

**Authority Monitoring
Report
2024/25**

November 2025

Introduction

This is the Council's twenty-first Authority Monitoring Report (AMR) (formerly Annual Monitoring Report). Previous publications are available at 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.

The AMR is split into a number of distinct sections.

Key Headlines for 2024/25 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.

Section F reports on the progress with the recommendations of the Infrastructure Working Group

The AMR is written in the context of the current December 2024 National Planning Policy Framework (NPPF).

Main findings for 2024/25

Main headlines

Direct Indicators – see Section A

- The Council can demonstrate a 3.34-year supply of specific deliverable housing sites. This is down significantly from the 8.69 years supply as reported last year. This is mostly down to the Government changing the standard methodology for calculating housing supply resulted in housing need going up from the 640 a year from the Local Plan to 1,368 dwellings per annum. This has resulted in the Council no longer being able to demonstrate a five-year supply of housing land.
- During 2024/25 there were 885 net additional dwellings in Sefton up from 748 the year before. This is the highest delivery rate since the AMR was first reported and reflects that number of homes being delivered from Local Plan Housing allocations. 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. However, the change to the housing figure for the Council will likely result in the Council not meeting the Housing Delivery test at some point in the next two years.
- 464 new homes have been constructed on Local Plan housing allocations. This is an increase on the 442 from the previous year and in total 2,359 new homes have been built on Local Plan allocations in the 2017 Local Plan.
- There was a relatively small amount of floorspace granted permission for employment uses compared to previous years with a number of minor schemes but no major schemes.
- 2024/25 saw far more affordable homes completed (337) than on any of year in the AMR. This was up from 247, 195 and 199 homes in the previous three years.
- Most homes approved were within good or medium accessibility to bus services, trains and schools.
- 2024/25 continued the patterns of plenty of developments in town centres but with a trend towards non-retail uses, which reflects the national picture.

Indirect Indicators – See Section B

- The total number of jobs in Sefton is 92,000, a small increase on the previous year but still lower than the 96,000 in 2021.
- There was a small drop in unemployment from 4.1% to 3.8% this year. This continues a long-term trend of falling unemployment.
- House prices increased steadily in all of Sefton's communities except for in Formby where they were stable.
- The numbers of overweight and obese adults have decreased for the second year in a row falling from 69.2% of the population to 64.5%. However, the number of obese year 6 age children continued the long-term upward trend for

both Sefton but also regionally and nationally. The Sefton level of year 6 obesity is 23.8% up from 23.2% the year before.

- The Carbon Dioxide emissions per capita continued the long-term downward trend with it falling to 3.7kilotonnes from 5.8kt in 2008.
- Housing vacancy rates are stable at just over 3.6% but there has been a fall in long-term vacancy rates.
- The number of properties at risk of flooding has risen. There has been small increase over the last year in the number of residential in flood zone 2 (6,841 to 7,032) and flood zone 3 (6,011 to 6,253). There has been a much large rise in commercial properties classified by the Environment Agency as being at risk of flooding, (flood zone 2 - 692 to 851 and flood zone 3 – 499 to 614). The changes are best explained by the Environment Agency updating the flood maps to consider climate change modelling and they have extended the areas covered by higher risks of flooding. The reasons why commercial properties are more affected by these changes may be explained by these being a less vulnerable and therefore being situated closer to water courses and other flooding sources than residential development.

Section A - Direct Indicators

Indicator 1 – (Policy MN1) Five Year Housing Supply Position

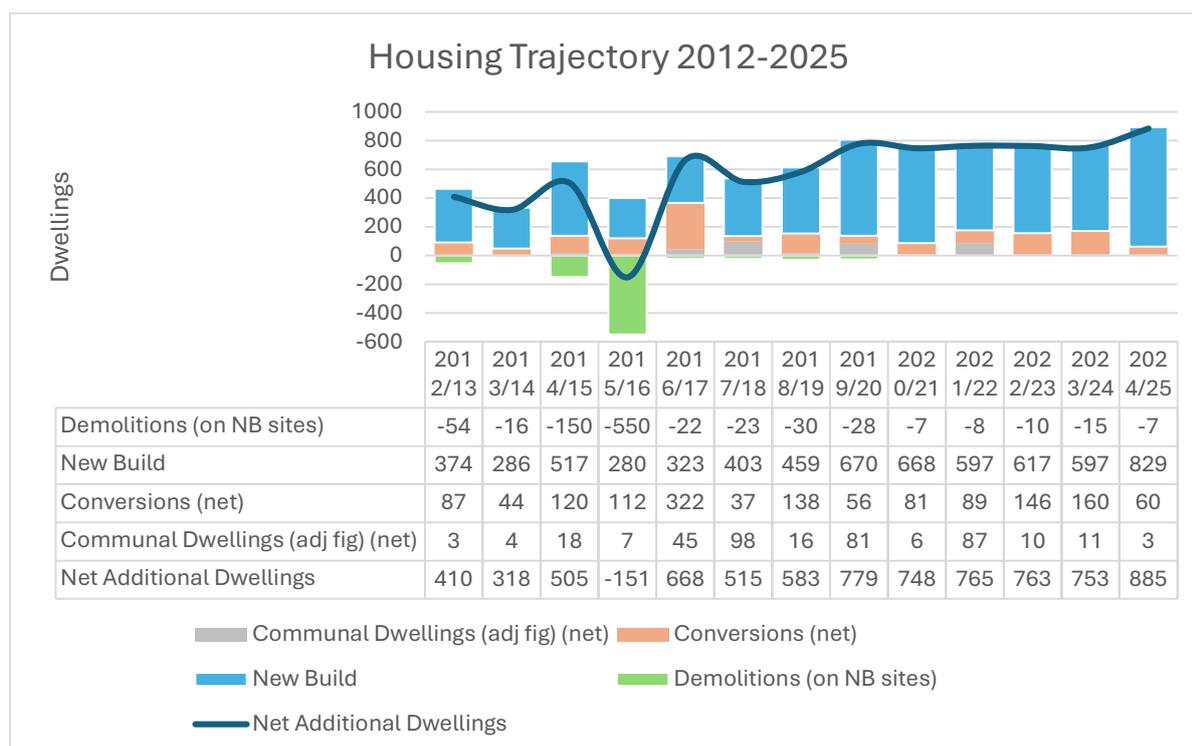
The housing supply position has reduced from the 2024 total of 8.69 years to 3.34 years this year. This is mainly down to the Government imposing (from December 2024) an annual housing requirement on the borough of 1,368 dwellings in place of the previous demographic-based housing need of 568 dwellings per year. This means that the Council no longer can demonstrate a five-year supply of housing land.

Action – The Council will need to identify new housing sites and apply the ‘tilted balance’ to housing proposals in accordance with paragraph 11 of the National Planning Policy Framework.

Indicator 2 – (Policy MN2) Net additional dwellings (total/on allocated sites)

The number of net additional dwellings has risen to 885 for 2024/25 after a number of years in the 700-750 range. This has been driven by 829 new build homes, the highest in recent times. Whether this is a one-off increase or part of a future trend remains to be seen.

Notwithstanding this, the higher number of additional dwellings is not sufficient to meet the new Government imposed housing requirement of 1,368 dwellings per annum and it is likely that Sefton will fail the housing delivery test in future years.



The table below shows progress with each of the Local Plan housing allocations.

Site Reference & Name		Local plan capacity	Dwellings approved	% of LP target to date	Total completions at March 2025*	Application Reference and comments
MN2.1	Land adjacent to Bartons Close	36	30	83%	30	DC/2019/01069 – completed
MN2.2	Land at Bankfield Lane, Southport	300	284 ¹	95.3%	0	DC/2017/00821 DC/2020/02331 – reserved matters DC/2024/00603 – replan application – not determined
MN2.3	Former Phillip's Factory, Balmoral Drive, Southport	158	157	99.4%	141	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) – planning permission approved.
MN2.8	Former Ainsdale Hope School, Ainsdale	120	0	0%	0	-
MN2.9	Former St John Stone School, Meadow Lane, Ainsdale	40	48	120%	48	Planning permission granted DC/2019/01164 – completed
MN2.10	Land at Sandbrook Road, Ainsdale	83	154	185%	24	Two approvals DC/2014/02171 – (24 units) completed

¹ 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 Reference & Name		Local plan capacity	Dwellings approved	% of LP target to date	Total completions at March 2025*	Application Reference and comments
						DC/2020/02187 – (130 units + respite centre) no completions
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/2021/02201 and DC/2022/00938 - reserved matters. Conditions being discharged
MN2.13	Land at West Lane, Formby	40	0	0%	0	DC/2023/01277 Current application awaiting determination. Conditions being discharged.
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 – approved subject to s106 agreement.
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%	17	DC/2018/00588 – under construction.
MN2.17	Land at Liverpool Road Formby (east part),		305		296	DC/2018/00658 – under construction
MN2.18	Land at Altcar Lane, Formby	29	24	83%	11	DC/2018/00020 – under construction
MN2.19	Powerhouse phase 2, Hoggs Hill Lane, Formby	12	9	75%	4	DC/2018/01105 – under construction
MN2.20	Land at Andrew's Close, Formby	87	99	114%	99	DC/2016/01740 DC/2018/00101 DC/2018/00181 completed

Site Reference & Name		Local plan capacity	Dwellings approved	% of LP target to date	Total completions at March 2025*	Application Reference and comments
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 - completed
MN2.24	Land at Southport Old Road, Thornton	85	0	-	0	-
MN2.25	Land at Holgate, Thornton	221	206	93.2%	96	DC/2021/00417 – under construction
MN2.26	Land at Lydiate Lane, Thornton	265	288	109%	23	DC/2017/00434 Outline planning application for up to 268 dwelling houses approved DC/2022/01518 Reserved matters.
MN2.27	Land south of Runnells Lane, Thornton	137	183	133.5%	181	DC/2018/02199 under construction
MN2.28	Land at Turnbridge Road, Maghull	40	39	98%	39	DC/2017/00456 – completed.
MN2.29	Land north of Kenyons Lane, Lydiate	295	291	98.6%	50	DC/2021/00887 under construction
MN2.30	Former Prison Site, Park Lane, Maghull	370	369	99%	369	DC/2015/01527 - completed
MN2.31	Land east of Waddicar Lane, Melling	178	149	83.7%	149	DC/2017/02359 - complete
MN2.32	Wadacre Farm, Chapel Lane, Melling	135	146	108%	19	DC/2021/02497 – under construction
MN2.33	Land South of Spencer's Lane, Melling	18	29	161%	5	DC/2019/00691 – under construction

