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## Local Development Framework for Wirral - Annual Monitoring Report 2012

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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 report covers the period of twelve months ending on 31 March 2012.

### Monitoring Policy Implementation

**1.3** The prolonged national recession has continued to have a noticeable impact on a wide range of indicators but significant changes have begun to take place which would appear to indicate an improvement in some key areas.

### Population

**1.4** The 2011 Census showed a growth in the local population, by 2.4 percent since 2001 to 319,800 people, significantly higher than the previous national mid-year estimate of 308,800 and previous projections, which had anticipated a continued ongoing decline.

### Economy and Retail

**1.5** Economic activity within the local population increased to 75% and the number of residents who were economically inactive decreased to 46,900 people (March 2012).

**1.6** 41,170 working age residents were claiming key benefits in February 2012 but the number of residents claiming Job Seekers Allowance had decreased to 8,500 people in July 2012.

**1.7** While new industrial and office development continued to be suppressed, a major warehouse development of over 18,500 square metres contributed to a significant increase in the amount of new completed employment floorspace during 2011/12, to the highest level since 2008/09.

**1.8** The amount of completed retail floorspace also increased significantly during 2011/12, due to the completion of a number of major projects, including Asda in Birkenhead and Morrisons in New Brighton.

**1.9** The amount of new completed leisure floorspace increased by 15%, to the highest level since 2005/06.

**1.10** The majority of new retail and leisure projects were, however, continuing to take place outside existing centres.

## Housing

**1.11** Gross housing completions continued to reduce to 268 in 2011/12 but were only 4 fewer than in 2010/11. Net performance has continued to be affected by a high number of demolitions, which increased to 242 in 2011/12.

**1.12** The increase in demolitions was part of the targeted programme to remove poor quality, obsolete stock owned by Wirral Partnership Homes accounting for 78% of the demolitions and the demolition of stock in Council Neighbourhood Renewal Areas in Rock Ferry and Birkenhead to enable better quality, new housing to be delivered.

**1.13** The proportion of dwellings completed on previously developed land has continued to exceed the regional target of 80%. There has, however, been a dramatic fall in the number of new housing completions within the older inner urban areas, with almost 80% of new completions having taken place within the RSS Outer Area.

**1.14** The completion of new affordable dwellings also reduced by a third between 2010/11 and 2011/12.

**1.15** 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 and the number of new dwellings within 30 minutes public transport time of a hospital had increased to 75% from 62% the previous year.

**1.16** An annual average of 724 net additional dwellings would now be needed to reach the Regional Spatial Strategy target of 9,000 new homes by 2021.

## Environment and Resources

**1.17** The amount of public open space maintained to the Green Flag Award standard continued to rise, to 38% compared to 30% the previous year.

**1.18** The Environment Agency did not submit any objections to planning applications on issues related to flood risk or water quality during 2011/12.

**1.19** The amount of waste sent to landfill has reduced by almost 40% since 2004/05 and the amount composted or recycled is almost four times as high as in 2004/05.

**1.20** The number of domestic photovoltaic installations has risen significantly since June 2010 and the number of cavity wall and loft installations is significantly higher than the average for Great Britain, as a direct result of the Warmer Wirral Free Insulation Scheme.

**1.21** Although, the percentage of households in Wirral living in fuel poverty had decreased between 2009 and 2010, fuel poverty was still 4.1 percentage points higher than the national average.

## Monitoring Plan Preparation

**1.22** The Council consulted on draft Settlement Area Policies in January 2012 and approved the publication of a Proposed Submission Draft Core Strategy Local Plan in October 2012. Subject to the responses received, the target date for the adoption of the Core Strategy is now expected to be April 2014.

**1.23** A Site Allocations Local Plan will be prepared following the adoption of the Core Strategy.

**1.24** The Proposed Submission Draft Joint Waste Local Plan for Merseyside and Halton was published in November 2011 and submitted to the Secretary of State for public examination in February 2012. Additional modifications will be published in November 2012 and the final document is now expected to be adopted during April 2013.

**1.25** Four community groups have been awarded national status as neighbourhood planning "front runners". While Devonshire Park Residents Association consulted on a first draft neighbourhood plan in February 2012, only Hoylake Village Life have so far formally applied to be officially recognised as a neighbourhood planning forum.

**1.26** Effective joint working has continued with the surrounding districts, prescribed agencies and infrastructure providers, including additional consultation prior to the Council's approval of the final text of the Proposed Submission Draft Core Strategy for public consultation.

## Questions and Comments

**1.27** Any questions and comments on the data or analysis provided in this Annual Monitoring Report should be directed to Laura Myles in the Regeneration, Housing and Planning 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](mailto:lauramyles@wirral.gov.uk).

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

## 2 Introduction

### Background

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

**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 2012 but also includes more up-to-date information where this is available.

**2.4** Changes introduced by national regulations in April 2012 mean that information collected for monitoring purposes should in future be made available for inspection and published on the Council's website as soon as it becomes available<sup>(1)</sup>.

**2.5** The national Code of Recommended Practice for Local Authorities on Data Transparency (CLG, September 2011) encourages data to be made available in a format that can be more readily analysed and re-used.

**2.6** The latest available monitoring data collected by the Council will now therefore be made available for viewing in further detail at <http://www.wirral.gov.uk/my-services/environment-and-planning/planning/local-development-framework/annual-monitoring-reports>, in addition to the summary of the data presented in this report.

### Contents

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

**2.8** 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.

**2.9** 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.

**2.10** Section 6 of the AMR sets out details of the action that has been taken to co-operate with other local authorities and prescribed bodies under Section 33A of the Planning and Compulsory Purchase Act.

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1 the Town and Country Planning (Local Planning) (England) Regulations 2012 [SI 2012 No.767]

### 3 Policy Context

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

**3.2** Local policies and initiatives are strongly influenced by national legislation and by national planning policies.

**3.3** The Government published a new National Planning Policy Framework in March 2012, which can be viewed on the Government's website at <http://www.communities.gov.uk/publications/planningandbuilding/nppf>.

#### **A. Land Use Planning Context**

##### **The Development Plan for Wirral**

**3.4** The statutory Development Plan for the Metropolitan Borough of Wirral currently comprises:

- the Regional Spatial Strategy for the North West, issued by the Secretary of State in September 2008<sup>(2)</sup>; and
- the Unitary Development Plan for Wirral, adopted by the Council in February 2000<sup>(3)</sup>.

**3.5** The Localism Act 2011 included provisions to abolish and revoke Regional Strategies. The proposed revocation of the North West Regional Strategy is now expected to take place during 2013, following additional consultation on an updated environmental report<sup>(4)</sup>.

**3.6** In the meantime, the Regional Spatial Strategy for the North West remains a material consideration in future planning decisions and must continue to be taken into account in plan making.

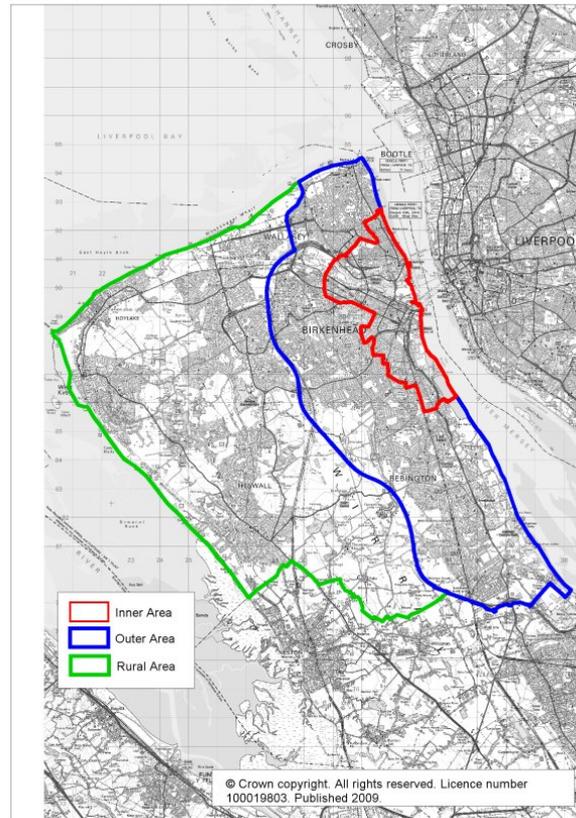
##### **Regional Spatial Strategy**

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

2 the North West of England Plan Regional Spatial Strategy to 2021 (Government Office for the North West, September 2008) which can be viewed at <http://web.archive.org/web/20100528142817/http://www.gos.gov.uk/497468/docs/248821/RSS%20resolution>

3 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>.

4 the latest information can be viewed on the Government's website at <http://www.communities.gov.uk/planningandbuilding/planningenvironment/strategieenvironmentassess/>



Picture 3.1 RSS Areas

**3.8** The regional priorities for the sub-region are the Regional Centre of Liverpool and the surrounding Inner Areas. In Wirral, the key priorities include:

- **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.

**3.9** Once RSS has been revoked, local decisions will need to be guided by the Unitary Development Plan, until local priorities are re-set as part of the emerging Local Development Framework.

## Unitary Development Plan

**3.10** The Unitary Development Plan for Wirral (UDP) 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.

**3.11** The UDP will be progressively replaced by new style Development Plan Documents, such as the Council's Core Strategy Local Plan. The programme for the preparation of Development Plan Documents is set out in Section 5 of this document.

**3.12** 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<sup>(5)</sup>.

**3.13** A list of the UDP policies that are intended to be replaced by new policies within the emerging Core Strategy for Wirral and by the Joint Waste Local Plan for Merseyside and Halton is included in the Proposed Submission Draft Core Strategy Local Plan approved by the Council in October 2012.

## Local Development Documents

**3.14** The following Local Development Documents have 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	February 2012

### Table 3.1 Adopted Documents

**3.15** A series of Supplementary Planning Guidance Notes are also available to assist in the delivery of existing Unitary Development Plan policies, which are listed in the Annex to the Local Development Scheme.

**3.16** Proposals for the preparation of new and replacement Supplementary Planning Documents are included in the Proposed Submission Draft Core Strategy Local Plan approved by the Council in October 2012.

**3.17** Local Development Documents currently in preparation are identified in Section 5 of this report.

5 The Direction can be viewed at [www.wirral.gov.uk/downloads/1856](http://www.wirral.gov.uk/downloads/1856)

## Interim Planning Policy for New Housing Development

**3.18** The Interim Planning Policy for New Housing Development adopted by the Council in October 2005 was revoked by the Council in October 2012.

## Neighbourhood Planning

**3.19** No neighbourhood development orders or neighbourhood development plans were made by the Council during the period to 31 March 2012.

**3.20** Four neighbourhood planning 'front-runners' were awarded funding by the Government during 2011 at Devonshire Park, Hoylake, Liscard and Greasby.

**3.21** Devonshire Park Residents Association consulted on a first draft neighbourhood plan in February 2012 but have not yet formally applied to become a neighbourhood forum.

**3.22** Hoylake Village Life have formally applied to the Council to become the Hoylake Community Planning Forum, which will be consulted on during late 2012. The remaining groups at Liscard and Greasby will need to progress their formal applications in due course.

**3.23** The latest position with regard to neighbourhood planning proposals can be viewed on the Council's website at <http://www.wirral.gov.uk/my-services/environment-and-planning/planning-local-development-framework/neighbourhood-planning>

## Community Infrastructure Levy

**3.24** The Council has not yet resolved to become a charging authority but will be undertaking preparatory investigations, including a viability assessment, as part of the preparation of the Core Strategy Local Plan.

**3.25** The likely future viability of a Community Infrastructure Levy in Wirral is expected to be reported in March 2013.

## B. Corporate Policy Context

### Wirral Sustainable Community Strategy

**3.26** The Sustainable Community Strategy prepared by the Wirral Partnership, Wirral 2025 - More Prosperous, More Equal, was adopted by the Council in May 2009.

**3.27** The Strategy sets out how statutory agencies, the private sector and the community and voluntary sectors will work collectively to deliver six strategic aims:

- 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; and
- sustainable, appropriate housing for all.

**3.28** The Strategy 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 the most affluent and most deprived communities in Wirral, in terms of health, education and crime.

**3.29** A copy of the Sustainable Community Strategy can be viewed at <http://www.wirral.gov.uk/downloads/990>

**3.30** The delivery of the Sustainable Community Strategy is supported by the Council's Corporate Plan and by the Council's wider Investment Strategy.

### **Wirral Council Corporate Plan 2012/13**

**3.31** The Council's latest Corporate Plan was approved in July 2012. The revised Plan seeks to re-balance the local economy; improve access to employment and tackle barriers to work; market Wirral as a world class location for business and visitors; make Wirral one of the most business friendly and supportive Council's in the country; reduce Wirral's carbon footprint; encourage waste reduction and recycling; and promote high standards of environmental quality.

