

Briefing Session

Development Options Review

September 2018

PURPOSE OF THE DAY

- This is one of five events in September
- Rolling Presentation – what we are consulting on and how to get involved
- Questions and answers with officers

WHY A LOCAL PLAN?

- National policy – plan-led
- Succinct, up-to-date, positive – to meet development needs
- Look ahead over a minimum of 15 years
- Continuous five year supply of identified sites (including after the plan period)
- Sites must be suitable, available and deliverable
- Regularly reviewed - every five years

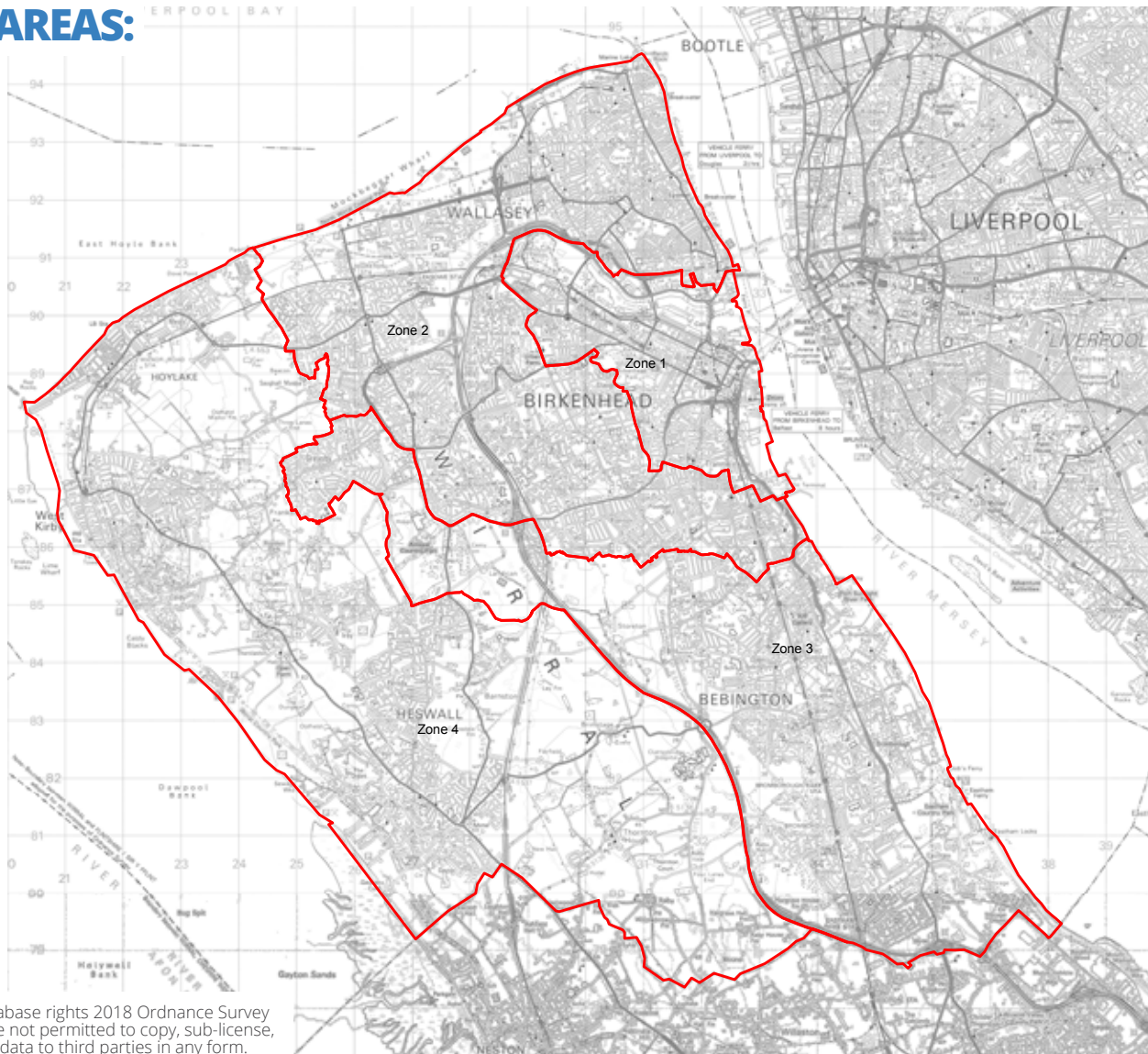
HOW MUCH HOUSING DO WE NEED?

