

## APPENDIX 4.3

### DEVONSHIRE PARK NEIGHBOURHOOD PLAN – EXTRACT OF RELEVANT EMERGING CORE STRATEGY LOCAL PLAN POLICIES

#### Wirral Core Strategy Local Plan Proposed Submission Draft (December 2012)

The Devonshire Park Neighbourhood Plan conforms with the Spatial Vision, Strategic Objectives, Broad Spatial Strategy and Settlement Area Priorities of the emerging Wirral Core Strategy Local Plan including Proposed Submission Draft policies, Policy CS6 - Priorities for Suburban Birkenhead, Policy CS21 - Criteria for New Housing Development, Policy CS23 – Criteria for Specialist Housing, Policy CS42 – Development Management and Policy CS43 – Design, Heritage and Amenity, which are set out below:

#### **Spatial Vision**

By April 2028, Wirral will continue to offer a high quality of life, as an attractive place to live an active, sustainable, productive, safe and healthy lifestyle, to complement the attractiveness and economic competitiveness of the wider sub-region.

The focus of new development and investment will be on improving and regenerating the Borough's existing urban areas; tackling social, health, economic and environmental disparity; re-using existing buildings and previously developed land; and on strengthening and enhancing the distinctive assets of the Borough, including the quality and value of the Borough's historic, built and natural environment; supported by a tight Green Belt to focus development into the existing built-up area and achieve a sustainable pattern of development.

The housing market within the older urban areas in east Wirral, previously designated as part of the Newheartlands Pathfinder, will be competing on a more equal footing with outlying residential areas and large areas of older stock, particularly in Birkenhead, Seacombe and Tranmere, will have been improved and replaced.

A new city neighbourhood will be being established within the Birkenhead Dock Estate to create a sustainable, mixed-use waterside community, where new homes and a wide range of employment, education, leisure, community and cultural uses will create a new impetus for economic growth and regeneration at the heart of the older urban area.

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

centres providing retail, office, leisure, service, cultural, community and visitor facilities to meet the everyday needs of local communities.

A growth in sustainable tourism will be focused on the quality of the Borough's natural environment; built heritage; country parks; and coastline, with appropriate visitor facilities at Birkenhead, New Brighton, Leasowe, Hoylake, West Kirby, Thurstaston and along the Mersey coast, managed to avoid harm to European Sites and their supporting habitats<sup>6</sup>.

Wirral's rural areas will be providing for an efficient and productive agricultural economy, making full and effective use of the Borough's best and most versatile agricultural land, promoting local production and food security, while protecting and enhancing heritage, biodiversity and the quality of the natural and semi-natural environment.

Development and investment will have supported and encouraged a more sustainable pattern of development and travel that will have reduced emissions; improved air quality; increased the use of public transport; and made greater use of alternative forms of transport such as walking and cycling; and there will be a greater emphasis, across all sectors, on securing sustainable approaches to design and construction; green infrastructure; energy; water; flood risk, waste management; carbon impact; local employment and production; and mitigation, adaptation and resilience to climate change.

Significant progress will have been made in the transition to a low carbon Borough.

## **Strategic Objectives**

### **Strategic Objective 1 - Economic Revitalisation**

To support economic growth and a higher density of jobs and businesses within the existing employment areas in east and central Wirral and the Borough's existing town, district and local centres.

### **Strategic Objective 2 - Housing Regeneration**

To meet local housing needs and support new housing development and investment within areas of greatest need of physical, social, economic and environmental improvement.

### **Strategic Objective 3 - Transport Accessibility**

To promote sustainable travel and direct new development to locations with easiest access to existing centres, high-frequency public transport corridors, pedestrian and cycle routes.

### **Strategic Objective 4 - Neighbourhood Services**

To support the provision of shops, services, cultural, health and community facilities to meet the needs of local communities first within and then at the edge of existing centres, within easy reach of local communities.

**Strategic Objective 5 - Environmental Quality**

To ensure that new development will preserve and enhance locally distinctive characteristics and assets, which make Wirral a healthy and attractive place to live, work and visit.

**Strategic Objective 6 - Flood Risk**

To apply a risk-based approach and direct new development away from areas where coastal, river or surface water flooding cannot be adequately prevented or controlled.

