

Local Development Framework for Wirral - Annual Monitoring Report 2010

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1 Executive Summary

1.1 The Annual Monitoring Report is a statutory document setting out progress on the delivery of the Council's Local Development Scheme and the extent to which the policies set out in Local Development Documents are being achieved.

1.2 This is the sixth Annual Monitoring Report for Wirral, covering the period of twelve months ending on 31 March 2010.

Context

1.3 Previous Annual Monitoring Reports have identified that the main challenges for Wirral were to promote economic revitalisation; tackle deprivation and inequality; progress urban regeneration; improve and maintain environmental standards, reduce dependence on the private car; improve public transport; minimise anti-social behaviour; and provide for more sustainable development. Public consultation has confirmed these issues as local priorities.

1.4 The main spatial priorities for the Borough have now been set out in a Preferred Options Report and in an accompanying Revised Spatial Portrait, prepared as part of the emerging Core Strategy Development Plan Document for the Borough. The Preferred Spatial Vision and Spatial Objectives for the Core Strategy are reproduced in Section 6 of this Annual Monitoring Report.

Monitoring Policy Implementation

1.5 For consistency, the format and indicators contained within earlier Annual Monitoring Reports have been retained wherever possible. The Secretary of State has, however, announced the intention to replace the list of data that local government is expected to provide from April 2011.

1.6 The recent global and national recession has continued to have a noticeable impact on a wide range of indicators.

Population

1.7 The Borough's population has continued to decline. The latest national mid-year estimate shows 308,500 residents in 2009, a reduction of 1,000 people since mid-2008. The greatest decline continues to be in people of working age.

Economy and Retail

1.8 Economic activity fell back to 72% in 2009 and the number of residents who were economically inactive increased by almost 16% to 53,500 people. 41,580 working age residents were claiming key benefits in February 2010 but the number of residents claiming Job Seekers Allowance decreased by almost 17% during the year to August 2010 from 10,353 to 8,641 people.

1.9 The amount of completed employment floorspace was over 90% lower than in 2008/09. The number of projects under construction has also markedly reduced.

1.10 The amount of completed new retail floorspace had more than doubled since 2008/09 but was still well below the amount completed in 2007/08. No new leisure floorspace was completed in 2009/10.

Housing

1.11 Gross housing completions have reduced from 599 units in 2008/09 to 340 in 2009/10. The number of demolitions reduced to 131.

1.12 The proportion of dwellings completed on previously developed land, nevertheless, continued to exceed the regional target of 80%; the proportion of dwellings completed within the Newheartlands Pathfinder remained at 35%; and the number of affordable housing completions increased to 73 units in 2009/10.

1.13 The majority of new dwellings continued to be within 30 minutes public transport time of essential services such as a doctor's surgery, school, retail centre or employment area but the proportion of new dwellings within 30 minutes public transport time of a hospital reduced to 70%.

1.14 By the end of 2009/10, an annual average of 603 net additional dwellings would have been needed to reach the Regional Spatial Strategy requirement of 9,000 new homes by 2021. Initial indications are that completions could continue to run below the level anticipated in the Regional Spatial Strategy until the market recovers.

1.15 The previous Government had revised the targets for housing delivery in the Local Area Agreement from 500 net additional dwellings to 265 in 2009/10 and 160 in 2010/11.

1.16 In July 2010, the Council resolved to reduce the annual average dwelling requirement to 250 net additional dwellings in the period until the Core Strategy Development Plan Document was adopted.

Environment and Resources

1.17 Twelve public open spaces have now obtained a Green Flag Award.

1.18 The Environment Agency submitted one objection to a planning application on water quality grounds and four objections to issues related to flooding. Of the three permissions granted, two were dealt with by planning conditions and one by the submission of a revised flood risk assessment.

1.19 The amount of waste sent to landfill has reduced by a third since 2004/05 and the amount composted or recycled has more than trebled, to 37% in 2009/10.

Monitoring Plan Preparation

1.20 Consultation on the Spatial Options for the Core Strategy Development Plan Document took place in January 2010 and consultation on the Preferred Options began in November 2010. The target date for the adoption of the Core Strategy is now February 2012.

1.21 The majority of the additional studies necessary to ensure that the Core Strategy will be founded on a robust evidence base are now complete. The Liverpool City Region Renewable Energy Capacity Study and a Liverpool City Region Overview Study are still to report. An additional Water Cycle Study will be commissioned towards the end of 2010.

1.22 A Site Allocations Development Plan Document will be prepared following the adoption of the Core Strategy, with a target for adoption of February 2014.

1.23 Consultation on the Preferred Options for the Joint Waste Development Plan Document for Merseyside and Halton took place in May 2010. Further consultation on new sites is expected to take place in early 2011. The target date for adoption is now October 2012.

Questions and Comments

1.24 Any questions and comments on the data or analysis provided in this Annual Monitoring Report should be directed to Laura Myles in the Corporate Services Department at Wallasey Town Hall, Brighton Street, Wallasey, Wirral CH44 8ED, who can be contacted on 0151 691 8225 or at lauramyles@wirral.gov.uk.

1.25 The Council is keen to identify ways to improve the range and quality of the information provided in its AMR and would encourage approaches to provide regular, up-to-date data sets for relevant indicators.

2 Introduction

Background

2.1 This document is the sixth Annual Monitoring Report for Wirral (AMR) prepared under Section 35 of the Planning and Compulsory Purchase Act 2004.

2.2 The AMR is a statutory document setting out progress on the delivery of the Council's Local Development Scheme and the extent to which the policies set out in Local Development Documents are being achieved.

2.3 This AMR principally covers the period of twelve months ending on 31 March 2010 but also includes more up-to-date information where this is available.

Contents

2.4 Section 3 of the AMR sets out the latest policy context within the area.

2.5 Section 4 of the AMR sets out the extent to which the policy priorities for the area are being achieved under the heading of monitoring policy implementation.

2.6 Section 5 of the AMR sets out progress on the delivery of the Council's Local Development Scheme under the heading of monitoring plan preparation.

2.7 Section 6 provides a summary of the spatial vision and spatial objectives which are now being included the emerging Core Strategy Development Plan Document for the Borough.

3 Policy Context

3.1 This section of the AMR seeks to set out the latest position with regard to existing Development Plans and other significant policy initiatives.

The Development Plan for Wirral

3.2 The statutory Development Plan for the Metropolitan Borough of Wirral comprised:

- the Regional Spatial Strategy for the North West, issued by the Secretary of State in September 2008⁽¹⁾; and
- the Unitary Development Plan for Wirral, adopted by the Council in February 2000⁽²⁾.

1 [the North West of England Plan Regional Spatial Strategy to 2021](#) (Government Office for the North West, September 2008)

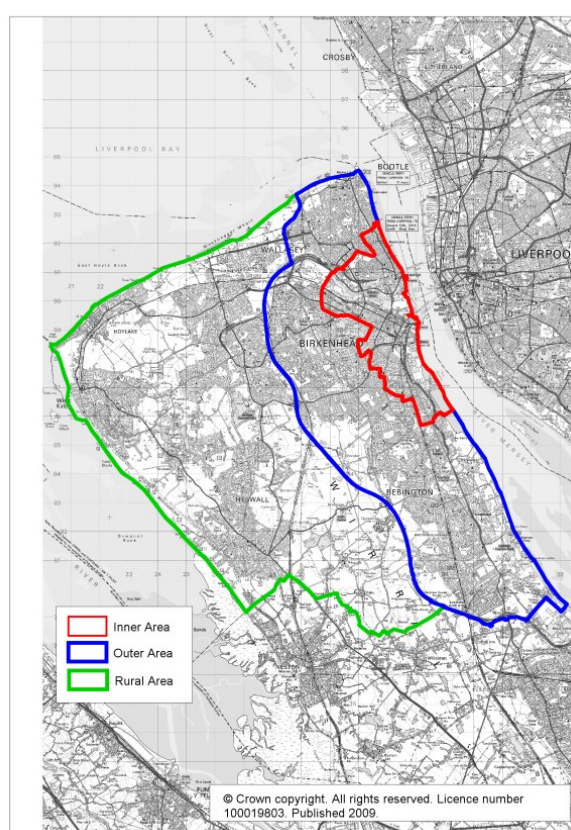
2 the UDP can be viewed on the Council's website at www.wirral.gov.uk

3.3 The new Coalition Government elected in May 2010 indicated the intention to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils⁽³⁾.

3.4 The decision to revoke Regional Strategies announced by the Secretary of State in a Parliamentary Statement on 6 July 2010⁽⁴⁾ was successfully challenged in the High Court on 10 November 2010⁽⁵⁾. The abolition of Regional Strategies will now be taken forward in the proposed Localism Bill which is expected to begin its passage through Parliament during late 2010. In the meantime, the Government has made it clear that the letter of 27 May 2010 is intended to be a material consideration in future planning decisions⁽⁶⁾.

Regional Spatial Strategy

3.5 The Regional Spatial Strategy (RSS) divided Wirral into three spatial areas, which are illustrated on Picture 3.1 below:



Picture 3.1 RSS Areas

3 by [Letter dated 27 May 2010](#)

4 <http://www.communities.gov.uk/statements/corporate/regionalstrategies>

5 <http://www.bailii.org/ew/cases/EWHC/Admin/2010/2866.html>

6 <http://www.communities.gov.uk/statements/corporate/localismbillplanning>

3.6 The regional priorities for the sub-region were the Regional Centre of Liverpool and the surrounding Inner Areas. In Wirral, the key priorities included:

- **Inner Area** - to support major regeneration and population growth including housing market renewal at the heart of the urban area, to maximise economic potential and promote urban renaissance and social inclusion.
- **Outer Area** - to promote economic development, maximise employment potential, address worklessness, expand the quality and choice of housing and enhance the role of existing centres.
- **Rural Area** - to focus development on key service centres, address barriers to affordability, meet identified local needs and enhance the value of the rural environment.

3.7 These priorities will now need to be re-set as part of the emerging Local Development Framework, which will gradually replace the Unitary Development Plan.

3.8 A Partial Review of the Regional Spatial Strategy was being undertaken to make additional provision for Gypsies and Travellers, Travelling Showpeople and parking standards. Consultation on the Submitted Draft Policies was completed in October 2009. The examination in public was carried out in March 2010. The Partial Review was abandoned following the announcement that Regional Strategies were to be abolished and the Report of the Panel does not form any formal part of the planning system.

3.9 Work had also previously commenced on a new single Regional Strategy for the North West (RS2010) to replace the Regional Spatial Strategy. Initial consultation on Issues and Principles took place in February 2009. This work has now also been abandoned.

3.10 Instead, 4NW and Northwest Regional Development Agency published Future North West: Our Shared Priorities, to provide a high level non-statutory statement of strategic priorities over the next 20 years, to build on work originally undertaken to support the development of RS2010 and to deal with issues that cross local boundaries⁽⁷⁾.

Unitary Development Plan

3.11 The Unitary Development Plan for Wirral (UDP) is an old-style Development Plan. It provides for urban regeneration across the Borough, supported by a tight Green Belt, with priority given to regeneration within the older inner urban areas and the (former) outer Council estates.

7 Copies of the consultation documents can be viewed at
http://www.4nw.org.uk/whatwedo/?page_id=759

3.12 The UDP will be progressively replaced by the new-style Development Plan Documents contained within the Council's emerging Local Development Framework. The programme for the preparation of Development Plan Documents is set out in Section 5 of this document.

3.13 A review of the policies set out in the UDP was undertaken during 2007. Appendix 1 lists the policies and proposals that are no longer in force, following the Direction issued by the Secretary of State in September 2007⁽⁸⁾.

Local Development Framework

3.14 The following new-style Local Development Documents have already been adopted and are now in force within the area:

Document	Date of adoption
Statement of Community Involvement	December 2006
SPD1 - Designing for Development by Mobile Phone Mast Operators	October 2006
SPD2 - Designing for Self-Contained Flat Development and Conversions	October 2006
SPD3 - Hot Food Takeaways, Restaurants, Cafes and Drinking Establishments	October 2006
SPD4 - Parking Standards	June 2007
Local Development Scheme (Third Review)	February 2010

Table 3.1 Adopted Documents

Liverpool City Region Structures

3.15 A new sub-regional structure has been established for the City Region, including a City Region Cabinet and a series of supporting policy boards. A Housing and Spatial Planning Board has been established to deal with spatial planning issues.

3.16 A City Region Development Programme, a City Region Employment Strategy and a City Region Housing Strategy have already been agreed to provide a consistent framework through which sub-regional priorities can be delivered.

3.17 An initial Multi-Area Agreement with central Government, agreed in September 2009, built on the strategic priorities set out in the City Region Development Programme under four "platforms" and an overarching "Story of Place".

3.18 Story of Place Priorities included:

- tackling worklessness and improving the quality of life of the most deprived people;
- improving the size and depth of the business base;
- equitably closing the wealth gap between the City Region and the rest of the UK;

8 The text of the UDP can be viewed at <http://www.wirral.gov.uk/udp> and the Proposals Maps can be viewed at <http://www.wirral.gov.uk/udpmaps/index.html>.

- significantly raising the skill level of the population;
- developing a sustainable, modern and efficient, digital, transport and energy infrastructure; and
- improving the quality, availability and affordability of the housing stock.

3.19 Employment and Skills Platform priorities include: stimulating employer demand; integrating employment and skills delivery; and securing a more strategic approach.

3.20 Economy Platform priorities include: promoting the visitor economy; Liverpool SuperPort; a low carbon economy; the Mersey Tidal Energy project; next generation distribution networks; and the knowledge economy.

3.21 Housing Platform priorities include: supporting growth and renewal; improving the quality of private sector housing; housing energy efficiency; landlord accreditation; and returning housing delivery to levels of mean average completions for 2003-2008 by the end of 2011/12.

