LDS).

Local Development Scheme documents

2.3 The 2006 Sefton Local Development Scheme is the key LDS for the period covered by this report – this came into effect in September 2006.

2.4 Progress on the preparation of each document and proposed amendments to the timetables for the production of each document is set out in tables 1 and 2 below.

2.5 The key changes from the programme set out in the LDS are set out below.

'Affordable housing' and 'Managing the supply of housing land' SPDs

2.6 It has been decided to defer the production of these two housing SPDs and to provide interim policy guidance called 'New Housing in South Sefton'. This came into effect in September 2007.

2.7 The reasons for deferring the two SPDs are as follows:

- There is an increasingly pressing need to allocate limited staff resources to gather key evidence for the Core Strategy, in particular to prepare the Strategic Housing Land Availability Assessment Study, the Employment Land and Premises Study and the Strategic Housing Market Assessment Study
- It would be sensible to await the findings of the Strategic Housing Market Assessment Study which will provide new advice on the scale and the nature of affordable housing needs across the Borough
- A new Regional Spatial Strategy will be published towards the end of 2007 and this will provide a new housing requirement for the Borough.

'Green Space Strategy' and 'Open Space and Development' SPDs

2.8 A different approach is proposed in relation to the green/ open space SPDs. In preparing a green space issues report, it has become clear that it will be more effective to have a corporate green space strategy which is **not** an SPD and to include the planning policy implications of the green space strategy in an SPD called 'Public Greenspace and Development'.

Other SPDs

2.9 There have been minor delays to the preparation of the Stanley Road and Knowsley-Peel-Linacre SPDs because of issues arising from consultation, which required further work.

2.10 The Canalside sites SPD (now called the Coffee House Bridge SPD, to reflect a local name) was adopted in October 07, on time.

Core Strategy

2.11 The Core Strategy will slip by about 6 months due to the unexpected complexity of assembling the evidence base, especially the Strategic Housing Land Availability Assessment.

Seaforth and Litherland Area Action Plan Development Plan Document

2.12 The Seaforth and Litherland Area Action Plan DPD has slipped by a few months because once initial consultation began it was clear that the Plan needed to consider a significantly larger area. This has increased the time needed to gather evidence. The lead officer has also been responsible for preparing the interim planning guidance on housing and this has caused further delay.

Joint Merseyside Waste Development Plan Document

2.13 A formal commitment has been agreed by the Merseyside Districts (Sefton Council, Liverpool City Council, Knowsley Council, St Helens Council and Wirral Council) and Halton Council to produce a joint Merseyside Waste Development Plan Document. A six-week public consultation on the Issues and Options for the Waste DPD was completed in April 2007. Further Evidence Gathering, site selection and policy development work is underway taking into account representations made during the Issues and Options Public Consultation. This will feed into the Preferred Options, which will go out to public consultation in September/October 2008. Preferred Options will also be shaped by the ongoing Sustainability Appraisal and Habitats Regulation Assessment work.

2.14 Future Waste DPD milestones:

- Submission stage – June/July 2009
- Examination in public – January/February 2010
- Waste DPD Adoption scheduled for November 2010

Anticipated changes to the Local Development Scheme

2.15 The above changes will be reflected in the 2008 LDS. In summary these are:

- Work on the Housing SPDs is likely to commence in autumn 2008 once the relevant core strategy studies have been completed
- Approval will be sought from Government Office to amend the green space/ public space SPDs to become one 'Public Greenspace and Development' SPD. Consultation is likely to take place on a draft SPD in January 2008.

An analysis of the UDP policies is likely to result in proposals for specific Local Development Documents e.g. a Development Control Policies DPD. It is also likely that an 'Allocations DPD' will be programmed.

Table 2.1 – Progress on preparation of Development Plan Documents

Development Plan Document title	Preparation starts		Public participation on preferred options & sustainability appraisal report		Submission date to Secretary of State		Date of Pre-examination meeting		Start of Examination		Proposed date for adoption	
	LDS date	**Actual**	**LDS date**	**Predicted**	**LDS date**	**Predicted**	**LDS date**	**Predicted**	**LDS date**	**Predicted**	**LDS date**	**Predicted**
Joint Merseyside Waste DPD	Dec 2006	Dec 2006	Jan-Feb 2008	Sept-Oct 2008-	Sep-Oct 2008	June – July 2009	March 2009	-	May-June 2009	January-February 2010	April 2010	November 2010
Seaforth & Litherland Area Action Plan DPD	Oct 2006	Oct 2006	Aug-Sep 2008	Sep –Oct 2008	April 2009	June 2009	Sep 2009	November 2009	Nov 2009	February 2010	June 2010	September 2010
Core Strategy DPD	May 2007	-	Oct-Nov 2008	April/ May 2009	Sep 2009	March 2010	March 2010	September 2010	June 2010	January 2011	Dec 2010	July 2011

Table 2.2 – Progress on preparation of Supplementary Planning Documents

Supplementary Planning Document title	Preparation starts		Public participation on draft SPD		Proposed date for adoption	
	LDS date	Actual	LDS date	Actual/ Predicted	LDS date	Actual/ Predicted
Affordable Housing SPD	December 2006	December 2006	July-August 2007	Deferred – no date	October 2007	-
Managing the Supply of Housing Land SPD	December 2006	December 2006	July-August 2007	Deferred – no date	October 2007	-
Stanley Road SPD	May 2006	May 2006	September-October 2007	Jan – Feb 2008	January 2008	March 2008
Knowsley-Peel-Linacre SPD	March 2006	March 2006	September-October 2007	Jan – Feb 2008	January 2008	March 2008
Coffee House Bridge, Bootle SPD	September 2006	September 2006	June-July 2007	July – August 2007	October 2007	October 2007
Southport Town Centre SPD	July 2006	July 2006	September-October 2008	September-October 2008	March 2009	March 2009
Green Space Strategy SPD	April 2007	-	September-October 2007	Proposed not to be SPD	January 2008	Proposed not to be SPD
Open Space and Development SPD	April 2007	-	September-October 2007	Jan – Feb 2008	January 2008	March 2008

Evidence Base

2.16 A key feature of the Local Development Framework (LDF) is that its policies and proposals are soundly based on up-to-date and reliable information. To ensure that this is the case, a number of specialist studies need to be carried out. This is called the 'evidence base', and in addition to providing valuable information to support the preparation of the LDF, it will be essential to monitor and review the various documents that comprise the LDF.

2.17 The main technical studies that are either already completed, or are to be undertaken, are listed in Table 2.3. The completed studies are publicly available and are also on the Council's website. As part of the annual monitoring process, the Council will consider the need to carry out any further studies. It is likely that some of these studies should be carried out jointly with other authorities, but this is still subject of discussion.

2.18 In addition to the documents outlined below, there are a number of other documents that are included within the evidence base. These documents range from national and regional planning guidance notes such as Planning Policy Statements and the Regional Spatial Strategy to the Regional Economic Strategy and directives issued by the government or by the European Union.

Table 2.3 - Evidence Base Progress

Document Title	Purpose of Document	Timescale
Strategic Housing Market Assessment	Assess the need and demand for various types of housing across the Borough	Due to be completed June 2008
South Sefton Housing supply and demand study	Assess what dwelling tenure size and mix is needed to meet anticipated demands in the HMRI area	Completed July 2006
Liverpool City Region Housing Strategy	To provide a framework for housing investment to support regeneration and economic growth in the city region and to provide context for LDF.	Completed March 2007
Greenspace review	Assess greenspace resource within the Borough as basis for preparing a green space strategy	Current - due to be completed June 2007
Strategic Housing Land Availability Assessment	Identify capacity of urban area to accommodate further residential development	June 2007 - July 2008
Retail Strategy Review Update	Assess the need for further retail floorspace across the Borough	Due to be completed November 2007
Town Centre health checks for Bootle and Southport	Keep under review the health of Bootle and Southport in relation to a range of PPS 6 indicators	Due to be completed February 2008
Employment Land and Premises Study	Identify demand for and supply of employment land and premises across the Borough	May – November 2007
Strategic Flood Risk Assessment	Review areas of the Borough where flooding may affect development potential	April - July 2007