**Strategic Objective 7 - Sustainable Development**

To promote sustainable approaches to the location, design, construction, operation and impact of new development, to mitigate and adapt to the impacts of environmental change and promote the transition to a low carbon Borough.

**Policy CS2 - Broad Spatial Strategy**

The Local Planning Authority will pursue a strategy of urban regeneration and environmental enhancement, to ensure that full and effective use is made of land within the urban areas; neglected, unused or derelict land or buildings are brought into use; the need for new services is minimised by promoting the use of spare capacity in existing services; and new development provides positive benefits for local communities and the environment.

The first priority will be to focus job, housing and population growth to areas of greatest need of physical, social, economic and environmental regeneration, particularly within the older urban areas of east Wirral. Medium to higher density development will normally be permitted within these areas and will be expected to make a positive contribution to local character and amenity; make the most efficient and viable use of land, infrastructure and services; support a greater pace of regeneration, if the market can support it; and deliver the scale of transformation necessary to support a self-sustaining programme of regeneration.

Medium to higher density housing development will also be permitted on urban sites within an easy walking distance of an existing town, district or local centre or a high-frequency public transport corridor and will be expected to make a positive contribution to local character and amenity; to support local centres and neighbourhood services; reduce the need to travel; provide local housing and/or employment to meet identified needs; and promote a sustainable pattern of development.

Outside areas of greatest need and areas within an easy walking distance of an existing town, district or local centre or a high-frequency public transport corridor, only smaller scale, lower-density development will normally be permitted, to maintain and enhance local character; to ensure that a sustainable pattern of development continues to be promoted and that a higher level of housing and employment growth continues to be supported in the most accessible locations and within areas of greatest need.

The primary focus for new jobs to support the economic revitalisation of the Borough will be the Mersey Waters Enterprise Zone and its surrounding industrial and commercial hinterland; Birkenhead Town Centre, including Hamilton Square and Woodside; the industrial and commercial areas along the A41 Corridor in Tranmere; Wirral International Business Park and the Unilever factory and research complex at Port Sunlight; and the existing employment areas at Moreton, Upton and Prenton; where jobs will be accessible by a choice of means of transport to the greatest number of residents.

Port and marine-related facilities will continue to be promoted at Twelve Quays, West Float, Cammell Lairds and at the Manchester Ship Canal at Eastham, to reflect their continued strategic importance for marine engineering, cargo handling and freight movements; and the opportunity to maximise the potential for off-road transport by rail and water and contribute towards a sub-regional SuperPort.

Borough-wide facilities and services will first be directed to the most accessible locations in and around Birkenhead Town Centre. Secondary and district-level facilities and services operating over a more local catchment will first be directed to the larger existing centres of Bromborough Village, Heswall, Hoylake, Liscard, Moreton, Prenton (Woodchurch Road) and West Kirby and then to other accessible sites that will be well-served by public transport.

Tourism investment will be targeted to support regeneration in Birkenhead; provide improvements within the coastal resorts of New Brighton, Hoylake and West Kirby and along the Mersey coastline; and to improve public access to the coast and countryside subject to the protection of European Sites and their supporting habitats.

The focus within rural areas will be on strengthening and diversifying the agricultural economy; re-using existing buildings and previously developed land providing rural services within established settlements; supporting the beneficial use of best and most versatile agricultural land; providing for local food production and food security; and outdoor sport and recreation; subject to national Green Belt controls and Policy CS3.

Development in line with these priorities should, wherever possible and relevant, contribute to addressing identified physical, social, economic or environmental problems; promote the re-use of buildings of local quality and previously developed land; improve housing and living conditions; promote environmental improvements; preserve and enhance local character and distinctiveness, including visual amenity, biodiversity, landscape and heritage; protect and/or contribute to a linked network of green infrastructure and an appropriate level of provision for indoor and outdoor sport and recreation; reduce emissions; meet an identified local need; and promote sustainable design and construction, subject to the local priorities set out in Policies CS4 to CS11.