Site Reference & Name		Local plan capacity	Dwellings approved	% of LP target to date	Total completions at March 2025*	Application Reference and comments
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 – completed.
MN2.36	Former Z Block Sites, Buckley Hill Lane, Netherton	100	26	120%	26	DC/2016/01092 – completed
	Former Z Block Sites, Buckley Hill Lane, Netherton		31		31	DC/2016/02302 – completed
	Former Z Block Sites, Buckley Hill Lane, Netherton		63		0	DC/2021/02293 under construction (northern site)
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	DC/2024/01492 – Superstore granted on most of the site.
MN2.39	Land at the former Bootle High School, Browns Lane, Netherton	63	53	84%	0	DC/2023/01911 – full permission
MN2.40	Former Daleacre School, Daleacre Drive, Netherton	37	0	0%	0	-
MN2.41	Former Rawson Road Primary School,	20	0	0%	0	-

Site Reference & Name		Local plan capacity	Dwellings approved	% of LP target to date	Total completions at March 2025*	Application Reference and comments
	Rawson Road, Bootle					
MN2.42	Former St Wilfrid's School, Orrell Road, Bootle	160	185	115.6%	110	DC/2019/01356 – currently on site
MN2.43	Klondyke Phases 2 and 3, Bootle	142	142	100%	142	DC/2014/00642 - completed
MN2.44	Peoples site, Linacre Lane, Bootle	110	0	0%	0	-
MN2.45	Former St Joan of Arc School, Rimrose Road, Bootle	51	51	100%	51	DC/2014/00605 - completed
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	880	126%	0	DC/2017/01528 Outline application
MN2.47	Land East of Maghull Southern Site		883		233	DC/2017/01532 under construction
Total indicative dwellings on allocated sites		7,264	5,678	78%	2,359	

Action – Continue to monitor in the SHLAA and five-year supply report. Continue to work with landowners and housebuilders to progress stalled housing allocations.

Indicator 3 – (Policy MN1)

Land available for (general) employment

Land available for employment remains stable.

	Totals
Allocated sites with no Planning Permission	38.04

Allocated sites with Planning Permission	22.24
Sites in Primarily Industrial Areas with Planning Permission	3.98
Other sites	1.41
Totals	65.67

Actions: None at present. Continue to monitor.

**Indicator 4 – (Policy MN1)
Employment land lost to non-employment**

There were four schemes in the last year. All were small in scale and three of these were changes of use from office to residential.

LOCALPLAN	APPLICATION NUMBER	ADDRESS	PROPOSAL	SITE AREA (ha)
LP ED3 - Employment Area	DC/2020/01260	8 Berry Street Bootle L20 8AT	Change of use of building from workshop with offices (B2/B8 use) to taxi office with workshop (Sui Generis use)	0.195
LP ED7 - Southport Central Area	DC/2021/00103	Queen Ann House 16-20 Eastbank Street Southport	Change of use from Offices to Flats	0.050
LP MN7 - Green Belt	S/2012/0139	Barnes Farm Tithebarn Lane Maghull & Aintree	Change of use from Offices to Houses	0.240
LP HC3 - Primarily Residential Area	DC/2024/01125	362 Marsh Lane Bootle	Change of use from Offices to Flats	0.010

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 study² (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. Continue to monitor.

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

**Indicator 6 – (Policy MN1)
Floorspace (m²) developed for employment (by type (B1, B2, B8) and location)**

B1 Business was revoked from 1 September 2020. It is effectively replaced with the new Class E(g):

- **E(g)(i)** Offices to carry out any operational or administrative functions; **E(g)(ii)** Research and development of products or processes; **E(g)(iii)** Industrial processes.

The 2024/25 year showed 1,877m² of employment floorspace developed. There were no major schemes to report.

Year completed	Use class									Total
	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	B Open	E Open	E(c)(iii)	Other	
2010/11	598		978		525	8,070				10,171
2011/12				1,740						1,740
2012/13	212		372		500				418	1,502
2013/14	4,323								1,200	5,523
2014/15	270				24,234	2,158				26,662
2015/16	506			2,531	726				1,762	5,525
2016/17	3,332		333	3,860	6,425					13,950
2017/18	2,370	60	715	6,833	6,833					16,811
2018/19	351		945	1,162		2,850				5,308
2019/20	851			1,427	-430	568			688	3,104
2020/21	350		907		4,014					5,271
2021/22	720				1,235		296			2,251
2022/23				336		26,140				26,476
2023/24	849		257	3,042	965			250	259	5,622
2024/25	243	287		600	135				612	1,877
Total	14,975	347	4,507	21,531	45,162	39,786	296	250	4,939	131,793

Action – None

Indicator 7 – (Policy MN1)

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

Only two scheme submitted details of jobs showing a marginal increase in jobs. The other proposals on employment sites either submitted no information or showed no increase in jobs as result of their development.

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 2024/25 there were 11 approvals for development in the Green Belt, plus three Certificates of Lawfulness. This compares to 23 approvals in the Green Belt in 2023/24 and 20 in 2022/23.

Of these 11 approvals, 5 (45%) were considered to be ‘appropriate’ development in the Green Belt as defined by the Framework. 5 (45%) were considered to be ‘inappropriate’ but were justified by ‘very special circumstances’ as the benefits of the development clearly outweighed the harm to the Green Belt and any other harm, in accordance with the Framework. 1 approval (9%) was a Prior Approval, where an assessment of appropriateness in the Green Belt is not a procedural requirement. This is also the case for Certificates of Lawfulness.

Action – The Council will continue to follow national Green Belt policy and assess applications on their merit.

Indicator 9 – (Policy MN8)

Approvals in Safeguarded Land and % inappropriate

The Local Plan 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 removed from the Green Belt to meet longer term development needs. There were no approvals on ‘safeguarded’ land in 2024/25. However, the Council is in receipt of an application (outline) for 450 homes on the Lambshear Lane site.

Action – None.

Indicator 10 – (Policy ED1)

Approvals in Port and Maritime Zone and % inappropriate

Within the Port and Maritime Zone there were 2 approvals in 2024/25 plus a Certificate of Lawfulness, compared to 23 approval and two Certificates of Lawfulness in 2023/24 and 5 such cases in 2022/23.

One of these approvals was considered to be acceptable in principle. Although the use was not Port-related, it was related to an existing business across the street (DC/2024/01445). The other was for a variation of condition where the existing use had already accepted and there was no material change in this use (DC/2024/02183). For the Certificate of Lawfulness, an assessment of appropriateness in the Port and Maritime Zone is not a procedural requirement; and it was determined that the proposal was permitted development (DC/2024/01989).

Action – None.

Indicator 11 – (Policy ED1) - Improved access to the port consulted on/approved/implemented

The Government’s 2024 Autumn Budget (October 2024) abandoned the A5036 Port of Liverpool Access Road plans first put forward by National Highways in 2017. To date no alternative proposals for improved Port access by road or other modes of transport have been proposed.

Action – None at present.

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**

The range and mix of uses in Sefton’s centres continue to change incrementally, reflecting the national trend away from retail uses, and towards ‘leisure’ uses, especially hot food and drinking uses (notably, hot food takeaways, public houses and bars and restaurants/cafes). This has been apparent in Sefton for a number of years. The government has also removed the need for planning permission for changes between retail uses, financial and professional services, cafes and restaurants, offices

and other light industrial uses, health centres, clinics, day nurseries and similar uses (all are now within Use Class E). Some of these are not 'main town centre uses' which means that it is more difficult to track some incremental changes to centres.

In 2024/25 there were 9 relevant approvals in Primary Shopping Areas within centres. Four were in Bootle Centre (three in The Strand), seeking changes of use to retail, hot food takeaways, restaurants and/or public houses/wine bars. Three were in Formby Centre, changes of use to a public house, restaurant with greater takeaway facilities, and to a hot food takeaway. Two were in Southport Centre, for changes of use to similar public house, restaurant and takeaway uses and upper floor hotel room expansion. Thus, 8 of the 9 approvals (89%) were for these leisure-based town centre uses, 1 (11%) was for a mixed retail and leisure main town centre use.

There were 11 relevant approvals elsewhere in centres, three in Waterloo, three in Ainsdale, two in Birkdale, one in Maghull and two in Southport centres outside the Primary Shopping Area. Eight of these (73%) were also for bars or similar uses. One (9%) in Waterloo was for change of use from studio units into residential serviced accommodation units (DC/2024/01816). One (9%) in Maghull was for the change of use to Class E. One in Southport related to the petrol filling station and small shop associated with Morrisons store (DC/2024/01395). Again, the trend is towards leisure-based town centre uses.

In 2024/25 there were also 9 relevant approvals for sites outside but close to centres across the Borough, that is, within areas such as Bootle Office Quarter, Southport Seafront or Primarily Residential Areas. 8 of these (89%) are considered to be broadly town centre uses, only one, in Crosby (DC/2024/013430 was for a Class E use. One (11%) was for a factory extension for factory offices and sales space (DC/2023/02146).

The one relevant approval in a retail park (Southport, DC/2024/01631) was for the amalgamation of two retail units into one retail unit including loss of some mezzanine floorspace.

In 2024/25 there were 23 relevant approvals for town centres uses elsewhere in the borough. Six (23%) of these were for retail uses. These varied from new shopfronts or changes of use in a small shopping parade to works to a farm shop (DC/2024/01152) and a new supermarket on Pendle Drive in Litherland (DC/2024/01492). A further four (17%) were for uses commonly found in centres such as hairdressing or beauty salons or dog grooming salons. One (4%) was an office. 11 (48%) were for leisure uses, mostly food or drinking uses but some holiday flats. The other approval (4%) at the former library on College Road, Crosby, was for change of use into an office, digital hub and restaurant plus various internal works (DC/2024/00520).