3.22 Transport Platform priorities include: improving accessibility to employment and opportunities; improving the capacity and connectivity of the City Region network; reducing emissions; and addressing climate change.

3.23 The future status of the Multi-Area Agreement is now expected to be overtaken by the proposals for a Local Enterprise Partnership.

Local Enterprise Partnership

3.24 The opportunity for areas to develop a Local Enterprise Partnership (LEP) between local authorities and businesses to promote local economic development and take on some of the roles of the Regional Development Agencies was announced in a Government White Paper in October 2010⁽⁹⁾.

3.25 Proposals for a Liverpool City Region LEP, to include Halton, Sefton, Knowsley, Liverpool, St Helens and Wirral, were submitted in July 2010 and approved in October 2010. The City Region LEP will specifically consider matters related to economic regeneration, housing and transport, as well as support for the delivery of major projects and accelerating business development.

Wirral Sustainable Community Strategy

3.26 The Sustainable Community Strategy (SCS) prepared by the Wirral Partnership was adopted by the Council in May 2009⁽¹⁰⁾.

3.27 The SCS sets out how statutory agencies, the private sector and the community and voluntary sectors will work collectively to improve the quality of life within Wirral and identifies six strategic aims:

9 [Local Growth: Realising Every Place's Potential](#)

10 [Wirral 2025 – More Prosperous, More Equal](#)

- a strong local economy;
- safer, stronger communities in all parts of the Borough;
- the best possible health and well-being for all families and individuals;
- excellent life chances for children and young people;
- a high quality living and working environment;
- sustainable, affordable housing for all.

3.28 The SCS also expresses the intention to ensure that the increased prosperity resulting from a stronger local economy is accessible to all and the intention to narrow the gap between Wirral's most affluent and most deprived communities in terms of health, education and crime.

Wirral Local Area Agreement

3.29 The Local Area Agreement set out a three-year delivery plan for key elements of the SCS in the form of a contract between central Government and local partners.

3.30 The first Agreement for Wirral ran from 2008/09 to 2010/11 linked to delivery against a series of National Indicators related to: worklessness; skills; business start-ups; employment land and premises; crime and anti-social behaviour; traffic accidents; health; environmental cleanliness; recycling and waste minimisation; social care; homelessness; homes for vulnerable people and housing delivery.

3.31 Revised targets for housing delivery were agreed with the previous Government in response to the economic downturn, to reduce from 500 net additional dwellings in 2008/09 to 265 in 2009/10 and 160 in 2010/11.

3.32 The Secretary of State for Communities and Local Government announced the end of Local Area Agreements in October 2010.

Wirral Council Corporate Plan 2008-2011

3.33 The Council's Corporate Plan demonstrates how the Council will contribute to the delivery of the SCS and the Local Area Agreement, with the following local priorities:

- to create more jobs, achieve a prosperous economy and regenerate Wirral;
- to create a clean, pleasant, safe and sustainable environment;
- to improve health and well being for all, ensuring people who require support are full participants in mainstream society;
- to raise the aspirations of young people; and
- to create an excellent Council.

Wirral Investment Strategy

3.34 Consultation with more than 170 business representatives secured support for an Investment Strategy, which was initially published in March 2007. The first priority is to grow the local economy. Key targets include:

- raising productivity;
- increasing the number of higher value jobs in the Borough;
- encouraging innovation and enterprise;
- tackling disparities in skills and employment;
- developing and improving infrastructure;
- developing the future viability of existing employment space; and
- improving the availability of sites and premises for new investment.

3.35 The Investment Strategy is supported by a Full Employment Strategy; an Enterprise Strategy and an Employment and Investment Framework.

3.36 The Investment Strategy and its supporting documents are being revised and updated to reflect the new statutory duty to prepare an Economic Assessment for the Borough.

Interim Planning Policy for New Housing Development

3.37 The Council initially adopted an Interim Planning Policy for New Housing Development in December 2003 in response to Regional Planning Guidance for the North West (RPG13, March 2003). The Policy was revised in October 2005 to focus new housing development into identified regeneration priority areas, including the Newheartlands Housing Market Renewal Pathfinder⁽¹¹⁾.

3.38 The Interim Planning Policy was reviewed in March 2009, in response to the publication of the North West of England Plan and the findings of two planning appeals; and again in July 2010, following the proposal to revoke the Regional Spatial Strategy. The Interim Planning Policy will now remain unaltered until replaced by the emerging Core Strategy Development Plan Document.

Newheartlands Pathfinder

3.39 Newheartlands is a long term regeneration project to tackle the causes and symptoms of housing market failure, vacancy and decline at the heart of the Merseyside conurbation. In Wirral, the boundary designated by the Government in April 2002, includes parts of Bidston, Birkenhead, Liscard, Tranmere and Seacombe.

3.40 While the current programme of activity is funded to 2011, existing commitments could take the programme to at least 2014 and beyond. The availability of funding to achieve longer-term programme ambitions post-2011 is currently uncertain but announcements are expected towards the end of 2010.

11 The Interim Housing Policy can be viewed at <http://www.wirral.gov.uk/downloads/1807> and the area to which it applies at http://democracy.wirral.gov.uk/Data/Cabinet/20051020/Agenda/ERCS051013REP4C_17940.jpg

Mersey Heartlands Growth Point

3.41 The Mersey Heartlands Growth Point was designated by the Government in December 2008 to deliver accelerated housing growth within the older urban areas of east Wirral. The boundary to the Growth Point is the same as for the Newheartlands Pathfinder.



Picture 3.2

3.42 The Programme of Development submitted to the Government in October 2008 shows the capacity to deliver up to 19,110 new dwellings (gross), with an annual average contribution of up to 400 dwellings, to raise the Borough's housing delivery to 600 net new dwellings each year between April 2008 and March 2017. A Growth Point Statement has now been produced as part of a jointly prepared Strategic Housing Land Availability Assessment for Liverpool and Wirral.

3.43 The Growth Point includes "Wirral Waters", which has the potential to deliver up to 27,000 new jobs and up to 25,000 new dwellings over a thirty year period. The Council sought to establish a Strategic Regeneration Framework for the emerging proposals, in partnership with Peel Holdings and commissioned an Integrated

Regeneration Study for Birkenhead and Wirral Waters to produce a single comprehensive spatial regeneration plan to inform the emerging Core Strategy Development Plan Document⁽¹²⁾.

3.44 Planning applications for up to 15,100 dwellings have now been approved by the Council at East Float subject to Section 106 Legal Agreements and notification to the Secretary of State.

4 Monitoring Policy Implementation

4.1 An fuller overview of the main characteristics of the Borough is now contained within the Revised Spatial Portrait for the emerging Core Strategy Development Plan Document, which will be subject to public consultation during November 2010⁽¹³⁾.

4.2 This section of the AMR, therefore, seeks to provide additional background information on the extent to which the policy priorities for the area are being achieved based on contextual information drawn from nationally published data sets and the Borough's performance against a series of national Core Output Indicators for Local Development Frameworks.

4.3 The latest national Core Output Indicators were published in July 2008. The future long term status of these Indicators is now uncertain following recent Government announcements of the intention to amend the list of data that local government is expected to provide from April 2011.

4.4 For consistency, the data provided in this section of the AMR has retained the format provided over previous years, wherever possible.

Population

4.5 Wirral's population has declined from 355,800 in 1971. The ONS Mid-Year Estimate for 2009 shows a further reduction to 308,500⁽¹⁴⁾.

4.6 The latest ONS 2008-based population projections expect Wirral's population to decrease to 303.7 by 2033:

People (Thousands)	2008	2013	2018	2023	2028	2033	% change 2009-2033
Wirral	308.5	305.8	305.0	305.2	304.6	303.7	-1.6%
Merseyside	1,350.2	1,350.1	1,353.8	1,360.5	1,367.4	1,372.1	+1.6%

Table 4.1 Population Projections

12 the study can now be viewed at <http://democracy.wirral.gov.uk/mgConvert2PDF.aspx?ID=13990> and at <http://democracy.wirral.gov.uk/mgConvert2PDF.aspx?ID=13991>

13 The documents can be viewed at <http://wirral-consult.limehouse.co.uk/portal>

14 Mid-Year Population Estimates 2009 (ONS 2010)

4.7 The latest CLG 2006-based household projections expect the number of households in Wirral to increase to 150,000 in 2031, the level previously expected to be reached by 2021. The more up-to-date 2008-based projections have not yet been published.

Households (Thousands)	2006	2011	2016	2021	2026	2031	% change 2006-2031
Wirral	136.0	139.0	142.0	145.0	148.0	150.0	14.0%
Merseyside	584.0	599.0	615.0	631.0	643.0	654.0	12.0%

Table 4.2 Household Projections

4.8 Table 4.3 demonstrates how Wirral's demographic structure has changed since 2002⁽¹⁵⁾.

Mid Year Population	Young People (0-15 years)	Working Age (males 16-64 & females 16-59)	Retired (males 65 & over & females 60 & over)
2009	58,900	180,600	69,000
2008	58,900	182,300	68,200
2007	59,452	183,307	67,396
2006	60,300	184,200	66,700
2005	56,800	198,500	57,700
2004	57,600	197,900	57,600
2003	58,400	197,900	57,500
2002	59,400	197,500	57,400

Table 4.3 Population Change

4.9 The majority of these changes are due to migration. Annual net out-migration is currently estimated at 800 people per year. Continued out-migration has led to a disproportionate loss of younger age groups and to an ageing population.

Social Context

4.10 Almost a third of the Wirral population lives in areas ranked as having some of the greatest social, economic and environmental needs⁽¹⁶⁾. These localities score poorly across the full range of indicators for income; employment; health and disability; education, skills and training; living environment; and crime and disorder. Picture 4.1 demonstrates the spatial distribution of need.

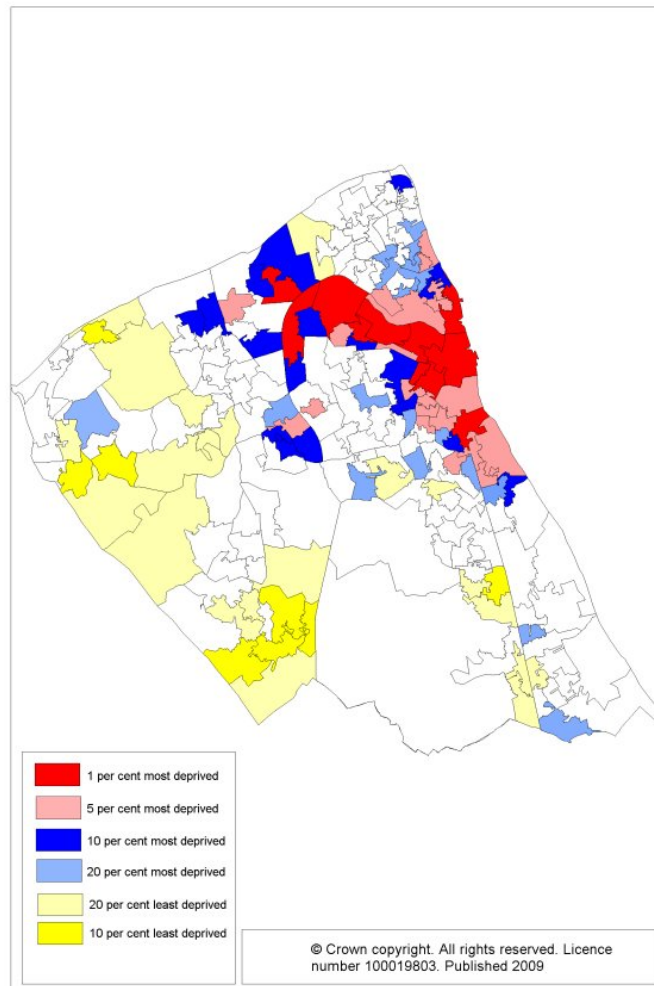
15 the figures were re-based in 2006

16 Index of Multiple Deprivation in England 2007

4.11 There is a significant gap in life expectancy between the poorest and most affluent areas, with a ten-year gap in average life expectancy at birth between Birkenhead and Heswall. Rates of coronary heart disease, obesity and hypertension are all higher than national and regional averages. Rates of diabetes are still slightly higher than the regional average but are now lower than the national average⁽¹⁷⁾.

4.12 79.8% of 15 year olds achieved five or more A*-C GCSEs in 2010, ahead of the national average of 74.8%⁽¹⁸⁾.

4.13 Wirral has the lowest rate of recorded crime per thousand people on Merseyside and this rate decreased by 9% during the year to 2010. Rates of burglaries, violent crimes, robberies and vehicle crimes are also among the lowest in the country⁽¹⁹⁾. Crime rates are, however, disproportionately higher in some areas.



Picture 4.1 Index of Multiple Deprivation ranking by Super Output Area

17 Wirral Compendium of Health Statistics (NHS Wirral 2010)

18 GCSE and Equivalent Results in England, 2009/10 (DCSF, 2010)

19 Local Authorities: Recorded Crime for Seven Key Offences (Home Office, 2010)

Economy

4.14 The general economic context in Wirral continues to be characterised by relatively poor economic performance:

GVA per Capita (£)	1997	2003	2004	2005	2006	2007	Change 2006-2007 ⁽²⁰⁾
Wirral	7,676	10,132	10,472	10,609	10,852	11,257	4.7%
Merseyside	8,793	12,106	12,579	12,946	13,475	14,155	5.0%
North West	11,032	14,523	15,161	15,596	16,245	16,967	4.4%
UK	12,682	17,043	17,895	18,537	19,495	20,430	4.8%

Table 4.4 Gross Value Added (GVA)

4.15 While overall GVA per capita in Wirral has continued to lag behind national, regional and sub-regional averages, recent growth has exceeded the regional average and has been comparable to the national rate⁽²¹⁾.