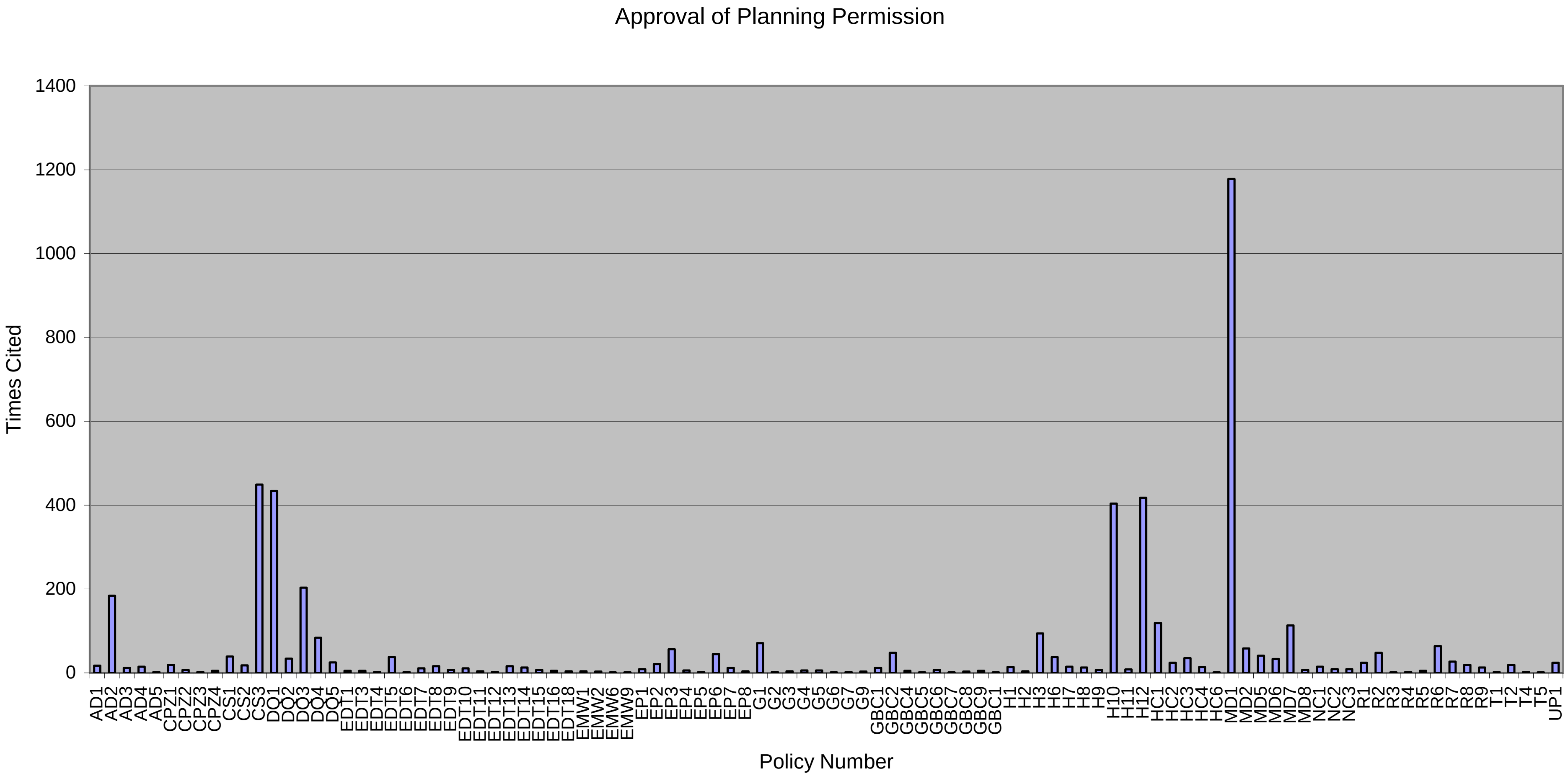
Unitary Development Plan Policy Performance

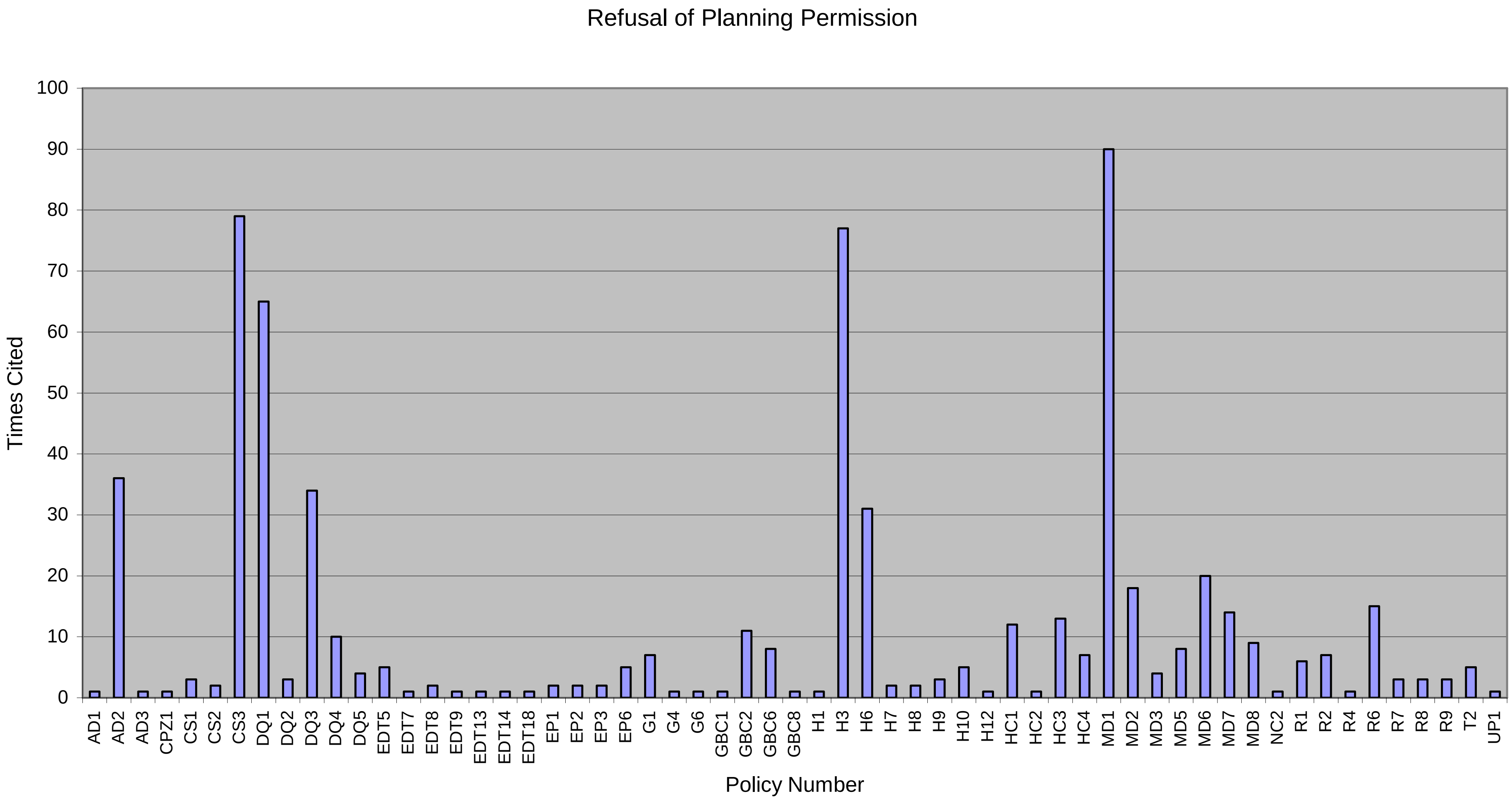
2.19 One of the main aims for the Annual Monitoring Report is to assess the effectiveness of Development Plan Policies. Although the UDP was adopted after the start of the monitoring year (June 2006), for all practical purposes the current policies were relevant in determining applications, not the 1995 UDP policies. Consequently, only policies in the 2006 UDP are considered here.

2.20 One way of measuring the effectiveness of policies is by determining the frequency of their use within the decision making process, particularly the instances in which they were cited as reasons for the approval and refusal of planning permission.

2.21 Figure 1 illustrates the number of the times specific plan policies were cited in the approval and/or refusal of planning permission.

Figure 1– Performance of 2006 UDP Policies




Refusal of Planning Permission
Times Cited
100
90
80
70
60
50
40
30
20
10
0
AD1
AD2
AD3
CPZ1
CS1
CS2
CS3
DQ1
DQ2
DQ3
DQ4
DQ5
EDT5
EDT7
EDT8
EDT9
EDT13
EDT14
EDT18
EP1
EP2
EP3
EP6
G1
G4
G6
GBC1
GBC2
GBC6
GBC8
H1
H3
H6
H7
H8
H9
H10
H12
HC1
HC2
HC3
HC4
MD1
MD2
MD3
MD5
MD6
MD7
MD8
NC2
R1
R2
R4
R6
R7
R8
R9
T2
UP1
Policy Number

3 Housing

Introduction

3.1 The indicators within this chapter provide information relating to housing issues within Sefton such as tenure, average price, the density at which new residential development is completed, and information relating to the provision of affordable housing.

3.2 One of the key issues affecting Housing within Sefton is the issue of affordability, and the problems stated within previous AMRs are still present within the Borough. The indicators that are presented within this section, particularly H2 and H5 provide a focus upon the issue of affordability.

3.3 The Council commissioned a Borough wide Housing Needs Survey in 2005 and this study concluded that there was a need for some 6,300 affordable units in Sefton (89% social rented and 11% intermediate) covering the whole of the Borough. This study is currently being updated as part of a Strategic Housing Market Assessment and the updated results should be available in March 2008. That said, the likelihood is that the affordable housing requirement for the Borough will not have reduced.

3.4 A South Sefton Housing Supply and Demand study along with a Housing Needs Study Update have informed an interim planning guidance note 'New Housing in South Sefton'. The purpose of this guidance note is to describe how the Council intends to implement the recommendations of the studies for the south of the Borough, taking into account the existing and emerging planning policy framework.

3.5 All the above, when taken together and used in association with the Council's SPG 'Regulating the supply of residential land', inform the Council's current position in negotiating affordable housing provision (on sites of 15 or more dwellings, consistent with PPS3), through the S106 process, throughout the Borough. In this regard, and notwithstanding that suitable sites tend to be limited in supply, the Council is currently negotiating the provision of affordable housing on a number of sites. To date, planning approval has been given for one site in Crosby and a further dozen sites are progressing across the Borough. Progress with these negotiations and the delivery of affordable housing will be reported in the next Annual Monitoring report.

3.6 In addition, the Council is currently involved in commissioning a Strategic Housing Land Availability Assessment (SHLAA) Study. This study will identify the extent of future housing land opportunities, whether for private or social housing development, which, consistent with recently published government advice, is being carried out by Sefton as a joint study with Knowsley and West Lancashire (with Halton undertaking an independent but broadly consistent study in parallel). The primary role of the SHLAA is to:

- Identify sites with a potential for housing

- Assess their housing potential; and

- Assess when they are likely to be developed

3.7 This study will be completed in July 2008 and the key findings and, in particular, the affordable housing land implications will be reported in the next Annual Monitoring Report.