**3.32** A copy of the latest Corporate Plan can be viewed at <http://www.wirral.gov.uk/my-services/council-and-democracy/council-performance/corporate-plan>

### **Wirral Investment Strategy**

**3.33** The Wirral Investment Strategy, originally published in 2007, recognised that a successful economy is fundamental to the Borough's future prosperity and to achieve social equity outcomes. The Strategy aimed to deliver a Borough founded on a strong, vibrant economy, with high levels of employment and investment, where businesses flourish and all Wirral residents have the skills and opportunities to work.

**3.34** The original Strategy and evidence base has been reviewed and updated, through in-depth consultation with the businesses community and strategic partners, against the backdrop of changing economic conditions and a rapidly shifting national policy landscape.

**3.35** The refreshed Strategy, which can be viewed at <http://www.wirral.gov.uk/downloads/3548>, sets out how the Council and its partners will drive economic growth and increase investment in Wirral, including the key programmes and projects that will form the direction of travel to 2016. It also sets out key principles to further enhance the responsiveness of the Council through working in partnership with private sector partners to achieve maximum value from the investment made in economic regeneration.

**3.36** The Investment Strategy sets out a number of drivers that will be used to develop the employment and entrepreneurial skills of Wirral people, to make Wirral the most business friendly place to invest and locate, focused on three themes: People; Place and Business, to form the basis of a clear, delivery focused Investment Prospectus that will:

- provide a strategic context for guiding regeneration and co-ordinating investment in Wirral;
- set a clear vision and programme of activity to further enhance partnership with the private sector;
- drive investment marketing;
- ensure that economic growth is linked to supporting local people into employment; and
- align with existing and emerging key policies and initiatives.

**3.37** The key priorities of the refreshed Investment Strategy include a commitment to:

- tackle barriers to work and low skills in parts of Wirral and within disadvantaged groups;
- increase the number of jobs and employment opportunities for Wirral residents;
- ensure young people have excellent skills and opportunities for employment;
- ensure that economic growth is linked to tackling worklessness;
- promote and expand the portfolio of high quality employment sites;
- support the development of key sectors by facilitating investment into specific key projects, such as infrastructure for offshore wind;
- continue to improve the interface with the private sector to attract key investment;
- maximise available resources by co-ordinating business support services through an Investment Support Services Framework delivered by Invest Wirral;
- enable an increasing role for social enterprise in the Wirral economy;
- play a lead role in promoting Wirral as an investment location on an international stage, to support Wirral businesses to access new markets and opportunities; and
- attract and support the development of successful businesses, particularly in key growth sectors.

**3.38** Key projects include the promotion of the Mersey Waters Enterprise Zone within the Birkenhead Docklands, including Wirral Waters and the International Trade Centre at Beaufort Road; marine engineering and the Centre for Offshore Renewable Engineering at Cammell Lairds; Wirral International Business Park; Birkenhead Town Centre; the regeneration of Woodside and Hind Street; housing market renewal in south Wallasey, north Birkenhead and Rock Ferry; Port Sunlight River Park; Port Wirral at Eastham; and the Hoylake Golf Resort.

## 4 Monitoring Policy Implementation

**4.1** This section of the AMR seeks to provide 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 locally collected statistics.

**4.2** Although the Government has removed the need to report on a series of nationally defined indicators, the data provided in this section of the AMR has, wherever possible, continued to follow the format provided over previous years.

**4.3** Future indicators will now be set following consultation on the draft Monitoring Plan to be published alongside the Proposed Submission Draft Core Strategy Local Plan in November 2012 and by the adoption of the Joint Waste Local Plan for Merseyside and Halton, now expected in April 2013.

**4.4** A fuller overview of the main characteristics of the Borough is contained within the Proposed Submission Draft Core Strategy Spatial Portrait, which will also be published in November 2012.

### Population

**4.5** Initial figures from the 2011 Census showed that the Wirral population had increased by 2.4 percent since 2001 to 319,800 and was significantly higher than than the previous national mid-year estimate of 308,800<sup>(6)</sup>. The latest revised national population projections now expect the Wirral population to increase to 324,000 by 2021<sup>(7)</sup>.

People (Thousands)	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	% Change 2011-2021
Wirral	320	320	321	321	321	322	322	323	323	324	324	+1.25%
Merseyside	1,381	1,382	1,383	1,384	1,385	1,386	1,387	1,388	1,389	1,390	1,391	+0.73%

**Table 4.1 Population Projections (2011-based)**

**4.6** The number of households recorded in the Census 2011, at 147,000, was also higher than the latest sub-national household projections which had previously projected the number of households to increase to 144,000 by 2033<sup>(8)</sup>.

Households (Thousands)	2008	2013	2018	2023	2028	2033	% Change 2008-2033
Wirral	135.0	136.0	139.0	141.0	143.0	144.0	6.6%
Merseyside	581.0	595.0	611.0	625.0	638.0	648.0	11.5%

**Table 4.2 Household Projections (2008-based)**

6 ONS 2010 Mid-Year Estimate (September 2011)

7 ONS Subnational Population Projections for England (Interim 2011-based)

8 CLG 2008-based household projections (November 2010)

**4.7** Revised national household projections are expected to be published by late 2012.

**4.8** Table 4.3 shows how the structure of the population has changed since 2002<sup>(9)</sup>.

National Mid Year Population Estimate (Wirral)	Young People (0-15 years)	Working Age (males 16-64 & females 16-60) <sup>(10)</sup>	Retired (males 65 & over & females 60 & over)
2011	59,200	189,600	71,000
2010	58,700	180,600	69,600
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 2002 to 2011**

### Social Context

**4.9** Almost a third of the Wirral population lives in areas ranked as having some of the greatest social, economic and environmental needs in England. 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 shows the spatial distribution of need from the latest national Index of Multiple Deprivation.

**4.10** 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<sup>(11)</sup>.

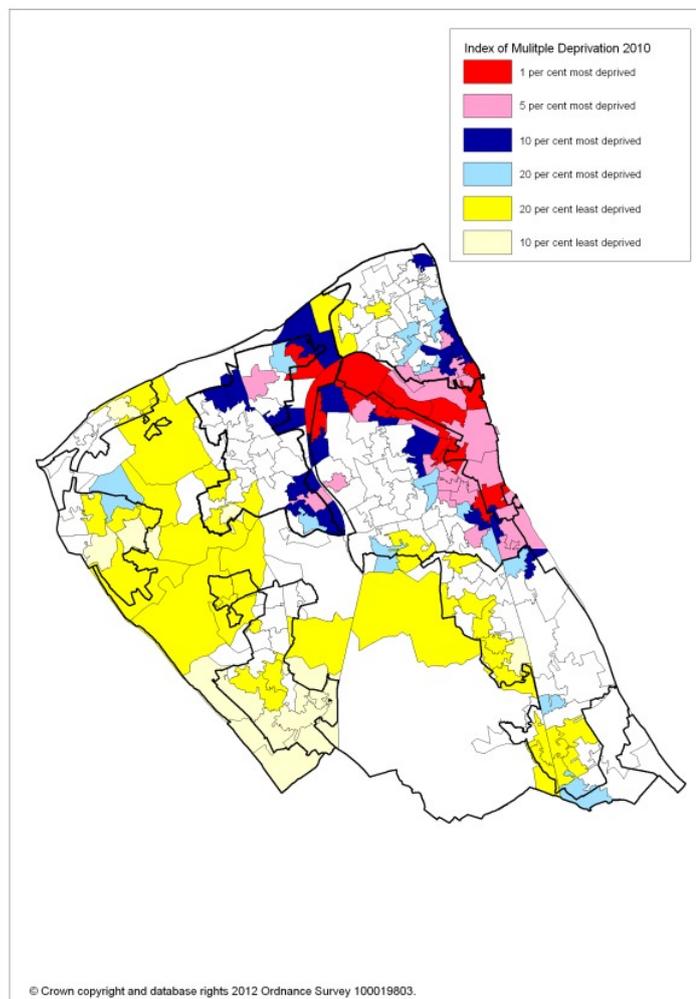
**4.11** 88% of 15 year olds achieved five or more A\*-C GCSEs in 2012, ahead of the national average of 81%<sup>(12)</sup>.

9 ONS Mid-2011 Population Estimates: Selected Age Groups for Local Authorities in England and Wales estimated resident based on the results of the 2011 Census.

10 the ONS Mid Year Estimate for males & females 16-64 in 2011 was 199,900 and males & females 64+ was 61,400

11 Wirral Compendium of Health Statistics (NHS Wirral 2012)

12 Table 16: GCSE and Equivalent Results of Pupils at the End of Key Stage 4 by Gender for Each Local Authority and Region 2011/2012 (Department for Education)



Picture 4.1

**4.12** The crime rate across Merseyside decreased by 6% during 2011/12. District-level statistics are not yet available but in previous years the Borough had the one of the lowest rates of recorded crime per thousand people on Merseyside. Rates of burglaries, violent crimes, robberies and vehicle crimes were previously among the lowest in the country<sup>(13)</sup>.

### Economy

GVA per Capita (£)	2003	2004	2005	2006	2007	2008	2009	Change 2008-2009
Wirral	9,491	9,837	10,076	10,504	10,985	11,054	10,736	-2.9%
Merseyside	12,244	12,765	13,149	13,791	14,491	14,777	14,545	-1.6%
North West	14,544	15,192	15,655	16,382	17,165	17,344	16,884	-2.7%

13 Local Authority Areas: Recorded Crime for Seven Key Offences and Recorded Crime BCS Comparator 2009-10 to 2010-11 (Home Office, 2011)

GVA per Capita (£)	2003	2004	2005	2006	2007	2008	2009	Change 2008-2009
UK	17,039	17,887	18,542	19,642	20,539	20,911	20,341	-2.7%

**Table 4.4 Gross Value Added 2003 to 2009**

**4.13** Gross Value Added per capita in Wirral continues to lag behind national, regional and sub-regional averages and at 2009 was the second lowest of NUTS3 area in the country, behind Gwent Valleys<sup>(14)</sup>.

Total Employees	Full Time (percentage) <sup>(15)</sup>	Part Time (percentage) <sup>(16)</sup>	Job Density <sup>(17)</sup>
Wirral	63.0%	37.0%	0.57
Merseyside	66.4%	33.6%	0.66
North West	69.1%	30.9%	0.74
Great Britain	68.8%	31.2%	0.77

**Table 4.5 Total Employees 2008**

**4.14** The most recent data showed 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<sup>(18)</sup>.

**4.15** The ratio of total jobs to the working-age population (job density) is considerably lower than national, regional and sub-regional averages<sup>(19)</sup>.

Percentage of Employee Jobs	Wirral MBC	Merseyside	North West	Great Britain
Agriculture, forestry & fishing	0.1%	0.1%	0.5%	0.8%
Mining, quarrying & utilities	1.3%	0.8%	1.1%	1.3%
Manufacturing	8.7%	7.1%	10.3%	8.8%
Construction	4.1%	3.7%	4.5%	4.4%
Motor trades	1.7%	1.4%	1.8%	1.8%
Wholesale	2.0%	2.4%	3.8%	4.1%
Retail	11.8%	11.2%	10.7%	10.3%
Transport & storage	2.8%	4.4%	4.5%	4.6%
Accommodation & food services	6.0%	6.9%	6.7%	6.7%
Information & communication	1.2%	1.8%	2.4%	3.7%
Financial & insurance	1.4%	3.3%	3.3%	3.9%
Property	1.2%	1.1%	1.1%	1.4%
Professional scientific & technical	6.5%	5.2%	6.5%	6.9%

14 ONS Headline GVA Per Head at Current Basic Prices 2009, Table 3:2

17 ONS Jobs Density 2010 (including employees, self-employed, Government-supported trainees and HM Forces)

16 ONS Annual Business Inquiry Employee Analysis, Employee Jobs (excluding self-employed, Government-supported trainees and HM Forces)

15 ONS Annual Business Inquiry Employee Analysis, Employee Jobs (excluding self-employed, Government-supported trainees and HM Forces)

18 ONS Annual Business Inquiry 2008 (Employee Analysis)

19 ONS Job Density 2010

Percentage of Employee Jobs	Wirral MBC	Merseyside	North West	Great Britain
Business administration & support	6.4%	7.0%	7.9%	8.0%
Public administration & defence	6.2%	8.9%	6.1%	5.8%
Education	11.7%	10.7%	9.2%	9.6%
Health	21.4%	19.2%	14.7%	13.3%
Arts, entertainment, recreation etc	5.4%	4.9%	4.7%	4.6%

**Table 4.6 Employee Jobs by Industry 2010**

**4.16** Wirral has a high reliance on service-related employee jobs, with a higher than average proportion of employee jobs in health, retail, education and public administration.

**4.17** The latest figures show a total of 6,915 VAT registered and/or PAYE-based enterprises in Wirral in 2012, which represents almost a quarter (24%) of all VAT registered and/or PAYE-based enterprises in Merseyside<sup>(20)</sup>.

Percentage of Working Age Population	Economically Active	In Employment (employees)	In Employment (self-employed)	Economically Inactive
Wirral	74.9%	58.9%	8.9%	25.1%
Merseyside	72.1%	55.1%	10.1%	27.9%
North West	74.9%	59.6%	12.1%	25.1%
Great Britain	76.5%	60.4%	9.4%	23.5%

**Table 4.7 Economic Activity 2012**

**4.18** Economic activity in Wirral has fallen from 75.3% in 2008. By 2012, 143,200 people were classified as economically active, with 130,300 people in employment, including 17,200 self employed. The number of people who were economically inactive has decreased from 54,400 in 2010 to 46,900 in 2012<sup>(21)</sup>.