- New national approach to calculation based on nationally published statistics
www.gov.uk/guidance/housing-and-economic-development-needs-assessments
- Gives us our minimum target of 800 per annum
- Equivalent to at least 12,000 over plan period
- Net of demolition and other losses
- Does not include economic growth

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA)

- National policy requires local authorities to produce a SHLAA to establish realistic assumptions about the availability, suitability and economic viability of land to meet the identified need for housing over the plan period
- Last produced in 2016
- Changes to Methodology consulted on in 2017
- Updated to April 2018

VIABILITY AREAS:



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SHLAA SITES:

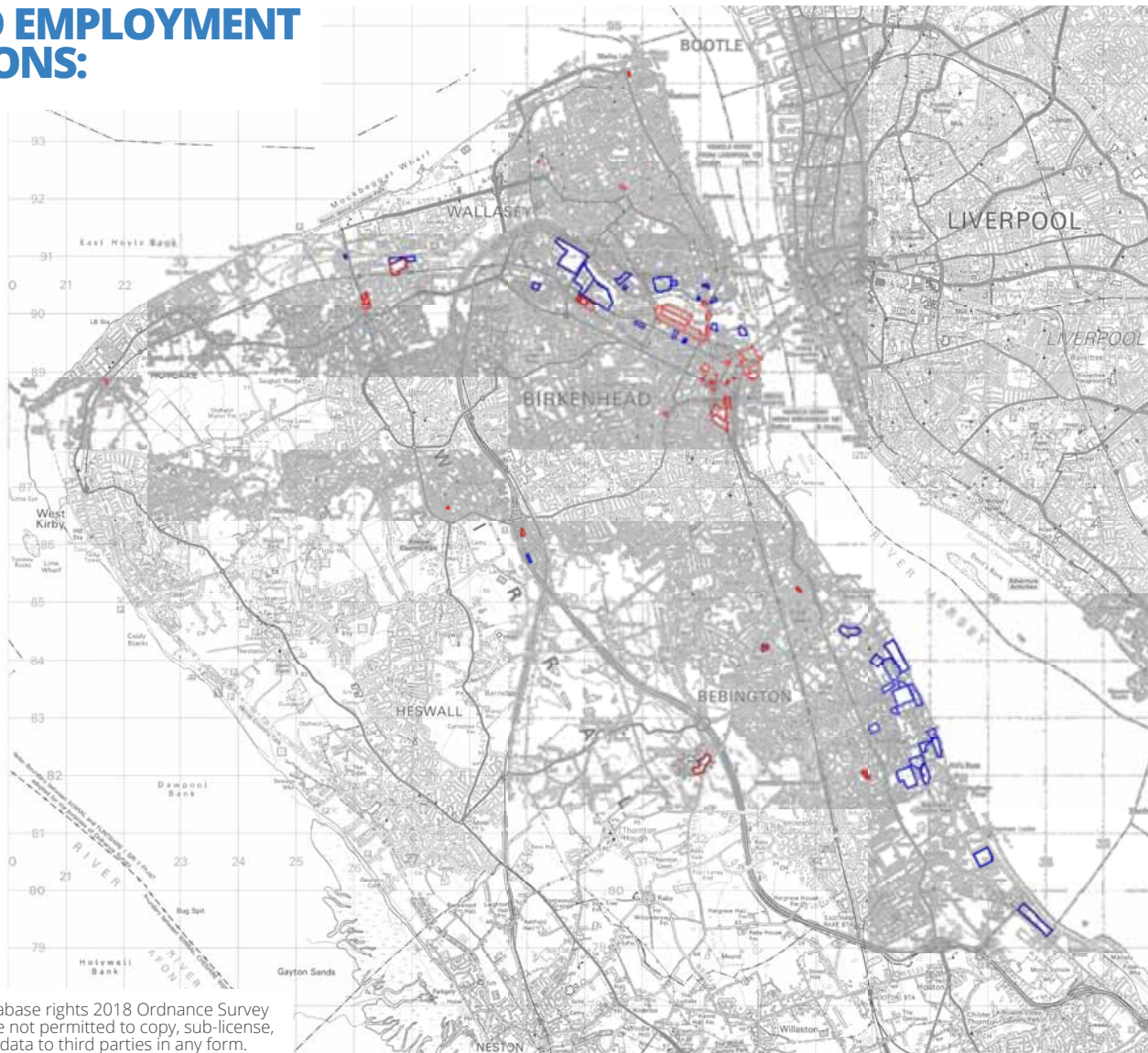


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OTHER OPTIONS – EMPLOYMENT LAND AND PREMISES ASSESSMENT 2017

- Considers existing stock of employment land, identifying the demand for and supply of employment land and determine likely business needs and future market requirements
- Recommends an overall portfolio of sites plus those recommended for allocation in local plan
- Only 8 sites recommended for exclusion from the employment land supply