3.8 The recently completed Liverpool City Region Housing Strategy will help to provide a wider source of contextual information to support analysis in future AMRs.

Indicators

H1. Number of households in district

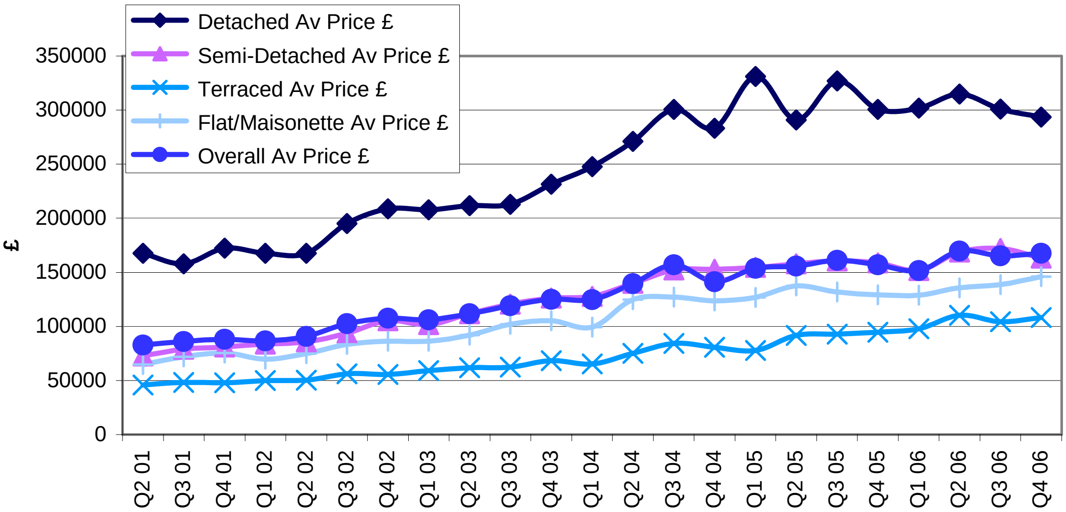
3.9 The number of households within Sefton in 2006 is estimated to be 119,000, a rise of one thousand from the figures available in 2004.

3.10 Furthermore, the number of households in 2011 is projected to rise to 123,000. This potential growth in the number of households, while Sefton's population is projected to decline, can mainly be attributed to the growing trend of single-person households.

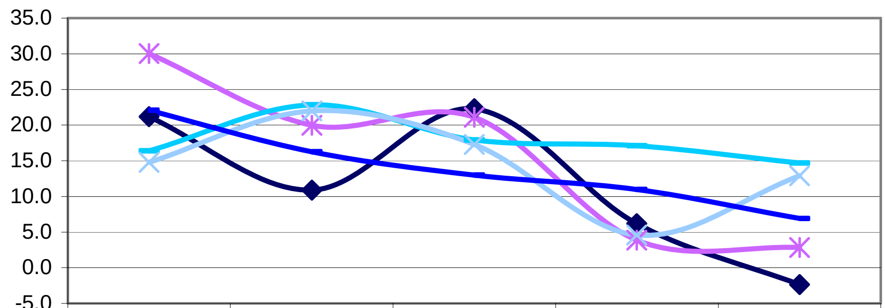
3.11 Projections for the North West suggest that by 2026 single-person households will overtake married couples as the majority household type.

H2. Annual household income
H3. Average house prices by house types
H4. Percentage annual change in house prices
H5. Affordable housing completions

Quarterly Average House Price by House Type in Sefton Q2 2001 - Q4 2006



Percent Annual Change in House Prices by type (Against the same quarter of previous year)



	Q4 2002	Q4 2003	Q4 2004	Q4 2005	Q4 2006
Detached	21.2	10.9	22.3	6.2	-2.4
Semi-Detached	30.0	20.0	21.1	3.9	2.8
Terraced	16.4	22.8	17.9	17.1	14.7
Flat/Maisonette	14.8	22.0	17.3	4.6	12.9
Overall	22.1	16.3	13.0	11.0	6.9

3.12 As is evident from the two graphs above, the average house price continues to rise within Sefton, though the rate of change appears to be slowing down to 6.9% in the final quarter of 2006 compared to a peak of 22.1% in the final quarter of 2002.

3.13 Although the average price for a detached property has actually reduced, on average the price of the more affordable property types continue to rise.

3.14 With the average household income being £29,500 in 2006 (a £500 rise from 2005), the maximum price that may be paid for a property (based on a typical four-times-income mortgage) would be less than £120,000, thus limiting the choice, based on property price average, to a terraced property – a segment that shows the greatest year-on-year percentage change.

3.15 The escalating property prices create further demand for affordable or intermediate housing, and from departmental records, there has been a net loss of 13 affordable housing units within Sefton in 2006/7.

3.16 Though 92 units were completed in 06/07 – 51 in Southport, 5 in Seaforth and 36 in Bootle – 105 units were demolished.

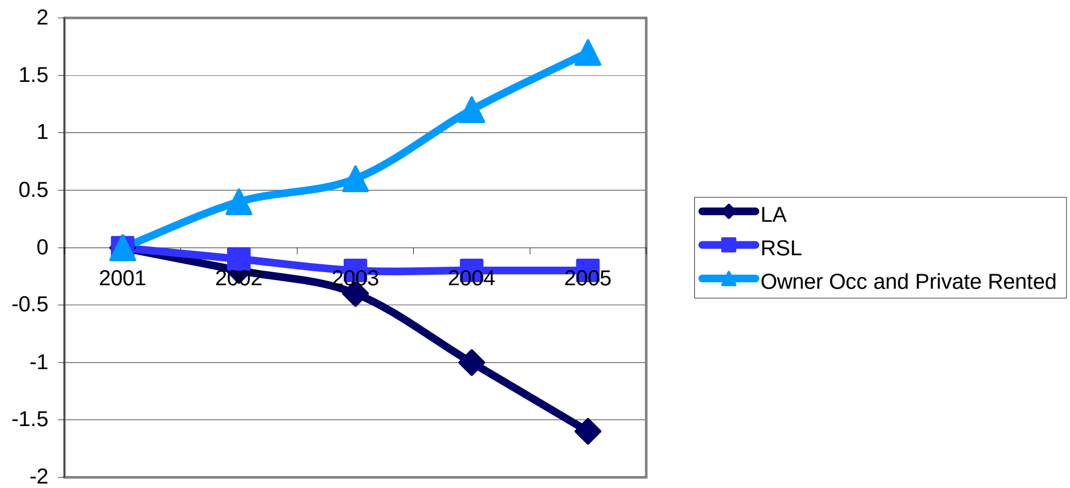
3.17 The completions for this monitoring period therefore fall short of the Council's target of 100 affordable housing completions, by 8 units. However, if the Council's figure was net completions, rather than gross, the shortfall would be 113.

3.18 Though the 92 units in 2006/7 is markedly higher than the 21 units completed in 2005/6, the number of demolitions has led to a net loss in 2006/7 compared to the net increase of 18 units in 2005/6.

3.19 The figures from this year emphasise the need for affordable housing in addition to applying the recommendations of the South Sefton Housing Supply and Demand study.

H6. Housing tenure

Tenure of Housing - Change in % (2001 base)

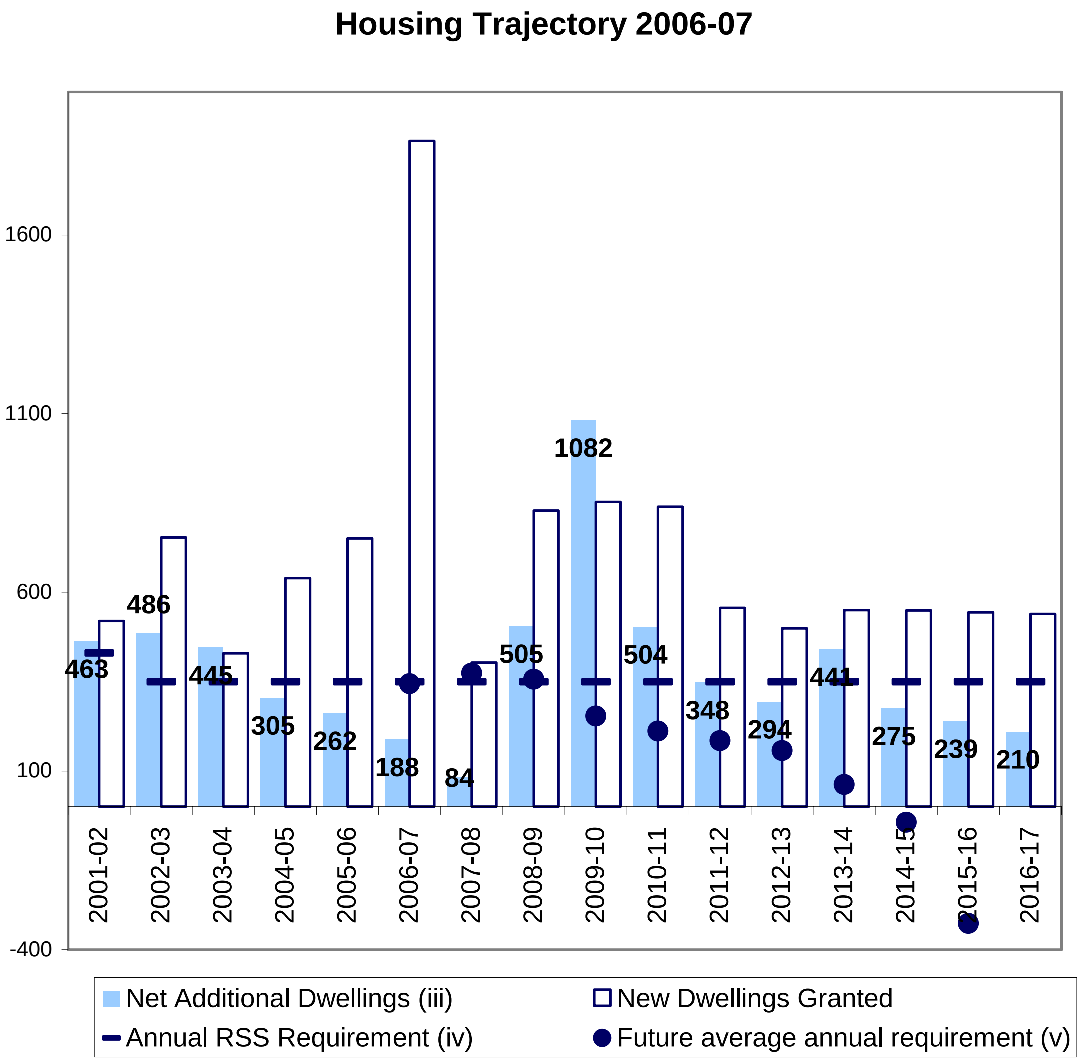


3.20 With the transfer of Local Authority housing stock to One Vision, in future years Local Authority ownership as a tenure will be removed from this calculation.