Average Household Income (£)	2005	2007	2009	2010
Wirral	£28,326	£31,232	£34,452	£33,172
Sefton	£29,018	£30,932	£30,659	£32,929
St Helens	£27,868	£30,795	£30,223	£32,331
Liverpool	£25,251	£28,239	£26,380	£29,283
Knowsley	£25,238	£28,286	£28,143	£29,312
United Kingdom	£31,000	£33,706	£35,000	£35,299

**Table 4.8 Household Incomes 2005 to 2010**

**4.19** Although average household incomes continued to be among the highest in Merseyside, average household incomes in Wirral have declined by 3.7% since 2009<sup>(22)</sup>.

20 UK Business: Table B1.3 (ONS 2012)

21 ONS Annual Population Survey 2012 (NOMIS)

22 CACI Income Data, 2010

Average Weekly Earnings	Gross Weekly Pay by Workplace (Full-time Workers)				Gross Weekly Pay by Residence (Full-time Workers)			
	2008/09	2009/10	2010/11	2011/12	2008/09	2009/10	2010/11	2011/12
Wirral	£420.00	£406.20	£414.80	£417.70	£452.50	£482.70	£507.80	£484.90
Merseyside	£447.30	£460.60	£469.60	£462.10	£441.60	£452.60	£472.60	£463.70
North West	£450.20	£460.00	£467.10	£460.30	£451.30	£460.20	£471.20	£460.00
Great Britain	£479.10	£490.00	£500.40	£502.60	£479.30	£491.00	£501.80	£503.10

**Table 4.9 Gross Weekly Pay 2008/09 to 2011/12**

**4.20** Average weekly earnings for employees working in Wirral remained below regional, sub-national and national levels and below the average weekly earnings for employees living in Wirral. Average weekly pay for employees living in Wirral was nearly 4% below the national average in 2011/12<sup>(23)</sup>.

Claimants (Percentage of Working Age Population)	Key Benefit Claimants (May 2008) <sup>(24)</sup>	Key Benefit Claimants (February 2009) <sup>(25)</sup>	Key Benefit Claimants (February 2010) <sup>(26)</sup>	Key Benefit Claimants (February 2011) <sup>(27)</sup>	Key Benefit Claimants (February 2012) <sup>(28)</sup>
Wirral	20.8%	22.7%	21.8%	21.2%	21.6%
Merseyside	22.5%	22.7%	23.2%	22.6%	23.0%
North West	17.3%	19.1%	18.4%	17.8%	18.2%
Great Britain	13.9%	15.6%	15.1%	14.7%	15.0%

**Table 4.10 Key Benefits Claimants 2008 to 2012**

**4.21** In February 2012, 41,170 working age residents in Wirral were claiming one or more key benefits, up by 1.6% since February 2011, ahead of national and regional averages<sup>(29)</sup>.

23 ONS Annual Survey of Hours and Earnings - resident and workplace analysis (NOMIS, October 2012)

28 DWP Benefit Claimants Working Age Client Group (February 2012)

27 DWP Benefit Claimants Working Age Client Group (February 2011)

26 DWP Benefit Claimants Working Age Client Group (February 2010)

25 DWP Benefit Claimants Working Age Client Group (February 2009)

24 DWP Benefit Claimants Working Age Client Group (May 2008)

29 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)	Claimants (October 2008) <sup>(30)</sup>	Claimants (September 2009) <sup>(31)</sup>	Claimants (August 2010) <sup>(32)</sup>	Claimants (July 2011) <sup>(33)</sup>	Claimants (July 2012) <sup>(34)</sup>
Wirral	3.7%	5.6%	4.5%	4.7%	4.5%
Merseyside	4.5%	6.3%	5.4%	5.7%	5.7%
North West	3.0%	4.7%	4.0%	4.3%	4.4%
Great Britain	2.6%	4.1%	3.6%	3.8%	3.8%

**Table 4.11 Job Seekers Allowance Claimants**

**4.22** By August 2012, 8,500 people in Wirral were actively seeking work as claimants for Job Seekers' Allowance, a decrease of 4.4% since July 2011. The highest numbers of claimants continued to be 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 meters)	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Industrial	1,282	1,319	1,390	1,349	1,344	1,344	1,340	1,335	1,323	1,289	1,237	1,218	1,201
Office	208	211	211	218	218	214	221	219	224	221	218	220	222
Retail	593	606	610	607	607	598	597	595	602	602	599	593	614
Other	176	186	184	183	179	198	201	201	202	191	185	193	195
<b>Total</b>	<b>2,259</b>	<b>2,322</b>	<b>2,395</b>	<b>2,357</b>	<b>2,348</b>	<b>2,354</b>	<b>2,359</b>	<b>2,350</b>	<b>2,351</b>	<b>2,303</b>	<b>2,239</b>	<b>2,224</b>	<b>2,232</b>

**Table 4.12 Business Floorspace 2000 to 2012<sup>(35)</sup>**

**4.23** Figures from the Valuation Office Agency (VOA) reported in previous AMRs had showed a decline in industrial floorspace but gains in office and warehousing floorspace between 2005 and 2008<sup>(36)</sup>.

**4.24** A new experimental VOA dataset, for the floorspace and rateable value of a range of classes of property liable for business rates between 2000 and 2012<sup>(37)</sup>, now shows that the amount of industrial floorspace rose by 5% between 2000 and

34 ONS Jobseekers Allowance Claimants (August 2012)

33 ONS Jobseekers Allowance Claimants (July 2011)

32 ONS Jobseekers Allowance Claimants (August 2010)

31 ONS Jobseekers Allowance Claimants (September 2009)

30 ONS Jobseekers Allowance Claimants (October 2008)

35 Valuation Office Agency (2012)

36 Commercial and Industrial Floorspace Statistics (CLG)

37 the new statistics are based on new classifications designed with regard to user needs and to reflect data quality and operational operational practises.

Warehouse floorspace is now split between the 'industrial' and 'retail' categories

2005 but has since declined year on year to 2012. By contrast, the amount of office floorspace reached a high point in 2008, declined by 3% to 2010 but is now rising once again to 2012.

**4.25** The latest VOA 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 and that land values for Birkenhead and Liverpool had both decreased by at least £15k between 2008 and 2009<sup>(38)</sup>.

**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 had begun to move slightly ahead of national and regional averages, prior to the onset of the recession<sup>(39)</sup>.

### 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
Completed floorspace (gross)	91	Nil	Nil	7,571	18,964	26,626
Completed floorspace (net)	-1287	Nil	Nil	7,277	18,964	24,954
Total completed on previously developed land (gross)	91	Nil	Nil	7,571	18,964	26,626
Percentage completed on previously developed land (gross)	100%	100%	100%	100%	100%	100%

**Table 4.13 Amount of Floorspace Developed by Type and on Previously Developed Land 2011/12**

**4.27** The year to April 2012 saw a continued increase in new employment floorspace. The majority of this increase was, however, due to a single large warehouse project and the amounts of new office and general industrial floorspace were both significantly lower than in 2010/11.

Completed Floorspace (square metres)	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
Use Class B1(a)	961	4,857	8,542	3,801	8,803	275	1,426	91
Use Class B1(b)	Nil							
Use Class B1(c)	Nil							
Use Class B2	23,497	24,407	13,576	12,797	19,099	1,948	14,380	7,571
Use Class B8	Nil	Nil	53	Nil	Nil	Nil	440	18,964

38 VOA Property Market Report Capital and Rental Values at 1 July 2009. The VOA Property Market Report for 2010 reduced the number of locations covered and data for Birkenhead is now no longer included

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

Completed Floorspace (square metres)	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
<b>Total Floorspace</b>	<b>24,458</b>	<b>29,264</b>	<b>22,171</b>	<b>16,598</b>	<b>27,902</b>	<b>2,223</b>	<b>16,242</b>	<b>26,626</b>

**Table 4.14 Amount of Floorspace Developed by Type (Gross)**

**4.28** Projects to provide up to 651 square metres of new office floorspace (Class B1) and up to 1,862 square metres of new industrial floorspace (Use Class B2) were registered as under construction at the end of the reporting period.

Land Area (hectares)	Birkenhead Docks SRS <sup>(40)</sup>	Wirral International <sup>(41)</sup>	Borough Total
Land Allocated for B1 Uses <sup>(42)</sup>	0.00	0.00	1.50
Land Allocated for B1, B2 and B8 Uses <sup>(43)</sup>	0.78	22.04	81.29
Other Land Falling Within Primarily Industrial Areas <sup>(44)</sup>	17.83	38.30	95.72
Other Land with Planning Permission for B1, B2 or B8 Uses	25.10	0.00	26.48
<b>Total</b>	<b>43.71</b>	<b>60.34</b>	<b>204.99</b>

**Table 4.15 Employment Land Available by Type (April 2012)**

**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 2012 (45%).

**4.30** The UDP also identified 227 hectares within the Dock Estates at Birkenhead and Eastham, subject to UDP Policy EM10<sup>(45)</sup>. Policy EM10 of the UDP, which also provided for uses falling within Use Classes B1, B2 and B8 to be permitted within

41 Wirral International Business Park Strategic Regional Site, Bromborough

40 Strategic Regional Site designated by NWRA in July 2010. 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.

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

43 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

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

45 Land for port-related uses within the Dock Estates is identified by Act of Parliament and is subject to permitted development rights

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 4.15.

**4.31** There was an additional 44.99 hectares of vacant land within the Dock Estates at April 2011<sup>(46)</sup>.

### Town Centres

**4.32** RSS 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<sup>(47)</sup>.

**4.34** Liverpool is a significant destination for visits to restaurants, pubs, bars and nightclubs, museums and art galleries, theatres and concerts, in addition to existing centres and attractions in Wirral<sup>(48)</sup>.

**4.35** The Valuation Office Agency (VOA) estimate that total retail floorspace has increased by 3.5% since 2000<sup>(49)</sup>.

Use Class	Completed Floorspace (square metres)				% in Town Centres	
	Town Centre		Borough Total		Gross	Net
	Gross	Net	Gross	Net		
Use Class A1	8,800	4,273	21,880	12,205	40%	35%
Use Class A2	-	-	-	-	-	-
Use Class B1a	91	-128	91	-1287	100%	10%
Use Class D2	0	0	4,304	4,304	0%	0%

**Table 4.16 Total Amount of Floorspace for 'Town Centre Uses' 2011/12**

**4.36** Table 4.16 shows the total amount of new floorspace completed for 'town centre' uses during 2011/12. The majority of new Use Class A1 (retail), Use Class D2 (leisure) and Use Class B1a (office) floorspace was completed outside an existing town centre.

46 Further information on the supply of employment land can now be found within the Wirral Employment Land and Premises Study Update (BE Group, 2012)

47 the latest expenditure forecasts are included in the Wirral Retail Strategy Update (GVA, March 2012)

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

49 AMR 2012, Table 4.15 Business Floorspace refers

**4.37** Table 4.17 shows the changing trend over time. The figures for 2011/12 represent a significant increase in the amount of new A1 floorspace completed, the highest since 2007/08.

Completed Floorspace (square metres)	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
Use Class A1 (gross)	4,963	5,363	2,385	10,366	967	2,484	1,603	21,880
(percentage in town centres)	36%	11%	28%	66%	63%	0%	23%	40%
Use Class A1 (sales)	4,239	4,602	1,786	7,844	559	1,767	1,236	12,205
(percentage in town centres)	28%	8%	28%	58%	59%	0%	21%	35%
Use Class A2	-	-	-	-	-	-	-	-
(percentage in town centres)	-	-	-	-	-	-	-	-
Use Class D2	522	5,594	488	4,044	1,826	-	3,739	4,304
(percentage in town centres)	0%	8%	34%	14%	6%	-	27%	0%

**Table 4.17 Completed "Town Centre" Floorspace 2004/05 to 2011/12**

**4.38** A Town, District and Local Centre Study and Delivery Framework, to guide future action within each the Borough's twenty-three existing centres (excluding Birkenhead), was completed in July 2011. A phased programme of individual centre Action Plans is now in preparation.

### Tourism

**4.39** The visitor economy in Wirral was estimated to be worth £289 million in 2011, up by 3% since 2010 in the context of no overall growth across the City Region as a whole. The total number of visits to Wirral rose by 4%, to 6.8 million during 2011 outperforming the City Region by 3 percentage points, of which 753,000 were staying visits, the highest of any other district in Merseyside outside Liverpool. Over the last year, the number of staying visitors in Wirral using service accommodation has increased by 5% compared to 2% for the City Region<sup>(50)</sup>.