Total Employees (2008)	Full Time ⁽²²⁾	Part Time (percentage) ⁽²³⁾	Job Density ⁽²⁴⁾
Wirral	63.0%	37.0%	0.58
Merseyside	66.4%	33.6%	0.68
North West	69.1%	30.9%	0.76
Great Britain	68.8%	31.2%	0.79

Table 4.5 Total Employees

4.16 There were 96,400 employee jobs in Wirral in 2008, down by 1.2% from 2007. A higher proportion of jobs were part-time, compared with the averages for Merseyside, the North West and Great Britain. The ratio of total jobs to working-age population (job density) is considerably lower than national, regional and sub-regional averages. Figures for 2009 are not yet available.

Percentage of Employee Jobs (2008)	Wirral MBC	Merseyside	North West	Great Britain
Manufacturing	10.2%	8.5%	11.6%	10.2%
Construction	4.7%	4.6%	5.2%	4.8%
Services	84.2%	86.5%	82.1%	83.5%
Distribution, hotels, restaurants	23.3%	22.0%	23.5%	23.4%
Transport and communications	3.2%	5.3%	5.8%	5.8%
Finance, IT, other business activities	16.0%	17.8%	19.7%	22.0%

20 More recent data is not yet available

21 TMP Merseyside Economic Review 2010

24 Nomis ONS jobs density, including employees, self employed, Government supported trainees and HM Forces

23 Nomis ONS Annual Business Inquiry Employee Analysis, Employee Jobs (excluding self-employed, government-supported trainees and HM Forces)

22 (percentage)Nomis ONS Annual Business Inquiry Employee Analysis, Employee Jobs (excluding self-employed, government-supported trainees and HM Forces)

Percentage of Employee Jobs (2008)	Wirral MBC	Merseyside	North West	Great Britain
Public admin, education, health	36.3%	36.4%	28.2%	27.0%
Other services	5.4%	5.0%	4.9%	5.3%
Tourism-related ⁽²⁵⁾	8.6%	8.1%	8.2%	8.2%

Table 4.6 Employee Jobs by Industry

4.17 Wirral has a high proportion of employee jobs in services, with a higher than average reliance on jobs in public administration, education and health and a lower representation of jobs in finance, information technology and other business activities. In manufacturing, the Borough is strongest in chemicals and food and drink. Figures for 2009 are, again, not yet available.

VAT Registrations (End of Year 2007)	New Registrations (Percentage of End of Year Stock)	De-Registrations (Percentage of End of Year Stock)
Wirral	11.6%	7.5%
Merseyside	11.6%	7.5%
North West	10.6%	7.5%
Great Britain	10.2%	7.3%

Table 4.7 VAT Registered Businesses

4.18 Latest figures show a total of 7,090 VAT registered businesses in Wirral which represents 24% of all VAT registered businesses in Merseyside⁽²⁶⁾.

Percentage of Working Age Population (2009)	Economically Active	In Employment (employees)	In Employment (self-employed)	Economically Inactive
Wirral	72.0%	66.0%	6.7%	28.0%
Merseyside	71.2%	57.8%	6.5%	28.8%
North West	74.6%	60.3%	7.8%	25.4%
Great Britain	76.8%	61.8%	8.9%	23.3%

Table 4.8 Economic Activity

4.19 Economic activity in Wirral has fallen back from 75.3% in 2008. By 2009, 141,000 people were classified as economically active, with 128,800 people in employment including 14,300 self employed. The number of people who were economically inactive increased by 15.5%, from 46,300 in 2008 to 53,500 in 2009⁽²⁷⁾.

Average Household Income (£)	2005	2007	2009
Wirral	£28,326	£31,232	£34,452
Sefton	£29,018	£30,932	£30,659
St Helens	£27,868	£30,795	£30,223
Liverpool	£25,251	£28,239	£26,380
Knowsley	£25,238	£28,286	£28,143

25 Tourism consists of industries that are also part of the services industry

26 UK Business: Activity, Size and Location (ONS 2009)

27 NOMIS, ONS Annual Population Survey 2009

Average Household Income (£)	2005	2007	2009
United Kingdom	£31,000	£33,706	£35,000

Table 4.9 Household Incomes

4.20 Average household incomes in Wirral continue to be among the highest in Merseyside and have risen by 10% since 2007, ahead of UK growth at 4% ⁽²⁸⁾.

Average Weekly Earnings	Gross Weekly Pay by Workplace (Full-time Workers)			Gross Weekly Pay by Residence (Full-time Workers)		
	2007/08	2008/09	2009/10	2007/08	2008/09	2009/10
Wirral	£406.70	£420.00	£406.20	£430.60	£452.50	£482.70
Merseyside	£426.60	£447.30	£460.60	£425.70	£441.60	£452.60
North West	£434.20	£450.20	£460.00	£432.70	£451.30	£460.20
Great Britain	£458.60	£479.10	£490.00	£459.00	£479.30	£491.00

Table 4.10 Gross Weekly Pay

4.21 Average weekly earnings for employees working in Wirral remained below national, regional and sub-regional levels and below the average weekly earnings for employees living in Wirral ⁽²⁹⁾.

Claimants (Percentage of Working Age Population)	Key Benefit Claimants (May 2008) ⁽³⁰⁾	Key Benefit Claimants (February 2009) ⁽³¹⁾	Key Benefit Claimants (February 2010) ⁽³²⁾
Wirral	20.8%	22.7%	21.8%
Merseyside	22.5%	22.7%	23.2%
North West	17.3%	19.1%	18.4%
Great Britain	13.9%	15.6%	15.1%

Table 4.11 Key Benefits Claimants

4.22 In February 2010, 41,580 working age residents in Wirral were claiming one or more key DWP benefits, ahead of national and regional averages, marginally more than in February 2009 (0.5%), ⁽³³⁾.

28 CACI Income Data, 2009

29 NOMIS, ONS Annual Survey of Hours and Earnings (November 2010)

32 Nomis DWP Benefit Claimants Working Age Client Group (February 2010)

31 Nomis DWP Benefit Claimants Working Age Client Group (February 2009)

30 Nomis DWP Benefit Claimants Working Age Client Group (May 2008)

33 key benefits include bereavement benefit, carers allowance, disability living allowance, incapacity benefit, severe disablement allowance, income support, Jobseekers' Allowance and widows benefit

Claimants (Percentage of Working Age Population)	JSA Claimants (October 2008) ⁽³⁴⁾	JSA Claimants (September 2009) ⁽³⁵⁾	JSA Claimants (August 2010) ⁽³⁶⁾
Wirral	3.7%	5.6%	4.5%
Merseyside	4.5%	6.3%	5.4%
North West	3.0%	4.7%	4.0%
Great Britain	2.6%	4.1%	3.6%

Table 4.12 JSA Claimants

4.23 By August 2010, 8,641 people in Wirral were actively seeking work as claimants for Jobseekers' Allowance, an decrease of 16.5% since September 2009. The highest numbers of claimants were focused in the east of the Borough, in the Electoral Wards of Birkenhead and Tranmere; Bidston and St James; Seacombe; and Rock Ferry.

Floorspace (thousand square metres)	April 2005	April 2006	April 2007	April 2008	April 2009
Offices	275	281	283	283	1,066
Industrial	1,170	1,070	1,070	1,006	1,102
Warehousing	481	476	478	493	764
Total	1,827	1,827	1,831	1,782	2,932

Table 4.13 Business Floorspace

4.24 The overall total of recorded business floorspace in Wirral has increased since 2008, with office floorspace seeing the biggest increase.

4.25 Valuation Office Agency (VOA) reported data showed that industrial land values in Birkenhead ranged from £190k to £250k per hectare compared with Liverpool at £175k to £330k per hectare in 2009. Land values for Birkenhead and Liverpool both decreased by at least £15k between 2008 and 2009⁽³⁷⁾.

4.26 A higher than average proportion of Wirral's factory, office and warehouse stock originates from between 1940 and 1970. The percentage of stock built since 1990 began to draw slightly ahead of national and regional averages⁽³⁸⁾.

Business Development

Floorspace (square metres)	Use Class B1(a)	Use Class B1(b)	Use Class B1(c)	Use Class B2	Use Class B8	Total Floorspace
Total gross completed floorspace	275	-	-	1,948	-	2,223

36 Nomis ONS Jobseekers Allowance Claimants (August 2010)

35 Nomis ONS Jobseekers Allowance Claimants (September 2009)

34 Nomis ONS Jobseekers Allowance Claimants (October 2008)

37 VOA Property Market Report Capital and Rental Values at 1 July 2009

38 TMP Merseyside Economic Review 2007 Data Annex, Section 8, Figure 6

Floorspace (square metres)	Use Class B1(a)	Use Class B1(b)	Use Class B1(c)	Use Class B2	Use Class B8	Total Floorspace
Total net completed floorspace	95	-	-	-318	-	-223
Total gross completed on previously developed land	275	-	-	1,948	-	2,223
Percentage on previously developed land	100.0%	-	-	100.0%	-	100.0%

Table 4.14 Core Output Indicators BD1 and BD2: Amount of Floorspace Developed by Type and on Previously Developed Land 2009/10

4.27 While the year to April 2009 had seen a significant increase in new employment floorspace, the year to April 2010 shows the impact of the wider economic recession. The total amount of new employment floorspace completed in Wirral during 2009/10 was 92% lower than in 2008/09. The table below shows the changing trend over time.

Completed Floorspace (square metres)	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
Use Class B1(a)	961	4,857	8,542	3,801	8,803	275
Use Class B1(b)	Nil	Nil	Nil	Nil	Nil	Nil
Use Class B1(c)	Nil	Nil	Nil	Nil	Nil	Nil
Use Class B2	23,497	24,407	13,576	12,797	19,099	1,948
Use Class B8	Nil	Nil	53	Nil	Nil	Nil
Total Floorspace	24,458	29,264	22,171	16,598	27,902	2,223

Table 4.15 Amount of Floorspace Developed by Type (Gross)

4.28 Projects to provide only 101 square metres of office floorspace (Use Class B1) and 5,575 square metres of industrial floorspace (Use Class B2) were under construction at the end of the reporting period. This was less than half the amount of office floorspace and 25% lower than the amount of industrial floorspace under construction at the end of 2008/09.

Land Area (hectares)	Birkenhead Docks SRS ⁽³⁹⁾	WIBP SRS ⁽⁴⁰⁾	Borough Total
Allocated for B1 Uses ⁽⁴¹⁾	0.00	0.00	1.50
Allocated for B1, B2 and B8 Uses ⁽⁴²⁾	2.36	18.97	84.12

40 Wirral International Business Park Strategic Regional Site, Bromborough

39 Designated by NWDA in July 2010

41 Land allocated in the UDP under Proposal EM2 - Conway Park, is allocated for uses falling within Use Class B1

42 Land allocated in the UDP under Proposal EM1 – Former Cammell Laird's Shipyard; Proposal EM3 – Land for General Employment Use; Proposal EM4 – Expansion Land for Existing Businesses; and Proposal EM5 – Land at Dock Road South, Bromborough, is allocated for uses falling within Use Class B1 and/or Use Class B2 and/or Use Class B8

Land Area (hectares)	Birkenhead Docks SRS ⁽³⁹⁾	WIBP SRS ⁽⁴⁰⁾	Borough Total
Primarily Industrial Areas ⁽⁴³⁾	17.40	46.60	90.70
Other Land with Planning Permission ⁽⁴⁴⁾	0.00	0.00	0.69
Total	19.76	65.57	175.51

Table 4.16 Core Output Indicator BD3: Employment Land Available by Type (April 2010)

4.29 The Unitary Development Plan for Wirral (UDP) set aside 843 hectares of land across the Borough for employment uses falling within Use Classes B1, B2 and B8, with 658 hectares within the Primarily Industrial Areas and 185 hectares on allocated Employment Development Sites. Just under half the land allocated as an Employment Development Site remained undeveloped at April 2010 (46%).

4.30 The UDP also identified 227 hectares within the Dock Estates at Birkenhead and Eastham, subject to UDP Policy EM10. Land for port-related uses within the Dock Estates is identified by Act of Parliament and is subject to permitted development rights. Policy EM10 of the UDP, which provided for uses falling within Use Classes B1, B2 and B8 to be permitted within the Dock Estates, was removed from the Development Plan as a result of the Direction issued by the Secretary of State in September 2007. The areas formerly subject to UDP Policy EM10, now have no notation and are no longer included in Table 4.16. There was an additional 55.98 hectares of vacant land within the Dock Estates at April 2010⁽⁴⁵⁾.

4.31 The Strategic Regional Site at Twelve Quays was de-designated by NWDA in July 2009 as NWDA considered the project had now been successfully delivered.

Town Centres

4.32 The Regional Spatial Strategy identifies Birkenhead as the sub-regional service and retail centre for the Borough. Croft Retail Park in Bromborough is now the second largest destination for comparison spending behind Birkenhead Town Centre.

4.33 A large amount of spending by Wirral residents on comparison (non-food) goods continues to leak outside the Borough to places like Liverpool, Chester and the Cheshire Oaks retail outlet in Ellesmere Port. Internet sales are also forming an increasingly significant part of comparison expenditure. Expenditure on convenience goods is largely contained within the Borough.