3.21 With regards to the housing tenure profile within Sefton, it is of benefit to provide a mix of tenures within the Borough, particularly in areas where one type dominates, be it owner-occupied/private rented or social housing. This approach, particularly within the south of the Borough is emphasised within the interim planning guidance note.

H7. Housing trajectory showing: (i) net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer; (ii) net additional dwellings for the current year (2005-06); (iii) projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;

(iv) the annual net additional dwelling requirement; and (v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years performances.



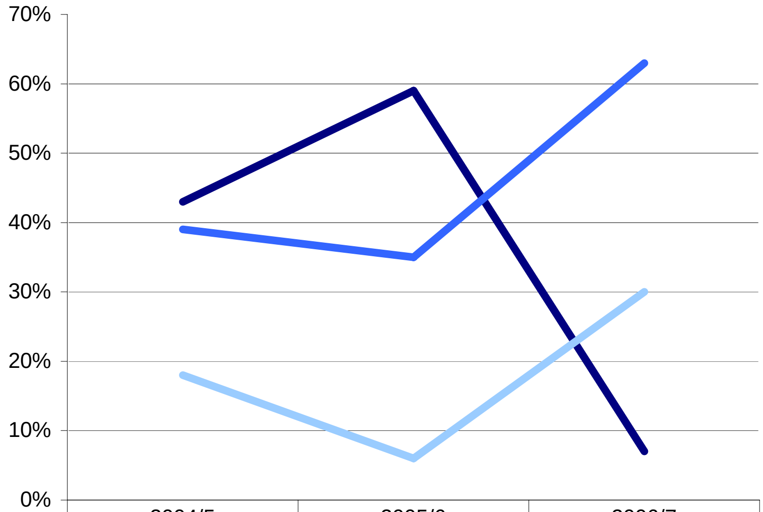
3.22 As with all housing trajectories based to some extent on trends in the implementation of planning permissions, the accuracy of the trajectory lessens over time as planning permissions only have a limited life span of 3 to 5 years. Beyond this period a rolling average for “windfall” (i.e. unexpected) permissions and completions are used, together with the long-term average for demolitions, which tend to be less accurate. This uses historic trends in development timescales and assumes that all permissions will be completed. Also factored in are planned Housing Market Renewal interventions, however they are liable to changing priorities and funding.

3.23 This year’s AMR shows a low figure of 84 projected net additional dwellings for 2007/8. This low figure can be explained by the large number of HMR demolitions planned for this year, which was also the reason for the low projected figure in last year’s AMR. The large projected number of completions for 2009-10 reflects the large number of permissions in 2005/6, the majority of which will be due to complete in that year. The trajectory shows an excess of net additional dwellings compared to the RSS requirement towards the end of the plan period. However, it is only 9% above RSS requirement and is therefore not large enough to have a harmful impact on the strategy of the RSS or UDP. Overall the delivery of housing is in accordance with the requirements of RSS.

H8. Percentage of new and converted dwellings on previously developed land.

3.24 **100%** of new and converted dwellings were on previously developed land, which exceeds the target set within the Council's Corporate Plan of 90%. This 2% rise on the figure from 2005/6 reflects positively on the continuing application of Policy CS1 – 'Development and Regeneration' within the decision making process in that the Council should secure the use of previously developed 'brownfield' land in preference to undeveloped 'greenfield' land.

H9. Percentage of new dwellings completed at: (i) less than 30 dwellings per hectare; (ii) between 30 and 50 dwellings per hectare; and (iii) above 50 dwellings per hectare.



	2004/5	2005/6	2006/7
Less than 30 Dwellings per hectare	43%	59%	7%
Between 30 and 50 dwellings per hectare	18%	6%	30%
Greater than 50 dwellings per hectare	39%	35%	63%

3.25 Policy H12 'Residential Density' of the Adopted 2006 UDP encourages residential development of between 30-50 dwellings per hectare, and when a location is well served by services and public transport the Council encourages development above 50 dwellings per hectare.

3.26 As seen from the above chart, the trend towards lower density development as suggested by the figures from 2004/5 to 2005/6 has been broken by those of 2006/7 where 340 dwellings were completed at thirty per hectare or greater (111 at 30-50, and 229 at 50 and above).

H10. The number of residential schemes that achieve Good, Very Good or Excellent EcoHomes ratings.

Settlement Area	EcoHomes Certified Assessments[4]		EcoHomes Registered Assessments (awaiting certification)	
	2005/6	2006/7	2005/6	2006/7
Ainsdale	0	0	1 (1 unit)	1 (1 unit)
Aintree	0	0	0	0
Bootle	1 (39 units as Very Good)	1 (52 units as Good)	14 (369 units)	9 (507 units)
Crosby	0	0	0	0
Formby	0	0	0	0
Hightown	0	0	0	0
Ince Blundell	0	0	0	0
Litherland	0	0	2	1 (38 units)
Lydiate	0	0	0	0
Maghull	0	0	0	0
Melling	0	0	0	0
Netherton	0	0	5 (199 units)	3 (29 units)
Southport	0	1 (23 units as Pass)	6 (139 units)	1 (38 units)
Thornton	0	0	0	4 (149 units)
Waterloo	0	0	1 (4 units)	0

3.27 As is evident from the above table, one residential scheme of 52 dwelling units in Bootle achieved a ‘Good’ EcoHomes rating, while another scheme in Southport only achieved a ‘Pass’ rating.

3.28 The Supplementary Planning Guidance notes for the Housing Market Renewal Initiative areas of Bedford Road & Queens Road as well as Klondyke & the Canal Corridor, encourage developers to achieve a ‘Very Good’ EcoHomes rating. As a result of this, the number of certified schemes within Sefton, particularly South Sefton, is likely to increase in the coming years.

[4] Number of schemes assessed with the total number of units in parentheses

4 Economic Development & Tourism

Introduction

4.1 There are over eight thousand businesses in Sefton that provide in excess of 100,000 full and part-time jobs. Employment is concentrated in a few key sectors including public services, port-related services (including distribution and transport), food products, tourism (particularly in Southport), retail, information and communication technology, and financial services.

4.2 Although employment in the manufacturing sector has declined by 10% in recent years, Sefton has concentrations of employees in the financial and professional services and information and communication technology sectors that are above the regional average.

4.3 There are a variety of schemes and initiatives that are active in Sefton, which aim to improve or continue the economic development within the Borough after a sustained period of decline. For example, the Sefton & Liverpool Enterprise Growth Initiative (SLEGI) focuses on six wards straddling the North Liverpool - South Sefton border, an area lagging behind the Merseyside wide economic resurgence. These six wards have not experienced the same rate of growth in terms of enterprise, business start-ups and successes while the unemployment rate is one and a half times that of the wider economic region.

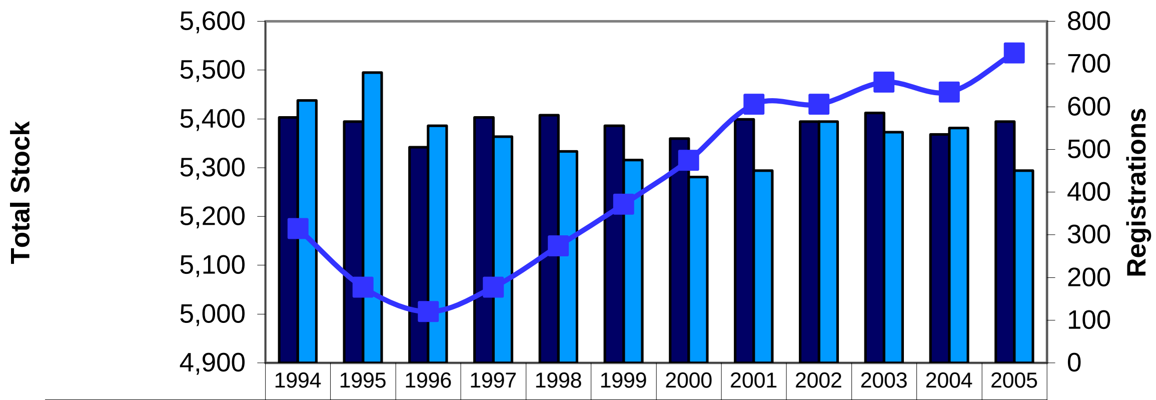
4.4 The contextual and output indicators that are presented within this section provide information concerning economic development such as the amount of floorspace developed within the Borough in 2006/7. These output figures are based on the Use Classes (Amendment) Order 2005 that groups type of development under common headings, as set out in Appendix 2.