## **Policy CS6 - Priorities for Suburban Birkenhead**

The overall strategy to promote sustainable development in Settlement Area 3 will be to:

1. Maintain and provide attractive residential areas with good access to Birkenhead, Liverpool and the M53 Motorway;
2. Support market renewal to reduce the number of vacant properties and previously developed sites in Birkenhead, Tranmere and Rock Ferry and focus additional local improvements to tackle worklessness and low incomes in areas of greatest need, in Beechwood, Bidston, Claughton, Noctorum, Oxtan and Prenton;
3. Support integration with the new city neighbourhood at East Float, while maintaining a clear interface between the residential suburbs and the commercial areas to the north and east in Settlement Area 2;
4. Safeguard and enhance the vitality and viability of Prenton (Woodchurch Road) as the main focus for district-level shops, offices, services and community facilities;
5. Safeguard and enhance the vitality and viability of the local centres at Claughton Village, Laird Street, Oxtan Village, Borough Road (Prenton Park), Tranmere Urban Village and Dacre Hill, as the focus for neighbourhood level shops, services and community facilities to serve everyday needs;
6. Maintain North Cheshire Trading Estate for small and medium scale industrial and commercial activities to provide additional local employment;
7. Preserve and enhance the character and appearance of the Conservation Areas and Historic Parks and Gardens at Bidston Village; Birkenhead Park; Flaybrick Cemetery; Oxtan Village; Clifton Park; Rock Park and Mountwood and the setting of other designated and un-designated heritage assets;
8. Maintain and enhance the quality and character of the other older residential areas, particularly along the Noctorum Ridge, including the landscape character of Bidston Hill and the Wirral Ladies Golf Course;
9. Maintain and enhance the national and international importance of the intertidal foreshore at Rock Park;
10. Maintain and improve open space, to strengthen the provision of green infrastructure; increase the amount of recreational open space and the number and quality of outdoor sports facilities including sports pitches; and natural and semi-natural greenspace with biodiversity value;
11. Reduce flood risk along the coast at Rock Park, along the Fender Valley and from surface water and address any local limitations on the supply of water, which may need to be upgraded after the first five years; and/or disposal of wastewater;
12. Monitor and manage traffic flows to maximise highway efficiency; promote sustainable transport; signed cycle routes including links to National Cycle Route 56; and manage the impact of traffic noise along the A552 Woodchurch Road;
13. Support greater use of the Bidston-Wrexham 'Borderlands' railway line; and

14. Maintain the physical separation from the Mid-Wirral settlements of Moreton, Upton and Woodchurch.

### **Policy CS21 - Criteria for New Housing Development**

New housing development, including extensions, conversions and changes of use, will be permitted where the proposals can be demonstrated to:

1. form part of a sustainable residential community, well-integrated with the surrounding urban area with good access to local services including open space and recreation, shops, schools and health services by a choice of means of transport;
2. not place additional constraints on the ongoing viable and safe operation of adjoining land uses and will secure an acceptable level of amenity for future residential occupiers in terms of light, noise and other disturbance;
3. maintain adequate separation distances between adjacent properties to preserve residential amenity, prevent overlooking, provide adequate private amenity space including landscaped gardens and complement the character of development within the surrounding area;
4. wherever possible, provide for future flexibility and adaptability and provide sufficient space for everyday activities and lifetime needs in internal and external design;
5. not compromise an overriding need for the site to be retained for an alternative designated use;
6. achieve water efficiency standards equivalent to Levels 3 and 4 of the Code for Sustainable Homes (2009) and where viable contribute towards the provision of Zero Carbon development;
7. meet the requirements for affordable housing under Policy CS22; and
8. meet the requirements of Policy CS42.

### **Policy CS23 - Criteria for Specialist Housing**

Proposals for the development of specialist housing will be permitted where it can be demonstrated that the proposal would:

1. meet the requirements of Policy CS21;
2. be easily accessible in terms of distance and gradient by people of different ages and abilities by foot and/or wheelchair to local shops, accessible public open space and public transport in line with the expected needs of the prospective residents;
3. secure adequate private amenity space within the curtilage of the development;
4. not result in an over-concentration of sheltered or supported housing that would have a detrimental cumulative impact on the character of the surrounding area or lead to individual family homes being surrounded by specialist housing; and
5. access to appropriate specialist support services will be available within the locality.

Sites considered to be appropriate for specialist housing may be included in a future site-specific Local Plan.