Actions – Monitor changes to the range of uses within centres, changing retail trends and where retail proposals 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 and Southport Central Area
- Crosby Coastal Park
- Aintree Racecourse
- Adjacent to the Leeds and Liverpool canal

In 2024/25 there were 48 approvals in these areas, compared to 37 in 2023/24 and 45 in 2022/23. These can be broken down as follows:

In 2024/25 Southport Central Area had 31 approvals, of which two are tourism uses. These were the proposed change of use to mixed use classes including 12 residential units, a hotel with 109 rooms including a terrace and pool at 4th floor, commercial units including food and drink, spa/day spa, event kiosk/box office, retail space, a bar and restaurant, refurbishment of the existing event auditorium and associated works, at the Former Garrick Theatre, Lord Street, Southport (DC/2023/00888). The other was for the proposed change of use of upper storeys of building to provide additional public house customer area and 30 hotel rooms at 93-97 Lord Street (DC/00999). Another permission was for the proposed change of use of an apart-hotel to a house in multiple occupation (DC/2023/02130). There were 2 approvals in Southport Seafront, both for tourism uses. These were for an observation wheel and bistro (DC/2023/01536) and the relocation of a café associated with the miniature railway (DC/2024/01549).

In 2024/25 there were 15 approvals in areas adjacent to the Leeds and Liverpool Canal, of which one was for a hotel/ boarding house use (DC/2024/00671) and the rest were not for tourism-related uses.

There were no approvals within either Crosby Coastal Park or Aintree Racecourse strategic tourism locations.

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 57 approvals across the borough's Regeneration Areas.

This compares to:

- 46 approvals in 2023/24
- 33 approvals in 2022/23 and
- 61 approvals in 2021/22

within regeneration areas across the borough.

While most of the approvals in Bootle Central Area were relatively small in scale, DC/2024/01890 was for a major proposal for the redevelopment of part of The Strand shopping centre, including new public houses, wine bars, food/ hot food provision and external alterations including partial demolition and landscaping.

In Southport Central Area a key proposal (DC/2023/0888) was the part change of use, part new development and part refurbishment of the Former Garrick Theatre, discussed in more detail in relation to indicator 17 below.

One of the approvals in the Dunnings bridge Road Corridor (DC2023/01989) was for the completion of demolition works at the (former) Santander Site, Bootle, including clearing the site in preparation for later planning submissions for redevelopment.

The other approvals in the other regeneration areas were mainly relatively small in scale or related the existing permitted use. These included, for example, a sunken garden and woodland path to the green space in front of the Health Centre on Westway, Maghull (DC/2024/00201).

Regeneration Site	Planning applications approved	
	2023/24	2024/25
Regeneration in Bootle – Bootle Central Area	3	10 approvals on 8 sites
Regeneration in Bootle – Regeneration Opportunity Sites – 501- 509 Hawthorne Road	0	0
Regeneration in Bootle – Regeneration Opportunity Sites – Former Gasworks Site	1	0
Regeneration of Centres – Central Southport	31	29
Regeneration of Centres – Crosby Centre	1	4

Regeneration of Centres – Maghull Centre	5	3
Regeneration of Centres – Seaforth Centre	0	2
Regeneration of the Dunnings bridge Road Corridor	5	9
Total	46	57

Action- None. Continue to monitor.

Indicator 15 – (Policy ED7) Approvals in Southport Central Area by type

There were 29 approvals in 2024/25 in Southport Central Area, for the uses set out below.

Highlights include a proposed change of use to mixed use classes including 12 residential units, a hotel with 109 rooms including a terrace and pool at 4th floor, commercial units including food and drink, spa/day spa, event kiosk/box office, retail space, a bar and restaurant, refurbishment of the existing event auditorium and associated works, at the Former Garrick Theatre, Lord Street, Southport (DC/2023/00888).

Around a third of the approvals related to changes of use, prior approval or other alterations to flats, mostly for upper floors; or in one case for a change of use from offices to a dwelling house (DC/2024/01915). Around a third were relatively small in scale, for example shop front alterations, defibrillator and communications units and electric vehicle charging point provision and associated works. The other third or so of approvals were more varied as set out below, for example the change of use of a vacant medical centre to a Special Education Needs School and associated works (DC/2024/02053).

Use*	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Restaurant / cafe	0	3	3	3	1	4	5	1
Hot food takeaway	1	0	1	4	1	2	0	1

Use*	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Public House / bar	2	0	1	1	2	2	3	2
Hotel / apart-hotel	0	1	2	-	1	4	0	2
Outdoor seating area	0	0	2	3	1	1	0	1
Retail	1	0	0	1	1	6	2	3
Offices	1	1	0	1	1	2	3	0
Residential (other than HMOs)	8	15	9	9	7	9	10	10
Home in Multiple Occupation (HMO)	0	0	2	0	0	0	1	4
Gym	0	0	0	0	0	0	0	2
Mixed use	0	0	0	0	1	1	2	3
Cinema	1	0	0	0	0	0	1	0
Nursery / Education	0	1	0	0	0	0	0	1
Other tourism-related	0	0	1	0	0	0	0	1
Amusement arcade	0	0	0	0	0	0	1	0
Other	0	0	12	8	11	12	2	10

*Some approvals contained more than one use, each of which is recorded in the relevant row (so the 2024/25 total is more than 29).

Action – None. Continue to monitor.

Indicator 16 – (Policy ED8) Approval in Southport Seafront by Type

During 2024/25 there were two approvals in the Southport Seafront area, for:

- A proposed observation wheel attraction plus a Bistro (DC/2023/01536)
- Variation of a condition to allow relocation of the proposed café granted permission in 2021 (DC/2024/01549)

These were considered consistent with the Southport Seafront designation.

Within Southport Seafront this compares to:

- 6 approvals in 2023/24
- 2 approvals in 2022/23
- 4 approvals in 2021/22
- 2 approvals in 2020/21
- 4 approvals in 2019/20, and
- 1 approval in each of 2018/19, 2017/18 and 2016/17.

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 four approvals in Crosby Town centre in 2024/25.

One of these was for changes of use to allow an additional flat above a retail unit, (2 flats and one retail unit in total) (DC/2024/00558). Two others were for variation of conditions for the relocation of a sub-station and loss of 2 parking spaces to the Telegraph House mixed commercial, community and residential scheme, and regarding entrance alterations (DC/2023/01387 and DC/2024/00715 respectively). The fourth was for a boundary wall (DC/2024/01402).

Within Crosby Town Centre this compares to:

- 6 approvals in 2023/24
- 4 approvals in 2022/23
- 8 approvals in 2021/22 and
- 5 approvals in 2020/21.

Action – None. Continue to monitor.

Figures from Sefton Contaminated Land team.

Indicators 20-23 – (Policy ED11) Total units in Crosby Centre

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

128 Total units in Crosby District Centre as at October 2020

21,580m² total floorspace in Crosby District Centre as at October 2020

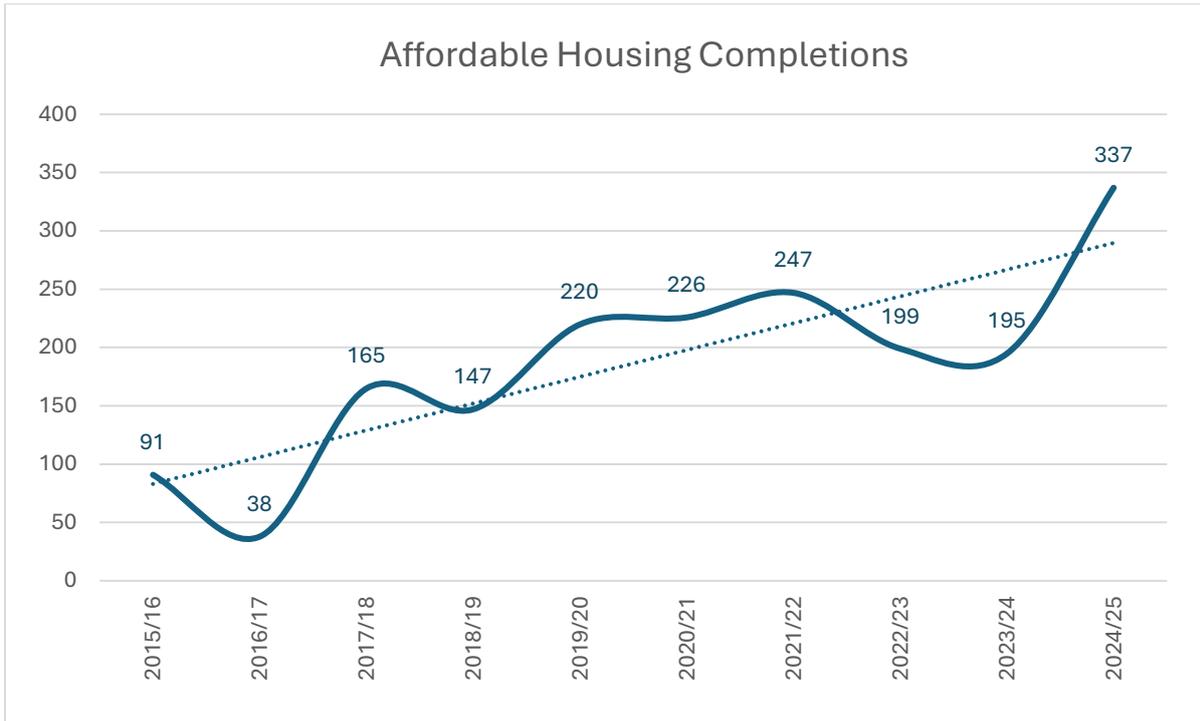
11.1% vacant units in Crosby District Centre as at October 2020. This is more than reported in 2015 and is back to rates reported at 2011.

18 National Retailers in Crosby District Centre as of October 2020

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

Indicator 24 – (Policy HC1) Number of affordable housing completions by type (social rented, affordable rented, intermediate, through section 106) and location.

The chart below shows the total number of affordable housing completions for 2024/25 and compared to recent years.



The number of affordable housing completions in 2024/25 was higher than any other year of the past decade and is part of a general trend of an increasing number of affordable housing completions.

The following table shows on which schemes the affordable homes were completed during 2024/25 and how they were secured.