Expenditure by Sector (£ million)	2010	2011	percentage change
Accommodation	21.38	20.18	-6%
Food & Drink	45.41	45.93	1%
Recreation	12.10	12.23	1%
Shopping	83.26	84.26	1%
Transport	18.29	18.51	1%
Total Direct Revenue	180.45	181.11	0%
Indirect Expenditure	69.82	71.68	3%

50 STEAM (Liverpool City Region Local Enterprise Partnership, 2012)

Expenditure by Sector (£ million)	2010	2011	percentage change
VAT	31.58	36.22	15%
<b>Total</b>	<b>281.85</b>	<b>289.01</b>	<b>3%</b>

**Table 4.18 Visitor Spending by Sector**

**4.40** In Wirral, the sector also supported approximately 4,200 full-time equivalent jobs, up by 5% since 2010.

Expenditure by Sector (£ million)	2010	2011	percentage change
Accommodation	569	584	3%
Food & Drink	826	867	5%
Recreation	267	280	5%
Shopping	1,380	1,450	5%
Transport	149	156	5%
Total Direct Employment	3,190	3,338	5%
Indirect Employment	838	874	4%
<b>Total</b>	<b>4,028</b>	<b>4,212</b>	<b>5%</b>

**Table 4.19 Visitor-Related Employment by Sector**

## Housing

**4.41** Wirral has many areas of attractive high quality housing but large concentrations of poorer stock remain, particularly in east Wirral. 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<sup>(51)</sup>.

Dwelling Stock by Sector (number of dwellings)	Total Stock	Vacant	Percentage Vacant
Registered Social Landlord	23,037	793	3.4%
Private Sector	123,301	5,023	4.1%
Awaiting Demolition (All Tenures)		197	100.0%
<b>Totals</b>	<b>146,338</b>	<b>6013</b>	<b>4.1%</b>

**Table 4.20 Wirral Dwelling Stock (April 2012)**

**4.42** Wirral had 146,338 residential properties in April 2012. 84% were privately owned and 16% were owned by a Registered Social Landlord. The vast majority of vacancies (84%) were within the private sector housing stock. The vacancy rate for both private sector dwellings and dwellings managed by a Registered Social Landlord were higher than the RSS target of 3%<sup>(52)</sup>.

51 Wirral Private Sector House Condition and Home Energy Survey 2008

52 RSS Policy L3 (September, 2008)

**4.43** Table 4.20 shows the change in dwelling stock over time. The number of occupied dwellings has increased from 134,746 in 2001 to 140,325 in 2011, an increase of 5,579 over ten years.

Housing Stock	2004	2005	2006	2007	2008	2009	2010	2011	2012
Private	119,823	120,708	121,139	121,725	122,524	122,957	123,276	122,679	123,301
RSL	8,398	22,432	22,258	22,275	22,193	22,461	22,837	23,074	23,037
Other public	14,554	81	25	23	9	9	2	-	-
Total stock	142,775	143,221	143,422	144,023	144,726	145,427	146,115	145,753	146,338
% vacant	4.2%	4.1%	4.2%	4.3%	5.0%	3.5%	4.2%	4.4%	4.1%

**Table 4.21 Changes in Wirral Dwelling Stock 2004 to 2012**

**4.44** Average house prices decreased by 3% in Wirral in the year to March 2012, which was lower than the decline for Merseyside (3.6%) but faster than the decline across the rest of the North West Region (1.6%).

Average House Prices	Wirral	Merseyside	North West
Overall	£116,400	£107,817	£112,168
Detached	£261,164	£214,124	£217,941
Semi-detached	£131,108	£113,883	£114,427
Terraced	£75,485	£65,298	£67,543
Flat/Maisonette	£96,441	£119,397	£106,529

**Table 4.22 Average House Prices (March 2012)**

**4.45** The average property price for the Borough as a whole was nearly three and a half times the average income for the Borough in March 2012<sup>(53)</sup>.

**4.46** A full review of the Council's Housing Strategy to 2026 was completed in June 2011<sup>(54)</sup>.

### Housing Land Supply

**4.47** The Borough's gross housing land supply with planning permission at 31 March 2012 was 3,250 units, up from 3,082 units in March 2011. The proportion of units on previously developed land reduced from 93% to 85%, which is largely accounted for by the national reclassification of residential gardens as greenfield land.

**4.48** Table 4.22 shows the revised capacity of additional sites without planning permission assessed in the Council's Strategic Housing Land Availability Assessment Update 2012.

Source of Supply	April 2008	April 2012
Category 1 Sites - developable within five years	2,582	2,314

53 Land Registry House Prices Index - Custom Report (October 2012)

54 The Wirral Housing Strategy 2011-2026 can be viewed at <http://www.wirral.gov.uk/downloads/3590>

Source of Supply	April 2008	April 2012
Category 2 Sites - deliverable within ten years	4,753	5,232
Category 3 Sites - not currently deliverable	10,639	8,979
Small Sites - below 0.4 hectares	1,091	603

**Table 4.23 Capacity of Housing Land Supply (dwellings)**

**4.49** The calculation of the Borough's five-year housing land supply at April 2012 is set out in Appendix 3 to this AMR.

### Housing Requirements

**4.50** Table 4.23 shows the number of additional dwellings that would be needed to meet the requirements of the Regional Spatial Strategy to 2021, at the end of March 2012:

Net Annual Average Dwelling Requirements	Total Net Housing Provision 2003-2021	Annual Average (number of net dwellings)	Net Completions (2003/04 -2011/12)	Remaining	Annual Implied Target (2012/13 -2020/21)
RSS (September 2008) Table 7.1	9,000	500	2,488	6,512	724

**Table 4.24 Plan Period and Housing Targets**

### Housing Trajectory

**4.51** Gross completions continued to decline to 268 units during 2011/2012 from 272 units during 2010/11, while the number of demolitions increased from 175 to 242.

**4.52** The increase in demolitions is part of the targeted programme to remove poor quality, obsolete stock owned by Wirral Partnership Homes accounting for 78% of the demolitions and the demolition of stock in Council Neighbourhood Renewal Areas in Rock Ferry and Birkenhead to enable better quality, new housing to be delivered.

**4.53** The smaller proportion of demolitions within the Newheartlands Pathfinder Area (57%) was largely due to the demolition of a social housing tower block in Moreton.

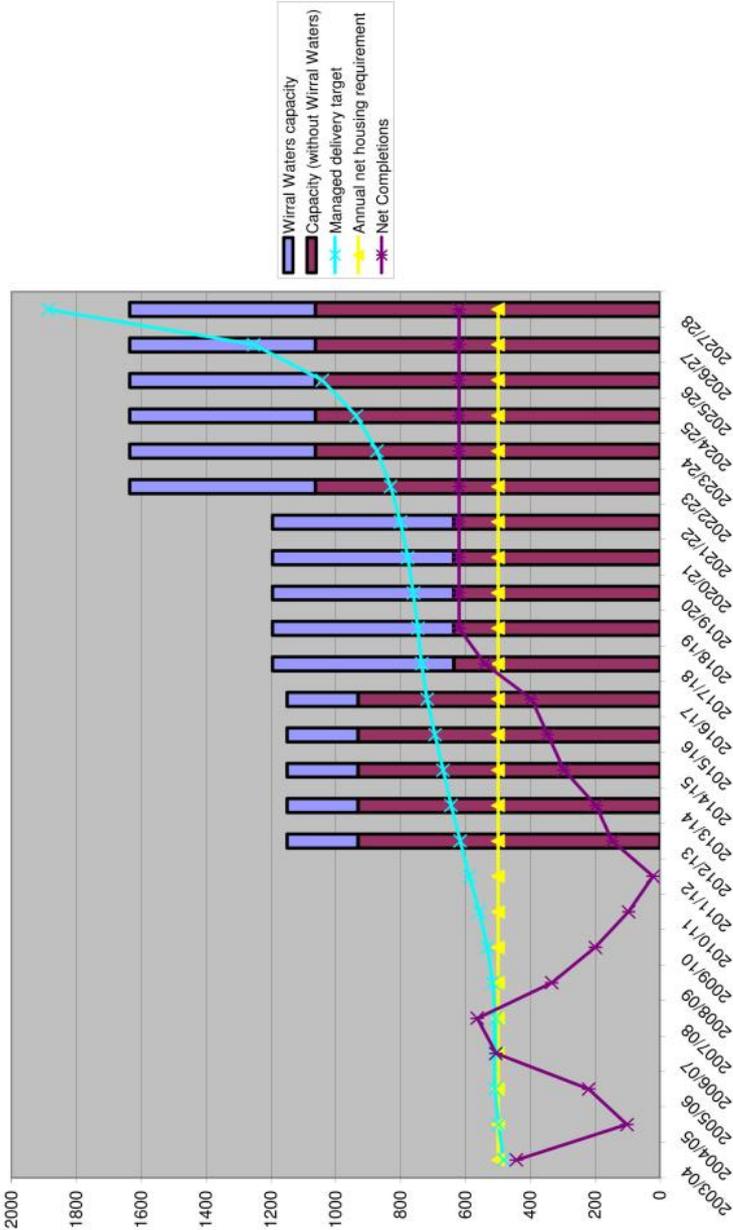
**4.54** Picture 4.2 and Table 4.24 below set out the housing trajectory for Wirral based on the annual housing requirement of 500 net additional dwellings set out in the Regional Spatial Strategy.

**4.55** The trajectory shows actual net completions achieved between 2003/04 and 2011/12; potential capacity based on the findings of the Wirral Strategic Housing Land Availability Assessment Update 2012 (SHLAA Update 2012); and projected net completions based on trends in past completions.

	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	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28		
Capacity (without Wirral Waters)									931	931	931	931	931	931	636	636	636	636	636	1086	1086	1086	1086	1086	1086	1086	
Wirral Waters capacity									220	220	220	220	220	220	560	560	560	560	560	573	573	573	573	573	573	573	573
Net Completions	443	102	220	506	564	334	200	97	22	147	197	297	347	397	540	620	620	620	620	620	620	620	620	620	620	620	620
Annual net housing requirement	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500
Managed delivery target	482	498	510	510	510	517	533	557	589	617	645	669	694	719	735	747	761	778	801	831	873	937	1042	1254	1887	1887	

Table 4.25 Housing Trajectory 2003 to 2028

Housing Trajectory 2003-2028



Page 1

Picture 4.2

**4.56** The calculation of the trajectory is based on the housing requirements set out in the Regional Spatial Strategy (September 2008), which the Government proposes to revoke under the provisions of the Localism Act 2011. The capacity identified includes the following:

- Category 1 Sites identified in the SHLAA Update 2012, considered deliverable within the first five years (**1,214 units**);
- Category 2 Sites, Category 3 Sites and Small Sites identified in the SHLAA Update 2012 (excluding sites without planning permission which are currently in use with potential for conversion, but with no indication of delivery) (**8,331 units**);
- New build planning permissions at April 2012 (**2,581 units**);
- an annual allowance for conversions and changes of use, based on the recorded median average of net completions between 2003 and 2012 of 74 per year (**1,184 units**);
- an annual allowance for new build windfalls based on the average number of new build windfalls granted permission between the SHLAA 2008 and the SHLAA Update 2012, at 65 units per year (**1040 units**);

**4.57** The potential additional capacity at Wirral Waters, which obtained planning permission in April 2012, is shown separately but could provide for an additional 7,340 units to 2028.

**4.58** Demolitions have been based on planned programmes for 2012/13 to 2016/17, equivalent to 113 demolitions each year over a five year period and the median of actual demolitions between 2003/04 and 2011/2012 within the RSS Outer Area and RSS Rural Area, equivalent to 40 demolitions each year.

**4.59** Demolitions beyond 2016/17 within the Newheartlands Pathfinder Area are based on the average number of actual demolitions since 2003 which were not funded as part of the Housing Market Renewal Initiative, which equates to approximately 20 demolitions each year.

**4.60** The managed delivery targets reflect the number of dwellings that would be needed each year to achieve the overall housing requirement, calculated by subtracting the cumulative net completions to date from the total housing requirement for the period 2003-2028 and dividing this answer by the number of years left in the plan period.

**4.61** For example, cumulative net completions over the period 2003/04 to 2011/12 stood at 2,488. The total housing requirement for 2003-2028 is 12,500 and at April 2012 there were 17 years left of the plan period. The managed delivery target is therefore calculated as 12,500 minus 2,488 divided by 17, which means that to continue to meet the overall requirement by 2028, Wirral would need to register at least 589 net completions during 2012/13.

Completed Dwellings (gross)	RSS Inner Area	RSS Outer Area	RSS Rural Area	Whole Borough	IPPA <sup>(59)</sup>
Total Dwellings	47	209	12	<b>268</b>	175
New Build	40	205	9	<b>254</b>	167
Conversions	7	4	3	<b>14</b>	8
% on PDL				<b>91.4%</b>	

**Table 4.26 New and Converted Dwellings and Percentage on Previously Developed Land 2011/12**

**4.62** Development on previously developed land continued to exceed the RSS target of 80%<sup>(56)</sup>, even based on the revised definition of previously developed land, introduced in June 2010. Flats accounted for 31% of gross completions in 2011/12, down from 43% in 2010/11 and 45% in 2009/2010. Table 4.26 sets out a breakdown of the various components of the Borough's housing delivery over the last seven years.