40 Wirral International Business Park Strategic Regional Site, Bromborough

39 Designated by NWDA in July 2010

43 UDP Policy EM8 provides for uses falling within Use Classes B1, B2 and B8 within Primarily Industrial Areas

44 with planning permission for B1, B2 or B8 Uses at 31 March 2010

45 Further information on the supply of employment land can now be found within the Wirral Employment Land and Premises Study (BE Group, 2009)

4.34 Liverpool is a significant destination for visits to restaurants, pubs, bars and nightclubs, museums and art galleries and theatres and concerts, in addition to existing centres and attractions in Wirral⁽⁴⁶⁾.

Use Class	Completed Floorspace (square metres)				% in Town Centres	
	Town Centre		Borough Total		Gross	Net
	Gross	Net	Gross	Net		
Use Class A1	-	-	2,484	1,767	0%	0%
Use Class A2	-	-	-	-	-	-
Use Class B1a	-	-	275	95	0%	0%
Use Class D2	-	-	-	-	-	-

Table 4.17 Core Output Indicator BD4: Total amount of floorspace for 'town centre uses' 2009/10

4.35 The table above shows the total amount of new floorspace completed for 'town centre' uses during 2009/10. All of the Use Class A1 (retail) floorspace was located outside an existing town centre. No new Use Class D2 (leisure) floorspace was completed during 2009/10.

Completed Floorspace (square metres)	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
Use Class A1 (gross)	4,963	5,363	2,385	10,366	967	2,484
(percentage in town centres)	36%	11%	28%	66%	63%	0%
Use Class A1 (sales)	4,239	4,602	1,786	7,844	559	1,767
(percentage in town centres)	28%	8%	28%	58%	59%	0%
Use Class A2	-	-	-	-	-	-
(percentage in town centres)	-	-	-	-	-	-
Use Class D2	522	5,594	488	4,044	1,826	-
(percentage in town centres)	0%	8%	34%	14%	6%	-

Table 4.18 Completed "Town Centre" Floorspace 2004/05 to 2009/10

4.36 The table above shows the changing trend over time.

Tourism

4.37 The Council's Destination Marketing team seek to effectively and efficiently market the Wirral Peninsula as a quality investment and visitor destination and to create a sustainable environment that benefits both the local community and businesses alike. The Annual Implementation Plan highlights the activities planned throughout 2010 and beyond, to help achieve these key objectives.

46 Further information on local spending is contained within the Wirral Town Centres, Retail and Commercial Leisure Study (Roger Tym and Partners, 2009)

4.38 Tourism currently accounts for over 8% of employee jobs in Wirral, slightly ahead of the national and regional averages and tourism expenditure increased by 12% between 2007 and 2008⁽⁴⁷⁾.

Analysis by Sector of Expenditure (£'s millions)	2007	2008	% change
Accommodation	14.36	14.45	1%
Food & Drink	46.63	52.82	13%
Recreation	11.44	12.74	11%
Shopping	30.91	34.72	12%
Transport	30.83	35.77	16%
Indirect Expenditure	52.27	58.95	13%
VAT	23.48	26.34	12%
Total	209.91	235.79	12%

Table 4.19 Tourism Spending by Sector

Housing

4.39 Wirral has many areas of attractive high quality housing but large concentrations of poorer stock remain, particularly in east Wirral. Wirral's housing stock is on average older than the stock in the rest of England. Only the post-1980 stock has a lower proportion than the national profile. It is currently estimated that up to 19,900 private sector dwellings (16%) are subject to Category 1 Hazards under the new Housing Health and Safety Rating System⁽⁴⁸⁾.

Dwelling Stock by Sector (number of dwellings)	Total Stock	Vacant	Percentage Vacant
Registered Social Landlord	22,837	927	4.0%
Other Public Sector	2	0	0.0%
Private Sector	123,276	4,903	4.0%
Awaiting Demolition (All Tenures)		269	100.0%
Totals	146,115	6,099	4.2%

Table 4.20 Dwelling Stock 2010

4.40 Wirral had 146,113 residential properties in April 2010. 84% were privately owned and 16% were owned by registered social landlords. The vast majority of vacancies (82%) were within the private sector housing stock. The vacancy rate for private sector dwellings and dwellings managed by a Registered Social Landlord were both lower than the RSS target of 3%⁽⁴⁹⁾.

4.41 Average house prices increased by 3% in Wirral in the year to March 2010, ahead of the decline for Merseyside (2%) but lower than the increase for the rest of the North West Region (3.5%).

47 STEAM 2009

48 Wirral Private Sector House Condition and Home Energy Survey 2008

49 RSS Policy L3 (September, 2008)

Average House Prices	Wirral	Merseyside	North West
Overall	£123,674	£114,705	£120,103
Detached	£278,464	£227,948	£233,358
Semi-detached	£139,793	£121,235	£122,521
Terraced	£80,486	£69,514	£72,321
Flat/Maisonette	£102,829	£116,460	£114,065

Table 4.21 Average House Prices (March 2010)

4.42 The average property price for the Borough as a whole was nearly four times the average income for the Borough in March 2010⁽⁵⁰⁾.

Housing Land Supply

4.43 At 31st March 2010, the Borough's gross housing land supply with planning permission was 3,403 units (this figure includes new build and net change from conversions with planning permission), down from 3,950 units at March 2009⁽⁵¹⁾. The proportion of units on previously developed land stood at 97%⁽⁵²⁾.

4.44 The table below shows the capacity assessed in the Council's Strategic Housing Land Availability Assessment in April 2008 and an initial assessment of the revised capacity in April 2010, to take account of completions and new and lapsed planning permissions:

Source of Supply (PDL only)	April 2008	April 2010
Category 1 Sites ⁽⁵³⁾	2,349	2,226
Category 2 Sites ⁽⁵⁴⁾	4,431	4,340
Category 3 Sites ⁽⁵⁵⁾	9,482	9,451
Small Sites ⁽⁵⁶⁾	819	602
Planning Permissions ⁽⁵⁷⁾	3,091	2,722

Table 4.22 Capacity of Housing Land Supply

50 Land Registry House Prices, published August 2010

51 a summary of the latest position is provided at Appendix 2 to this AMR and a schedule of sites with planning permission is provided as Appendix 3

52 the amended definition of previously developed land in Planning Policy Statement 3: Housing (PPS3, June 2010), which reclassifies private residential gardens as greenfield land, will be taken into account in future AMRs

53 Category 1 sites are classified as developable within 5 years

54 Category 2 sites are classified as deliverable within ten years

55 Category 3 sites are classified as not currently developable

56 Small sites are sites below 0.4 hectares

57 discounted by 20% to account for possible non-implementation

Housing Requirements

4.45 The table below shows the number of additional dwellings that would have been needed to meet the requirements of the Regional Spatial Strategy to 2021, at the end of March 2010:

Net Annual Average Dwelling Requirements	Total Net Housing Provision 2003-2021	Annual Average (number of net dwellings)	Net Completions (2003/04 -2009/10)	Remaining	Annual Implied Target (2010/11 -2020/21)
RSS (September 2008) Table 7.1	9,000	500	2,369	6,631	603

Table 4.23 Core Output Indicator H1: Plan Period and Housing Targets

4.46 In July 2010, in response to the proposal to revoke the Regional Spatial Strategy and the transitional arrangements for housing figures in Local Development Frameworks, the Council resolved to apply an annual average housing requirement figure of 250 net additional dwellings in the period until the emerging Core Strategy Development Plan Document for Wirral is adopted⁽⁵⁸⁾.

4.47 The housing requirement figure contained within the earlier Unitary Development Plan for Wirral expired at the end of March 2001 and UDP Policy HSG1-New Dwelling Requirement was formally deleted by the Government Direction issued in September 2007⁽⁵⁹⁾.

Housing Trajectory

4.48 Gross completions continued to decline to 340 units during 2009/10. The number of demolitions reduced to 131 units for the year. The majority of demolitions continued to occur within the Newheartlands Pathfinder Area (70%).

4.49 Picture 4.2 and Table 4.25 below set out the housing trajectory for Wirral and Core Output Indicators H2 (a),(b),(c) and (d) based on the annual housing requirement of 500 net additional dwellings set out in the Regional Spatial Strategy and the annual average uplift to 600 net additional dwellings between 2008 and 2017 to reflect the aspirations of the Mersey Heartlands Growth Point.

4.50 The trajectory shows actual net completions achieved between 2003/04 and 2009/10 and projected net completions based on the findings of the Wirral Strategic Housing Land Availability Assessment (SHLAA) amended to take account of completions and changes to planning permissions and to avoid double counting⁽⁶⁰⁾.

58 [Option 1 Housing Numbers \(4NW, July 2010\)](#)

59 The Direction can be viewed at <http://www.wirral.gov.uk/downloads/1856>

60 Wirral Strategic Housing Land Availability Assessment (Roger Tym and Partners, July 2010)

4.51 For the years 2010/11 to 2014/15, sites identified in the SHLAA as deliverable within the first five years have been included. The contribution from sites at Wirral Waters has been halved to reflect the need for Section 106 Agreements and notification to the Secretary of State to be resolved. For the years 2015/16 onwards, the full assessed capacity at Wirral Waters has been included. Category 3 Sites are only included in the future supply from 2020/21.

4.52 Demolitions outside the Newheartlands Pathfinder have been calculated using the median of actual demolitions between 2003/04 and 2009/10 within the RSS Outer and RSS Rural Areas. Demolitions within the Newheartlands Pathfinder have been based on planned demolitions for 2010/11 and 2011/12. An annual average of 150 demolitions has then been taken forward for 2012/13 and beyond, which may not be fully achieved due to future changes in funding which will need to be assessed as part of next year's AMR.

4.53 The managed delivery targets reflect the number of dwellings that will be needed each year to achieve the overall housing requirement by 2021⁽⁶¹⁾. The trajectory does not take account of windfalls, which during the five years to 2009/10 generated an annual average of 450 additional units⁽⁶²⁾.

Completed Dwellings (gross)	RSS Inner Area	RSS Outer Area	RSS Rural Area	Borough	IPPA ⁽⁶³⁾
Total Dwellings	120	137	83	340	278
New Build	79	123	82	284	225
Conversions and Changes of Use	41	14	1	56	53
% on Previously Developed Land	98.8%				

Table 4.24 Core Output Indicator H3: New and Converted Dwellings and Percentage on Previously Developed Land 2009/10

4.54 Development on previously developed land continued to exceed the RSS target of 80%⁽⁶⁴⁾. 45% of gross completions in 2009/10 were flats down from 61% in 2008/09 and 67% in 2007/08.

61 The managed delivery target has been calculated by subtracting the cumulative net completions to date from the total housing requirement for the period 2003-2021 and dividing this answer by the number of years left in the plan period. For example, the cumulative completions over the period to 2010/11 are 2,975. The total housing requirement (excluding the Growth Point) for 2003-2021 is 9,000 and in 2010/11 there will be 10 years left of the plan period. The managed delivery target is therefore calculated as follows:

(9000-2,975)/10=603. To meet the overall requirement, Wirral would therefore need to register at least 603 net completions for 2010/11

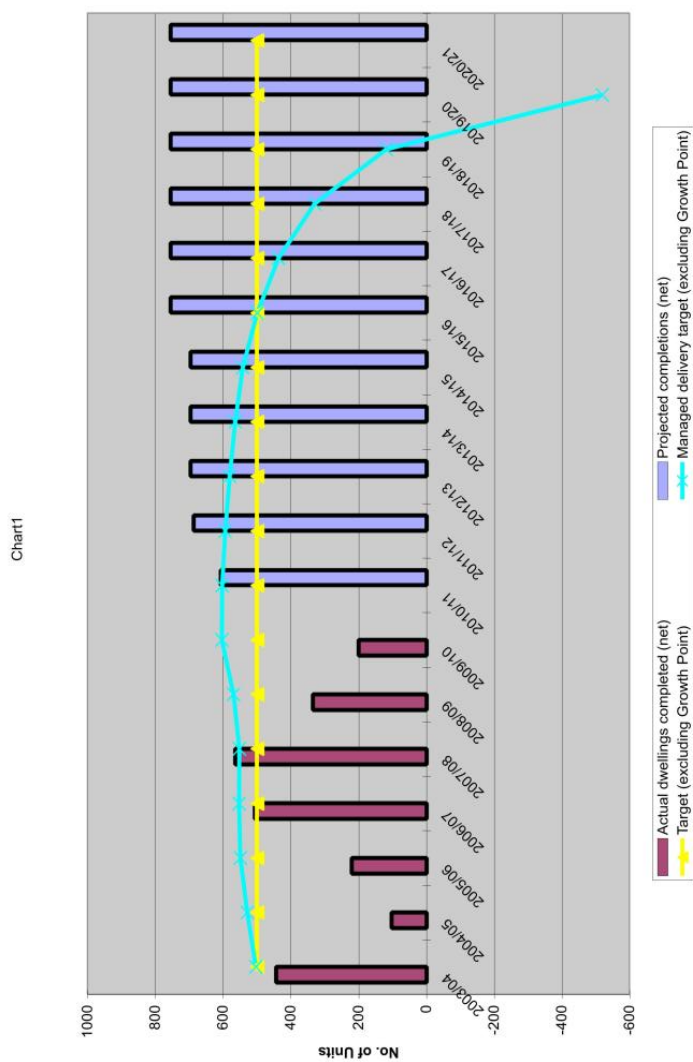
62 Appendix 2, Table 4 of this AMR refers

63 Interim Planning Policy Area

64 RSS (September 2008) Table 7.1

	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Actual dwellings completed (net)	443	102	220	506	564	334	200											
Projected completions (gross)								846	846	846	846	846	904	904	904	904	904	904
Projected demolitions								240	159	150	150	150	150	150	150	150	150	150
Projected completions (net)								606	687	696	696	696	754	754	754	754	754	754
Target (excluding Growth Point)	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500
Cumulative Completions	443	545	765	1271	1835	2169	2369	2975	3662	4358	5054	5750	6504	7258	8012	8766	9520	10274
Number of years left in plan	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
Managed delivery target (excluding Growth Point)	503	528	549	552	551	569	603	603	593	580	564	542	499	436	329	117	-520	
Target (including Growth Point)	500	500	500	500	500	600	600	600	600	600	600	600	600	600	500	500	500	500
Managed delivery target (including Growth Point)	556	585	609	616	620	644	685	693	693	693	692	692	679	661	629	567	380	

Table 4.25 Housing Trajectory to 2021



Page 1

Picture 4.2

4.55 The table below sets out a breakdown of the various components of the Borough's housing delivery over the last five years.