Application	Site Name	Total Capacity	Funding Source	Total Affordable Housing 2024/25	Affordable Tenure						
					Affordable Rent	Discount market	First Home	Intermediate	Rent to Buy	Shared Ownership	Social rent
DC/2019/01435	Former Sports Ground (Morris Meadows), Park Lane, Netherton	149	Homes England	72	58				12	2	
DC/2024/00669	Land at Holgate (Orchard Place), Holgate, Crosby & Hightown	206	Homes England	10							10
			S106	30	18					12	
DC/2022/01518	Land at Lydiate Lane (Sundial Place), Lydiate Lane, Crosby & Hightown	288	S106	7	7						
DC/2018/02199	Land rear of 1 to 93 (Sundial Place Ph1), Runnells Lane, Crosby & Hightown	183	S106	10	6			4			

Application	Site Name	Total Capacity	Funding Source	Total Affordable Housing 2024/25	Affordable Tenure						
					Affordable Rent	Discount market	First Home	Intermediate	Rent to Buy	Shared Ownership	Social rent
DC/2020/00734	Central Buildings, Church Road, Crosby & Hightown	39	Homes England	39	39						
DC/2018/00588	Morris Homes, (west part of) Liverpool Road, Formby	68	S106	7	3					4	
DC/2018/00020	Land opposite 34 to 70, Altcar Lane, Formby	24	S106	4							4
DC/2018/00658	Barratt/David Wilson (east part of), Liverpool Road, Formby	305	Homes England	1						1	
			S106	9	9						
DC/2021/00887	Land N of Kenyons Lane (Lydiate Gate), Kenyons Lane, Maghull & Aintree	291	S106	16	10		6				
DC/2017/01532		883	Homes England	4	4						

Application	Site Name	Total Capacity	Funding Source	Total Affordable Housing 2024/25	Affordable Tenure						
					Affordable Rent	Discount market	First Home	Intermediate	Rent to Buy	Shared Ownership	Social rent
	Land East of Maghull (south) (site A), Poverty Lane, Maghull & Aintree		S106	26	12					14	
DC/2021/02499	Poppy Grange, 326, Liverpool Road south, Maghull & Aintree	44	Homes England	22						22	
DC/2021/02748	23-25, Merton Road, Bootle	7	Other	7	7						
S/2012/0400	Town Lane - David Wilson Homes, Town Lane, Southport	759	Homes England	57					35	22	
			S106	16	14			1		1	
TOTAL				337	187	0	6	5	47	78	14

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 or 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.

In 2024/5 there were 5 schemes approved that qualified for requiring to meet affordable housing.

Three schemes met the affordable housing in full (with one of them 100% affordable housing).

Two of the schemes has reduced affordable housing due to vacant building credit being claimed. These schemes were at:

DC/2021/00015 – Land at Deyes Lane, Maghull 19 of the 74 homes being affordable.

DC/2023/01492 – Former Old Roan, Copy Lane, Aintree 4 of the 21 units were affordable.

In 2023/24 there were no schemes approved that met the affordable housing threshold in policy HC1.

Actions required – none.

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**

In 2024/25 there were two schemes that met the policy requirement.

These were at:

DC/2021/00015 – Land at Deyes Lane, Maghull

DC/2023/01911 – site of former Bootle High School, Browns Lane, Netherton. Both met the housing mix requirements for number of bedrooms.

Actions required – None. Note that there are no housing mix requirements coming in with the Bootle Area Action Plan and these will need to be monitored next year.

Indicator 27 – (Policy HC2)

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

One scheme was granted permission in 2024/25. This was DC/2023/02111 - Land to The Northeast of Poverty Lane, Northwest of Harrier Close, Poverty Lane, Maghull. The scheme was for a residential care home.

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’.

There were no schemes that were required to meet this policy in 2024/25.

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

Indicator 29 – (Policy HC2) Number of approved custom or self-build homes

There were approvals for 9 custom or self-build homes during 2024/25 on 8 schemes.

Address		Town	Application Number
4	Tower end	Formby	DC/2024/01640
26	Burbo Bank Road North (x2)	Crosby & Hightown	DC/2024/01471
20	Victoria road	Formby	DC/2024/01608
1	Osbert road	Crosby & Hightown	DC/2024/00747
Adj 81	Freshfield road	Formby	DC/2024/02054
17	College avenue	Formby	DC/2024/01864
R/O 86	Roselea drive	Southport	DC/2024/02089
SITE OF 32	St Andrews road	Crosby & Hightown	DC/2024/02222

Indicator 30 – (Policy HC2)

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

The number of people on the Self-build/custom build homes register is 235 with 11 added since last year.

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
10 – to 30/10/2025	11
Total	235

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 inappropriate

In 2024/25 there were 39 non-residential approvals in residential areas. All were considered appropriate. 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 2024/25 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.

This year has seen a return to a high percentage of dwellings being over 30 dwellings per hectare.

Number of dwellings	0 to 30	30 to 50	over 50
2016/17	179 (29.9%)	290 (48.5%)	129 (21.6%)
2017/18	158 (28.5%)	333 (60%)	64 (11.5%)
2018/19	434 (27.5%)	887 (56.2%)	257 (16.3%)
2019/20	202 (18%)	839 (76%)	68 (6%)
2020/21	69 (5%)	1174 (80%)	227 (15%)
2021/22	346 (35%)	444 (44%)	212 (21%)
2022/23	323 (15%)	1290 (61%)	497 (24%)
2023/24	48 (62%)	7 (9%)	22 (29%)
2024/25	31 (6%)	403 (80%)	72 (14%)

Action – None. Continue to monitor.

**Indicator 33 – (Policy HC4)
Applications for conversions to Homes in Multiple Occupation (HMO) and the proportions refused/approved**

Application number	Address	Council decision
DC/2024/02137	71 Claremont Road Seaforth L21 1HT	Approved with conditions
DC/2023/02068	27 Bath Street Southport PR9 0DP	Approved with conditions
DC/2024/01034	260 Knowsley Road Bootle L20 5DQ	Approved with conditions

DC/2024/01609	117 Duke Street Southport PR8 5BZ	Approved with conditions
DC/2023/02130	Stanley House 21B Stanley Street Southport PR9 0BS	Approved with conditions
DC/2024/00484	Apartment 9 68 King Street Southport PR8 1LG	Approved with conditions
DC/2024/02010	Accommodation At 12 Litherland Road Bootle L20 3BZ	Approved with conditions
DC/2024/00650	121 Crosby Road South Seaforth L21 1ES	Certificate of lawfulness for existing use approved
DC/2024/02113	6 Bank Square Southport PR9 0DG	Certificate of lawfulness for existing use approved
DC/2024/00856	27 Clare Road Bootle L20 9LY	Certificate of Lawfulness for proposed use not issued.
DC/2024/01461	27 Clare Road Bootle L20 9LY	Refused
DC/2024/01543	10 Wadham Road Bootle L20 7DG	Refused
DC/2024/00287	101 South Road Waterloo L22 0LT	Refused
DC/2024/00288	101 South Road Waterloo L22 0LT	Refused
DC/2024/02232	101 South Road Waterloo L22 0LT	Refused
DC/2024/00627	101 South Road Waterloo L22 0LT	Refused
DC/2024/01374	6 Bath Street Southport PR9 0DA	Refused

DC/2024/00004	9 Chesterfield Road Crosby L23 9XL	Refused
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**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 (2025-2030) 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 2025-30 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 2024/25.

Actions- None. Continue to monitor.

**Indicator 37 – (Policy HC5)
Number, size and duration of unauthorised traveller encampments**

There were 23 unauthorised encampments in 2024/25, and small increase from 22 the previous year. The average number of caravans and days are typical of previous years. However, with a couple of schemes there are not precise figures so the average figures are for where the dates are known or where a reasonable assumption can be made.

Date arrived/vacated	Location	Number of vehicles
01/04/24 – 04/04/24	Kew Park & Ride Car Park Foul Lane, Southport	8 Caravans / 4 associated vehicles
12/04/24 – 14/04/24	Fairway Park and Ride Southport	13 Caravan/ 8 associated vehicles
08/05/24 – 11/05/24	Car park to the rear of the Eco Centre, Esplanade, Southport	3 Caravans 3 associated vehicles
13/05/24 – 14/05/24	Christ the King High School, Stamford Road	3 Caravans / 3 associated vehicles
27/05/24 –	Kew Car park – Foul Lane, Southport	7 Caravans/6 associated vehicles
15/05/24 – 22/05/24	Princes Park Southport	3 Caravans / 1 associated vehicle
14/05/24 – 22/05/24	Russell Road Recreation ground, Southport	10 Caravans / 9 associated vehicles
14/05/24 – 16/05/24	Sands, Ainsdale	1 Caravans/1 associated vehicle
14/08/24 - 15/08/24	Fairways Park & Ride, (Off Marine Drive), Southport	5 Caravans /5 associated vehicles.

17/06/24 – 20/06/24	Duke Street Car park, Southport	5 Caravans, 4 associated vehicles
11/06/24 – 17/06/24	Bills Lane Formby	5 Caravans/4 associated vehicles
06/06/24 – 11/06/24	Ainsdale Village Park	5 Caravan/4 associated vehicles
20/06/24 – 26/06/24	Watchyard Lane Formby	4 Caravans
27/06/24 – 02/07/24	Cambridge Field Formby	
26/07/24 – 29/07/24	Crosby Marina	1 Caravan, 1 associated vehicle
11/08/24 – Mid September	Buckley Hill Playing fields	3 Caravans, 3 associated vehicles.
21/08/24 – 25/08/24	Car park to the rear of the Eco Centre, Esplanade, Southport	16 Caravans, 9 associated vehicles
27/08/24 – 30/08/24	Carr Lane, Ainsdale	25 Caravans and associated vehicles
16/09/24 – 23/09/24	Land near Rooftech near the sewerage works, (United Utilities), Marine Drive, Crossens, Southport.	2 Caravans
24/09/24- 26/09/24	Dunes Splashworld Car Park Southport	1 Caravan/1 associated vehicle
06/11/24 – 08/11/24	Car park to the rear of the Eco Centre, Esplanade, Southport	15 Caravans/7 associated vehicles
14/11/24 – 16/11/24	Land near to the ADC, Ainsdale opposite Toad Hall.	4 Caravans/4 associated vehicles
20/01/25 - 23/01/25	Car park to the rear of the Eco Centre, Esplanade, Southport	2 Caravans/1 associated vehicles
30/01/25 – 31/05/25	Car park to the rear of the Eco Centre, Esplanade, Southport	5 Caravans, 1 associated 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	4
2024/25	7	6

Indicator 38 – (Policy HC6)

No. of applications that affect an Asset of Community Value

There was one application on an asset of community value in 2024/25. It was a variation of change of use of the former College Road Library in Crosby to an office, restaurant and digital Hub.

Action – none

Indicator 39 – (Policy HC7)

Approvals in Sites of Education and Care Institutions and % inappropriate

Nine applications were approved on sites of Education and care institutions in 2024/25 compared to eight the previous year. Most were extensions to classrooms or alterations to schools. All were appropriate.