4.5 Over 5,000 jobs are directly reliant upon tourism and so it is important to monitor changes in visitor numbers to Sefton. Two specific factors are the closure of the Pleasureland amusement park in Southport and the draw of Antony Gormley's ‘Another Place’ installation in Crosby. Indicator EDT 13 presents tourist figures for the Borough and also sets out some of the key issues that have affected and will continue to affect tourism within Sefton.

Indicators

EDT1. VAT registrations (new registrations and total stock)

VAT Registrations, Deregistrations and Total Stock



	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Registrations	575	565	505	575	580	555	525	570	565	585	535	565
Deregistrations	615	680	555	530	495	475	435	450	565	540	550	450
Stock	5,175	5,055	5,005	5,055	5,140	5,225	5,315	5,430	5,430	5,475	5,455	5,535
Net Change	-40	-115	-50	45	85	80	90	120	0	45	-15	115

4.6 It is positive to see that for the most recent information, the trend for an increase in total VAT stock has been followed to the extent that the total stock is at the highest level over an eleven-year period. In addition to this, it is encouraging to see a reduction in the number of VAT deregistrations that may suggest an increase in the potential for businesses to succeed in Sefton.

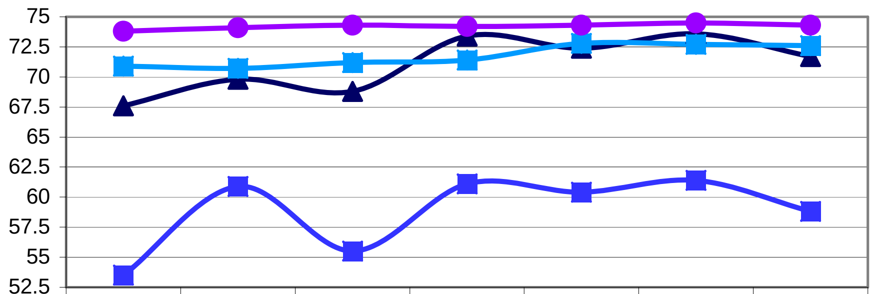
4.7 With the introduction of measures such as the Sefton and Liverpool Enterprise Growth Initiative (SLEGI), now known as stepclever, it is hoped that the number of VAT registrations will increase while deregistrations will decline. The continuation of start-up businesses and their survival for three years or more within Merseyside is lower than the national average, and even lower within the six wards that stepclever is aimed towards. As such, a rise in VAT registrations and a decline in deregistrations will show, in part, the progress of economic development within the Borough.

EDT2. Proportion of working age who are in employment

EDT3. Proportion of working age population who are economically inactive

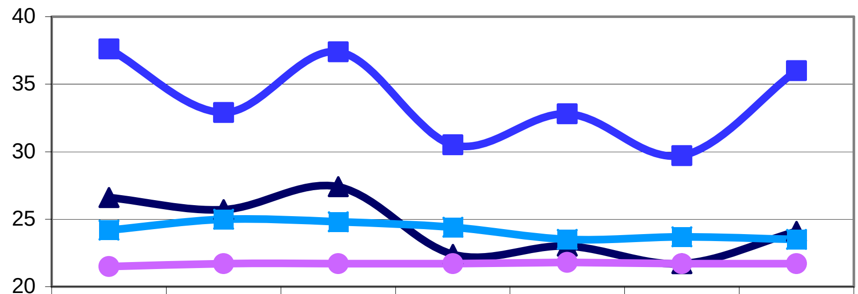
EDT4. Job Seekers Allowance Claimant Rate (including Long Term Unemployment)

Proportion of Working Age who are in Employment

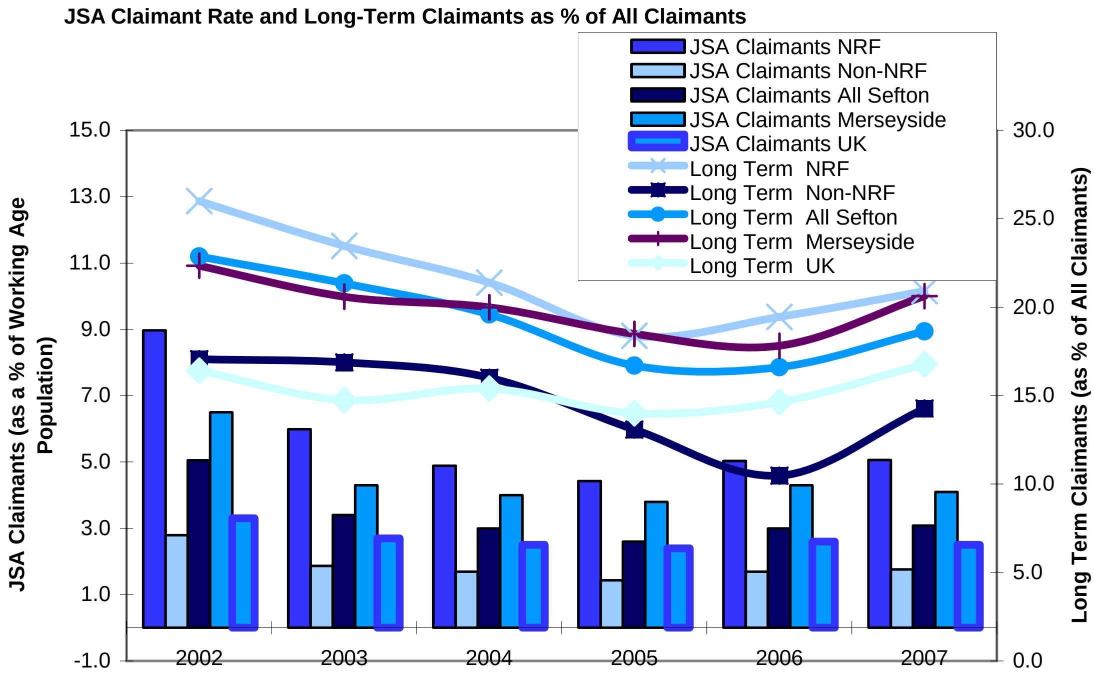


	Mar 99-Feb 00	Mar 00-Feb 01	Mar 01-Feb 02	Mar 02-Feb 03	Mar 03-Feb 04	Apr 04-Mar 05	Apr 05-Mar 06
Sefton	67.6	69.8	68.8	73.4	72.4	73.6	71.7
Bootle Parl Const	53.5	60.9	55.5	61.1	60.4	61.4	58.8
North West	70.9	70.7	71.2	71.4	72.8	72.7	72.6
GB	73.8	74.1	74.3	74.2	74.3	74.5	74.3

Proportion of Working Age who are Economically Inactive



	Mar 99-Feb 00	Mar 00-Feb 01	Mar 01-Feb 02	Mar 02-Feb 03	Mar 03-Feb 04	Apr 04-Mar 05	Apr 05-Mar 06
Bootle Parl Const	37.6	32.9	37.4	30.5	32.8	29.7	36
Sefton	26.6	25.7	27.4	22.4	23	21.7	24.1
North West	24.2	25	24.8	24.4	23.5	23.7	23.5
GB	21.5	21.7	21.7	21.7	21.8	21.7	21.7



4.8 As is evident from the above charts, following a period of decline in Job Seekers Allowance claims and an increase in the percentage of working age who were in employment, there has been a marked decrease in employment and economic activity in 2005/6 with a knock on effect of a greater level of JSA claims in 2006/7.

4.9 It is hoped that this does not mark the start of a negative trend.

EDT5. Employment land available by type

4.10 The allocated employment sites in the 2006 UDP covered an area of 112 hectares, though adjustments to that figure in terms of space lost to boundary adjustments, road areas and non-employment uses/existing uses saw this figure lower to 91.4 hectares.

4.11 In 2004/5 0.6 hectares of land were developed, with 4 hectares brought forward in the following financial year.

4.12 In 2006/7 there was a total uptake of 6.5 hectares, of which 1.8 hectares were developed for non-employment uses, leaving 80 hectares of designated employment land available. In addition to this, planning permission has been granted for eight developments of a total of 8.5 hectares of employment land.

EDT6. Amount of floorspace developed for employment by type. EDT7. Amount of floorspace developed for employment, by type, in employment or regeneration areas. EDT8. Amount of floorspace by employment type, which is on previously developed land.

Please Note: Due to speculative development on some sites, it has been necessary to assign completed floorspace figures to more than one Development Use Class. Once development is occupied the figures will be revised.

EDT6 Amount of floorspace developed for employment by type			
Development Use Class	Gross Floorspace (m ²)		
	2004/5	2005/6	2006/7
B1 (a)	1118	42,939.5	7,712
B1 (b)	0	0	5,290
B1 (c)	0	1,568.5	5,290
B2	0	10,679	8,215
B8	0	15,249.5	9,414
Total	1,118	70,436.5	13,964

EDT7 Amount of floorspace developed for employment, by type, in employment or regeneration areas.			
Development Use Class	Gross Floorspace (m ²)		
	2004/5	2005/6	2006/7
B1 (a)	-	42,939.5	5,290
B1 (b)	-	0	5,290
B1 (c)	-	1,568.5	5,290
B2	-	10,679	8,215
B8	-	15,249.5	9,414
Total	18,379	70,436.5	11,542

EDT8 Amount of floorspace by employment type, which is on previously developed land			
Development Use Class	Gross Floorspace (m ²)		
	2004/5	2005/6	2006/7
B1 (a)	1118	42,939.5	7,712
B1 (b)	0	0	5,290
B1 (c)	0	1,568.5	5,290
B2	0	10,679	8,215
B8	0	15,249.5	9,414
Total	1,118	70,436.5	13,964

4.13 As is evident when comparing the figures of EDT6 and EDT8, 100% of employment development has occurred on previously developed land.