Completed Dwellings	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
Gross New Build	440	442	606	639	422	284
Demolitions	419	277	215	230	242	131
Net New Build	21	165	391	409	180	153
Gross Conversions	91	69	130	181	177	56
Net Conversions	81	55	115	155	154	47
Total Gross Additional	531	511	736	820	599	340
Total Net Additional	102	220	506	564	334	200

Table 4.26 Components of Housing Delivery 2004/04 to 2009/10

4.56 The table below shows how the geographical pattern of development has changed across the Borough since April 2004. Housing development has been increasingly focused in the Interim Planning Policy Area, with a declining contribution from areas to the west of the M53 Motorway⁽⁶⁵⁾.

Completed Dwellings (gross)	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
RSS Inner Area ⁽⁶⁶⁾	50	72	177	189	211	120
	9%	14%	24%	23%	35%	35%
RSS Outer Area	180	306	473	528	311	137
	34%	60%	64%	64%	52%	40%
RSS Rural Area	301	133	86	103	77	83
	57%	26%	12%	13%	13%	25%
Interim Planning Policy Area ⁽⁶⁷⁾	101	248	354	509	433	278
	19%	49%	48%	62%	72%	82%
Total Borough	531	511	736	820	599	340

Table 4.27 Distribution of Dwellings Completed 2004/05 to 2009/10

Gypsies and Travellers

4.57 Wirral does not have any existing pitches for gypsies or travellers.

Number of Pitches	Permanent Pitches	Transit Pitches
Number of pitches provided for gypsies and travellers	0	0

Table 4.28 Core Output Indicator H4: Net Additional Pitches (Gypsy and Traveller) 2009/10

65 the RSS Rural Area

66 the boundary to the RSS Inner Area is the same as the boundary to the Newheartlands Pathfinder Area and the Mersey Heartlands Growth Point

67 Completions within the IPPA are already counted in either the Inner, Outer or Rural Areas

Affordable Housing

4.58 The number of affordable housing completions increased from 48 new units in 2008/09 to 73 in 2009/10. The new dwellings were located in Rock Ferry (31 units), Egremount (19 units), Beechwood (2 units), Woodchurch (15 units) and Higher Bebington (6 units).

4.59 A Wirral Strategic Housing Market Assessment Update and an Affordable Housing Viability Assessment were carried out during 2010 to take into account the current economic climate. It was recommended that the target for affordable housing should be 10% within the New Heartlands Pathfinder Area and 20% across the rest of Wirral. It was also recommended that targets for affordable housing should apply to sites with a capacity of 5 dwellings and above. The aspiration for the longer-term, once the market recovers, is a target of 40% across the whole Borough.

Affordable Housing (number of dwellings)	Gross Completions ⁽⁶⁸⁾
Number of new social rented dwellings	64
Number of new intermediate dwellings	9
Total number of new affordable dwellings	73

Table 4.29 Core Output Indicator H5: Gross Affordable Housing Completions 2009/10

Housing Quality

4.60 A new national Core Output Indicator was being introduced to measure the quality of new housing development based on ratings against the Building for Life criteria developed by CABI. Monitoring procedures for future years are being put in place by the Council's Technical Services Department. Data for 2009/10 is not, however, yet available.

Environmental Quality

Heritage

4.61 Wirral has a significant built heritage, with 1,771 Listed Buildings and structures, twenty-five designated Conservation Areas, nine Scheduled Ancient Monuments and four Historic Parks and Gardens.

68 The figures shown in Table 4.29 are based on completions registered through the Building Control records system within 2009/10. The number of affordable homes provided, recorded in the Council's Housing Strategy Statistical Appendix, was 138 in 2008/09 and 184 in 2009/10, which includes units provided under a variety of funding initiatives including Mortgage Rescue, Own Place, HOUSED, HomeBuy and HOLD, of which 150 units were provided for a social rent and 34 units for an intermediate rent in 2009/10

4.62 The following buildings, conservation areas, monuments and parks are currently included on the English Heritage Heritage at Risk Registers⁽⁶⁹⁾:

- Storeton Hall, Storeton Village (North Wing)
- Fort Perch Rock, New Brighton
- Birkenhead Priory
- Bromborough Court House (Moated Site and Fishponds)
- Overchurch (Site of former Church and Churchyard)
- Thornton Manor, Bebington
- Clifton Park, Tranmere
- Flaybrick Cemetery, Bidston
- Hamilton Square Conservation Area, Birkenhead
- Rock Park Conservation Area, Rock Ferry

Landscape

4.63 The UDP designated four Areas of Special Landscape Value and three Areas Requiring Landscape Renewal. These designations have now been superseded by the Wirral Landscape Character Assessment 2009, which divides the Borough's open countryside into thirteen character areas.

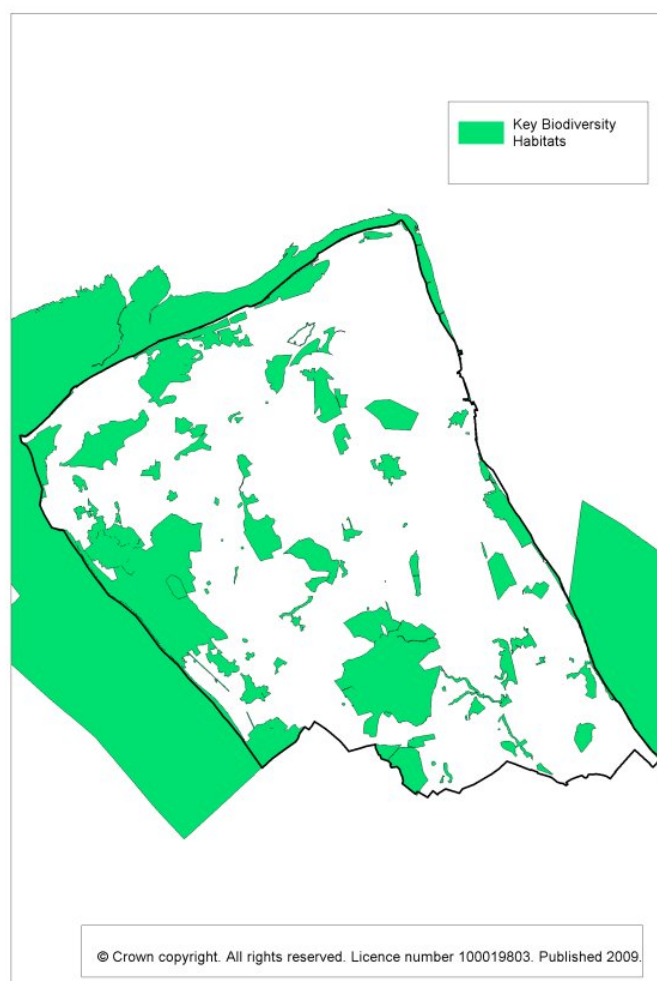
4.64 Seven of the character areas are identified for conservation but the following character areas are identified as needing some element of enhancement or restoration:

- Birkett Floodplain Farmland - Enhance and Restore;
- Clatterbrook and Dibbin Valley - Enhance;
- Eastham Former Wooded Estate - Enhance and Restore;
- Heswall Dales - Conserve and Enhance;
- Landican and Thingwall Rural Fringe - Enhance;
- North Fender Urban Fringe - Restore and Create;
- Pensby and Irby Urban Fringes - Enhance; and
- Raby Rural Farmland - Conserve and Enhance.

Biodiversity

4.65 Wirral has an extensive biodiversity resource. The Wirral Biodiversity Audit 2009 has identified the following Key Existing Biodiversity Areas:

69 English Heritage Heritage at Risk Register 2010 and English Heritage Conservation Areas at Risk 2010 refer

**Picture 4.3**

4.66 The Wirral Biodiversity Action Plan was adopted in February 2003. Action Plans have now been completed for 9 of the 11 priority habitats identified and for 16 of the 19 priority species. Active management is ongoing, with a particular emphasis on improving habitat and site conditions, rather on than expanding site areas.

4.67 The latest information from monitoring undertaken by the Local Sites Partnerships, indicates that positive conservation management has been or is being implemented on 26% of the Borough's Local Wildlife Sites⁽⁷⁰⁾.

4.68 The Council is not aware of any impact of completed development, management programmes and planning agreements resulting in changes to areas designated for international, national, regional, sub-regional and/or local significance during the reporting period.

70 National Indicator 197 - Improved Local Biodiversity (Local Sites Partnership, September 2009)

4.69 Three of the Borough's ten nationally designated Sites of Special Scientific Interest (SSSI), at Dee Cliffs; Dibbinsdale; and Meols Meadows; were not considered to be meeting the Government Public Service Agreement Target to have 95% of the SSSI in favourable or recovering condition by 2010⁽⁷¹⁾.

Public Open Space

4.70 Twelve Council sites have now obtained Green Flag Awards⁽⁷²⁾. The percentage of public open space managed to Green Flag Award Standard has, therefore, progressively increased from 1% in 2005/06 to just over 30% in 2009/10.

Total Public Open Space ⁽⁷³⁾	1,192 hectares
Area of Public Open Space Managed to Green Flag Award Standard	365.52 hectares
Percentage of Public Open Space Managed to Green Flag Award Standard	30.6%

Table 4.30 Amount of Public Open Space Managed to Green Flag Standards 2009/10

Water Quality

4.71 Much of Wirral is founded on sandstone which is a major aquifer and groundwater provides around 13% of Wirral's water resources. The rest of the Wirral's water supplies come from the River Dee.

4.72 For twenty years, a General Quality Assessment scheme was used to assess river water quality in terms of chemistry, biology and nutrients and has helped drive environmental improvements by dealing with many of the major point sources of pollutants, such as discharges from sewage treatment works or other industry. Table 4.31 shows the results for River Quality in Wirral in 2006. In 2007, the Environment Agency changed the way the status of waterbodies was assessed.

4.73 The Environment Agency's River Basin Management Plans now show that the Dee Estuary is currently at good biological status which is expected to be maintained in 2015⁽⁷⁴⁾ and that the Mersey Estuary has seen significant improvements in water quality due to tighter regulation of industrial sites and environmental awareness. The ecological status of the Mersey is currently moderate but is expected to be good by 2027⁽⁷⁵⁾.

71 SSSI Condition Summaries (Natural England, August 2010)

72 The Green Flag Award® 2010

73 Includes sites in the Green Belt

74 Environment Agency River Basin Management Plan, Dee River Basin District December 2009

75 Environment Agency River Basin Management Plan, North West River Basin District, December 2009

4.74 Rivers on Wirral are categorised as having poor⁽⁷⁶⁾ or bad⁽⁷⁷⁾ ecological status or potential against the standards required by the Water Framework Directive.

Quality Assessment (Percentage of River Length)	Good	Fair	Poor	Bad
Chemical Quality	0%	13.50%	61.20%	25.30%
Biological Quality	0%	34.90%	65.10%	0%

Table 4.31 River Water Quality in Wirral 2006

4.75 Wirral's beaches are consistently among the cleanest in the North West.

Environment Agency Objections

4.76 The Environment Agency submitted one objection to a planning application in Wirral on water quality grounds during 2009/10 and submitted four objections to planning applications on issues related to flooding⁽⁷⁸⁾. Two of the planning applications were dealt with by the application of planning conditions and one by the submission of a revised flood risk assessment. One application was refused and the other was withdrawn and not determined.

	Flood defence	Water quality
Number of unresolved objections to planning applications	0	0

Table 4.32 Core Output Indicator E1: Number of Planning Permissions Granted Contrary to Environment Agency Advice on Flooding and Water Quality Grounds 2009/10

4.77 UDP Policy WA7 – Heswall Drainage Catchment Area, which restricted development likely to generate additional sewage within a defined area, has not been implemented since the completion of the improvements to the Target Road Waste Water Treatment Works and was deleted in September 2007.

Energy

4.78 Wirral is estimated to have consumed a total of 6,818 GWh of energy in 2007⁽⁷⁹⁾. The majority was taken up for domestic needs. The proportion taken up by industry and commerce had dropped from 35% in 2003⁽⁸⁰⁾.

76 Dibbinsdale Brook

77 The Fender, Birket and Arrowe Brook

78 Environment Agency - Objections to Planning Applications 2009/10

79 DECC Total Final Energy Consumption at Regional and Local Authority Level 2007 (Revised June 2010)

80 BERR Total Final Energy Consumption at Regional and Local Authority Level 2003 to 2006

Total Final Energy Consumption by Sector (percentages) ⁽⁸¹⁾	Industry & Commerce	Domestic	Transport
Wirral	31.0%	45.3%	23.7%
North West	38.4%	33.7%	27.9%
Great Britain	37.2%	33.3%	29.5%

Table 4.33 Energy Consumption by Sector 2007

4.79 Average total domestic energy consumption per household in Wirral in 2007 was down by 6.5% since 2006 and estimated at 21,950 kWh, in line with the general reduction across the North West as a whole⁽⁸²⁾.

4.80 Carbon emissions per capita were in the lower quartile for the UK at 6.0tCO₂ in 2007, compared with 8.4tCO₂ for the North West as a whole⁽⁸³⁾. Data has not yet been published for later years.