Action- Continue to implement the policy.

Indicator 41 – (Policy IN2)

Number of schemes in part 1 of Policy IN2

Policy IN2 ‘transport’ sets out in part 1 a series of strategic transport priorities for across the borough and beyond.

There have been no schemes from part 1 of policy IN2 implemented in 2024/25.

Action - None

Indicator 42 – (Policy EQ3)

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

There were 500 'new build' dwellings granted planning permission in 2024/25, on 29 sites. This compares to 77 dwellings on 16 sites in 2023/24. 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	Total
Bus	50.0%	50.0%	0.0%	100%
Rail	83.6%	12.2%	4.2%	100%
GP	42.6%	0.8%	56.6%	100%
Primary School	49.0%	50.6%	0.4%	100%

	High	Medium	Low	Grand Total
Bus	50.0%	50.0%	0.0%	100.0%
Rail	83.6%	12.2%	4.2%	100.0%
GP	42.6%	0.8%	56.6%	100.0%
School	49.0%	50.6%	0.4%	100.0%

Action – None. Continue to monitor

Indicator 43 (policy EQ6)

Contaminated land remediated as part of development

The amount of contaminated land remediated as part of development is set out below.

Assessment	2024/25 (11th September 2024 to 1st July 2025)	
	No. of reports prepared	Area (Hectare)
Phase 1 – Preliminary Investigation	22	74.84
Phase 2 – Site Investigation & Risk Assessment	33	68.49
Phase 3 – Remediation Strategy	29	71.18
Phase 4 – Verification Report	50	22.5
TOTAL	134	237.01

Assessment	2025 (1st January 2025 to 1st July 2025)	
	No. of reports prepared	Area (Hectare)

Phase 1 – Preliminary Investigation	14	56.45
Phase 2 – Site Investigation & Risk Assessment	21	49.57
Phase 3 – Remediation Strategy	21	58.73
Phase 4 – Verification Report	46	21.61
TOTAL	102	186.36

Indicator 44 – (Policy EQ8)

Number of applications refused on flood risk grounds

No applications were refused on flood risk grounds for any scheme in 2024/25 compared to 2 the previous year.

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

Indicator 45 (policy EQ8) - Number of major applications approved with conditions and/or legal agreements related to sustainable drainage systems (SuDS)

There were 17 relevant major planning permissions granted in 2024/25. Fourteen (82%) have conditions requiring sustainable drainage systems (SuDS) to be implemented. One (6%) has no specific SuDS condition but a drainage plan is listed in the list of approved plans in condition 2. This is application DC/2023/01492. Two permissions (12%) for changes of use of existing buildings have no SuDS conditions, which is acceptable for such major changes of use (permissions DC/2021/02494 and DC/2023/00888).

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

Here were no new schemes approved in 2024/25 that met the thresholds in the policy. There were five schemes on previously approved sites for Variation of Condition or reserved matters.

Action – Continue to monitor policy.

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 2024/25 there were 8 applications for changes of use to hot-food takeaways and five of these were in designated centres. Two of those were within 400 metres of a secondary school. All eight applications were approved.

Actions – Nothing. Continue to implement policy.

Indicator 49 (policy NH2) - Approvals in International, National and Local Nature Sites and % Inappropriate

There were five approvals in 2024/25 on international, national and local nature reserves. All were considered appropriate.

There were also five approvals in 2023/24.

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**

Six applications were approved in Nature Improvement Areas. All six were considered appropriate.

Action – None.

**Indicator 51 – (Policy NH4)
Approvals in Coastal Change Management Area and % Inappropriate**

The Coastal Change Management Area is an area where long-term changes to the coast through erosion may impact long-term and so applications are considered as to whether they would be appropriate in an area which may not be suitable for certain types of development in future decades. There were no applications received or approved in the Coastal Change Management Area in 2024/25.

Action – None.

**Indicator 52 – (Policy NH5)
Approvals in Public Open Space and % Inappropriate**

There were three applications approved on public open space in 2024/25. All were considered to be appropriate. Highlights include a new sports pavilion with changing rooms at Holy Trinity Sports ground, Southport and a proposed observation wheel and bistro at the Marine lake in Southport.

Action – None.

**Indicator 53 – (Policy NH6)
Approvals in Urban Golf Course and % Inappropriate**

There were no approvals on urban golf courses in 2024/25.

Action – None.

**Indicator 54 – (Policies NH9-14)
% of Listed Buildings surveyed as part of Heritage at Risk assessment**

Last 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.

This year, for the period January 2025 to October 2025 the Council surveyed 178 of its listed building entries, 31% of the total. This is an increase of 9% from the previous year and exceeds the target of 20% for the year.

560 Listed Buildings 100%

Action – None.

Indicator 55 - (Policies NH9-14) Conservation Area Appraisals adopted

There are 25 Conservation Areas in Sefton, this year Damfield Lane Conservation area is adopted increasing the amount to 76% having adopted Conservation Area Appraisals to date.

25 Conservation Areas 100%

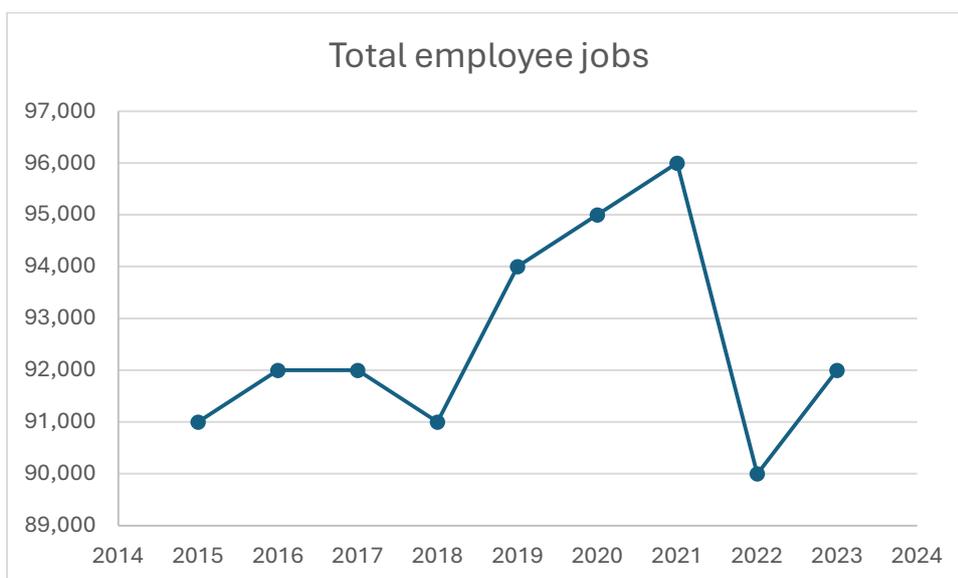
19 Adopted 72%

6 Incomplete 28%

Section B - Indirect Indicators

Indicator 57 – (Economy) Number of jobs in Sefton

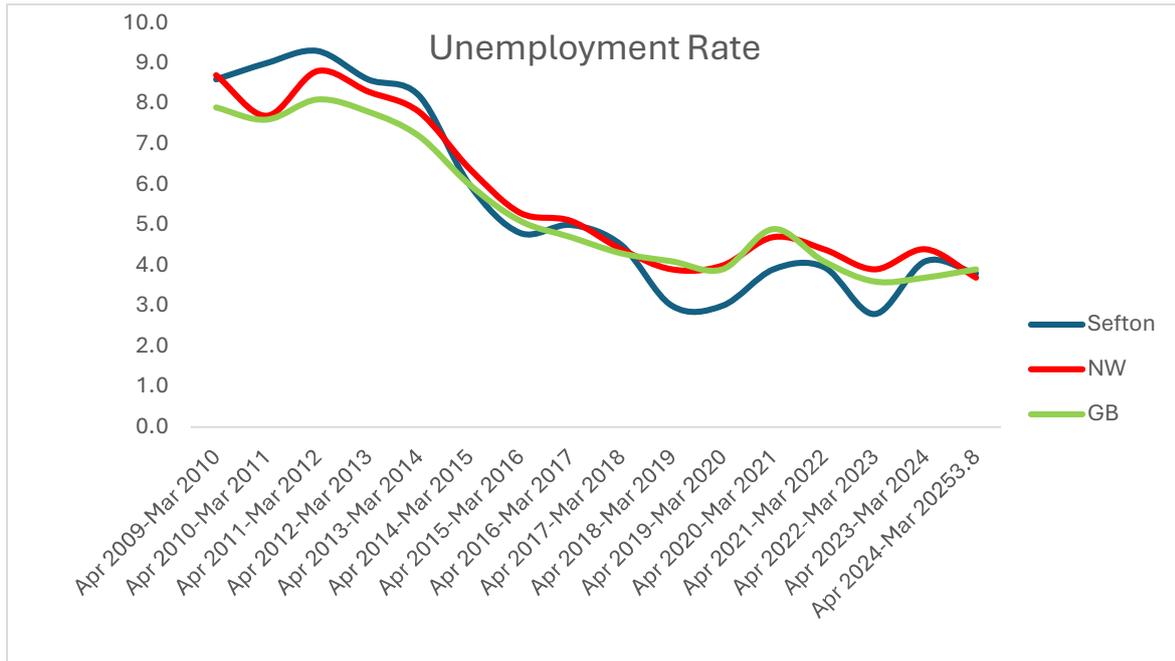
The total number of employee jobs in Sefton in 2023 was 92,000. This was a small increase on the previous year but lower than 2019 – 2021.