4.14 There has been a drop in the floorspace developed for employment year-on-year but this drop can partly be accounted for by the completion of the Health and Safety Executive building in Bootle in 2005/6. Even with this decline, the total floorspace developed is greater than that of 2004/5 and continues the positive trends of development and reflects the efforts of the Council and its partners by bringing forward sites for development.

4.15 The upward trend in floorspace being developed for employment uses will assist one of the issues raised within the evidence gathering for the SLEGI, in that businesses were limited to 'poor' quality accommodation due to the shortfall of high quality facilities, particularly within Sefton.

4.16 With the assistance of schemes such as the Atlantic Gateway, employment land is being brought forward and developed to a standard greater than the majority of existing buildings. Combined with incentives and assistance in terms of business advice and skills training, it is hoped that a greater number of businesses can be supported within Sefton.

EDT9. Losses of employment land in (i) employment/regeneration areas and (ii) local authority area EDT10. Amount of employment land lost to residential development

Area	Losses of Employment Land (Hectares)		
	2004/5	2005/6	2006/7
Employment/Regeneration Areas	0	0	1.848
Local Authority Area	0	0.115	1.848
Totals	**0**	**0.115**	**1.848**

4.17 There has been a loss of 1.68 hectares of employment land to residential development within 2006/7. This loss has been across three areas in the Borough; manufacturing sites in Crosby and Southport and a Garage in Lydiate.

EDT11. Amount of completed retail, office and leisure development. EDT12. Amount of completed retail, office and leisure development in town centres.

Development Use Class	Floorspace Developed m²					
	2004/5		2005/6		2006/7	
	Town Centre	Out of Centre	Town Centre	Out of Centre	Town Centre	Out of Centre
A1	1208	-	-		-	3491
A2	-	-	-		-	-
B1 (a)	-	1118	-	42,940	-	9248
D2	-	826	-		-	3220
Total	3152		42,940		15,959	

4.18 While all of the development in 2006/7 occurred outside of defined town centres, all development is consistent with the policy requirements of sequential testing as set out in PPS6 'Planning for Town Centres'.

4.19 Though there is an overall decline in the amount of floorspace developed, it is important to remember that the development of the HSE office complex in 2005/6 accounted for over 33,000m2 of floorspace developed.

4.20 When this is taken into account, the assumptions made in the 2006 AMR that said there will be a continued rise in floorspace developed as a result of the actions of the Atlantic Gateway strategic investment team and schemes such as the Sefton and Liverpool Enterprise Growth Initiative has started to take hold.

EDT13. Number of visitors to Sefton

	Tourist Numbers in Thousands									
	2003		2004		2005		2006		% Change 2003-2006	
	Day visitors	Total visitors	Day visitors	Total visitors	Day visitors	Total visitors	Day visitors	Total visitors	Day visitors	Total visitors
Southport	10517.8	10950.5	10418.0	10919.4	10580.3	11037.0	10974.8	11456.7	4.35	4.62
Rest of Sefton	1830.1	2107.8	1820.4	2111.7	1841.0	2132.8	1909.6	2277.6	4.34	8.06
Whole of Sefton	12347.9	13058.3	12282.2	13031.1	12421.3	13169.9	12884.5	13734.3	4.35	5.18

4.21 Visitor counts and other derived data show a rise in visitor numbers to Sefton from 2003 to 2006. Events such as the Grand National at Aintree and the Woodvale Air Festival in Southport combined with attractions such as the Red Squirrel Nature Reserve at Formby and Antony Gormley's 'Another Place' installation at Crosby are likely to be the main factors in this rise in both day visitors and total visitors to Sefton.

4.22 The closure of the Pleasureland funfair in Southport on the 9th September 2006, as reported in the 2006 AMR, is likely to have an affect upon the number of visitors to Southport, though the figures will not be available until the 2008 AMR.

4.23 The preparation of the 'Southport Town Centre' SPD began in July 2006 and this document aims to provide a framework for investment, regeneration and the control of development within Southport Town Centre and the seafront area from 2008 – 2017. The closure of Pleasureland and the future potential of the site will be considered within this document, as well as a separate Southport Investment Strategy.

5 Transport

Introduction

5.1 The main transport objectives of the UDP are to ensure that there is a realistic choice of access to all development sites for everyone and to reduce the adverse traffic impacts of a development by promoting more sustainable alternatives to single occupancy car use.

5.2 A Merseyside wide Supplementary Planning Document ‘Ensuring Choice of Travel’ is being prepared that will provide guidance ensuring that all development is accessible by public transport. Furthermore, a Transport Strategy for Bootle is also being prepared, and this will aid transport provision, choice and movement within this specific location.

5.3 In addition, other documents are being prepared which will take into consideration movement and access within specific areas e.g. Seaforth and Litherland Area Action Plan.

Indicators

T1. Amount of completed non-residential development within Use Class Orders A, B and D complying with car-parking standards set out in the local development framework.

5.4 All of the completed non-residential developments within Sefton in 2006/7 complied with the car parking standards in that the total number of spaces provided for each did not exceed the maximum number as set out within the UDP.

T2. Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s).

	Total Net dwellings	Net dwellings within 30 minutes travel time	% of Dwellings within 30 minutes travel time
GP/Hospital	189	189	100%
Primary/Secondary School	189	189	100%
Major Retail Centre	189	189	100%
Area of Employment	189	189	100%

6 Waste

Introduction

6.1 As the Sefton Performance Plan 2006/7 states “the condition of our environment is vital to all those who live, visit or work in Sefton. The Council is therefore committed to providing services, in partnership with others, to improve its condition and ensure that we leave a better environment for future generations.”

6.2 The Council has set targets to recycle or compost 35% of Sefton’s waste by 2010 and 40% by 2020. This will involve a change to how household waste is collected. These targets are in line with proposed Government targets to recycle or compost 40% of household waste by 2010 and 50% by 2020, taking account of the maximum potential recycling performance in Sefton’s densely populated urban areas.

6.3 A key objective in the UDP that relates to the following indicators is the need to ensure that waste is dealt with in a manner that does not allow any net losses to social and environmental interests.

6.4 The following indicators relating to the management of waste will provide evidence of the Council’s commitment to this key objective.

Indicators

W1. Capacity of new waste management facilities by type.

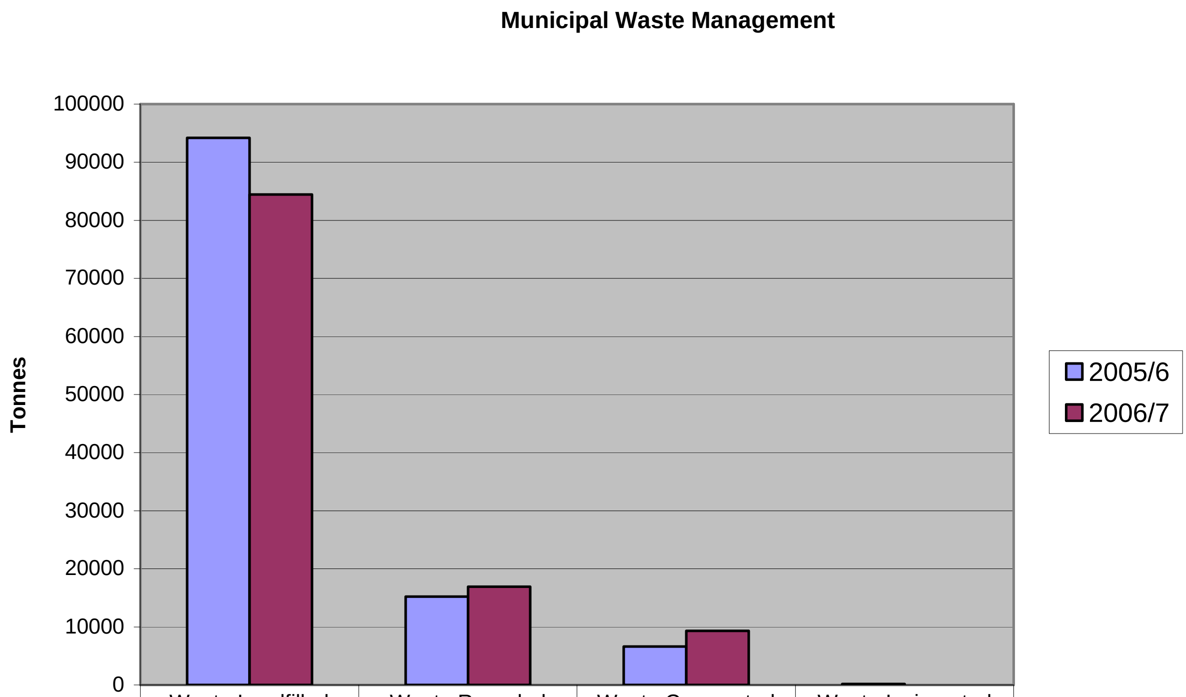
6.5 **There have been no new waste management facilities developed within the AMR period.**

W2. Percentage of household waste recycled and composted

	2005/6	Metropolitan Average	2006/7
Percentage of household waste recycled	13.78%	17.62%	15.3%
Percentage of household waste composted	5.96%	8.95%	8.43%

6.6 As demonstrated above, the figures for recycling and composting in 2006/7 were both below the metropolitan average for 2005/6. The council aims to improve the percentage of waste recycled or composted by introducing alternating weekly collections of garden waste and non-recyclable rubbish.

W3. Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed.



	Waste Landfilled	Waste Recycled	Waste Composted	Waste Incinerated
2005/6	94239	15232	6590	156
2006/7	84430	16938	9335	0

6.7 The proportion of municipal waste that is recycled or composted is no longer an indicator within the Council's performance plan and so no targets have been set.

6.8 Waste sent to landfill has reduced from 81.1% in 2005/6 to 76.3% in 2006/7. Both recycling and composting increased with a rise from 13.1% to 15.3% for recycling, and 5.7% to 8.4% for composting.