### **Policy CS42 - Development Management**

New development including extensions, conversions and changes of use will be permitted where it can be demonstrated that the proposals will, where relevant:

1. support the delivery of the Spatial Vision, Strategic Objectives and Broad Spatial Strategy (Policy CS2);
2. address the priorities for individual Settlement Areas contained within Policies CS4 to CS11;
3. contribute towards the provision of appropriate green infrastructure, biodiversity and the protection of land needed for recreation subject to Policies CS30 to CS33;
4. meet the requirements for design, heritage and amenity set out within Policy CS43;
5. minimise flood risk from all sources and manage drainage, subject to Policy CS34 and Policy CS35;
6. take full account of the need to reduce the risk of major accidents and minimise pollution subject to Policy CS36;
7. provide for the proper consideration of potential contamination and instability, subject to Policy CS37;
8. make appropriate provision for on-site waste management subject to Policy CS39;
9. secure appropriate provision for transport and accessibility in accordance with Policy CS40;
10. provide appropriate developer contributions in accordance with Policy CS45;
11. take full account of notified airport safety zones for the operation of Liverpool John Lennon Airport, Hawarden Aerodrome and the Wallasey Beacon; and the impact on utilities, pipelines, important electrical equipment or instrumentation and their safeguarding zones;
12. have no significant adverse impact on health and wellbeing;
13. comply with the legal requirements associated with the protection of European Sites and their supporting habitat, together with the provision of any relevant on-site or off-site mitigation; and
14. be adequately served by essential local infrastructure in accordance with Policy CS44.

Further advice and guidance on measures that can be taken to secure compliance with Policy CS42 will be set out in relevant Supplementary Planning Documents.

### **Policy CS43 - Design, Heritage and Amenity**

All new development will be expected to enhance the character, quality and distinctiveness of the area in which it is located and relate well to surrounding

property and land uses and the natural and historic environment. Design solutions will be permitted that will, where relevant:

1. preserve existing buildings of local character;
2. address the need for appropriate green infrastructure;
3. preserve and enhance the character, integrity and setting of identified heritage and biodiversity assets and safeguard the future of heritage at risk;
4. take full account of any formally adopted area-specific design or density controls, master plans, character appraisals or area-specific management plans;
5. protect and provide unifying features of design such as gate piers, landscaping, walls, boundary fences and the nature, quality and type of materials;
6. prevent over-development and ensure that the density, height, scale, massing, siting and visual impact of any buildings or structures and the provision of landscaping and private amenity open space will be appropriate to the character, grain and layout of the surrounding area;
7. preserve important views into and out of the area;
8. maintain and enhance the architectural detailing and elevational treatment of main frontages and prominent elevations and align entrances to buildings with active frontages in the public realm;
9. preserve the outlook, privacy, light and amenity of existing and future occupiers by preventing overlooking or overshadowing and by maintaining an appropriate separation between habitable rooms and between habitable rooms and blank elevations;
10. minimise the opportunity for noise and other disturbance to future occupiers and adjoining uses;
11. secure an appropriate boundary between public and private areas, increase natural surveillance and reduce or prevent the opportunity for crime and anti-social behaviour;
12. provide for lifetime needs by allowing people of different ages and abilities to move around without difficulty;
13. orientate development to maximise passive solar gain, natural ventilation and facilitate the micro-generation of renewable energy, where the energy generated can be used at source;
14. incorporate sustainable construction techniques and a fabric first approach to support mitigation and adaption to climate change; energy and water conservation; and provision for low carbon energy and heat;
15. improve the energy efficiency of existing buildings;
16. ensure that extensions to existing property will match or complement the design and materials of the existing buildings and avoid a terracing effect between separate buildings; and
17. provide underground service ducts to enable future connections for cable, broadband and electronic communications and district heating networks where available and minimise the visual impact of any external apparatus.

Temporary buildings or structures, where justified, will only be permitted in unobtrusive locations and for a period not exceeding three years.

Applications for radio and telecommunications apparatus must also demonstrate that the apparatus proposed will be safe and cannot be located on an existing building or that an existing mast cannot be shared; that the proposal is the minimum consistent with the efficient operation of the network; and is designed and located to minimise its visual impact on the surrounding area based on the best environmental and design solution.