Source: [Labour Market Profile - Nomis - Official Census and Labour Market Statistics](#)

**Indicator 58 – (Economy)
Unemployment rate**

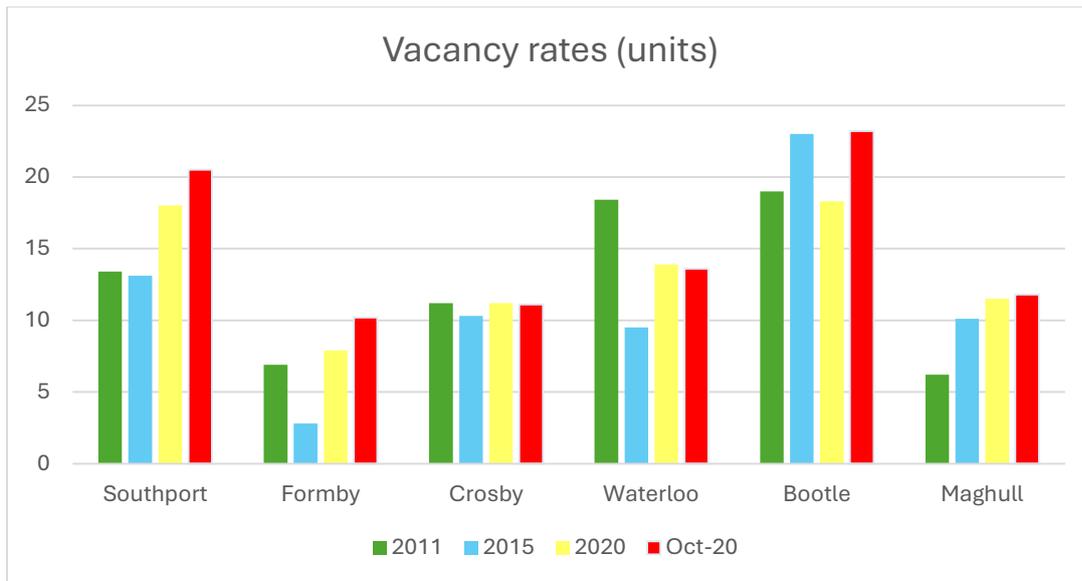
The total unemployment rate in Sefton was 3.8% from April 2024 to March 2025. This was down from 4.1% the year before. It continues a longer term fall in unemployment and is consistent with the northwest and national averages.



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

This information is no longer available in Sefton.

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



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.

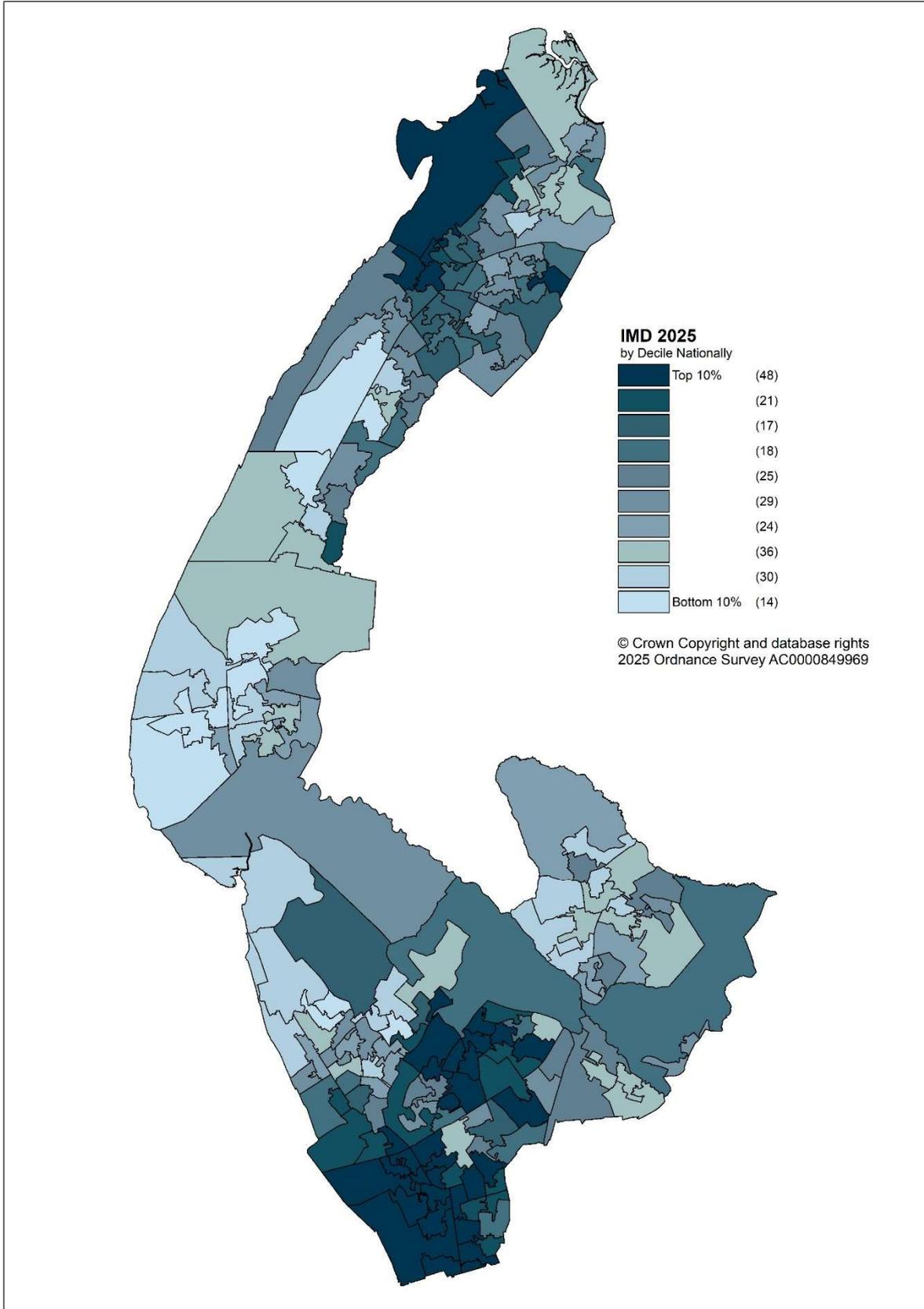
Indicator 61 – (Communities)

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

The most recently published information relating to this indicator is the 2025 Index of Multiple Deprivation. This shows that 25.6 % of Sefton’s population lives within the 20% most deprived neighbourhoods in England. This is a decrease since 2019 when 30.5% of Sefton’s population were in the 20% most deprived neighbourhoods in England.

Year	% of Sefton’s population living in 20% most deprived areas in England
2015	25.7%
2019	30.5%
2025	25.6%

The map below 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 (i.e. the darker blue areas).



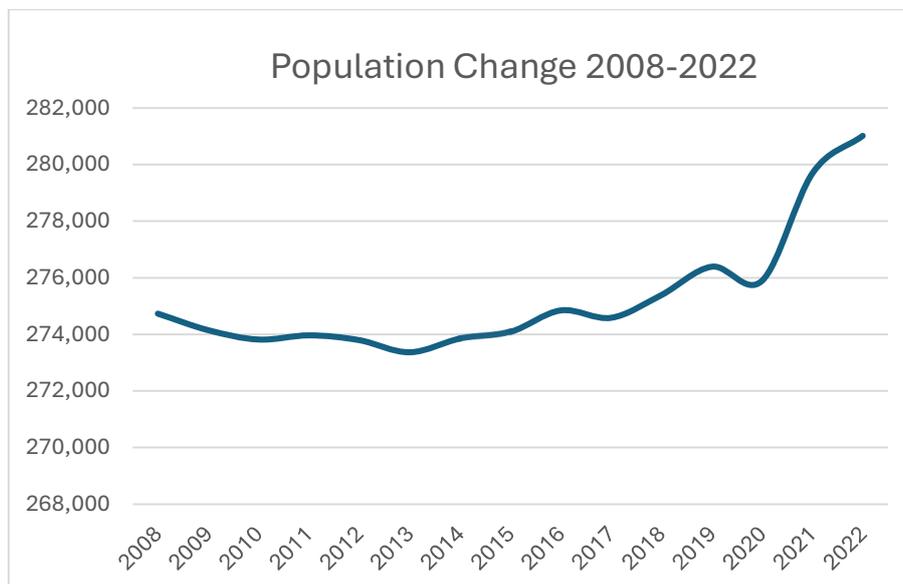
**Indicator 62 – (Communities)
Social Housing waiting lists**

The Social housing waiting list is 3,338. This is consistent with previous years.

At 31 st March	No. of active applicants on the Sefton Housing Register
2021	4,005
2022	3,744
2023	3,310
2024	3,630
2025	3,338

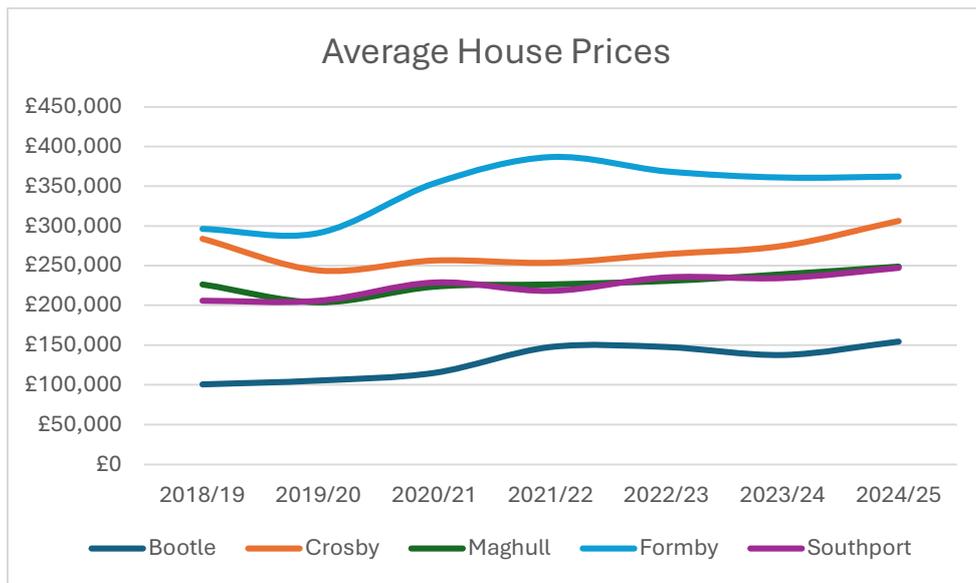
**Indicator 63
Population in Sefton**

There are no more up-to-date figures on Sefton’s population since last year. The figure for population estimates remains at 281,027 for 2022, showing a slow upward trend.