Completed Dwellings	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
Gross New Build	442	606	639	422	284	258	254
Demolitions	277	215	230	242	131	175	242
Net New Build	165	391	409	180	153	83	12
Gross Conversions	69	130	181	177	56	14	14
Net Conversions	55	115	155	154	47	14	10
Total Gross Additional	511	736	820	599	340	272	268
Total Net Additional	220	506	564	334	200	97	22

**Table 4.27 Components of Housing Delivery 2005/06 to 2011/12**

**4.63** Table 4.27 shows how the geographical pattern of development had changed across the Borough since April 2005, with housing development increasingly focused within the Interim Planning Policy Area and a declining contribution from areas to the west of the M53 Motorway<sup>(57)</sup>. The proportion of new housing development within the RSS Outer Area has, however, risen dramatically since April 2011, alongside a corresponding drop in the number of completions within the RSS Inner Area.

Completed Dwellings (gross)	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
RSS Inner Area <sup>(58)</sup>	72	177	189	211	120	145	47
	14%	24%	23%	35%	35%	53%	18%
RSS Outer Area	306	473	528	311	137	103	209
	60%	64%	64%	52%	40%	38%	78%
RSS Rural Area	133	86	103	77	83	24	12

55 Interim Planning Policy Area

56 RSS (September 2008) Table 7.1

57 within the RSS Rural Area

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

Completed Dwellings (gross)	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
	26%	12%	13%	13%	25%	9%	4%
Interim Planning Policy Area <sup>(59)</sup>	248	354	509	433	278	214	175
	49%	48%	62%	72%	82%	79%	65%
<b>Total Borough</b>	<b>511</b>	<b>736</b>	<b>820</b>	<b>599</b>	<b>340</b>	<b>272</b>	<b>268</b>

**Table 4.28 Distribution of Dwellings Completed 2005/06 to 2010/11**

### Gypsies and Travellers

**4.64** Wirral does not have any existing pitches for Gypsies or Travellers.

### Affordable Housing

**4.65** The number of affordable housing completions decreased from 159 in 2010/11 to 109 in 2011/12. The new dwellings were located in Bromborough (49), Rock Ferry (28), Prenton (14), Tranmere (9) Higher Bebington (5) and Poulton (4).

**4.66** A Strategic Housing Market Assessment Update and an Affordable Housing Viability Assessment were carried out during 2010 to take account of the current economic climate. A target of 10% of new dwellings to be affordable was recommended within the Newheartlands Pathfinder Area, with a target of 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.

**4.67** The aspiration for the longer-term, once the market recovers, is still a target of 40% across the Borough as a whole.

Settlement Area	Affordable Completions	Total Gross Completions	% of Total Completions
Area 1 - Wallasey	4	13	31%
Area 2 - Commercial Core	0	0	0%
Area 3 - Suburban Birkenhead	51	108	47%
Area 4 - Bromborough & Eastham	54	130	42%
Area 5 - Mid-Wirral	0	4	0%
Area 6 - Hoylake & West Kirby	0	0	0%
Area 7 - Heswall	0	3	0%
Area 8 - Rural Areas	0	10	0%
<b>Total Borough</b>	<b>109</b>	<b>268</b>	<b>41%</b>

**Table 4.29 Gross Affordable Housing Completions 2011/12**

59 completions within the IPPA are already counted in either the Inner, Outer or Rural Areas

## Heritage

**4.68** Wirral has a significant built heritage, with 714 Listed Building entries on the National Heritage List for England for 2012, relating to 1,789 listed properties or structures, twenty-five designated Conservation Areas, nine Scheduled Ancient Monuments and four Historic Parks and Gardens.

**4.69** The following buildings, Conservation Areas, monuments and parks are, however, currently included on the English Heritage Heritage at Risk Register 2012:

- Storeton Hall, Storeton Village (North Wing)
- Fort Perch Rock, New Brighton
- Church of St Andrew, Bebington
- Church of St James, New Brighton
- Christ Church, Port Sunlight
- Birkenhead Priory
- Bromborough Court House (Moated Site and Fishponds)
- Flaybrick Memorial Gardens
- Thornton Manor, Bebington
- Flaybrick Cemetery, Conservation Area, Bidston
- Hamilton Square Conservation Area, Birkenhead
- Rock Park Conservation Area, Rock Ferry

**4.70** The Wirral Heritage Strategy, adopted in February 2012, now sets out a comprehensive and integrated heritage framework for the Borough, which will form the basis for local heritage activities in the short and medium term and establish principles to be followed in the longer term.

## Landscape

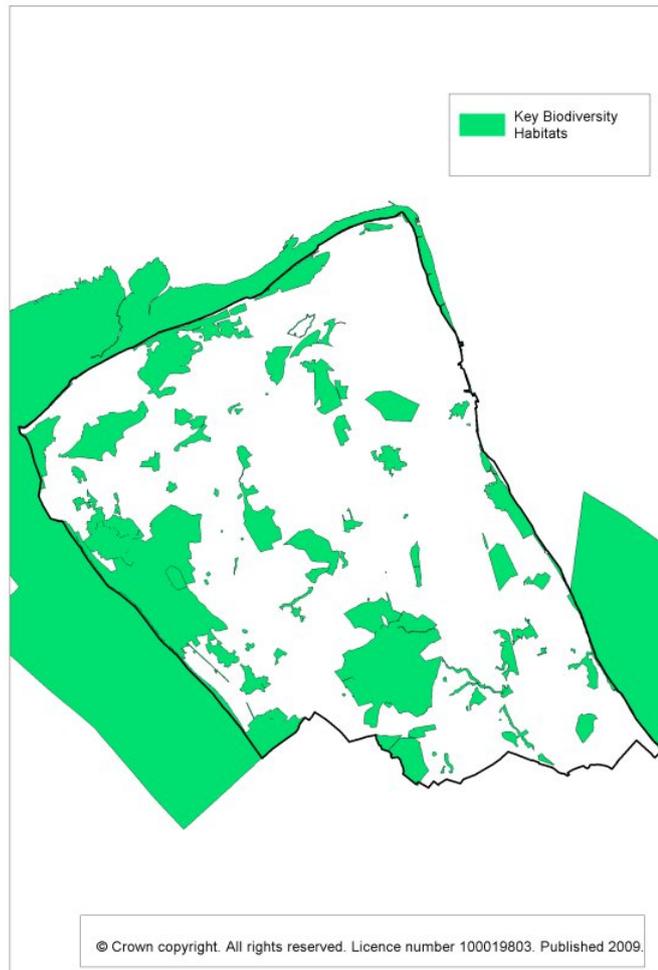
**4.71** The UDP designated four Areas of Special Landscape Value and three Areas Requiring Landscape Renewal. These designations have now been superseded by the Wirral Landscape Character Assessment 2009, which divides the Borough's open countryside into thirteen character areas.

**4.72** Seven of the character areas are identified for conservation but the following character areas are identified as needing some element of enhancement and/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

**4.73** Wirral has an extensive biodiversity resource. Picture 4.3 shows the Key Existing Biodiversity Areas identified in the Wirral Biodiversity Audit 2009.



**Picture 4.3**

**4.74** The Wirral Biodiversity Action Plan, adopted in February 2003, now includes species action plans for 45 species with national plans and an additional 32 plans for locally significant species, plus 16 habitat action plans covering UK Priority habitats and a further 5 plans for locally significant habitats. Species and habitats requiring very similar conservation action are dealt with as grouped plans. The Cheshire region currently has 21 habitat action plans and 52 species action plans. Active management is ongoing, with a particular emphasis on improving habitat and site conditions, rather than expanding site areas.

**4.75** The latest information from monitoring undertaken by Local Sites Partnerships, indicates that positive conservation management has been or is being implemented on 40% of the Borough's Local Wildlife Sites, up from 26% in 2009<sup>(60)</sup>.

**4.76** Four of the Borough's ten nationally designated Sites of Special Scientific Interest (SSSI), at Dee Cliffs; Dibbinsdale; Meols Meadows; and Red Rocks were not considered to be meeting the Government Public Service Agreement Target to have 95% of the SSSI in favourable or recovering condition<sup>(61)</sup>.

**4.77** An update of the Borough's Sites of Biological Importance was completed in January 2011 and of the Borough's Sites of Geological Importance in September 2011.

**4.78** A Liverpool City Region Ecological Framework, to secure and enhance ecological connectivity and resilience across the sub-region, was completed in October 2011<sup>(62)</sup>.

### Public Open Space

**4.79** In 2012, fifteen of the Borough's open spaces gained Green Flag Awards, including Tam O'Shanter Urban Farm which secured a Green Flag Community Award for sites managed by voluntary and community groups. North Wirral Coastal Park and Meols Park also achieved a Green Flag Award in 2012. The percentage of public open space managed to Green Flag Award Standard has, therefore, increased from 1% in 2005/06 to just over 38% in 2011/12.

**4.80** Birkenhead Park also obtained Green Heritage Site Accreditation in recognition of achieving the required standard in the management and interpretation of a site with local or national historic importance<sup>(63)</sup>.

<b>Total Public Open Space</b>	1,192 hectares <sup>(64)</sup>
<b>Area of Public Open Space Managed to Green Flag Award Standard</b>	453.54 hectares
<b>Percentage of Public Open Space Managed to Green Flag Award Standard</b>	38%

**Table 4.30 Amount of Public Open Space Managed to Green Flag Standards 2011/12**

**4.81** Funding has recently been awarded for the restoration of the former landfill at Bromborough, to provide additional public open space along the Mersey coastline.

60 Nature Conservation: Local Sites in Positive Conservation Management 2010/11 (DEFRA May 2012)

61 SSSI Condition Summaries (Natural England, September 2012)

62 an interactive mapping tool and its associated documents can now be viewed at <http://seftonmaps.sefton.gov.uk/EcoFramework/>

63 The Green Flag Award® 2012

64 includes sites within the designated Green Belt

## Water Quality

**4.82** 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 Wirral's water supplies come from the River Dee.

**4.83** The Environment Agency's River Basin Management Plans show that the Dee Estuary is currently at 'good chemical quality' and at 'moderate potential' for ecological quality, which is expected to be maintained in 2015. The ecological quality of the Mersey is currently of 'moderate potential', which is expected to be maintained by 2015. The chemical quality of the Mersey is, however, currently classified as 'moderate potential' but is expected to fail by 2015<sup>(65)</sup>.

**4.84** Rivers on Wirral are currently categorised as having poor<sup>(66)</sup> or bad<sup>(67)</sup> ecological status or potential against the standards required by the Water Framework Directive<sup>(68)</sup>.

**4.85** Wirral's beaches have been consistently among the cleanest in the North West and Wirral had four out of the eight 'recommended' North West beaches named in the 2012 Good Beach Guide (Meols, Moreton Wallasey and New Brighton), a recommendation only given to beaches that meet the highest European standard for water quality on the basis of regular testing by the Environment Agency<sup>(69)</sup>.

**4.86** However, during 2012, only two of the Borough's European designated bathing waters, at Meols and at West Kirby, achieved the 'higher' water quality standard, while Wallasey and Moreton were classified as meeting the 'minimum' standard for water quality<sup>(70)</sup>. Meols, Moreton and Wallasey are nevertheless expected to achieve a classification of "excellent" and West Kirby a classification of "good" when the higher standards required by the revised Bathing Water Directive are applied in 2015<sup>(71)</sup>.

## Environment Agency Objections

**4.87** The Environment Agency did not submit any objections to planning applications on flood risk or water quality grounds during 2011/12<sup>(72)</sup>.

65 Environment Agency River Basin Management Plan, Interactive Map, 2012

66 Dibbinsdale Brook

67 The Fender, Birket and Arrowe Brook

68 Environment Agency River Basin Management Plan, Interactive Map, 2012

69 Marine Conservation Society, Good Beach Guide 2012, Recommended Beaches

70 Environment Agency, Interactive Maps for Bathing Water Quality, 2012

71 Bathing Waters, Working in Partnership in England and Wales (Environment Agency, November 2010)

72 Environment Agency - Objections to Planning Applications 2011/12

**4.88** 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

**4.89** Wirral is estimated to have consumed a total of 5,908 GWh of energy in 2009, compared to 6,474 GWh of energy in 2008<sup>(73)</sup>. The majority was taken up for domestic needs. The proportion taken up by industry and commerce had dropped from 35% in 2003 to 30% in 2009<sup>(74)</sup>.

Total Final Energy Consumption by Sector 2009 (percentages) <sup>(75)</sup>	Industry & Commerce	Domestic	Transport
Wirral	30.0%	46.9%	22.9%
North West	39.2%	33.9%	26.9%
Great Britain	38.4%	33.7%	27.9%

**Table 4.31 Energy Consumption by Sector**

**4.90** 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<sup>(76)</sup>.

**4.91** Carbon emissions per capita were in the lower quartile for the UK at 6.0tCO<sub>2</sub> in 2007, compared with 8.4tCO<sub>2</sub> for the North West as a whole<sup>(77)</sup>. Comparable data has not yet been published for later years.