PROPOSED EMPLOYMENT ALLOCATIONS:



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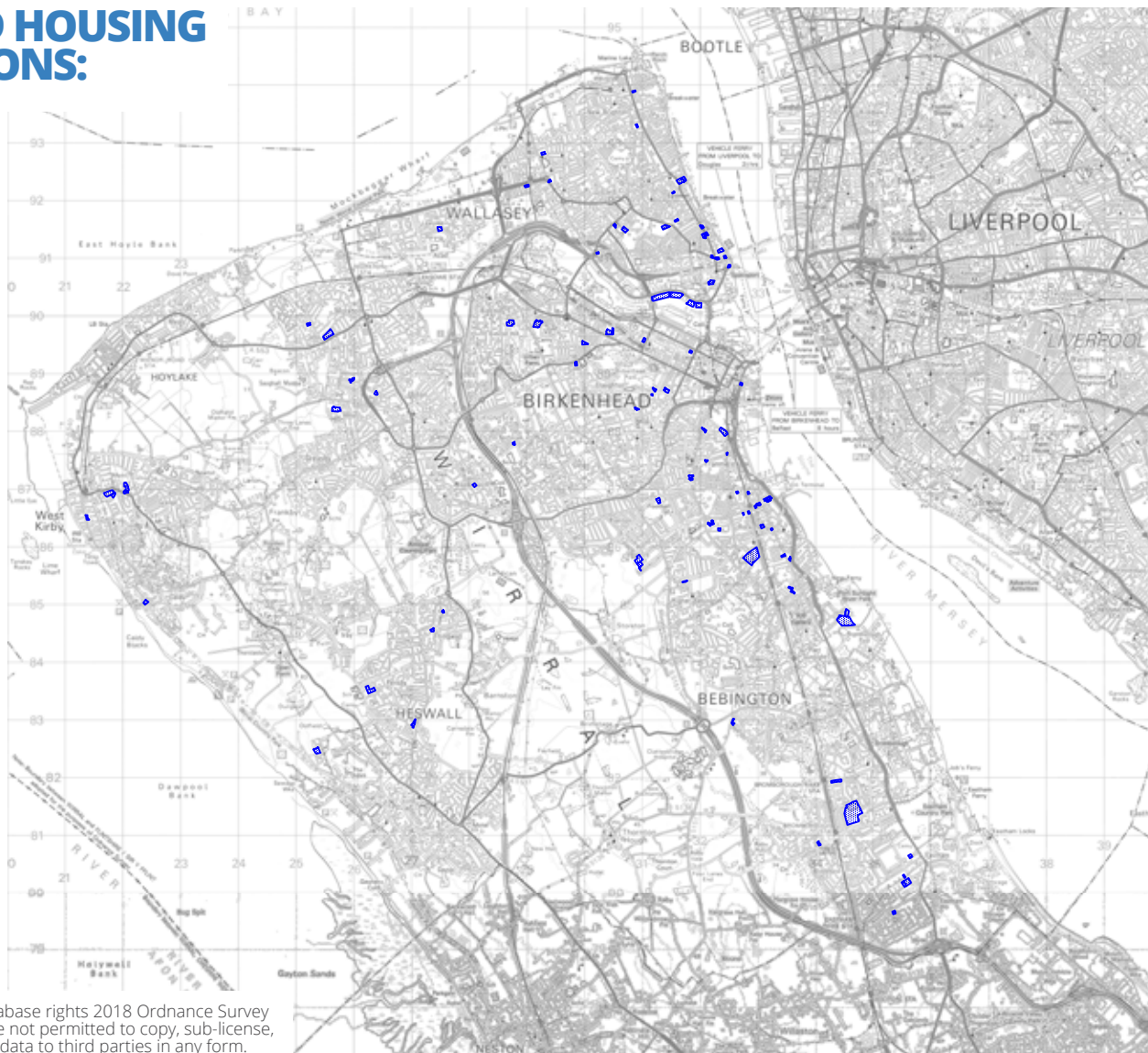
OTHER OPTIONS

- Protected Open Space - Playing Pitch Strategy
- Raising Densities in the urban area
- Tackling 'difficult' urban sites (Woodside, Hind Street, Growth Company) (already within the calculations)
- Neighbouring local authorities cannot meet our needs