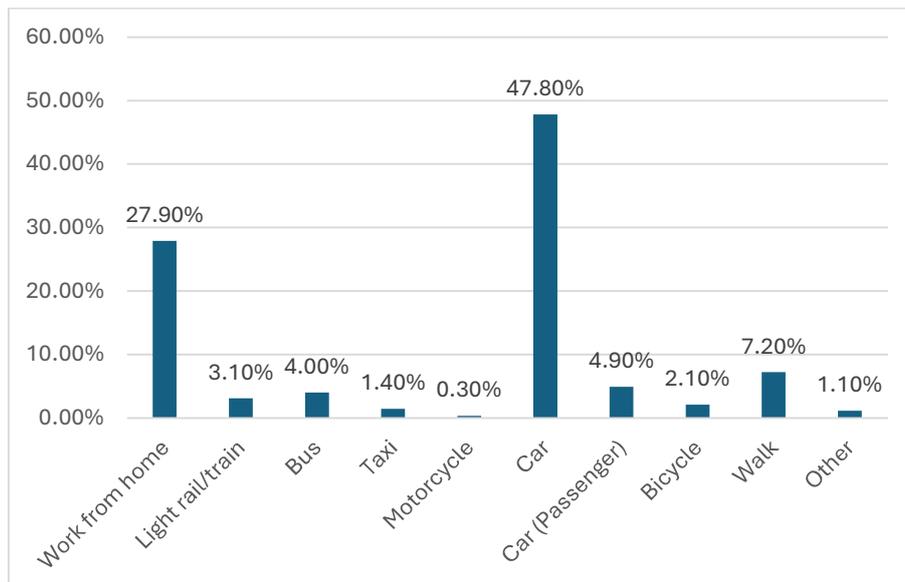
**Indicator 64 – (Housing)
Average House Prices by Area**

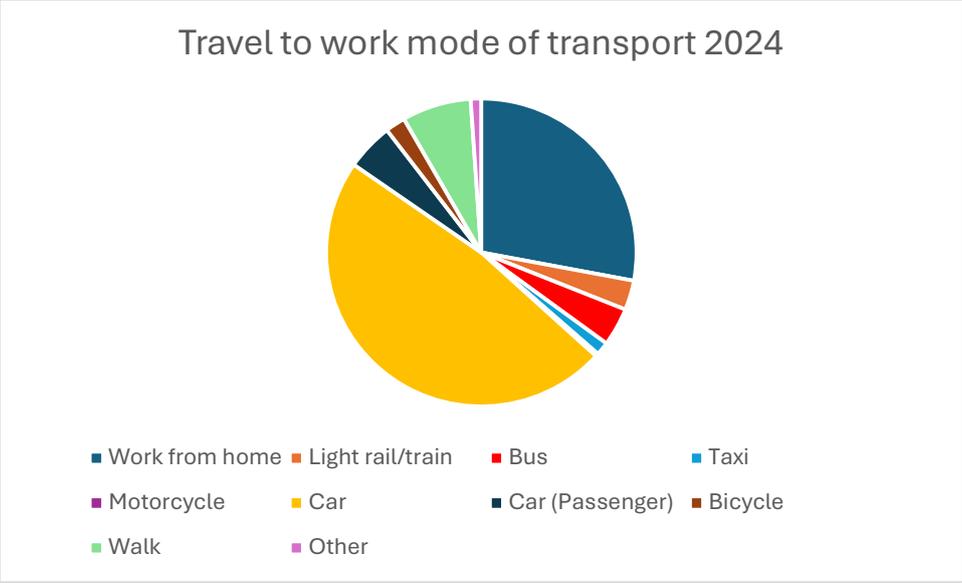
The house prices have risen this year with the exception of Formby where there has been a small fall. Bootle and Crosby are seeing the biggest house price rises.



**Indicator 65 – (Accessibility)
Travel to work by transport mode**

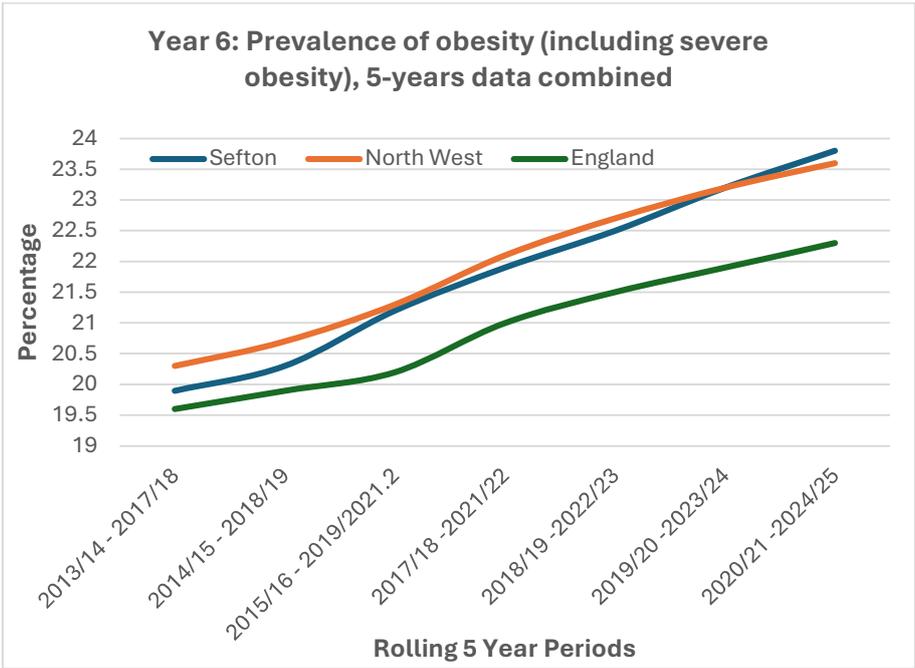
The travel to work data has been updated. The main changes are small increase in people using cars/vans and taxis and small falls in using trains and working from home.

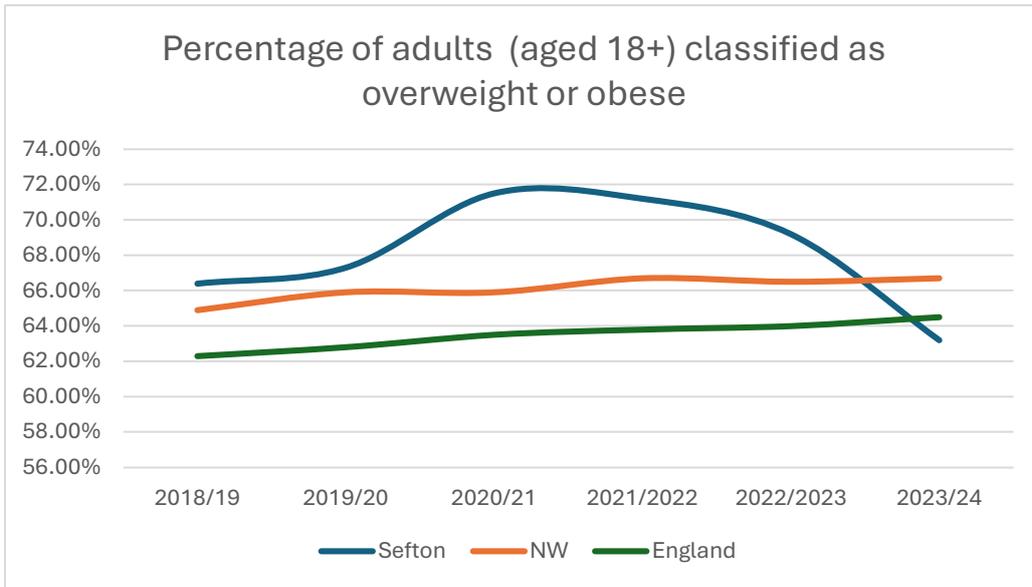




**Indicator 66 – (Health and Wellbeing)
Obesity rates in adults/children**

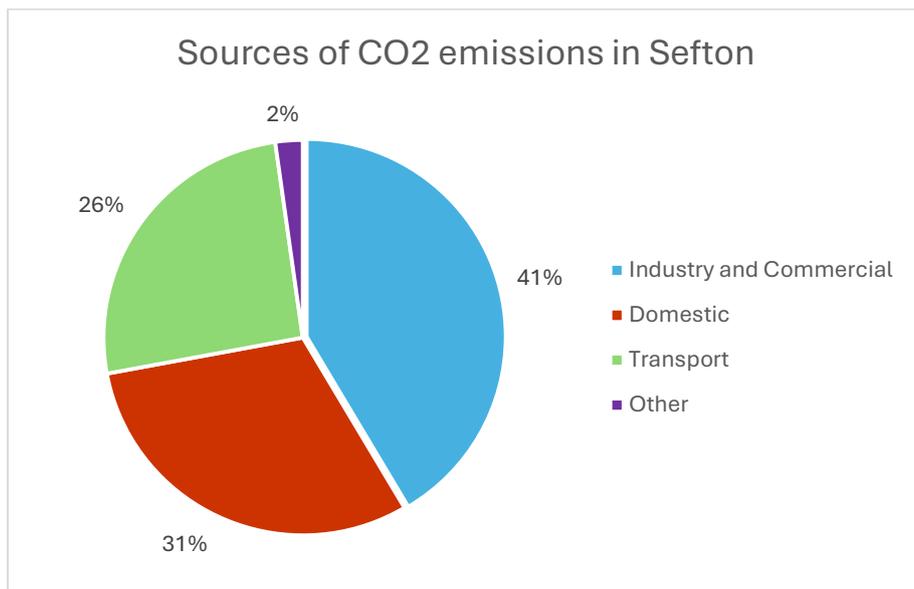
These figures show mixed news. There is a continued rise in year 6 obesity rates and the rate in Sefton is now higher than the North West average. This follows a steady long-term pattern. However there has also for the second year running been a decline in the number of adults overweight. It will be interesting to see if that is the start of a downward trend.