7 Minerals

Introduction

7.1 A key objective of the UDP is to ensure that the winning and working of minerals minimises any adverse social and environmental impacts and is consistent with national policy guidance and strategic policy guidance for the North West.

7.2 Construction activity in Merseyside and Sefton has meant that the area has become a net importer of minerals and some aggregates. As Merseyside and Sefton are not self-sufficient in the supply of minerals, consideration needs to be given to promoting the use of recycled and secondary aggregates. These represent a potential source of materials for construction, thereby helping to conserve primary materials and reducing the volume of waste produced.

Indicators

M1. Production of primary land won aggregates M2. Production of secondary/recycled aggregates

7.3 Sefton only has one mineral operation, which ceased operation in February 2007. There will be nothing to report in future years unless new proposals come forward and are approved.

7.4 The figure for production of primary land won aggregates (in tonnes) 2006-7 is 112,679.69

7.5 Data on secondary and recycled aggregates is not currently collected at an authority level, and so no figures are available. This is a general problem affecting all (Merseyside) Authorities, which is expected to be resolved in the next few years through national guidance. The Department for Communities and Local Government has published some research based on a survey for 2005, but this gives figures only at regional and sub-regional levels and does not provide a single figure for Sefton.

7.6 The Regional Aggregates Working Party survey for 2006 has recently been undertaken but will not be published for some time yet, which means that regional comparator figures for aggregates won't be available within the time period for production of the AMR.

8 Flood Protection and Water Quality

Introduction

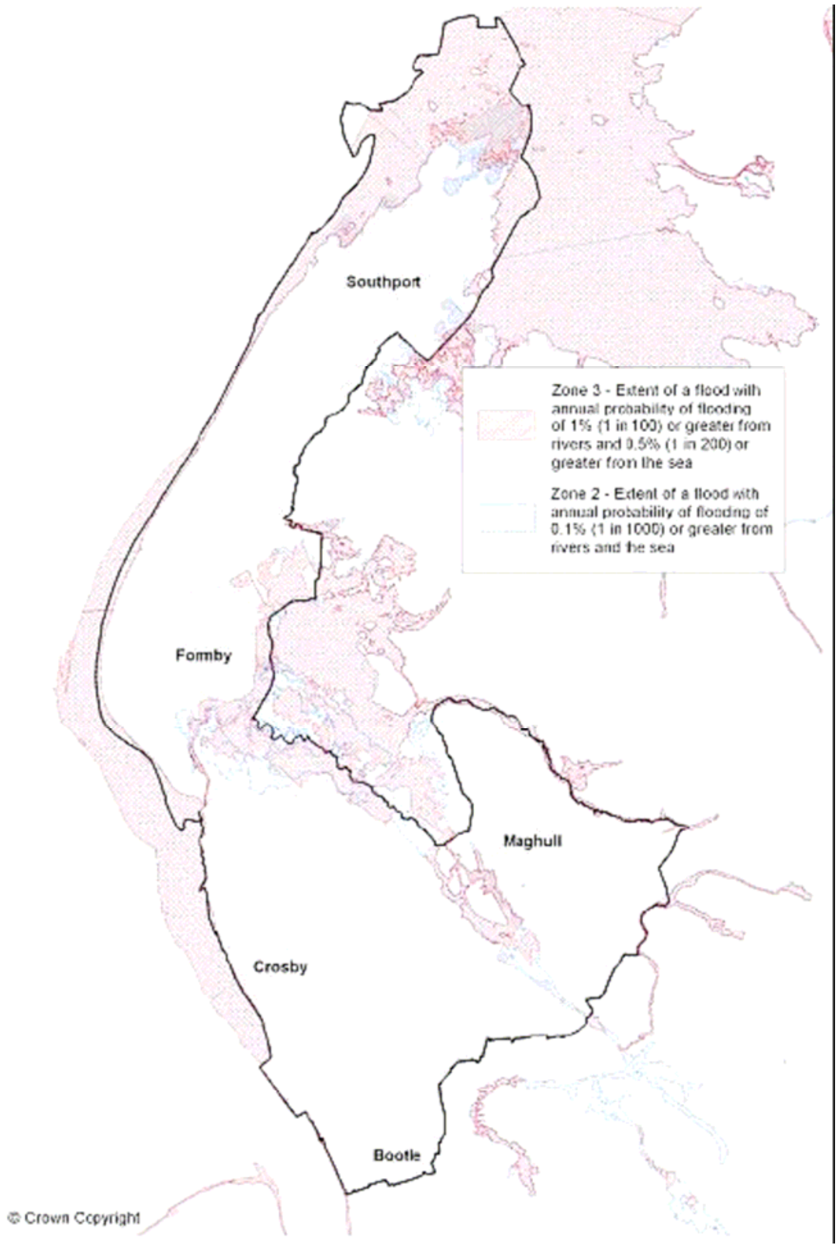
8.1 In Sefton there is a threat from tidal flooding, river flooding and a combination of the two, as evident from Indicators F1 and F2. Where development is likely to be at risk of flooding or increase the risk of flooding elsewhere, the Council requires a flood risk assessment to be submitted as part of a planning application, as specified in UDP Policy EP8 'Flood Risk'.

8.2 In addition to measures concerning the risk of flooding, the Community Strategy states that in order to protect natural resources and enhance the environment, the Council and its partners must improve the quality of coastal, inland waters and drinking water aquifers.

8.3 Indicator F3 will indicate if the Council have granted permission contrary to the objections raised by the Environment Agency on flood protection or water quality grounds. This indicator is useful in that it provides evidence of whether specific Plan policies and the expert advice from government are being adhered to by the Council.

Indicators

F1. Area of land at risk of flooding
F2. Number of Homes at Risk of Flooding.



Type of Flood Risk	**Homes at Risk of Flooding**	
	Flood Zone 2	Flood Zone 3
Tidal	5839	3407
Fluvial	1013	655
Both	71	38
Total	**6923**	**4100**

F3. Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

8.4 Continuing the trend shown from 2005 to 2006, there have been no permissions granted contrary to the advice of the Environment Agency, nor for that matter, have the Environment Agency made any objections to applications on flood defence grounds or issues of water quality within the monitoring period.

9 Biodiversity

Introduction

9.1 Sefton is remarkably rich in natural value, and protecting and enhancing this biodiversity is a key part of sustainable development. A key objective of the UDP is to protect, enhance and encourage the positive management of Sefton's sites, habitats and species of nature conservation value. The indicators below, particularly Indicator BD1, will assist in monitoring the effectiveness of this objective.

9.2 Indicator BD2 refers to the Green Belt within Sefton, another vital resource. The Green Belt covers an area of 7,840 hectares, approximately 51% of the area of the Borough, and this includes significant areas of high quality agricultural land and substantial areas of nature conservation value. The 2006 UDP states that in order to support urban regeneration and a sustainable pattern of development and physical change, development in the Green Belt will be restricted.

9.3 All Local Development Documents will be subject to Sustainability Appraisals and Appropriate Assessments that will ensure any development or material change of use will have minimal effects upon the sites mentioned in Indicator BD1.

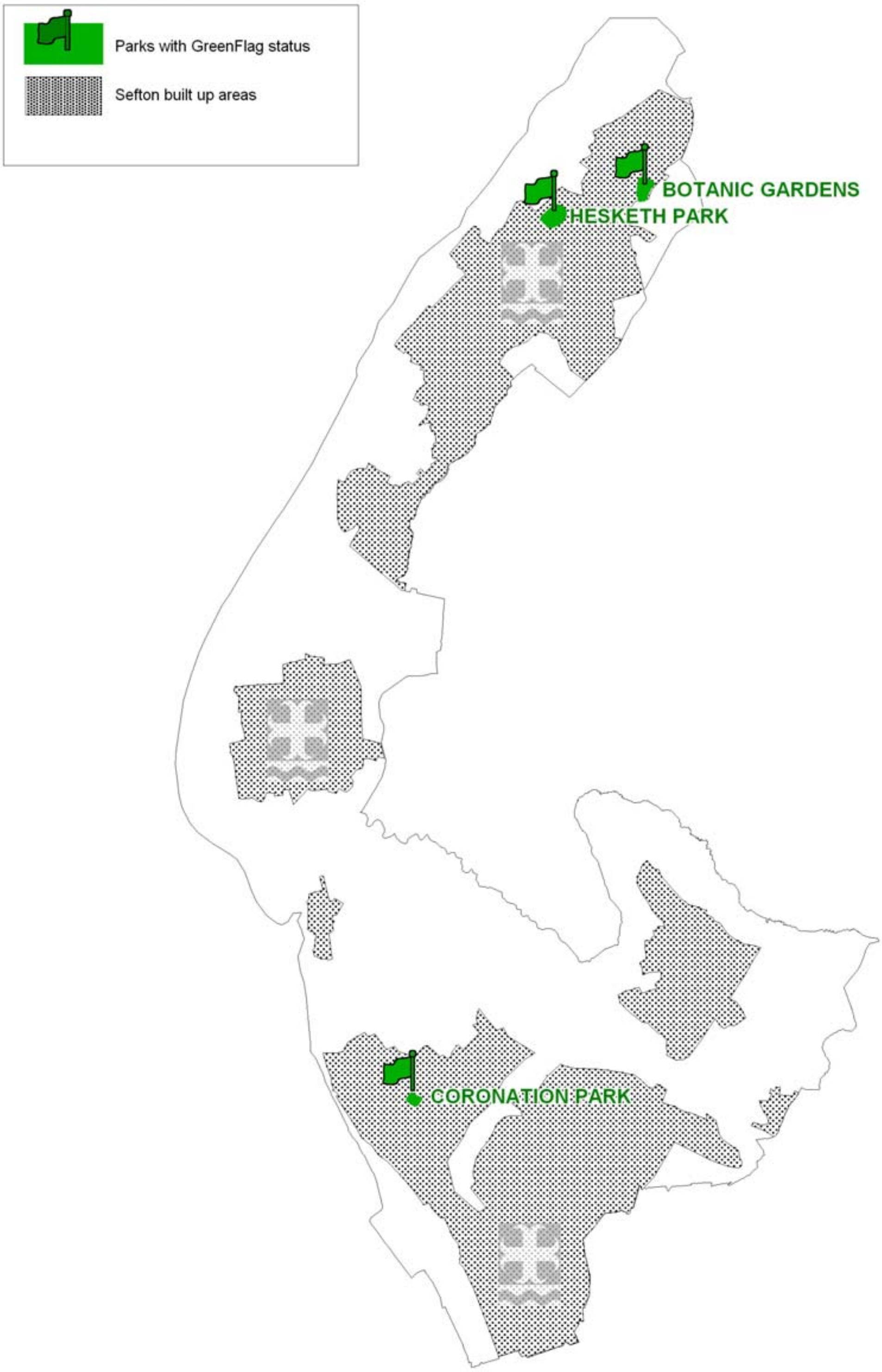
Indicators

BD1. Change in areas and populations of biodiversity importance, including: (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.