Energy Consumption from Renewables and Waste (percentage of total energy consumption) <sup>(78)</sup>	2005	2006	2007	2008	2009
Wirral	0.03%	0.03%	0.03%	0.04%	0.04%
North West	0.54%	0.47%	0.46%	0.49%	0.60%
Great Britain	1.03%	1.15%	1.34%	1.46%	1.84%

**Table 4.32 Renewable Energy Consumption 2005 to 2009**

- 
- 73 DECC Total Final Energy Consumption at Regional and Local Authority Level 2009 (Revised December 2012)
- 74 DECC Total Sub-National Final Energy Consumption 2005, 2006, 2007, 2008 and 2009 (Revised February 2011)
- 75 DECC Total Sub-National Final Energy Consumption 2009 (Revised December 2012)
- 76 DECC High Level Energy Indicators 2007 NUTS4 (May 2010)
- 77 DECC High Level Energy Indicators 2007 NUTS4 (May 2010)
- 78 DECC Total Sub-National Final Energy Consumption 2005, 2006, 2007, 2008 and 2009 (Revised December 2011)

**4.92** A very small percentage of the total energy consumed currently comes from renewable energy and waste, estimated at 2.6GWh in 2009<sup>(79)</sup>.

**4.93** 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 at Burbo Bank, Liverpool Bay. A proposed extension could generate up to 234MW. The power generated by the two other wind farms visible from Wirral, at North Hoyle and at Gwynt y Mor, does not come ashore within Wirral.

**4.94** Provisional estimates from a pre-feasibility study indicated that tidal power from the Mersey Estuary could have been used to generate up to 1,200 GWh of annual energy but the project was stalled in June 2011, due to high construction costs and current conditions in the energy and financial markets<sup>(80)</sup>.

**4.95** The two-stage Liverpool City Region Renewable Energy Capacity Study reported in April 2011, followed by a further report on potential delivery mechanisms completed in September 2011. A Sustainable Energy Action Plan, to guide future action and investment, has now been developed and is expected to be approved by each of the Merseyside districts towards the end of 2012.

**4.96** In terms of the more local generation of renewable energy, eleven planning applications for solar panels were approved during 2011/12<sup>(81)</sup>.

**4.97** A planning application for the erection of seven 15 metre high wind turbines at Cross Lane, Wallasey was also approved in April 2011<sup>(82)</sup>.

**4.98** The residual output from the energy-from-waste (biological process) facility, operated since 1985 at the Bidston Moss landfill, continued to reduce to 2,377MWh during 2011/2012.

**4.99** National figures show that there were just nine domestic photovoltaic installations in Wirral in June 2010 but that this had risen to 555 installations by March 2012<sup>(83)</sup>.

**4.100** Table 4.32 also shows how the number of cavity wall and loft installations has steadily increased since 2008, as a result of the Warmer Wirral Free Insulation Scheme.

79 DECC Total Sub-National Final Energy Consumption 2005, 2006, 2007, 2008 and 2009 (Revised December 2011)

80 Power from the Mersey (September 2008)

81 Application numbers 11/01309; 11/01354; 11/01254; 11/01115; 11/01019; 11/00984; 11/00940; 11/00942; 11/00912; 1100844 and 11/00437 refer

82 Application number 10/01498 refers

83 DECC, Local Authority Datasets 2012

Installations per 10,000 households	Cavity Wall Installations		Loft Installations	
	Wirral	Great Britain	Wirral	Great Britain
Year				
2008/2009	3,310	1,382	5,718	1,781
2009/2010	6,090	2,723	9,688	3,349
2010/2011	9,602	3,830	16,870	4,868
2011/2012	14,641	5,059	25,398	6,949

**Table 4.33 - Cavity Wall and Loft Installations 2008/09 to 2011/12**

**4.101** Although the percentage of households in Wirral living in fuel poverty began to decrease between 2009 and 2010, local fuel poverty was still four percentage points ahead of the national average<sup>(84)</sup>.

Households (percentage)	2006	2008	2009	2010
Wirral	15.3%	17.1%	22.0%	20.5%
Great Britain	11.5%	15.6%	18.4%	16.4%

**Table 4.34 - Households in Fuel Poverty**

## Minerals

**4.102** Wirral does not have any significant mineral reserves, apart from small amounts of winnable brick clay. The Merseyside Mineral Resource Study 2008 recommended that the Carr Lane Brickworks at Moreton was safeguarded for future mineral extraction.

**4.103** The latest available figures indicate a landbank of over 10 years for crushed rock within Greater Manchester, Merseyside, Warrington and Halton and of over 31 years for the Region as a whole<sup>(85)</sup>. The landbank of sand and gravel within Greater Manchester, Merseyside, Warrington and Halton is estimated at over 23 years but is only just over 12 years for the Region as a whole<sup>(86)</sup>.

**4.104** 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.

**4.105** Marine-won sand and gravel landed in Wirral increased by 5% to 92,263 tonnes in 2009, providing over a quarter of the total aggregate landed off the North West Coast<sup>(87)</sup>.

84 Department of Energy and Climate Change, Interactive Maps 2012

85 North West Region Aggregates Working Party Annual Report 2010, Table 7 Base Data 2009 (April 2011)

86 North West Region Aggregates Working Party Annual Report 2010, Table 8, Base Data 2009 (April 2011)

87 North West Region Aggregates Working Party Annual Report 2010, Table 10, Base Data 2009 (April 2011)

## Waste

**4.106** There were no planning applications for waste facilities during 2011/12 but an additional waste transfer facility was completed at Bromborough<sup>(88)</sup>.

**4.107** The planning permission for a gasification waste-to-energy facility with an operational capacity of up to 400,000 tonnes, granted consent at Eastham in July 2009, was implemented during July 2012 but is not yet formally under construction.

**4.108** Further information on the capacity of existing operational waste management facilities is contained within the evidence base to the Joint Waste Local Plan for Merseyside and Halton, which was submitted to the Secretary of State for public examination in February 2012<sup>(89)</sup>.

**4.109** The amount of household waste sent to landfill from Wirral has continued to reduce. Although the amount composted reduced from 18% in 2010/11 to 16% in 2011/12, the total amount recycled and composted remained stable.

Waste Managed (tonnes)	Landfill	Recycled	Composted	Borough Total
Amount of household waste arising and managed by management type	77,150	32,094	21,194	129,820
Percentage of household waste arising and managed by management type	59%	25%	16%	100%

**Table 4.35 Amount of Household Waste Arising and Managed by Management Type 2011/12**

**4.110** The amount of collected household waste per person reduced from 425kg in 2010/11<sup>(90)</sup> to 420kg in 2011/12<sup>(91)</sup>. The average for England was 431kg per person<sup>(92)</sup>.

88 Planning application number 09/05766

89 the documents submitted can be viewed at <http://wasteplanningmerseyside.gov.uk/site.do>

90 DEFRA Local Authority Collected Waste for England – Annual Statistics, Table 3: Discontinued Local Authority Performance Indicators 2010/11 (November 2011)

91 DEFRA Local Authority Collected Waste Annual Statistics, Table 3: Selected Waste Indicators 2011/12 (November 2012)

92 DEFRA Local Collected Waste Management Statistics for England - Final Annual Results, Statistical Release (November 2012)

**4.111** The proportion of waste sent to landfill in 2011/12 was 37% for England and 52% for the North West. The proportion recycled and composted in England was 42% and 43% for the North West. Incineration accounted for 19% of waste in England and 3% in the North West<sup>(93)</sup>.

**4.112** Table 4.35 shows the pattern of change in Wirral over time.

Waste Arisings (tonnes)	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
Landfill (percentage of total arisings)	125,440 90%	137,097 89%	121,693 86%	93,655 68%	86,186 64%	83,639 63%	79,168 60%	77,150 59%
Recycled (percentage of total arisings)	11,065 8%	10,784 7%	12,794 9%	28,448 21%	30,265 22%	28,521 22%	29,770 22%	32,094 25%
Composted (percentage of total arisings)	2,789 2%	6,175 4%	7,095 5%	14,727 11%	18,879 14%	19,483 15%	23,600 18%	21,194 16%
<b>Total Arisings</b>	<b>139,294</b>	<b>154,056</b>	<b>141,519</b>	<b>136,820</b>	<b>135,330</b>	<b>131,142</b>	<b>131,719</b>	<b>129,820</b>

**Table 4.36 Trends in Waste Management by Management Type 2004/05 to 2011/12**

### Transport

**4.113** 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<sup>(94)</sup>.

**4.114** Previous AMRs have provided an analysis of Census data for journeys to work from 1991 and 2001. A national tool to bridge the gap between the 2001 Census and present day commuting patterns was reported in detail in the previous AMR<sup>(95)</sup>.

**4.115** The most recent data from 2008 showed that there has been little change in 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.

93 DEFRA Local Authority Collected Waste Management Statistics 2011/12, Table 2 (November 2012)

94 Travel in Merseyside 2010 (Merseyside LTP Partnership, 2010) Appendix B30 (2001 base)

95 ONS Commute APS 2008

**4.116** The data from 2008 also indicated 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.

**4.117** The accessibility of new residential development completed during 2011/12 has again been calculated using Accession software for bus and train travel times in Wirral.

**4.118** 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 had increased from 62% in 2010/11 to almost 75% in 2011/12 and the proportion of new dwellings within 30 minutes of a secondary school had increased to just over 99% from 96% in 2010/11.

Accessibility	Doctor's Surgery	Hospital	Primary School	Secondary School	Areas of Employment <sup>(96)</sup>	Major Retail Centre
Number of new dwellings within 30 minutes public transport time	268	200	268	266	268	268
Percentage of new dwellings within 30 minutes public transport time	100%	75%	100%	99%	100%	100%

**Table 4.37 Accessibility of New Residential Development 2011/12**

**4.119** A transport capacity assessment, for the scale of development likely to be proposed in the Core Strategy Local Plan, reported in August 2012.

## 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. The latest revision of the LDS came into effect on 13 February 2012.

**5.3** The timetables set out in the LDS are continuously updated to take account of the latest changes to the ongoing programme of work<sup>(97)</sup>.

### Core Strategy Local Plan

**5.4** The Core Strategy will set the overall spatial framework for future development and investment in the Borough for the next 15 years and will replace many of the strategic and criteria-based policies currently contained within the Unitary Development Plan.

**5.5** Initial consultation on the content of the Core Strategy took place in October 2005, with public workshops held in November 2006 and additional consultation with under-represented groups during summer 2007. Issues, Vision and Objectives were consulted on in February 2009; Spatial Options in January 2010; and Preferred Options in November 2010.

**5.6** The comments received on the Preferred Options were reported to the Council's Cabinet in July 2011 and additional consultation on draft Settlement Area Policies for inclusion in the Proposed Submission Draft Core Strategy was undertaken in January 2012.

**5.7** The publication of a Proposed Submission Draft Core Strategy was reported to the Council's Cabinet in July 2012 and approved by the Council in October 2012. Subject to the responses received and the completion of additional evidence base studies, the Core Strategy is now expected to be submitted for public examination during summer 2013 and is expected to be adopted by April 2014, subject to the need to publish any further post-hearing modifications.

**5.8** Revisions to the timetable to date, reflect the additional time needed to complete updated evidence base studies for employment, housing, retailing, open space and recreation, water and transport and undertake the necessary assessments and appraisals of the emerging Core Strategy; continued uncertainty over the future revocation of the Regional Spatial Strategy and the need to take account of the

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97 the latest revisions can be viewed on the Council's website at <http://www.wiragov.uk/myservices/environmentandplanning/localdevelopmentframework/localdevelopmentscheme>

findings of the 2011 Census; and the need to undertake additional consultation to comply with the new duty to co-operate before confirming the final text of the Proposed Submission Draft.

**5.9** The Council has resolved that a review of housing market needs; accommodation for Gypsies and Travellers; future standards for open space and recreation; a Core Strategy viability assessment; and work to identify a solution to the future provision of appropriate wastewater treatment capacity in Birkenhead, must be undertaken before the Core Strategy is submitted to the Secretary of State for public examination by an independent Planning Inspector.

**5.10** Table 5.2 and Table 5.3 set out current progress against the milestones set out in the approved LDS.

#### **Site Allocations Development Plan Document**

**5.11** The preparation of a site-specific Site Allocations Local Plan is scheduled to begin following the adoption of the Core Strategy. The expected date of commencement has therefore been moved to January 2014, to reflect the estimated date for the completion of the public hearing for the Core Strategy.

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

#### **Joint Waste Local Plan for Merseyside and Halton**

**5.13** The Joint Waste Local Plan for Merseyside and Halton will replace the policies and proposals contained within UDP Section 17 – Waste Management.

**5.14** The preparation of the Joint Waste Local Plan is being managed by the Merseyside councils' environmental advisors, the Merseyside Environmental Advisory Service (MEAS).

**5.15** The Proposed Submission Draft Local Plan was published in November 2011 and was submitted to the Secretary of State for public examination by an independent Planning Inspector in February 2012. Additional modifications arising from the public examination hearings held in June 2012 are expected to be published for public consultation during November 2012. As a result, the final document is now expected to be adopted in April 2013.