PROPOSED HOUSING ALLOCATIONS

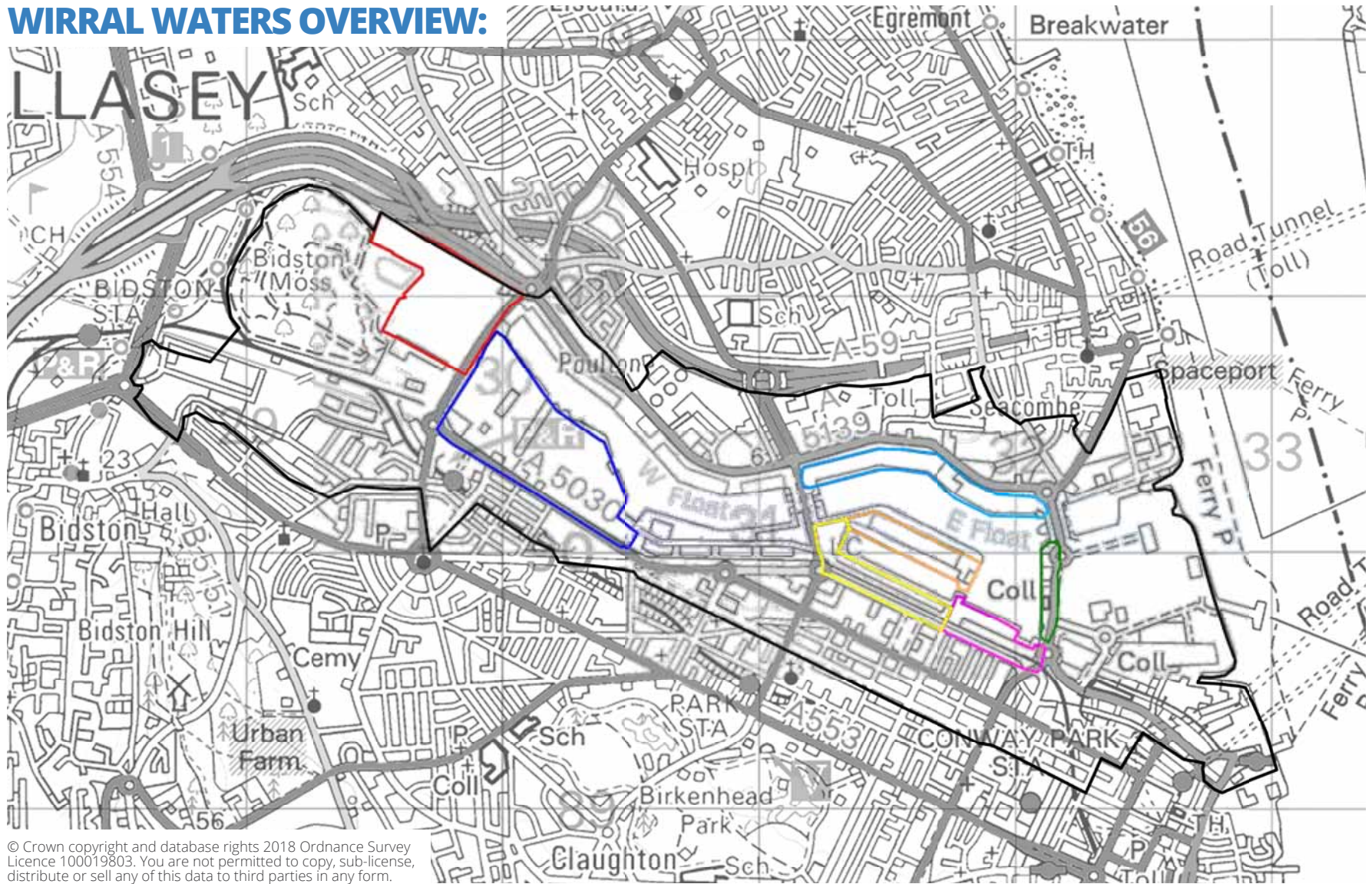
- Identify 90 urban housing sites with a capacity of 2,403 dwellings
- Includes 935 dwellings at Wirral Waters Northbank East and West

PROPOSED HOUSING ALLOCATIONS:



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WIRRAL WATERS OVERVIEW:

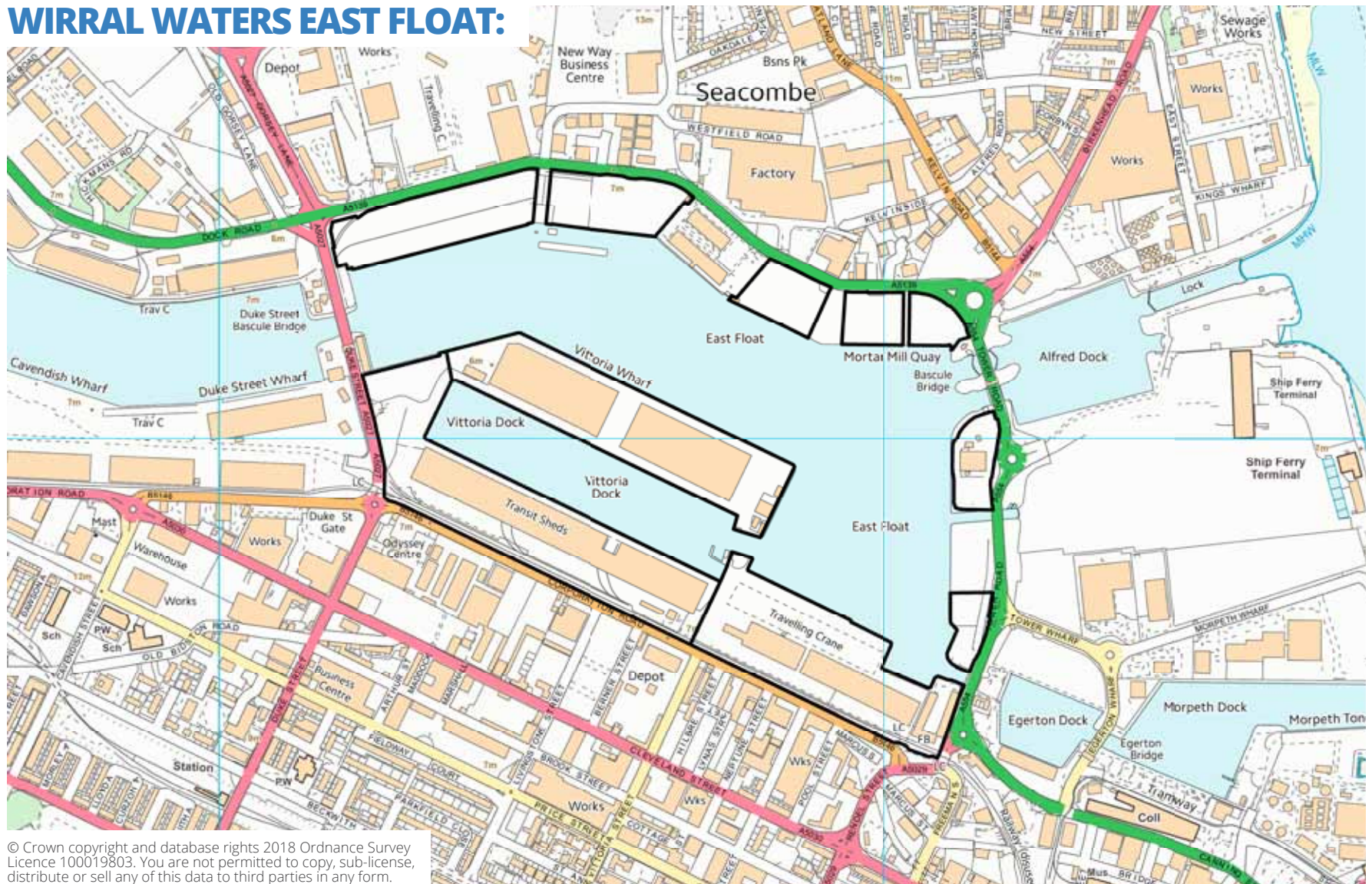


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WIRRAL WATERS

- East Float - 22 year outline mixed-use Planning permission for 13,500 residential units and a further 620,757sqm of office, retail, hotel and conference, cultural, educational, community and amenity floorspace. A series of Neighbourhoods proposed;
- Four bridges – mixed use including Met College and Maritime Knowledge Hub
- West Float – MEA (Marine, Energy and Automotive) Park
- Northbank – residential-led
- Marina View and Vittoria Studios – mixed use residential/commercial
- Sky City - tall buildings cluster

WIRRAL WATERS EAST FLOAT:



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WIRRAL WATERS NORTHBANK

- First detailed application submitted for 500 units (Legacy)
- Northbank East - Urban Splash - 347 units (pre-application)
- Northbank East - Belong dementia care village (application submitted)
- Northbank East – potential further 150 units (pre-application)
- Viability challenges, no established market, likely to be mainly apartments

EVEN WITH WIRRAL WATERS, STILL A SHORTFALL OF HOUSING LAND

- Required – 12,000 additional dwellings
- With planning permission - 2,634 (April 2018)
- Current estimated shortfall – 4,990
- Plus 20% buffer for under-delivery – 7,390 required