9.4 As stated within the 2006 AMR, a system for recording changes in biodiversity within Sefton is to be put in place, though it is not available for this year's report.

9.5 It is hoped that results from the monitoring and recording system will be available for future AMRs.

BD2. Amount of eligible open spaces managed to green flag award standard.



9.6 Although the 2006 AMR presented the list and area of open space managed to a Green Flag standard, it is felt that focussing upon the awarding of a Green Flag by independent adjudicators provides a better barometer to the Council's management and promotion of its parks and open spaces.

9.7 In addition to the three awards listed above, Ainsdale & Birkdale Sandhills was the recent recipient of a Green Flag award and will be included in the 2008 AMR.

10 Renewable Energy

Introduction

10.1 Renewable energy refers to those energy flows that occur naturally and repeatedly in the environment, for example energy from the sun and from the wind. It also includes exploiting wood as a fuel. Increased use of renewable energy reduces harmful emissions to the environment.

10.2 The Government proposes that 10% of the UK electricity requirements should be met from renewable energy sources by 2010, and 20% by 2020. Revised regional targets are being prepared for the amount of energy that is supplied from renewable sources.

10.3 The Council aims to increase the provision of renewable energy infrastructure to reduce reliance on fossil fuel, and policy DQ2 of the adopted UDP will assist this objective by requiring all major non-residential developments to incorporate renewable energy production equipment to provide at least 10% of their predicted energy requirement. Major development is defined as having a total floorspace of 1,000m^2 or more and includes new buildings and conversions.

10.4 In addition to renewable energy installation in non-residential development, the introduction of micro-renewable sources within residential development will also assist in reducing the reliance upon fossil fuel.

10.5 As micro-renewable machinery such as wind turbines or photovoltaic cells become more widely available and more affordable it is hoped that homeowners, aided by the possible relaxation of permitted development rights aimed at micro-renewable installation, will incorporate these facilities within their properties.

Indicator

RE1. Renewable energy capacity installed by type.

10.6 Within the monitoring period, eleven applications were made for the installation of renewable energy, at nine addresses (two of the applications replaced previous submissions), the details of which are set out in Table 10.1.

10.7 Though the indicator requires the monitoring of installations, we do not currently have a recording system in place for that purpose and nor can we state with certainty what the mean capacity would be for approvals within the monitoring period.

<u>Table 10.1 – Renewable Energy Applications</u>

Application Reference	Location	Proposed Renewable Energy	Decision

		Installation	
N/2006/0630	Crowland Street/Foul Lane, Southport	Two 14m high wind turbines.	WITHDRAWN
N/2006/0886	Crowland Street/Foul Lane, Southport	Five 14m high wind turbines.	APPROVED
N/2006/1074	Barton Heys Road, Formby	One wind turbine attached to gable end of dwelling.	WITHDRAWN
N/2006/1155	Cambridge Road, Formby	One wind turbine attached to gable end of dwelling.	APPROVED
N/2006/1233	Beresford Drive, Southport	One wind turbine attached to side of dwelling.	APPROVED
N/2007/0063	Range High School, Formby	Two 6kw wind turbines.	APPROVED
S/2006/0574	Former Paradox Nightclub, Aintree	One wind turbine.	WITHDRAWN
S/2006/0784	Royal Mail Sorting Office, Orrell Lane, Bootle	One wind turbine.	APPROVED
S/2006/0822	Former Paradox Nightclub, Aintree	Five wind turbines.	APPROVED
S/2006/0938	Former Vesty Site, Bootle	One 26m high 20kw wind turbine, and 46 building-mounted 1.5kw wind turbines.	APPROVED
S/2006/0987	Henley Avenue, Litherland	One wind turbine to rear of dwelling.	APPROVED

10.8 It is noticeable that only applications for wind turbines were received, though residents and property owners that wished to install other generators of renewable energy such as photovoltaic cells and solar panels may have been able to do so through permitted development rights.

10.9 For example, as long as photovoltaic cells were not positioned on an elevation/roof facing a highway, and the installation higher than the highest part of the existing roof, and the building to which they'd be attached was not listed or lying within a conservation area, they would not require planning permission.

10.10 Table 10.1 also provides an example of the application of UDP policy DQ2 – Renewable Energy, where 6 of the applications (N/2006/0630, N/2006/0886, N/2007/0063, S/2006/0574, S/2006/0822 and S/2006/0938) have been submitted in order to fulfil the requirement for major non-residential development to ensure 10% of their energy is provided by renewable sources, as specified by policy DQ2 'Renewable Energy in Development'.

Appendix 1 – List of Indicators

Indicator	Page Number
H1. Number of households in district	
H2. Annual household income	
H3. Average house prices by house types	
H4. Percentage annual change in house prices	
H5. Affordable housing completions	
H6. Housing tenure	
H7. Housing trajectory showing: (i) net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer; (ii) net additional dwellings for the current year; (iii) projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer; (iv) the annual net additional dwelling requirement; and (v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years performances.	
H8. Percentage of new and converted dwellings on previously developed land.	
H9. Percentage of new dwellings completed at: (i) less than 30 dwellings per hectare; (ii) between 30 and 50 dwellings per hectare; and (iii) above 50 dwellings per hectare.	
H10. The number of residential schemes that achieve Good, Very Good or Excellent EcoHomes ratings.	
EDT1. VAT registrations (new registrations and total stock)	
EDT2. Proportion of working age who are in employment	
EDT3. Proportion of working age population who are economically inactive	
EDT4. Job Seekers Allowance claimant rate (including Long Term Unemployment)	
EDT5. Employment land available by type	
EDT6. Amount of floorspace developed for employment by type	
EDT7. Amount of floorspace developed for employment, by type, in employment or regeneration areas.	
EDT8. Amount of floorspace by employment type, which is on previously developed land	
EDT9. Losses of employment land in (i) employment/regeneration areas and (ii) local authority area	
EDT10. Amount of employment land lost to residential development	
EDT11. Amount of completed retail, office and leisure development.	
EDT12. Amount of completed retail, office and leisure development in town centres.	
EDT13. Number of visitors to Sefton	
T1. Amount of completed non-residential development within Use Class Orders A, B and D complying with car-parking	

standards set out in the local development framework.	
T2. Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s).	
W1. Capacity of new waste management facilities by type.	
W2. Percentage of household waste recycled and composted.	
W3. Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed.	
M1. Production of primary land won aggregates	
M2. Production of secondary/recycled aggregates	
F1. Area of land at risk of flooding	
F2. Number of Homes at Risk of Flooding.	
F3. Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.	
BD1. Change in areas and populations of biodiversity importance, including: (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.	
BD2. Amount of eligible open spaces managed to green flag award standard.	
RE1. Renewable energy capacity installed by type.	

Appendix 2 – Use Class Order

Use Classes (Amendment) Order 2005	Description
A1 Shops	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, internet cafes, etc.
	Pet shops, cat-meat shops, tripe shops, sandwich bars
	Showrooms, domestic hire shops, funeral directors
A2 Financial and Professional Services	Banks, building societies, estate and employment agencies
	Professional and financial services, betting offices
A3 Restaurants and Cafes	Restaurants, snack bars, cafes
A4 Drinking Establishments	Pubs and bars
A5 Hot Food Take-Aways	Take-Aways
Sui Generis	Shops selling and/or displaying motor vehicles, retail warehouse clubs, launderettes, taxi or vehicle hire businesses, amusement centres, petrol filling stations
B1 Business	(a) Offices, not within A2
	(b) Research and development, studios, laboratories, high tech
	(c) Light industry
B2 General Industry	General Industry
B8 Storage or Distribution	Wholesale warehouse, distribution centres, repositories
Sui Generis	Any work registrable under the Alkali, etc. Works Regulation Act, 1906
C1 Hotels	Hotels, boarding and guest houses
C2 Residential Institutions	Residential schools and colleges
	Hospitals and convalescent/nursing homes
C3 Dwelling Houses	Dwellings, small businesses at home, communal housing of elderly and handicapped
Sui Generis	Hostel
D1 Non-Residential Institutions	Places of worship, church halls
	Clinics, health centres, crèches, day nurseries, consulting rooms
	Museums, public halls, libraries, art galleries, exhibition halls
	Non-residential education and training centres
D2 Assembly and Leisure	Cinemas, music and concert halls
	Dance, sports halls, swimming baths, skating rinks, gymnasiums
	Other indoor and outdoor sports and leisure uses, bingo halls, casinos
Sui Generis	Theatres, nightclubs