Energy Consumption from Renewables and Waste (percentage of total energy consumption) ⁽⁸⁴⁾	2003	2004	2005	2006	2007
Wirral	0.1%	1.5%	0.1%	0.1%	0.1%
North West	0.3%	0.7%	0.3%	0.3%	0.4%
Great Britain	0.4%	0.8%	0.4%	0.4%	0.5%

Table 4.34 Renewable Energy Consumption 2003 to 2007

4.81 A very small percentage of the total energy consumed currently comes from renewable energy and waste. The consumption of renewable energy in Wirral was 9.4GWh in 2007⁽⁸⁵⁾.

(Megawatts)	Bio Fuels	Onshore Wind	Water	Solar Energy	Geo-thermal
Granted Planning Permission	Nil	Nil ⁽⁸⁶⁾	Nil	Nil ⁽⁸⁷⁾	Nil

81 DECC Total Final Energy Consumption at Regional and Local Authority Level 2007 (Revised June 2010)

82 DECC High Level Energy Indicators 2007 NUTS4 (May 2010)

83 DECC High Level Energy Indicators 2007 NUTS4 (May 2010)

84 DECC Total Final Energy Consumption at Regional and Local Authority Level 2007 (Revised June 2010)

85 DECC Total Final Energy Consumption at Regional and Local Authority Level 2007 (Revised May 2010)

87 Three planning applications (09/06531, 09/05705, 09/05076) for solar panels were approved during 2009/10 and three solar thermal systems and three solar photovoltaic systems were grant-funded by the national Low Carbon Building Programme but their operating capacity is unknown

86 Three Planning applications (09/06197, 09/06226, 09/05672) for wind turbines obtained planning consent during 2009/10 but their operating capacity is unknown.

(Megawatts)	Bio Fuels	Onshore Wind	Water	Solar Energy	Geo-thermal
Completed Installations	Nil	Nil ⁽⁸⁸⁾	Nil	Nil ⁽⁸⁹⁾	Nil

Table 4.35 Core Output Indicator E3: Renewable Energy Generation 2009/10

4.82 Twenty-five wind turbines, with a total capacity of up to 90MW, capable of supplying the equivalent of up to 80,000 households, have recently been erected off the Wirral shoreline in Liverpool Bay. A proposed extension to this could generate up to 234MW. Provisional estimates from a pre-feasibility study indicate that tidal power from the Mersey Estuary could be used to generate up to 1,200 GWh of annual energy⁽⁹⁰⁾.

4.83 By contrast, the take-up of on-shore renewable energy has been low. The output from the energy-from-waste (biological process) facility operated since 1985 at Bidston Moss reduced to 2,847MWh in 2009/10. A energy-from-waste facility at Eastham, which was granted planning consent in July 2009, could generate up to 30MW of electricity if implemented.

Minerals

4.84 Wirral does not have any significant mineral reserves, apart from small amounts of winnable brick clay. The Merseyside Mineral Resouce Study 2008 recommends that the Carr Lane Brickworks at Moreton is safeguarded for future mineral extraction.

4.85 The latest available figures indicate a landbank of ten and a half years for crushed rock within Greater Manchester, Merseyside, Warrington and Halton and of thirty-two years for the Region as a whole. The landbank of sand and gravel within Greater Manchester, Merseyside, Warrington and Halton is estimated at twenty two years but is only thirteen years for the Region as a whole⁽⁹¹⁾.

Crushed Rock	Nil
Sand and Gravel	Nil

Table 4.36 Core Output Indicator M1: Production of Primary Land Won Aggregates 2009/10

4.86 No reliable figures are yet available at local authority level for secondary or recycled aggregate production, which includes construction, demolition and excavation wastes recycled for use as aggregate.

89 An unknown number of small scale solar schemes are thought to be in operation but their contribution cannot currently be measured

88 Four small wind turbines are know to be operating but their contribution cannot currently be measured

90 Power from the Mersey (September 2008)

91 North West Region Aggregates Working Party Annual Report 2009, Table 7 (January 2009)

Production of Secondary Aggregates	Not Available
Production of Recycled Aggregates	Not Available

Table 4.37 Core Output Indicator M2: Production of Secondary and Recycled Aggregates 2009/10

4.87 Marine-won sand and gravel landed at Wirral dropped by nearly 20% to 87,787 tonnes in 2008, to provide 19.5 per cent of the total aggregate landed off the North West Coast⁽⁹²⁾.

Waste

4.88 National Core Output Indicator W1 has been re-cast to require separate figures for total capacity and annual throughput for twenty-one different types of waste management facility⁽⁹³⁾.

Management Type	Capacity of Completed Waste Management Facilities (tonnes)	Capacity of New Waste Management Facilities with Planning Permission (tonnes)	Total
Pyrolysis / gasification	-	400,000	400,000

Table 4.38 Core Output Indicator W1: Capacity of New Waste Management Facilities 2009/10

4.89 A gasification waste-to-energy facility with an operational capacity of up to 400,000 tonnes was granted planning consent at Eastham in July 2009.

4.90 No new waste management facilities falling within the other categories specified under the Core Output Indicator were either granted planning permission or came into operation during 2009/10. Further information on the capacity of existing operational waste management facilities is contained within the evidence base to the Joint Merseyside Waste DPD⁽⁹⁴⁾.

Waste Managed (tonnes)	Landfill	Recycled	Composted	Borough Total
Amount of municipal waste arising and managed by management type	83,639	28,521	19,483	131,142
Percentage of municipal waste arising and managed by management type	63%	22%	15%	100%

Table 4.39 Core Output Indicator W2: Amount of Municipal Waste Arising and Managed by Management Type 2009/10

92 North West Region Aggregates Working Party Annual Report 2009, Table 9 (January 2009). Landings at Liverpool also decreased from 428,635 tonnes in 2007 to 327,094 tonnes in 2008

93 Core Output Indicators Update 2/2008 (CLG, July 2008, page 24)

94 <http://wasteplanningmerseyside.gov.uk/site.do>

4.91 The amount of household waste collected per head in Wirral reduced by 12kg to 423kg in 2009/10⁽⁹⁵⁾. The average for England was 473kg⁽⁹⁶⁾.

4.92 The overall pattern of management by type in Wirral has changed markedly over recent years. The amount of waste going to landfill has fallen by a third since 2004/05 and the amount recycled and composted has more than trebled:

Waste Arisings (tonnes)	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
Landfill	125,440	137,097	121,693	93,655	86,186	83,639
(percentage of total arisings)	90%	89%	86%	68%	64%	63%
Recycled	11,065	10,784	12,794	28,448	30,265	28,521
(percentage of total arisings)	8%	7%	9%	21%	22%	22%
Composted	2,789	6,175	7,095	14,727	18,879	19,483
(percentage of total arisings)	2%	4%	5%	11%	14%	15%
Total Arisings	139,294	154,056	141,519	136,820	135,330	131,142

Table 4.40 Trends in Waste Management by Management Type 2004/05 to 2009/10

4.93 There was no incineration of municipal waste in Wirral in 2009/10.

4.94 The proportion of waste sent to landfill in 2009/10 was 47% for England and 59% for the North West. The proportion recycled and composted in England was 39% and in the North West was 38%. Incineration accounted for 14% of waste in England and 2% in the North West⁽⁹⁷⁾.

Transport

4.95 Wirral continues to have a high dependency on the car for journeys to work and car ownership across Merseyside is forecast to increase further by 2021⁽⁹⁸⁾.

4.96 Previous AMRs have provided an analysis of Census data from 1991 and 2001 on patterns of journeys to work. ONS have now released a tool to bridge the gap between the 2001 Census and the need for information about present day commuting patterns⁽⁹⁹⁾. The latest results are shown in the tables below:

95 DEFRA Local Authority National Indicators for Waste estimates for 2009/10 Table 3, November 2010

96 DEFRA Local Authority Municipal Waste Statistics 2009/10 Statistical Release 192/10

97 DEFRA Management of Municipal Waste for England and the Regions 2009/10 Table 2

98 Travel in Merseyside (Merseyside LTP Partnership, 2009) Tables 4.46 (2001 base)

99 ONS Commute APS

Place of Work (District) ⁽¹⁰⁰⁾	2001	2008
Wirral	63.7%	63.1%
Liverpool	16.8%	16.4%
Chester	4.2%	4.1%
Ellesmere Port & Neston	4.7%	3.6%
Flintshire	1.7%	2.4%
Manchester	0.7%	1.1%
Knowsley	0.9%	0.9%
Warrington	0.7%	0.8%

Table 4.41 Places of Work for Wirral Residents

4.97 Data from 2008 shows that there has been little change to commuting patterns since 2001. Fewer Wirral residents appear to be travelling to work in the former Ellesmere Port and Neston but more appear to be commuting further afield, to work in Flintshire, Manchester, Knowsley and Warrington.

Place of Residence (District) ⁽¹⁰¹⁾	2001	2008
Wirral	85.8%	78.8%
Ellesmere Port and Neston	4.8%	6.7%
Liverpool	2.5%	4.8%
Chester	-	3.6%
Flintshire	1.1%	1.1%
Sefton	-	1.0%
Knowsley	1.2%	0.6%
Halton	-	0.3%
Wrexham	0.5%	0.3%

Table 4.42 Place of Residence of People Working in Wirral

4.98 The data from 2008 also indicates an increase in people travelling into Wirral to work. The largest flows were from people who lived in Ellesmere Port & Neston, Liverpool, Chester, and Flintshire.

4.99 The accessibility of new residential development completed during 2009/10 has again been calculated using Accession software for bus and train travel times in Wirral. The majority of new dwellings were still within 30 minutes public transport time of essential local services. The proportion of new dwellings within 30 minutes public transport time of a hospital nevertheless decreased from 81% in 2008/09 to 70% in 2009/10.

100 Figures were compiled prior to Local Government Review in Cheshire

101 Figures were compiled prior to Local Government Review in Cheshire

Accessibility	Doctor's Surgery	Hospital	Primary School	Secondary School	Areas of Employment ⁽¹⁰²⁾	Major Retail Centre
Number of new dwellings within 30 minutes public transport time	340	238	339	340	340	340
Percentage of new dwellings within 30 minutes public transport time	100%	70%	99.7%	100%	100%	100%

Table 4.43 Accessibility of New Residential Development 2009/10

5 Monitoring Plan Preparation

5.1 This section of the AMR records progress on the preparation of individual Local Development Documents.

Local Development Scheme

5.2 The Local Development Scheme (LDS) is a statutory document setting out the Council's programme for the preparation of Local Development Documents.

5.3 The latest revision of the LDS was approved by the Secretary of State in November 2009.

Core Strategy DPD

5.4 The Core Strategy will set the overall spatial framework for future development and investment in the Borough for the next 15 to 20 years. The Core Strategy will contain the Council's spatial vision for the area; a series of spatial objectives; a delivery strategy including core policies and broad locations for strategic development; and a framework for managing and monitoring delivery.

5.5 The Core Strategy will replace many of the strategic and generic criteria based policies currently contained within the UDP and will replace the Council's Interim Planning Policy for New Housing Development (October 2005).

5.6 The preparation of the Core Strategy DPD was initially delayed to commission the additional studies necessary to meet the new requirements emerging from the new development plans system. Progress on these studies is now reported in Table 5.1 below.

5.7 Consultation on the Issues, Vision and Objectives for the Core Strategy took place in February 2009. Consultation on Spatial Options took place in January 2010 and consultation on the Preferred Options will begin in November 2010. The final Core Strategy is now expected to be adopted in February 2012.

102 Super Output Areas with 500 or more jobs within them

5.8 Table 5.2 and Table 5.3 set out progress against the milestones set out in the approved LDS.

Site Allocations DPD

5.9 The preparation of a site-specific Site Allocations DPD was scheduled to begin following the adoption of the Core Strategy. The final Document is now expected to be adopted in February 2014.

5.10 Table 5.4 sets out progress against the milestones set out in the approved LDS.

Joint Waste DPD for Merseyside and Halton

5.11 The Joint Waste DPD for Merseyside and Halton will replace the policies and proposals contained within UDP Section 17 – Waste Management.

5.12 The preparation of the Joint Waste DPD is being managed by the Merseyside Councils' environmental advisors, the Merseyside Environmental Advisory Service (MEAS). Consultation on Preferred Options took place in May 2010. Additional site consultation is expected to take place in early 2011. The final document is now expected to be adopted in October 2012.

5.13 Table 5.5 and Table 5.6 set out progress against the milestones set out in the approved LDS.

Other Development Plan Documents

5.14 The submitted LDS sets out the Council's longer term intention to consider preparing additional Development Plan Documents for heritage, green infrastructure and a more detailed Area Action Plan for development in Birkenhead.

5.15 The Draft Core Strategy DPD will indicate where the Council believes additional Development Plan Documents may be needed to support the delivery of the emerging Core Strategy.

Supplementary Planning Documents

5.16 Work on additional Supplementary Planning Documents (SPD) has been postponed to allow progress on the Core Strategy DPD.

5.17 The Draft Core Strategy DPD will indicate where the Council believes additional Supplementary Planning Documents may be needed to support the delivery of the emerging Core Strategy.