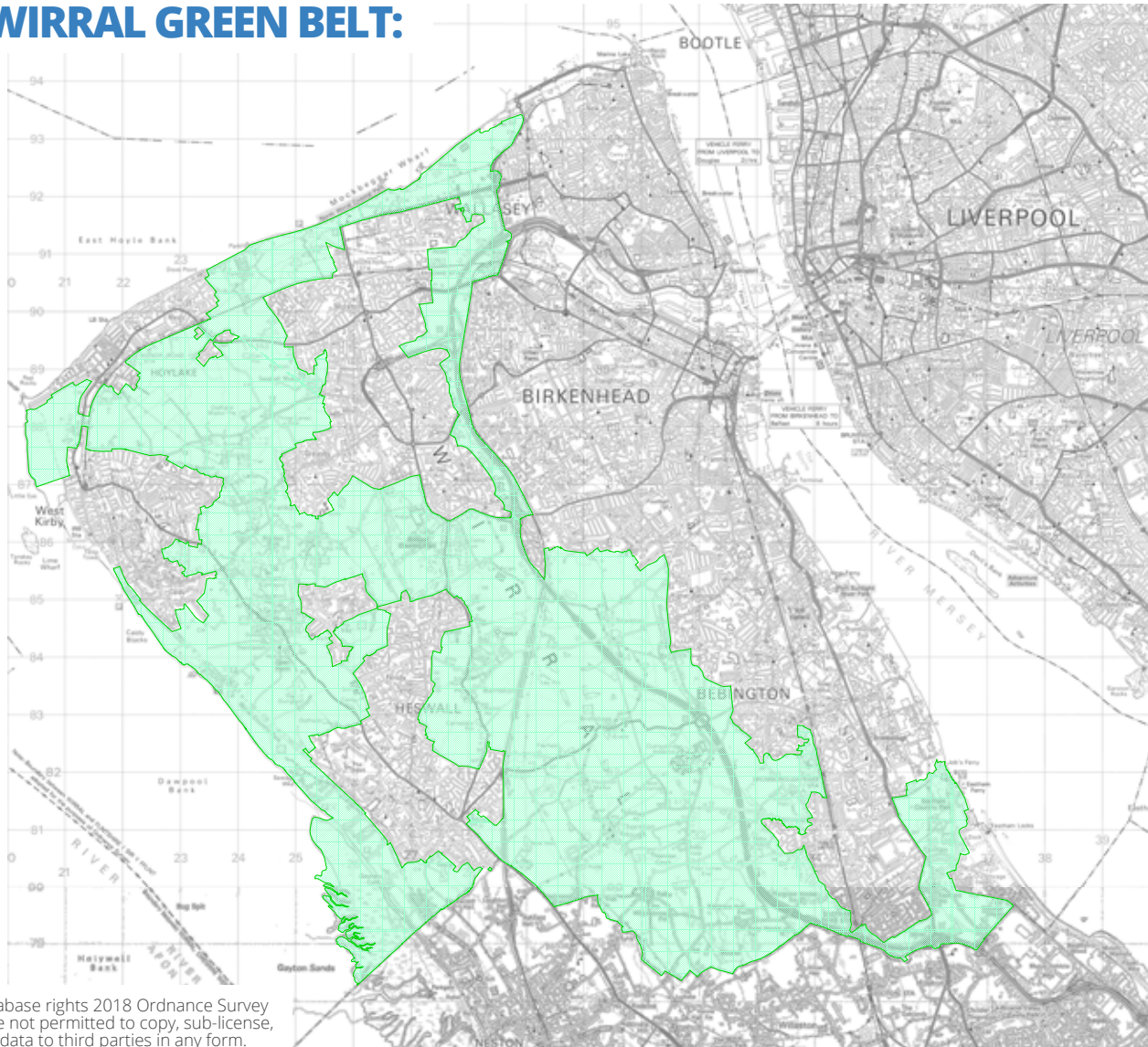
CABINET REPORT 23 JULY 2018 CONCLUDES

- Continued shortage of land for development within the urban area to meet the needs of the local population and economy;
- It is not currently possible to meet these needs without using land in the Green Belt

WIRRAL'S GREEN BELT

- Established in 1983 (Merseyside Green Belt Local Plan)
- Added to in February 2000 – M53 Corridor (Wirral UDP)
- Tightly drawn to support urban regeneration
- 45% of the Borough's land area

EXISTING WIRRAL GREEN BELT:



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FIVE PURPOSES OF THE GREEN BELT

Set out in National policy:

- Check the unrestricted sprawl of large built-up areas
- Prevent neighbouring towns merging into one another
- Assist in safeguarding the countryside from encroachment
- Preserve the setting and special character of historic towns
- Assist in urban regeneration by encouraging the recycling of derelict and other urban land
- Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified

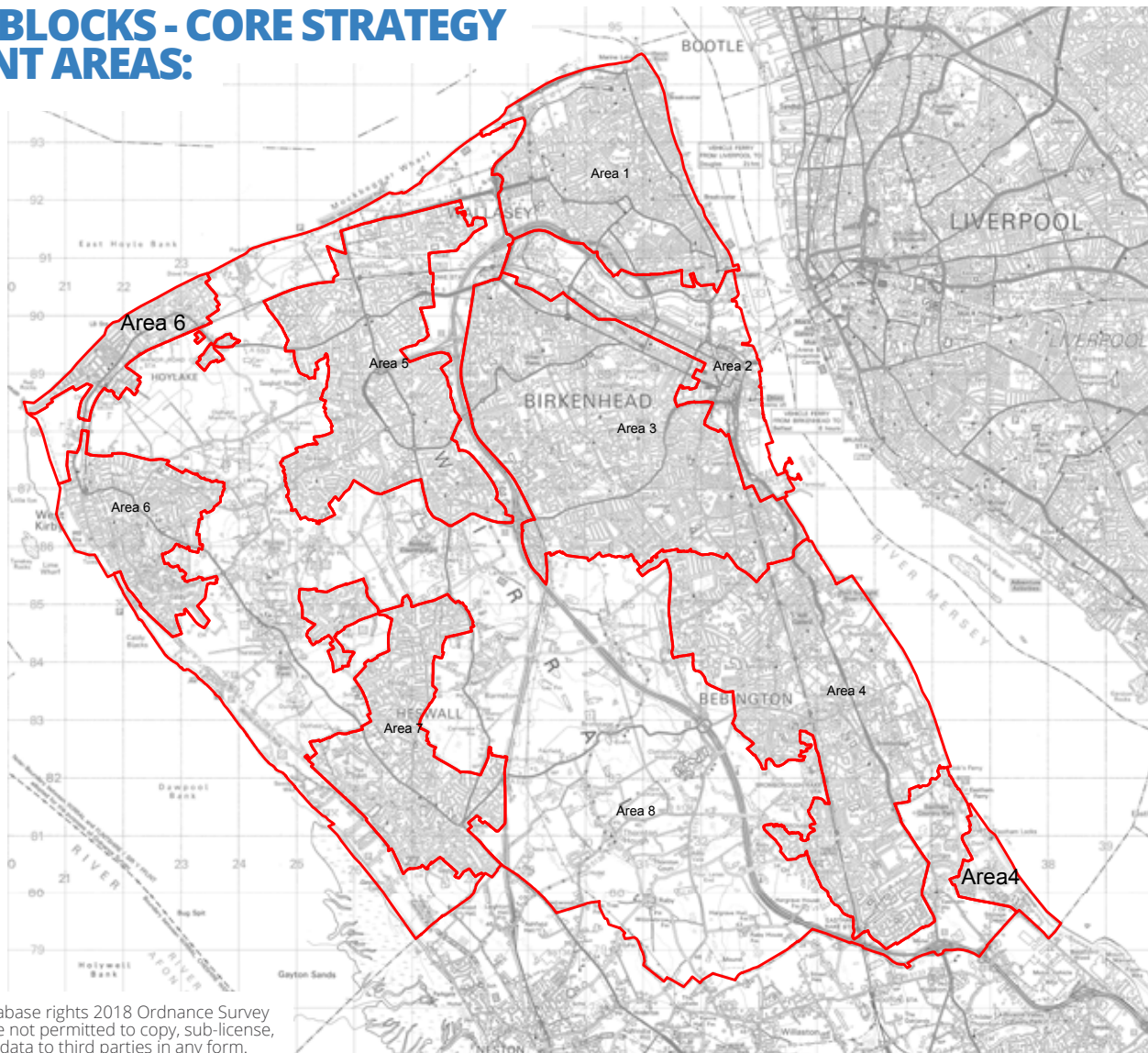
NATIONAL POLICY ON DEFINING GREEN BELT BOUNDARIES

- Follow clearly recognisable physical features which are readily recognisable and likely to be permanent
- Promote sustainable patterns of development
- Not include land that is unnecessary to keep permanently open
- Demonstrate that boundaries will not need to be altered at end of plan period