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

### Other Development Plan Documents

**5.17** The approved LDS also 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. No timetables have yet been identified for the preparation of these additional documents, pending the completion of the Core Strategy.

### Statement of Community Involvement

**5.18** The Council proposes to consult on a revised Statement of Community Involvement to take account of the changes to national regulations since December 2006. An appropriate timetable will be agreed when the potential revisions are reported to the Council's Cabinet early in 2013.

### Supplementary Planning Documents

**5.19** The approved LDS did not set out a timetable for the preparation of any additional Supplementary Planning Documents but indicated that the need for any additional documents would be identified in the Proposed Submission Draft Core Strategy.

**5.20** The Proposed Submission Draft now includes proposals for Supplementary Planning Documents to assist with the delivery of policies related to design and layout, transport, water management and affordable housing.

	2011				2012				2013				2014			
	A	M	J	J	A	M	J	J	A	M	J	J	A	M	J	J
Preferred Options (Reg 18)																
Settlement Area Policies (Reg 18)																
Proposed Submission Draft Publication (Reg 19)																
Representations (Reg 20)																
Submission																
Pre-Hearing Meeting																
Public Hearing																
Inspector's Report																
Adoption																

**Table 5.1 Core Strategy Progress**

x = dates indicated in approved Local Development Scheme

Activity	Date Begun	Date Reported
Commencement	July 2005	
SEA Consultation	August 2005	July 2006
Initial Consultation (Reg 18)	October 2005	July 2006
SA Scoping	July 2006	July 2007
Public Workshops (Reg 18)	November 2006	November 2008
Draft Second Report of Consultation (Reg 18)	January 2007	November 2008
Consultation with Under-Represented Groups (Reg 18)	January 2007	November 2008
Evidence Base Studies	March 2007	Ongoing
Evidence Base - Call for Sites	April 2007	Ongoing
Issues, Vision and Objectives (Reg 18)	February 2009	November 2009
Spatial Options (Reg 18)	January 2010	July 2010
Preferred Options (Reg 18)	November 2010	July 2011
Draft Settlement Area Policies (Reg 18)	January 2012	July 2012
Publication of Proposed Submission Draft (Reg 19)	November 2012	

**Table 5.2 Completed Stages**





## Evidence Base

**5.21** Table 5.1 sets out the latest position on the evidence base to support the preparation of the Proposed Submission Draft Core Strategy and the wider Local Development Framework. The majority of work is now being prepared in-house rather than through external consultancy.

Study	Commissioned	Current Status	Documents Affected
<a href="#">Wirral Strategic Housing Market Assessment</a>	March 2006	Reported February 2008	UDP Section 6 Core Strategy
<a href="#">Wirral Employment Land and Premises Study</a>	September 2007	Reported November 2009	UDP Sections 5 & 16 Core Strategy Site Allocations
<a href="#">Wirral Strategic Flood Risk Assessment</a>	October 2007	Reported November 2009	UDP Sections 19 & 20 Core Strategy Site Allocations
<a href="#">Merseyside Mineral Resource Study</a>	February 2008	Reported November 2009	UDP Section 18 Core Strategy Site Allocations
<a href="#">Wirral Town Centres, Retail and Commercial Leisure Study</a>	March 2008	Reported December 2009	UDP Sections 9, 10 & 16 Core Strategy Site Allocations
<a href="#">Wirral Biodiversity Audit</a>	April 2008	Reported November 2009	UDP Section 13 Core Strategy Site Allocations
<a href="#">Wirral Landscape Character Assessment</a>	June 2008	Reported November 2009	UDP Sections 7, 8, 12 & 14 Core Strategy Site Allocations
<a href="#">Wirral Strategic Housing Land Availability Assessment</a>	April 2009	Reported September 2010	UDP Section 6 Core Strategy Site Allocations
Liverpool City Region Renewable Energy Capacity Study ( <a href="#">Stage 1</a> and <a href="#">Stage 2</a> and <a href="#">Maps</a> )	July 2009 February 2010	Reported April 2011	UDP Section 23 Core Strategy Site Allocations
<a href="#">Integrated Regeneration Study for Birkenhead and Wirral Waters and Appendix</a>	September 2009	Reported June 2010	Core Strategy Site Allocations
<a href="#">Wirral Strategic Housing Market Assessment Update</a>	June 2009	Reported October 2010	UDP Section 6 Core Strategy
<a href="#">Wirral Affordable Housing Viability Assessment</a>	June 2009	Reported October 2010	UDP Section 6 Core Strategy
<a href="#">Liverpool City Region Housing and Employment Overview Study and Technical Report</a>	May 2010	Reported July 2011	Core Strategy
<a href="#">Core Strategy Preferred Options Habitats Regulation Assessment and Maps</a>	June 2010	Reported September 2010	Core Strategy
Wirral Water Cycle Study	January 2011	Now to be reported early 2013	UDP Section 19 Core Strategy Site Allocations
<a href="#">Wirral Sites of Biological Importance Update</a>	n/a	Reported January 2011	UDP Section 13 Core Strategy Site Allocations
<a href="#">Wirral Town, District and Local Centre Study and Delivery Framework</a>	n/a	Reported July 2011	UDP Section 16 Core Strategy Site Allocations

Study	Commissioned	Current Status	Documents Affected
<a href="#">Wirral Preliminary Flood Risk Assessment</a> (Flood and Water Management Act 2010)	n/a	Reported July 2011	UDP Sections 19 & 20 Core Strategy Site Allocations
<a href="#">Wirral Sites of Geological Importance Update</a>	n/a	Reported September 2011	UDP Section 13 Core Strategy Site Allocations
<a href="#">Wirral Retail Strategy Update</a>	November 2011	Reported March 2012	UDP Section 16 Core Strategy Site Allocations
<a href="#">Core Strategy Transport Impacts Assessment</a>	February 2012	Reported August 2012	UDP Section 15 Core Strategy Site Allocations
<a href="#">Wirral Strategic Housing Land Availability Assessment Update (April 2012)</a>	n/a	Reported September 2012	UDP Section 6 Core Strategy Site Allocations
<a href="#">Wirral Employment Land and Premises Study Update</a>	November 2011	Reported September 2012	UDP Sections 5 & 16 Core Strategy Site Allocations
<a href="#">Wirral Open Space Assessment Update</a>	n/a	Reported September 2012	UDP Sections 8, 9 & 10 Core Strategy Site Allocations
<a href="#">Proposed Submission Draft Core Strategy Habitats Regulations Assessment</a>	September 2012	Reported September 2012	Core Strategy Site Allocations

**Table 5.6 Evidence Base Studies - Progress**

**5.22** While the majority of the findings of the Water Cycle Study have already been included in the Proposed Submission Draft Core Strategy and its associated documents, the final Study is still to be formally completed, pending further work on drainage capacities at waste water treatment works.

## 6 Monitoring Cooperation

**6.1** National regulations now require monitoring reports to include information on co-operation with other local planning authorities and prescribed bodies under the new duty introduced by section 110 of the Localism Act 2011.

**6.2** The National Planning Policy Framework also expects effective joint working on cross-boundary strategic priorities to be demonstrated as part of the soundness of Local Plan proposals.

### Liverpool City Region Structures and Initiatives

**6.3** There is a long history of co-operation between local authorities across Merseyside on strategic planning matters, from Merseyside County Council and Strategic Guidance for Merseyside; to joint contributions to Regional Planning Guidance and the Regional Strategy; Liverpool City Region Governance, including a City Region Cabinet; the jointly maintained specialist Merseyside Environmental Advisory Service; preparation of the Merseyside Local Transport Plan and Joint Waste Local Plan for Merseyside and Halton; and the Mersey Partnership, which has now been constituted the Local Enterprise Partnership for the area;

**6.4** Local authorities across Merseyside and the surrounding areas also work together as part of a sub-regional collective of local planning authorities including the councils for Halton, Knowsley, Liverpool, St Helens, Sefton, Wirral and West Lancashire, which have worked together on joint initiatives and evidence base studies including:

- a Liverpool City Region Housing Strategy;
- a Merseyside Minerals Resource Study;
- a Liverpool City Region Renewable Energy Study, which has now been developed into Liverpool City Region Sustainable Energy Action Plan;
- the adoption of common elements of a sustainable transport and parking Supplementary Planning Document;
- a Liverpool City Region Overview Study, to look at the wider pattern of supply and demand for housing and employment across local authority boundaries, which was completed in May 2011; and
- a Liverpool City Region Ecological Framework.

**6.5** Major joint initiatives have also included:

- the Newheartlands Housing Market Renewal Pathfinder Initiative, whereby Wirral Council has worked with Sefton Council and Liverpool City Council, which has led to significant increase in the number of new properties built within the older urban areas of the conurbation;
- the Mersey Heartlands Growth Point, where Wirral Council worked with Liverpool City Council, which has culminated in the approval of major private sector-led regeneration proposals at Liverpool and Wirral Waters, supported by a jointly commissioned Strategic Housing Land Availability Assessment;

- the national designation of the Mersey Waters Enterprise Zone, in March 2011, to support economic revitalisation and offer incentives to new and expanding businesses in Birkenhead and north Liverpool;
- designation as the only west coast national Centre for Offshore Renewable Engineering, following a submission put together by Wirral Council, Cammell Lairds, Peel Ports and the Liverpool City Region Local Enterprise Partnership;
- the agreement of a Liverpool City Region Local Investment Plan with the Homes and Communities Agency; and
- the agreement of a Liverpool City Region Deal with Government, with the Liverpool City Region Local Enterprise Partnership.

#### 6.6 More recent activity has included:

- initial work to jointly prepare a potential surface water management Supplementary Planning Document;
- Initial work to identify a common approach towards the implementation of the Community Infrastructure Levy and the provision of cross-boundary infrastructure;
- work on a Local Aggregates Assessment with the councils for Merseyside and Greater Manchester;
- joint consultancy for the consistent provision of Core Strategy Habitats Regulations Assessments;
- an investigation of the feasibility of providing joint archaeological services with the councils for Liverpool, Sefton, Knowsley and St Helens and with Cheshire West and Chester Council; and
- discussions with regard to the feasibility of undertaking a joint sub-regional strategic housing market assessment and joint accommodation assessment for Gypsies and Travellers.

**6.7** A Liverpool City Region Spatial Priorities Framework is also currently being prepared, for public consultation during late 2012, to set out the parameters for future cross-boundary working following the abolition of the Regional Strategies.

### **Mersey Dee Alliance**

**6.8** Wirral Council is also part of a partnership with the local councils of Cheshire West and Chester, Denbighshire, Flintshire, Wrexham, the Welsh Assembly Government, Merseytravel and TAIH, to support strategic economic activity spanning the England-Wales border, provide a complementary suite of strategic employment sites, enhance links and corridors between strategic centres and improve social inclusion.

**6.9** Major projects include support for the improvement and electrification of the Bidston-Wrexham railway line.

## Core Strategy Local Plan

**6.10** In addition to the formal consultation reported in section 5 of this AMR, the preparation of the Proposed Submission Draft Core Strategy was, during July and September 2012, subject to additional informal consultation with adjoining authorities and prescribed agencies, before being finalised for Council approval in October 2012. The bodies contacted included:

### Local Planning Authorities

Liverpool City Council	Halton Council
Sefton Council	Knowsley Council
St Helens Council	West Lancashire District Council
Cheshire West and Chester Council	Flintshire County Council
Wrexham Council	

### Other Prescribed Agencies

English Heritage	Highways Agency
Natural England	Merseytravel
Marine Management Organisation	Office of Rail Regulation
Environment Agency	Civil Aviation Authority
Homes and Communities Agency	Wirral Primary Care Trust

### Other Bodies

Network Rail	Wirral Clinical Commissioning Group
Welsh Water	Cheshire and Wirral Partnership NHS Trust
United Utilities	Wirral Community NHS Trust
National Grid	Wirral University Teaching Hospital Trust
Scottish Power	Peel Ports
Clatterbridge Cancer Centre Trust	Merseyside Environmental Advisory Service
Merseyside Police	Merseyside Fire and Rescue
North West Ambulance Service	

**6.11** Specific comments, which are now reflected in Proposed Submission Draft Core Strategy, were received from the Environment Agency, English Heritage, Civil Aviation Authority, Natural England, Marine Management Organisation, Homes and Communities Agency, United Utilities and the Director of Public Health.

**6.12** Work on a Water Cycle Study jointly commissioned with Liverpool City Council, in consultation with the Environment Agency and United Utilities, to consider the impact of the Core Strategy on water supply and wastewater treatment capacity, is due to report in early 2013.

**6.13** Further discussion is ongoing with regard to the potential impact on the Borough's water supply arising from a planning application for up to 2,000 new homes adjacent to Sutton Hall water treatment works at Ellesmere Port<sup>(98)</sup>.

**6.14** Work arising from the transport assessment, utilising the Liverpool City Region Transport Model used in the preparation of the Local Transport Plan, including data for Cheshire West and Chester, which initially reported in August 2012, is subject to

98 planning applications submitted to Cheshire West and Chester Council referenced 12/02091/OUT and 12/03849/FUL refer

ongoing discussions between land use and transport planners from Wirral, Liverpool, Cheshire West and Chester, Merseytravel and the Highways Agency, for inclusion in the final Core Strategy during 2013.