Evidence Base

5.18 The majority of the current monitoring year has involved completing the additional studies necessary to ensure the Local Development Framework is founded upon a robust evidence base. Table 5.1 sets out progress to date and the documents that are likely to be affected by their findings:

Study	Commissioned	Current Status	Documents Affected
Strategic Housing Needs Assessment	March 2006	Reported February 2008	UDP Section 6 Core Strategy DPD
Merseyside Gypsy and Travellers Accommodation Assessment	June 2007	Reported March 2009	UDP Section 6 Core Strategy DPD Site Allocations DPD
Wirral Cultural Services Forward Plan	July 2007	Reported October 2008 Open Space Audit reported February 2010	UDP Sections 8,9 & 10 Core Strategy DPD Site Allocations DPD
Wirral Employment Land and Premises Study	September 2007	Reported November 2009	UDP Sections 5 & 16 Core Strategy Site Allocations DPD
Wirral Strategic Flood Risk Assessment	October 2007	Reported November 2009	UDP Sections 19 & 20 Core Strategy DPD Site Allocations DPD
Merseyside Mineral Resource Study	February 2008	Reported November 2009	UDP Section 18 Core Strategy DPD Site Allocations DPD
Wirral Town Centres, Retail and Commercial Leisure Study	March 2008	Reported December 2009	UDP Sections 9, 10 & 16 Core Strategy DPD Site Allocations DPD
Wirral Biodiversity Audit	April 2008	Reported November 2009	UDP Section 13 Core Strategy DPD Site Allocations DPD
Wirral Landscape Character Assessment	June 2008	Reported November 2009	UDP Sections 7, 8, 12 & 14 Core Strategy DPD Site Allocations DPD
Habitats Regulation Interim Screening Assessment	n/a	Reported November 2010	Core Strategy DPD
Wirral Strategic Housing Land Availability Assessment	April 2009	Reported September 2010	UDP Section 6 Core Strategy DPD Site Allocations DPD
Liverpool City Region Renewable Energy Capacity Study	July 2009	To be reported late 2010	UDP Section 23 Core Strategy DPD Site Allocations DPD
Integrated Regeneration Study for Birkenhead and Wirral Waters	September 2009	Reported June 2010	Core Strategy DPD Site Allocations DPD
Wirral Strategic Housing Market Assessment Update	June 2009	Reported October 2010	UDP Section 6 Core Strategy DPD
Wirral Affordable Housing Viability Assessment	June 2009	Reported October 2010	UDP Section 6 Core Strategy DPD
Liverpool City Region Overview Study	May 2010	To be reported early 2011	Core Strategy DPD
Draft Habitats Regulation Assessment	June 2010	Reported September 2010	Core Strategy DPD Site Allocations DPD
Water Cycle Study	Resolved to commission October 2010	Out to Tender late 2010	UDP Section 19 Core Strategy DPD Site Allocations DPD

Table 5.1 Evidence Base Studies - Progress

5.19 The findings of each study will be reported to Cabinet and published alongside the emerging Core Strategy DPD.

Local Development Orders

5.20 The power to make a Local Development Order to extend permitted development rights, introduced by the Planning and Compulsory Purchase Act 2004, was enacted in April 2006. There were no Local Development Orders in force in Wirral during 2009/10.

	2010												2011												2012											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S			
Spatial Options (Reg 25)																																				
Preferred Options (Reg 25)																																				
Publication (Reg 27)																																				
Representations (Reg 28/29)																																				
Submission (Reg 30/31)																																				
Pre-Hearing Meeting																																				
Hearing																																				
Inspector's Report																																				
Adoption																																				

Table 5.2 Core Strategy Progress

Activity	Date Begun	Date Reported
Commencement	July 2005	
SEA Consultation	August 2005	July 2006
Initial Consultation	October 2005	July 2006
SA Scoping	July 2006	July 2007
Public Workshops	November 2006	November 2008
Draft Second Report of Consultation	January 2007	November 2008
Consultation with Under-Represented Groups	January 2007	November 2008
Evidence Base Studies	March 2007	Ongoing
Evidence Base - Call for Sites	April 2007	Ongoing
Issues, Vision and Objectives (Reg 25)	February 2009	November 2009
Spatial Options (Reg 25)	January 2010	July 2010
Preferred Options (Reg 25)	November 2010	

Table 5.3 Completed Stages

	2012												2013												2014											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S			
Commencement																																				
SA Scoping																																				
Issues and Options																																				
Preferred Options																																				
Publication																																				
Representations																																				
Submission																																				
Pre-Hearing Meeting																																				
Hearing																																				
Inspector's Report																																				
Adoption																																				

Table 5.4 Site Allocations Progress

	2010												2011												2012												
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
Preferred Options (Reg 25)																																					
Publication (Reg 27)																																					
Representations (Reg 28/29)																																					
Submission (Reg 30/31)																																					
Pre-Hearing Meeting																																					
Public Examination																																					
Inspector's Report																																					
Adoption																																					
Re-publication of Proposals Map																																					

Table 5.5 Waste DPD Progress

	Date Begun	Date Reported
Commencement	December 2006	
SA Scoping	December 2006	March 2007
Issues and Options (Reg 25)	March 2007	October 2008
Spatial Strategy and Sites (Reg 25)	November 2008	June 2009
Preferred Options (Reg 25)	May 2010	October 2010

Table 5.6 Completed Stages

6 Emerging Issues

6.1 The main issues facing the Borough are now set out within the consultation documents associated with the preparation of the Core Strategy Development Plan Document.

6.2 The Council consulted on the content of a Spatial Vision for the Core Strategy as part of the Issues, Vision and Objectives Report in February 2009 and again in the Spatial Options Report in January 2010. The revised Spatial Vision contained within the Preferred Options for the Core Strategy is reproduced below:

Spatial Vision

By April 2027, Wirral will continue to offer a high quality of life, as an attractive place to live an active, productive, safe and healthy lifestyle based on a series of distinct but well-integrated settlements, which will together make a stronger contribution to the prosperity and regeneration of the wider sub-region.

The focus of new development and investment will be on urban regeneration; tackling social, health, economic and environmental disparity; re-using previously developed land; and on strengthening and enhancing the distinctive assets of the Borough, including the quality and value of the natural environment; supported by a tight Green Belt.

The housing market and housing conditions within the older urban areas in east Wirral will be competing on a more equal footing with outlying residential areas. Large areas of older stock will have been improved and replaced in Birkenhead, Seacombe and Tranmere. A new city neighbourhood will be being established at East Float to create an exemplary, sustainable, mixed-use waterside community, where new homes and a wide range of employment, education, leisure, community and cultural uses will create a new impetus for wider regeneration at the heart of the older urban area, reversing trends in the loss of population, particularly among younger age groups.

The density of jobs and businesses and rates of economic activity will be moving toward regional average levels and vacant land will be being brought back into productive economic use. Sustainable economic regeneration will be being driven by the major economic hubs of Birkenhead, Bromborough and the Ports, with strong transport links to Liverpool, Chester and North Wales, supported by a thriving network of town, district and local service centres and attractive, safe and healthy residential areas within each main Settlement Area.

Wirral's potential as a visitor and tourist destination will be focused on the quality of the Borough's natural environment; built heritage; country parks; and visitor and coastal facilities at Birkenhead, New Brighton, Leasowe, Hoylake, West Kirby, Thurstaston and along the Mersey coast.

Wirral's rural areas will be providing for an efficient and productive agricultural economy making full and effective use of the Borough's best and most versatile agricultural land, promoting local production and food security.

Development and investment will support and encourage a more sustainable pattern of travel that will reduce emissions; reduce the level of traffic along major routes; improve air quality; increase the use of public transport; and make greater use of alternative forms of transport such as walking and cycling.

There will be a greater emphasis, across all sectors, on securing sustainable approaches to design and construction; energy; water; flood risk, waste management; carbon impact; local employment and production; and mitigation, adaption and resilience to climate change.

6.3 The Council consulted on eleven Spatial Objectives for the Core Strategy in the Spatial Options Report in January 2010, which were reduced to seven in the Preferred Options Report in November 2010⁽¹⁰³⁾. The revised Spatial Objectives from the Preferred Options for the Core Strategy are now:

Preferred Spatial Objective 1 - Economic Revitalisation

To focus new employment development and investment within the existing employment areas in the Assisted Areas and existing centres

Preferred Spatial Objective 2 - Housing Growth and Market Renewal

To focus housing development and investment within the Newheartlands Pathfinder Area; the Mersey Heartlands Growth Point; and other vulnerable housing market areas.

103 twenty-nine potential objectives were also consulted on as part of the Core Strategy Issues, Vision and Objectives Report (February 2009)

Preferred Spatial Objective 3 - Transport Accessibility

To direct new development to locations with easy access to the existing centres and high frequency public transport corridors.

Preferred Spatial Objective 4 - Neighbourhood Services

To focus the provision of shops, services, health and community facilities on the existing centres which meet the everyday needs of local communities.

Preferred Spatial Objective 5 - Environmental Quality

To ensure that development and investment will enhance and improve the locally distinctive characteristics and assets listed in the Settlement Area Policies.

Preferred Spatial Objective 6 - Flood Risk

To direct new development away from areas that may be liable to flooding.

Preferred Spatial Objective 7 - New City Neighbourhood

To establish a new city neighbourhood at the heart of the older urban areas in Birkenhead.

7 Glossary

Glossary

Terminology	Abbreviation	Explanation
Accession software		A computer software package designed to calculate the accessibility of local services
Adoption		The stage at which the Council formally decides to adopt the final version of a Local Development Document to make it legally operative
Allocated		The identification of a specific piece of land for a specific type of development in the Unitary Development Plan
Allocation		The identification of a specific piece of land for a specific type of development in a Development Plan Document or the Unitary Development Plan
Area Action Plan	AAP	A Development Plan Document setting out detailed proposals for an identified part of the Borough
Biodiversity		A collective term for the full variety of biological life on earth including plants, animals and eco-systems
Building for Life		A Government endorsed standard method for assessing the quality of new housing development. Sites are scored against a series of twenty criteria which can be viewed at http://www.buildingforlife.org/
Business Enterprise and Regulatory Reform	BERR	The Government Department previously responsible for economic performance, trade promotion and energy now replaced by DECC
Category 1 Hazard		A Category 1 Hazard is the most severe rating within the new Housing Health and Safety Rating System. A hazard is a risk of harm to the health or safety of an actual or potential occupier of a dwelling or House in Multiple Occupation (HMO) arising from a deficiency in the dwelling or in any building or land in the vicinity (whether the deficiency arises as a result of the construction of any building, an absence of maintenance or repair, or otherwise)
Cabinet		A group of Local Councillors appointed by the Council to take executive decisions on behalf of the Council
Commission for Architecture and the Built Environment	CABE	The Government's advisor on architecture, urban design and public space
Communities and Local Government	CLG	The Government Department responsible for planning, building and the environment
Community Strategy		See "Sustainable Community Strategy"

Terminology	Abbreviation	Explanation
Conservation Area	CA	An identified area designated by the Council to allow the character and appearance of that area to be protected
Core Output Indicators		A measure used to determine whether key national policies are being achieved. The Indicators are defined by the Secretary of State and set out in national advice
Core Strategy		A Development Plan Document setting out the spatial vision and general strategy for the Borough
Corporate Plan		A public document prepared by the Council setting out the Council's main priorities for the future
Department of Energy and Climate Change	DECC	The Government Department responsible for all aspects of UK energy policy and for tackling global climate change on behalf of the UK
Department for Environment, Food and Rural Affairs	DEFRA	The Government Department responsible for sustainable development, environmental protection and rural policy
Department for Work and Pensions	DWP	The Government Department responsible for distributing national benefits and allowances such as jobseekers allowance, child support and pensions
Development Plan		The statutory Development Plan for the Borough, comprising the Regional Spatial Strategy and the Unitary Development Plan, until the Unitary Development Plan has been replaced by the Development Plan Documents in the Local Development Framework. Individual planning decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise
Development Plan Document	DPD	A Local Development Document with status as part of the Development Plan for the Borough
Dock Estate		An area of land owned and operated by a port operator and set aside for port-related land uses in the Unitary Development Plan
East Float		The geographical area of the Birkenhead Dock Estate between Duke Street and Tower Road
Examination in Public		The process undertaken to examine the content of a Regional Spatial Strategy before it is issued by the Secretary of State
Green Flag Award		An annual award based on a national standard for the maintenance of parks and open spaces
Gross Value Added	GVA	A measure of the performance of the local economy
Growth Point		An area identified by the Government in which an accelerated level of housing delivery will be promoted

Terminology	Abbreviation	Explanation
Habitats Regulations Assessment	HRA	An assessment of the impact of emerging policies and proposals on European designated sites
Housing Health and Safety Rating System	HHSRS	The new risk assessment approach for housing which enables hazards to health and safety in dwellings to be identified and works to remove or minimise those hazards to be recommended. It is used to assess conditions in all private properties including those that are owner occupied, rented to single people and families, and houses in multiple occupation. Properties are assessed against 29 potential hazards. The likelihood and the severity of these hazards is then used to generate a hazard score
Housing Market Renewal Initiative Pathfinder Area	HMRI	The area of the Borough defined by the Secretary of State as the focus for public action to restructure the local housing market, also known as the Newheartlands Pathfinder, including parts of Birkenhead, Tranmere, Seacombe, Bidston and Liscard
Initial Consultation		The stage at which the scope and content of an emerging Development Plan Document or Supplementary Planning Document is decided in consultation with stakeholders
Inspectors Report		The report prepared by the Inspector following an Independent Examination, the findings of which the Council must comply with before a Development Plan Document or Statement of Community Involvement can be adopted
Interim Planning Policy Area	IPPA	The area of the Borough defined in the Council's Interim Planning Policy for New Housing Development (October 2005) as the target area for new housing development, focussed on New Brighton, Liscard, Seacombe, Leasowe, Birkenhead, Beechwood, Tranmere, Rock Ferry and parts of Bromborough
Interim Planning Policy for New Housing Development		A policy document adopted by the Council in October 2005, following public consultation, which sets out the Council's policies for the location of new housing development until an appropriate Development Plan Document is adopted
Issues and Options Report		A written report published by the Council to invite comments on the issues that need to be addressed in a Development Plan Document and the options that are available for dealing with them
Local Area Agreement	LAA	A formal agreement by the Council and other local service providers to meet a set of specific targets for the delivery of selected local services