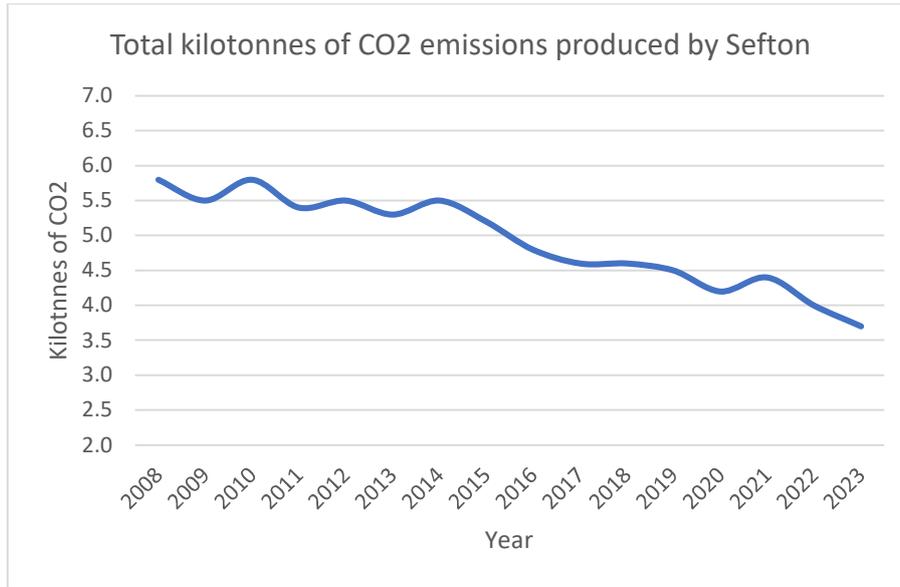


**Indicator 67 - (Climate Change and Resource Use)
Carbon emissions by source (CO2 per person)**

The figures for the sources of carbon dioxide in Sefton can be seen below. The majority is from industry and commerce and domestic consumption. Transport consists of around a quarter of Carbon dioxide emissions. The Carbon dioxide released per capita has also decreased, continuing a long-term trend.



Source: [2005-23-uk-local-authority-ghg-emissions.xlsx](#)



Indicator 68 – (Flooding)

Total number of homes and businesses classed at risk from flooding

The figures for the number so of properties at risk of flooding is listed below. The figures have gone up considerably. This particularly applies to commercial properties. This is thought to be mostly down to changes to the Environment Agency flood risk maps that have been redrawn to reflect climate change.

The reasons for the changes in flood risk for commercial properties is likely to be linked to them being classified as less vulnerable uses than housing. Meaning that they typically are far more likely to be located near to golf courses. The changes to the flood risk maps do mean that some developments that would otherwise have been considered acceptable, will have to pass sequential and exceptions tests to be considered acceptable in the future.

	Residential Properties 2024	Commercial Properties 2024	Residential Properties 2025	Commercial Properties 2025
Properties in Flood Zone 2	6841	692	7032	851
Properties in Flood Zone 3*	6011	499	6253	614

Risk of Surface Water Flooding (1 in 100 years)	13628	1796	14213	1863
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Action - Continue to apply policy.

Indicator 69 – Air quality at monitoring stations

The air quality at Sefton’s air quality monitors is set out below:

	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	2025	2020	2021	2022	2023	2024	2025	2020	2021	2022	2023	2024	2025	2020	2021	2022	2023	2024	2025
Crosby Road South	12	9.9	7.2	7.3	1.3	No data	31	30.2	30.6	25.8	3.8	No data	28.1	25.7	23.1	20.8	6.7	No data	25.4	No data				
Millers Bridge, Bootle	17.6	20.1	18.5	11.8	14	13.7	37	37.5	39.7	33	31.9	36.1	37	39.8	39.3	29	30.7	32.6	20.5	27.8	30.6	14.9	22.2	30.5
Princess Way, Seaforth	33	35.2	35.3	20.1	22.2	22.7	35.8	37.1	42.8	25.3	30.2	31.4	51.8	54.6	57.4	32.8	37.8	38.3	No data	No data	23.6	14.5	18.6	29.8
Waterloo Primary School	10	13.5	17	11.8	9.1	9.9	27.7	30.7	35.6	25.3	21	27.2	24.5	29.6	35.7	25	20.2	24.2	No data	No data	No data	No data	No data	No data
Hawthorne Road	18.5	17	18	13.7	13.8	12	31.1	31.5	35.2	25.5	24.4	26.8	34.7	33.5	36.4	26.4	25.9	26	23.5	26.9	28.8	18.5	21.6	No data

All readings from March for each year.

Source: [Breathing space](#)

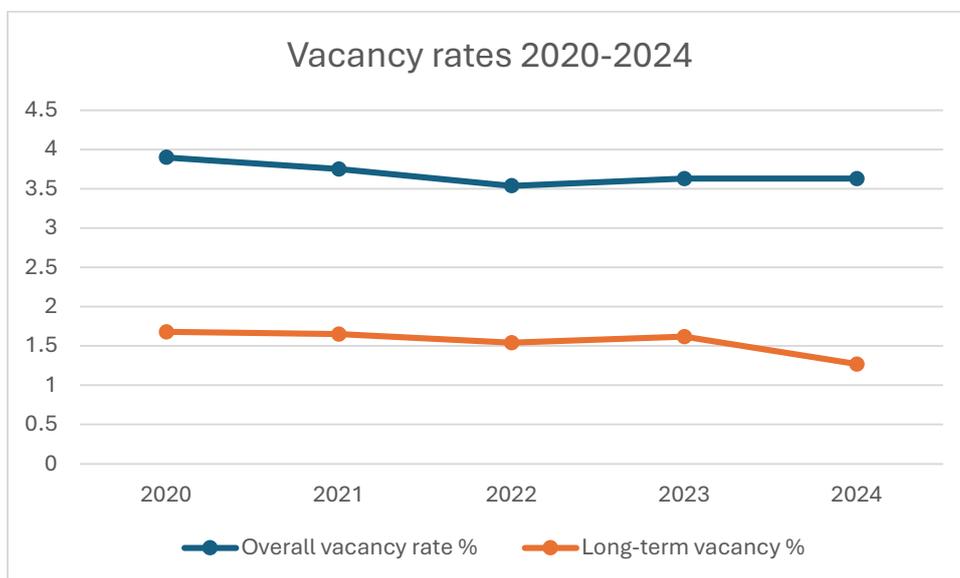
Indicator 70 - (Environmental Quality) River Quality

The Environment Agency has not provided data on river quality since 2009.

Indicator 71 – Vacant dwellings.

The latest figures for the 2025 AMR are from 2024. They show that the levels of vacancy at 3.62% are similar to the level reported in 2023 of 3.63%. Long-term vacancies have gone down from 1.62% to 1.27%.

The Council are now using the official statistics rather than their own methodology to calculate vacancy rates.



Indicator 72 – (Biodiversity)

Local sites and sites in positive conservation

The most recent figure for number of wildlife sites in positive conservation for 2023/24 is 17 out of 56 sites (30%), this compares to 15 out of 56 (27%) from the previous year and 18 out of 56 (32%) for 2021/22.

Source: [Local Sites in positive conservation management England 2008-09-2023_24.ods](#)

Indicator 73 – (Culture and Heritage)

Number of listed buildings ‘at risk’

For the period January 2025 to October 2025 the total number of listed buildings at risk is 54 – this is a decrease of 2 from the previous year. There were no new additions to the list.

2 Buildings at Risk removed from the list:

Church Of St Nicholas, Bridge Road, Crosby, L23

17 Beach Lawn, Waterloo

**Indicator 74 – (Culture and Heritage)
Number of Conservation Areas ‘at risk’**

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

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 2024 NPPF (paragraph 28).

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 Wirral, 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.

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 2025/26 and beyond.

Other Cooperation

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 emerging SDS and its supporting evidence, the Sefton Local 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 March 2025 and covers up until 2028

Local Plan Review

In light of the changes to the NPPF in December 2024, the Secretary of State asked that all local planning authorities produce an updated Local Development Scheme (LDS) within 12 weeks of the publication of the NPPF, i.e. by no later than 6 March 2025. Whilst the plan-making regulations have not yet been published, the timetable below reflects the plan-making proposals previously consulted on. It is possible that this timetable will be revised when the new government publishes the final plan-making regulations later this year.

Stage	Date
Local Plan Pre-Commencement – including commissioning some studies, reviewing constitution, resourcing, setting up governance structures	February 2025 to June 2026
Give notice of start	July 2026
Prepare Project Initiation Document	July to September 2026
Gateway 1*	October 2026
Prepare Local Plan Vision and Strategy	October 2026 to May 2027
Public Engagement 1 – plan vision and strategy (8 weeks)	June to August 2027
Gateway 2*	September 2027
Prepare draft Local Plan	September 2027 to May 2028
Public Engagement 2 – draft Local Plan (6 weeks)	June to August 2028
Gateway 3*	September 2028
Submission	October 2028

Bootle Area Action Plan

The Bootle Area Action Plan now has a final Inspectors report and is expected to be adopted in January 2026.

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.

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 gathered evidence with a view to undertaking pre-submission consultation on their draft Neighbourhood Plan. However, they did not proceed with producing a neighbourhood plan.

Section F

Progress on Infrastructure Working Group Recommendations

Infrastructure was one of the key concerns raised during the consultation on the Local Plan and, to help to alleviate the concerns Members and the public had with regards the provision of infrastructure, an Infrastructure Working Group was formed. One of the key roles of the group was to scrutinise the mechanisms for the provision of infrastructure. In this regard the group were informed by presentations from a range of Council Departments [such as education, leisure and housing] and external organisations [including the NHS, Merseytravel and United Utilities].

The Infrastructure Working Group comprised four Councillors [2 from Labour and one from each of the Liberal Democrats and Conservatives]. Following the series of meetings, held between April and August 2014 the group provided a detailed list of 18 recommendations. Upon request a report was provided in June 2015 setting out progress in meeting each of the recommendations. These are provided below with the exception of the response to recommendation 8 which has been updated to take account of later information.

At the meeting of Council of 20th April 2017 the following recommendation was approved:

‘the Overview and Scrutiny Committee (Regeneration and Skills) be requested to robustly and regularly monitor the implementation of the 18 recommendations proposed by the Local Plan Infrastructure Working Group and adopted by the Cabinet on 15 January 2017.’

Progress on the 18 recommendations were most recently reported at the meeting of [Overview and Scrutiny \(Regeneration and Skills\) of 16th September 2025](#).

At that meeting, the committee recommended (amongst others) that:

- the Assistant Director – Economic Growth and Housing be requested to submit a further report to the Committee detailing what clear outcomes had been achieved from the 18 recommendations of the former Infrastructure Working Group; and
- the Assistant Director – Economic Growth and Housing be requested to: (a) write to the Secretary of State for Housing, Communities and Local Government expressing concern about the potential risks associated with infrastructure providers and their ability to deliver required infrastructure at the right time and in the right place and requesting the ability to apply harsher sanctions when

planning conditions are unmet. The Secretary of State be asked to issue additional guidelines on viability assessments to include a more ‘balanced’ approach – including the assessment of community impact and value in addition to developers and landowners’ considerations; and (b) report the response of the Secretary of State to the Committee.

A follow-up report will be taken to Overview & Scrutiny early in 2026 to address the recommendations above.