**6.15** The Council has also formally responded to:

- requests with regard to future cross-boundary housing capacity from the councils for Sefton (Wirral Cabinet, 19 July 2012, Minute 61 refers) and Cheshire West and Chester (Wirral Cabinet, 27 September 2012, Minute 92 refers)
- consultation on the Development Options (Delegated Decision, 21 July 2011) and Preferred Policy Directions for the Cheshire West and Chester Local Plan (Delegated Decision, 26 October 2012);
- the Proposed Submission Draft of the Core Strategy for Liverpool (Delegated Decision, 10 May 2012); and
- the preparation of the emerging Peel Ports Master Plan, including cross boundary implications of the regeneration proposals for Ellesmere Port docks (Wirral Cabinet, 21 July 2011, Minute 77 refers).

## 7 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
Business Enterprise and Regulatory Reform	BERR	The Government Department previously responsible for economic performance, trade promotion and energy now replaced by DECC
Cabinet		A group of Local Councillors appointed by the Council to take executive decisions on behalf of the Council
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)
Category 1 Sites		Related to the Wirral Strategic Housing Land Availability Assessment - sites capable of being developed for housing within five years
Category 2 Sites		Related to the Wirral Strategic Housing Land Availability Assessment - sites capable of being developed for housing within five to ten years
Category 3 Sites		Related to the Wirral Strategic Housing Land Availability Assessment - sites not currently developable for housing within ten years
Communities and Local Government	CLG	The Government Department responsible for planning, building and the environment

Terminology	Abbreviation	Explanation
Community Strategy		See "Sustainable Community Strategy"
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, defined by the Secretary of State, previously used to determine whether key national policies were being achieved
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
Destination Marketing Implementation Plan		A document setting out the objectives of the Council's Destination Marketing team, to market Wirral as a quality investment and visitor destination
Development Plan		A statutory document that individual planning decisions must be made in accordance with 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
Environment Agency	EA	A government body with responsibility for preventing harmful impacts on the environment
English Heritage	EH	A government body with responsibility for protecting and promoting the historic environment
Examination in Public	EIP	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

Terminology	Abbreviation	Explanation
Growth Point		An area identified by the Government in which an accelerated level of housing delivery will be promoted
Habitats Regulations Assessment	HRA	An assessment of the impact of emerging policies and proposals on European designated sites
Heritage at Risk	HAR	A national record of designated heritage assets considered to be at serious risk of harm or damage
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
Independent Examination		The process undertaken by a Planning Inspector to examine the content of a Development Plan Document before it can be adopted by the Council
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

Terminology	Abbreviation	Explanation
		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 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
Local Enterprise Partnership	LEP	A coalition of local partners working together to lead and drive economic growth and job creation across the Liverpool City Region
Local Plan		The new name for Development Plan Documents
Local Transport Plan	LTP	A joint strategy for investment in the provision and management of transport infrastructure including buses, trains, ferries, roads, footpaths and cycleways
Local Transport Plan Partnership		The local 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
National Planning Policy Framework	NPPF	A single statement of national planning policy that will replace the current series of Planning Policy Statements, Planning Policy Guidance Notes and Minerals Planning Statements
Neighbourhood Development Plan		A new type of development plan, to be prepared by the local community and adopted after a local referendum, proposed in the Localism Bill.

Terminology	Abbreviation	Explanation
Neighbourhood Planning		The general name for a series of new measures, proposed in the Localism Bill, to enable the community to have a greater say over development within their neighbourhood
Newheartlands		One of ten nationally designated Housing Market Renewal Initiative Pathfinder Areas, which in Merseyside included parts of Liverpool, Sefton and Wirral, which were 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
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
Proposed Submission Draft		A preliminary version of a Development Plan Document that the Council intends to submit to the Secretary of State for Independent Examination
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

Terminology	Abbreviation	Explanation
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 Allocations Development Plan Document		A Development Plan Document which identifies and allocates specific areas of land for development
Strategic Housing Market Assessment	SHMA	A document that examines the key features of Wirral's housing market, including housing need, supply and demand
Strategic Housing Land Availability Assessment	SHLAA	A document that examines potential sites for housing across the Borough and assesses them in terms of their suitability, availability and achievability
Scarborough Tourism Economic Activity Monitor	STEAM	A nationally agreed methodology for calculating the economic value of the tourist and visitor economy
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 Geological Importance		A site designated in the Unitary Development Plan on the basis of its local importance for earth science 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 will be tested at an Independent Examination. The tests of soundness are set out in national policy published by the Secretary of State
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

Terminology	Abbreviation	Explanation
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 by the former North West Development Agency for the promotion of the new business development needed by the North West Region
Submission		The stage at which a Development Plan Document 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, now constituted as the Local Enterprise Partnership for the Liverpool City Region
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
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

Terminology	Abbreviation	Explanation
Use Class B1 (c)	B1(c)	Land uses falling within the category of business, for an industrial process that can be carried out within 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 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 2012)

Table 1 - Housing Land Supply with Planning Permission at 31 March 2012 (Gross)

	Previously Developed	Greenfield	Total
<i>(i) New build sites</i>			
Sites under construction > 0.4 ha (units not started + under construction)	562	160	722
Sites not started > 0.4 ha (units not started)	583	140	723
Sites under construction < 0.4 ha (units not started + under construction)	483	69	552
Sites not started < 0.4 ha (units not started)	561	23	584
<b>Total units on new build sites</b>	<b>2,189</b>	<b>392</b>	<b>2,581</b>
<i>(ii) Conversions and changes of use</i>			
Changes of use under construction (units not started + under construction)	180	0	180
Changes of use not started (units not started)	181	0	181
Conversions under construction (units not started + under construction)	159	0	159
Conversions not started (units not started)	149	0	149
<b>Total units conversions and changes of use</b>	<b>669</b>	<b>0</b>	<b>669</b>
<b>Total units with planning permission</b>	<b>2,858</b>	<b>392</b>	<b>3,250</b>
% on previously developed land			87.9%

Sites in category (i) includes new build greenfield commitments (sites under construction and not started with extant planning permission), together with all new build previously developed sites with extant planning permission or under construction (gross).

Sites in category (ii) includes all sites with planning permission for the conversion of a dwelling to provide additional dwellings or with planning permission for a change of use to residential (gross).

Table 1 does not include additional sites without planning permission assessed as part of the Wirral Strategic Housing Land Availability Assessment (April 2012) or the future generation of windfalls.

**Appendix 2 - Housing Land Supply Summary (April 2012)****Table 2 - Recorded Demolitions**

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
2010/2011	175	159	4	12
2011/2012	242	137	1	104
5 year total	1,020	788	65	167
5 year annual average	204	158	13	33
RSS projected demolitions	250	200	40	10

The figures for projected demolitions were those submitted to the Regional Spatial Strategy Examination in Public.

Programmed public sector and registered social landlord demolitions for 2012 to 2017 and an assessment of private sector demolitions based on the median of actual past performance within the RSS Outer Area and RSS Rural Area since 2003 have, however, now been used in calculating the five-year housing land supply in Appendix 3.

## Appendix 2 - Housing Land Supply Summary (April 2012)

Table 3 - Actual 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
2010/2011	175	14	258	97	-403
2011/2012	242	10	254	22	-478
5 year total	1,020	380	1,857	1,217	-1283
5 year annual average	204	76	371	243	-257

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

The UDP Inquiry Inspector recommended, at paragraph 3.81 of his report, that the future contribution to be made by net gains from conversions was set at a rate of 50 units per annum. The median average of 74 recorded net completions between 2003 and 2011 has, however, now been used in calculating the five-year housing land supply in Appendix 3.

## Appendix 2 - Housing Land Supply Summary (April 2012)

Table 4 - Windfall Site Generation

A	B	C	D	E	F
Year	Base New Build Supply (gross)	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
2010/2011	2,806	272	2,534	2,474	-60
2011/2012	2,474	268	2,206	2,581	375
5 year annual average	3,053	460	2,593	2,940	347

The base new build supply (Column B) and actual year end new build supply (Column E) is based on land with planning permission for new build units only and does not include sites with planning permission for conversion or change of use, Unitary Development Plan allocations without planning permission or that were no longer currently available, or sites without planning permission identified within a Strategic Housing Land Availability Assessment.

### Appendix 3 - Five-Year Housing Land Supply (April 2012)

**Table A - Five-Year Housing Land Supply (April 2012) - Without Buffer**

Item	Dwellings
A RSS Net Housing Requirement 2003 - 2012 (500 x 9 years)	4,500
B Demolitions 2003 - 2012 (actual)	2,143
C Gross Completions 2003 - 2012 (actual)	4,763
D Net Completions 2003 - 2012 (actual new build plus net gain from conversions)	2,488
E Shortfall of Completions Against Target for 2003 - 2012 (A minus D)	2,012
F Five Year Projected Demolitions 2012 - 2017	767
G Five Year Housing Target 2012 - 2017 (including shortfall, if met within the first five years, plus projected demolitions) (500 x 5 + E + F)	5,279
H Current Five Year Supply	4,656
I Annual Requirement over Five Years (G/5)	1,056
J Years Supply (H/I)	4.4

**Table B - Five-Year Housing Land Supply (April 2012) - Plus 5%**

Item	Dwellings
A RSS Net Housing Requirement 2003 - 2012 (500 x 9 years)	4,500
B Demolitions 2003 - 2012 (actual)	2,143
C Gross Completions 2003 - 2012 (actual)	4,763
D Net Completions 2003 - 2012 (actual new build plus net gain from conversions)	2,488
E Shortfall of Completions Against Target for 2003 - 2012 (A minus D)	2,012
F Five Year Projected Demolitions 2012 - 2017	767
G Five Year Housing Target 2012 - 2017 plus 5% (including shortfall, if met within the first five years, plus projected demolitions) 1.05 x (500 x 5 + E + F)	5,543
H Current Five Year Supply	4,656
I Annual Requirement over Five Years (G/5)	1,109
J Years Supply (H/I)	4.2

**Table C - Five-Year Housing Land Supply (April 2012) - Plus 20%**

Item	Dwellings
A RSS Housing Requirement 2003 - 2012 (500 x 9 years)	4,500
B Demolitions 2003 - 2012 (actual)	2,143
C Gross Completions 2003 - 2012 (actual)	4,763
D Net Completions 2003 - 2012 (actual new build plus net gain from conversions)	2,488
E Shortfall of Completions Against Target for 2003 - 2012 (A minus D)	2,012
F Five Year Projected Demolitions 2012 - 2017	767
G Five Year Housing Target 2012 - 2017 plus 20% (including shortfall, if met within the first five years, plus projected demolitions) 1.20 x (500 x 5 + E + F)	6,335
H Current Five Year Supply	4,656
I Annual Requirement over Five Years (G/5)	1,267
J Years Supply (H/I)	3.7

The calculations in Tables A, B and C are based on the housing requirements set out in the Regional Spatial Strategy (September 2008), which the Government proposes to revoke under provisions contained within the Localism Act 2011. The calculations are based on the following additional assumptions:

- Five Year Projected Demolitions (Row F) includes the following:
  - demolitions within the Newheartlands Pathfinder Area, based on planned demolitions for 2012/13 to 2016/17, equivalent to 113 demolitions each year over a five year period;
  - demolitions outside the Newheartlands Pathfinder Area, calculated using the median of actual demolitions between 2003/04 and 2011/2012 within the RSS Outer Area and RSS Rural Area, equivalent to 40 demolitions each year.
- the Five Year Housing Target (Row G) assumes that the shortfall against RSS between 2003 and 2012 will be met in the five year period from April 2012.
- the Current Five Year Supply (Row H) includes the following:
  - Category 1 Sites identified in the SHLAA Update 2012, considered deliverable within the first five years (**1,214 units**);
  - small sites calculated as being deliverable within the first five years (excluding sites without planning permission which are currently in use with potential for conversion, but with no indication of delivery within the first five years) (**166 units**);
  - extant planning permissions for new build units at April 2012 (**2,581 units**) (Appendix 2, Table 1 refers);
  - an allowance for net additional conversions and changes of use between 2012 and 2017 based on the actual median average delivery of 74 units per year between 2003 and 2012 (**370 units**) (Appendix 2, Table 3 refers);
  - an allowance for new build windfalls between 2012 and 2017 based on the average number of additional new build windfalls granted permission between SHLAA 2008 and SHLAA 2012, at 65 units per year (**325 units**);
  - the potential additional capacity at Wirral Waters has not been included but could provide for an additional 1,100 units in the first five years (SHLAA Update 2012)<sup>(99)</sup>.

The calculations in Tables B and C sets out the positions with a five and twenty per cent buffer included, as required by paragraph 47 of the National Planning Policy Framework.

99 planning permission for up to 15,193 units was granted subject to a section 106 legal agreement in April 2012

**Appendix 4 - Housing Land Supply Site Schedule (April 2012)**

Please see separate spreadsheet.