Terminology	Abbreviation	Explanation
Local Development Document	LDD	A document prepared as part of the Local Development Framework for the Borough
Local Development Framework	LDF	The overall name for the collection of adopted Local Development Documents for the Borough
Local Development Order		An Order made by the Council to enable a wider range of development to take place without the need to apply to the Council for planning permission
Local Development Scheme	LDS	A document setting out the Council's proposals for the content of the Local Development Framework and the timetable for the preparation of individual Local Development Documents
LTP Partnership		The partnership responsible for preparing the Local Transport Plan
Mersey Heartlands Growth Point		An area, with the same boundary as the HMRI Pathfinder, which was designated as a New Growth Point in December 2008 to increase the national delivery of new housing
Merseyside		The land area covered by the local Councils of Liverpool, Wirral, Sefton, Knowsley and St Helens
Milestone		The date by which a stage or action in the preparation of a Local Development Document must be begun, as set out in the Local Development Scheme
Multi-Area Agreement	MAA	A multi-area agreement is designed to be cross-boundary local area agreement (LAA) bringing together key players in flexible ways to tackle issues that are best addressed in partnership, at a regional and sub-regional level
Newheartlands		One of ten nationally designated Housing Market Renewal Initiative Pathfinder Areas, which in Merseyside includes parts of Liverpool, Sefton and Wirral, which are designed to tackle low demand and housing market failure in areas of greatest need
NOMIS	NOMIS	A database of official labour market statistics, run on behalf of the Office for National Statistics
Office of National Statistics	ONS	The Government Department responsible for collecting and publishing official statistics about the UK's society and economy
Permitted Development		Development that can be undertaken without the need to apply to the Council for planning permission
Planning Inspector		A person appointed by the Secretary of State to carry out the Independent Examination of a Development Plan Document or Statement of Community Involvement

Terminology	Abbreviation	Explanation
Preferred Options		The stage at which the development options preferred by the Council, for inclusion in a Development Plan Document, are published, alongside an explanation of why they have been chosen
Previously Developed Land	PDL	Land that is or was occupied by a permanent structure and associated fixed surface infrastructure. The full definition is set out in national advice published by the Secretary of State. The definition was amended in June 2010 to include private garden land
Primarily Industrial Area	PIA	An area of land set aside for primarily industrial land uses in the Unitary Development Plan
Proposals Map		An annotated map showing the areas of land where the policies and proposals contained within the Unitary Development Plan or contained within in a Development Plan Document will apply
Regional Planning Guidance for the North West	RPG13	An old-style document published by the Secretary of State to guide the preparation of local Development Plans. Regional Planning Guidance was replaced by the Regional Spatial Strategy for the North West
Regional Spatial Strategy for the North West	RSS	A statutory document, issued by the Secretary of State, setting out the vision and priorities for future development within the North West Region, which has status as part of the Development Plan for the Borough
Registered Social Landlord	RSL	An organisation registered as a provider of housing to meet the needs of people unable to afford to own their own home
Scheduled Ancient Monument	SAM	An identified area designated by the Secretary of State on the basis of its national importance for archaeology
Secretary of State		The person appointed by the Prime Minister to have overall responsibility for the operation of the national planning system, currently the Secretary of State for Communities and Local Government
Site of Biological Importance	SBI	A site designated in the Unitary Development Plan on the basis of its local importance for nature conservation
Site of Special Scientific Interest	SSSI	A site designated by the Secretary of State on the basis of its scientific importance for nature conservation and/or earth science
Soundness		The standard against which a Development Plan Document or Statement of Community Involvement will be tested at an Independent Examination. The tests of soundness are set out in national policy published by the Secretary of State

Terminology	Abbreviation	Explanation
Stakeholder		A person or organisation with an interest in the future planning and development of the Borough
Statement of Community Involvement	SCI	A Local Development Document setting out local standards for community involvement in planning decisions
Statutory		A document or process which has a special legal status, as set out in national law
Strategic Environmental Assessment	SEA	A written assessment of the potential of the proposals contained within a Development Plan Document or Supplementary Planning Document to have significant effects on the environment, undertaken as part of the Sustainability Appraisal process
Strategic Regional Site	SRS	An area of land identified as a priority location for the promotion of the new business development needed by the North West Region
Submission		The stage at which a Development Plan Document or Statement of Community Involvement is submitted to the Secretary of State for consideration at an Independent Examination
Super Output Area	SOA	A geographical unit containing about 1,500 people used as the basis for the collection and analysis of national statistics
Supplementary Planning Document	SPD	A Local Development Document which provides additional information to assist in the delivery of an adopted policy within a Development Plan Document (or an adopted policy in the Unitary Development Plan until that policy has been replaced)
Sustainability Appraisal	SA	A written appraisal of the likely social, economic and environmental impact of the proposals contained within a Development Plan Document or Supplementary Planning Document
Sustainable Community Strategy	SCS	A strategy setting out the overall vision for the improvement of the area prepared under the Local Government Act 2000
Sustainable Development		The idea of ensuring a better quality of life for everyone, now and for future generations
The Mersey Partnership	TMP	The Sub Regional Partnership for Merseyside, responsible for the promotion of economic development, inward investment and tourism
Unitary Development Plan	UDP	An old-style Development Plan, which will be progressively replaced by the new-style Development Plan Documents contained within the emerging Local Development Framework
Use Class		A category of land use defined in national law
Use Class A1	A1	Land uses falling within the category of shops

Terminology	Abbreviation	Explanation
Use Class A2	A2	Land uses falling within the category of financial and professional services
Use Class B1 (a)	B1(a)	Land uses falling within the category of business, as an office which will not be used to provide services to the visiting public
Use Class B1 (b)	B1(b)	Land uses falling within the category of business, which will be used for research and development
Use Class B1 (c)	B1(c)	Land uses falling within the category of business, for an industrial process that can be carried out with in a residential area without harming the amenity of that area
Use Class B2	B2	Land uses falling within the category of general industry, which could not be carried out in a residential area without harming the amenity of that area
Use Class B8	B8	Land uses falling within the category of storage and distribution
Use Class D2	D2	Land uses falling within the category of assembly and leisure
Wirral Annual Destination Marketing Implementation Plan		A document setting out the objectives of the Council's Destination Marketing team, to effectively and efficiently market the Wirral Peninsula as a quality investment and visitor destination
Wirral Biodiversity Action Plan	WBAP	A document setting out local measures to enhance and safeguard Wirral's most important habitats and species
Water Framework Directive		A European Union Directive which requires that all coastal and inland waters within defined river basin districts must reach at least good status/potential by 2015
Wirral Waters		A project to create an internationally recognised city waterfront, focused on the East Float of the Birkenhead and Wallasey dock system
Workshop		A meeting used for the purpose of public consultation to seek people's views on particular issues related to the preparation of a Local Development Document

8 Appendices

Appendix 1

Unitary Development Plan for Wirral - Policies and Proposals No Longer in Force

Part One Policies:

- Policy HSG1 – New Dwelling Requirement
- Policy WMT1 – Landfill Provision

Part Two Policies and Proposals:

- Policy EM10 – Birkenhead and Eastham Dock Estates
- Policy EM11 – Bidston Observatory and the Proudman Oceanographic Laboratory
- Proposal HS2 – Land at Noctorum Way, Noctorum
- Proposal HS3 – Land to the East of Fender Farm, Moreton
- Proposal RE3 – New Neighbourhood Indoor Sports Facilities
- Proposal RE4 – New Neighbourhood Swimming Pool, Beechwood
- Policy RE5 – Criteria for the Protection of Playing Fields
- Policy RE7 – Criteria for the Protection of School Playing Fields
- Proposal TL3 – Land for Tourism Development at Wirral Waterfront
- Policy TL6 – The Control of Tourism in Port Sunlight
- Proposal TL8 – Land at the Former Derby Pool, New Brighton
- Proposal NC9 – Dibbinsdale Nature Centre
- Proposal TR4 – Birkenhead Central Bus Facility
- Policy WM10 – Requirements for the Environmental Assessment of Waste Disposal Facilities
- Policy WA7 – Heswall Drainage Catchment Area
- Policy CO3 – Tourism and Leisure in the Coastal Zone

Appendix 2 - Housing Land Supply Summary (April 2010)

Table 1 - Housing Land Supply with Planning Permission at 31 March 2010 (Gross)

	Previously Developed	Greenfield	Total
(i) New build sites identified			
Sites under construction > 0.4 ha	795	79	874
Units not started + under construction			
Sites not started > 0.4 ha	795	2	797
Units not started (with pp)			
Sites under construction < 0.4 ha	522	1	523
Units not started + under construction			
Sites not started < 0.4 ha	606	6	612
Units not started (with pp)			
Total identified sites	2,718	88	2,806
(ii) Future net gain from conversions	250	0	250
Total dwelling supply 2009-2014	2,968	88	3,056
% previously developed land			97.12%

Source WMBC Housing Land Availability

Sites in category (i) - include greenfield commitments (sites under construction and not started with extant planning permission), together with all previously developed sites with extant planning permission or under construction. The contribution to be made by net gain from conversions (category (ii)) is set at a rate of 50 units per annum for 5 years, the rate recommended by the UDP Inquiry Inspector at paragraph 3.81 of his report. Table 3 shows actual rates of delivery.

Table 1 excludes a number of uncommenced sites allocated for housing, which have been treated as follows:

UDP Ref	Status	Reason	Capacity
HS1/4 - North of Rose Brae	PDL	not available - owner currently unwilling to dispose of for housing	130
HS1/5 - Laird Street Bus Depot	PDL	not available - site redeveloped for new bus depot	100
HS1/7 - Manor Drive, Moreton	greenfield	no planning permission therefore discounted	60
HS1/17 - SE Social Centre, Bebington	greenfield	no planning permission therefore discounted	15

Available supply to set against the annual average RSS requirement of 500 net additional units is 3,056 dwellings, representing 6.12 years supply, gross.

This supply does not include additional sites without planning permission assessed as part of the Wirral Strategic Housing Land Availability Assessment (Roger Tym and Partners, July 2010).

Appendix 2 - Housing Land Supply Summary (April 2010)

Table 2 - Recent Demolition Rates

A	B	C	D	E
Year	Total Demolitions	RSS Inner Area	RSS Outer Area	RSS Rural Area
2001/2002	303	255	8	40
2002/2003	450	325	73	52
2003/2004	212	110	89	13
2004/2005	419	256	138	25
2005/2006	277	113	153	11
2006/2007	215	164	25	26
2007/2008	230	205	12	13
2008/2009	242	195	43	4
2009/2010	131	92	5	34
5 year total	1,095	769	238	88
5 year annual average	219	154	48	18
Projected demolitions	250	200	40	10

Table 8.1

Source: Wirral MBC, both local authority and private sector demolitions

The figures for projected demolitions are those submitted to the Regional Spatial Strategy Examination in Public, based on an assumption of 200 demolitions within the New Heartlands Housing Market Renewal Pathfinder Area, equivalent to the former RSS Inner Area.

The projected demolitions for the RSS Outer Area and RSS Rural Area are the projected demolitions submitted to the Examination in Public for the areas outside the Newheartlands Pathfinder.

Appendix 2 - Housing Land Supply Summary (April 2010)

Table 3 - Net Change in Dwelling Stock

A	B	C	D	E	F
Year	Total Demolitions	Total Net Conversions	Total New Build	Net Change (C+D)-B	Surplus above RSS
2001/2002	303	104	378	179	(19)
2002/2003	450	43	591	184	(24)
2003/2004	212	74	581	443	-57
2004/2005	419	81	440	102	-398
2005/2006	277	55	442	220	-280
2006/2007	215	115	606	506	6
2007/2008	230	155	639	564	64
2008/2009	242	154	422	334	-166
2009/2010	131	47	284	200	-300
5 year total	1095	526	1393	1824	-676
5 year annual average	219	105	479	364	-136

Table 8.2

Source: Wirral MBC, both local authority and private sector demolitions

Surplus figures in brackets relate to the period before the issue of the Regional Spatial Strategy in September 2008.

Conversion performance is supported by a current supply of 597 units made up of 137 units from conversions with planning permission not started, 134 units from conversions under construction, 138 units from changes of use with planning permission not started and 188 units from changes of use under construction at 31 March 2010.

Appendix 2 - Housing Land Supply Summary (April 2010)

Table 4 - Windfall Site Generation

A	B	C	D	E	F
Year	Base New Build Supply	Gross Completions (including conversions)	Draft Year End Residual Supply (B-C)	Actual Year End New Build Supply	Derived New Build Windfalls (E-D)
2001/2002	2,426	525	1,901	2,289	388
2002/2003	2,289	645	1,644	1,580	-64
2003/2004	1,580	686	894	1,764	870
2004/2005	1,764	531	1,233	2,590	1,357
2005/2006	2,590	511	2,079	3,249	1,170
2006/2007	3,249	736	2,513	3,143	630
2007/2008	3,143	820	2,323	3,244	921
2008/2009	3,244	599	2,645	3,596	951
2009/2010	3,596	340	3,256	2,806	450
5 year annual average	3,164	601	2,563	3,208	824

Table 8.3

Source: Wirral MBC, annual housing land availability schedules, new build completions, net and gross change from conversions

205 units have been discounted from the supply from 2002/2003 onwards (see Table 1 above) as they were greenfield allocations without planning permission or previously developed allocations that were no longer currently available.

Appendix 3 - Housing Land Supply Schedule (April 2010)

Please see separate spreadsheet.