INITIAL GREEN BELT REVIEW METHODOLOGY

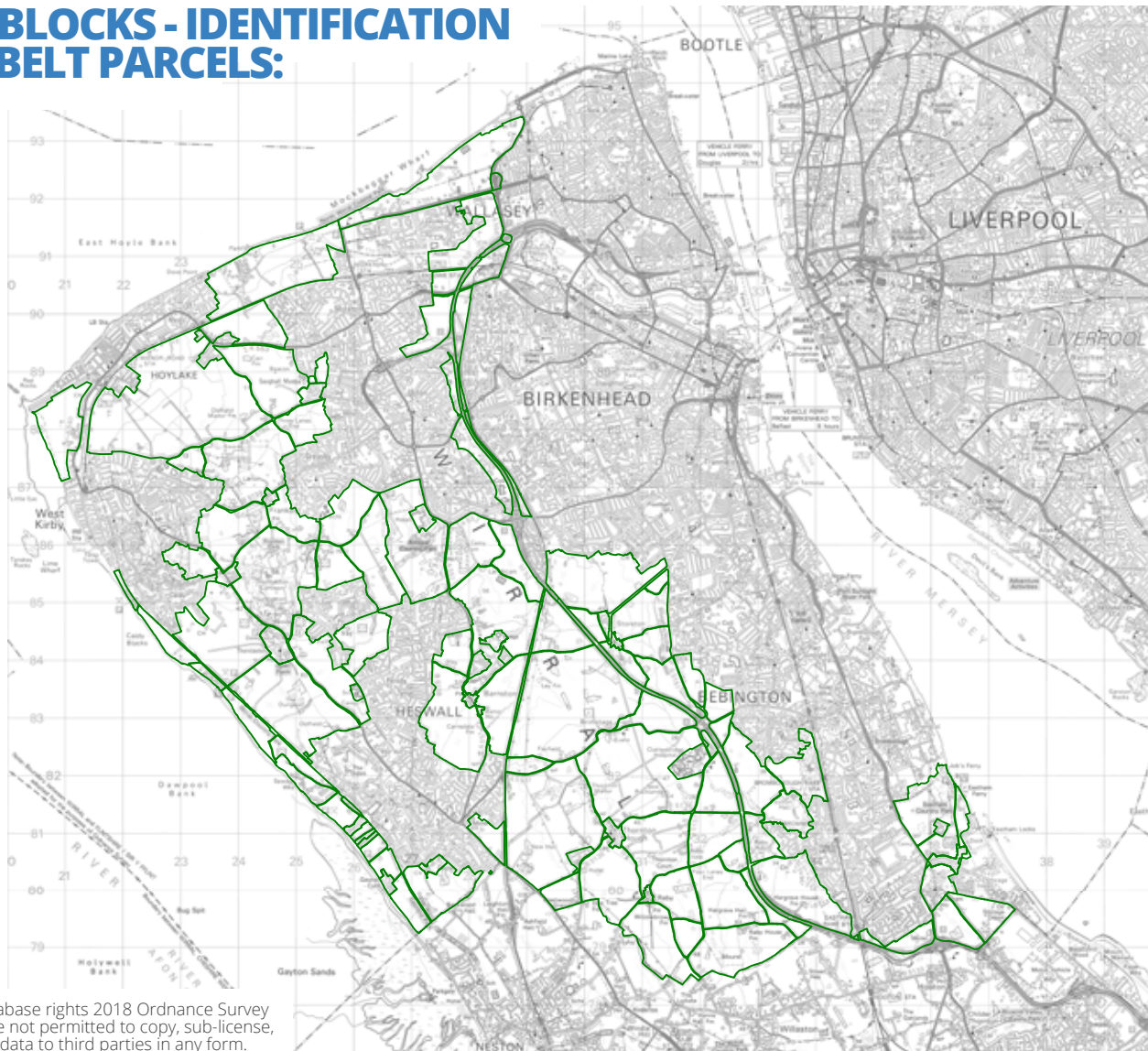
- Cabinet authorised a review in February 2017
- Methodology was published for consultation in Oct 2017
- Include all the Green Belt (to prevent 'cherry-picking')
- Include all the sites identified by landowners and developers
- Focus on the five purposes of the Green Belt
- Focus on not reducing the separation between settlements
- Focus on the 'strongest' boundaries
- Identify opportunities for re-development and infill (not just release)
- Includes initial constraints (Stage 2) and Sustainability Assessments (Stage 3)

BUILDING BLOCKS - CORE STRATEGY SETTLEMENT AREAS:



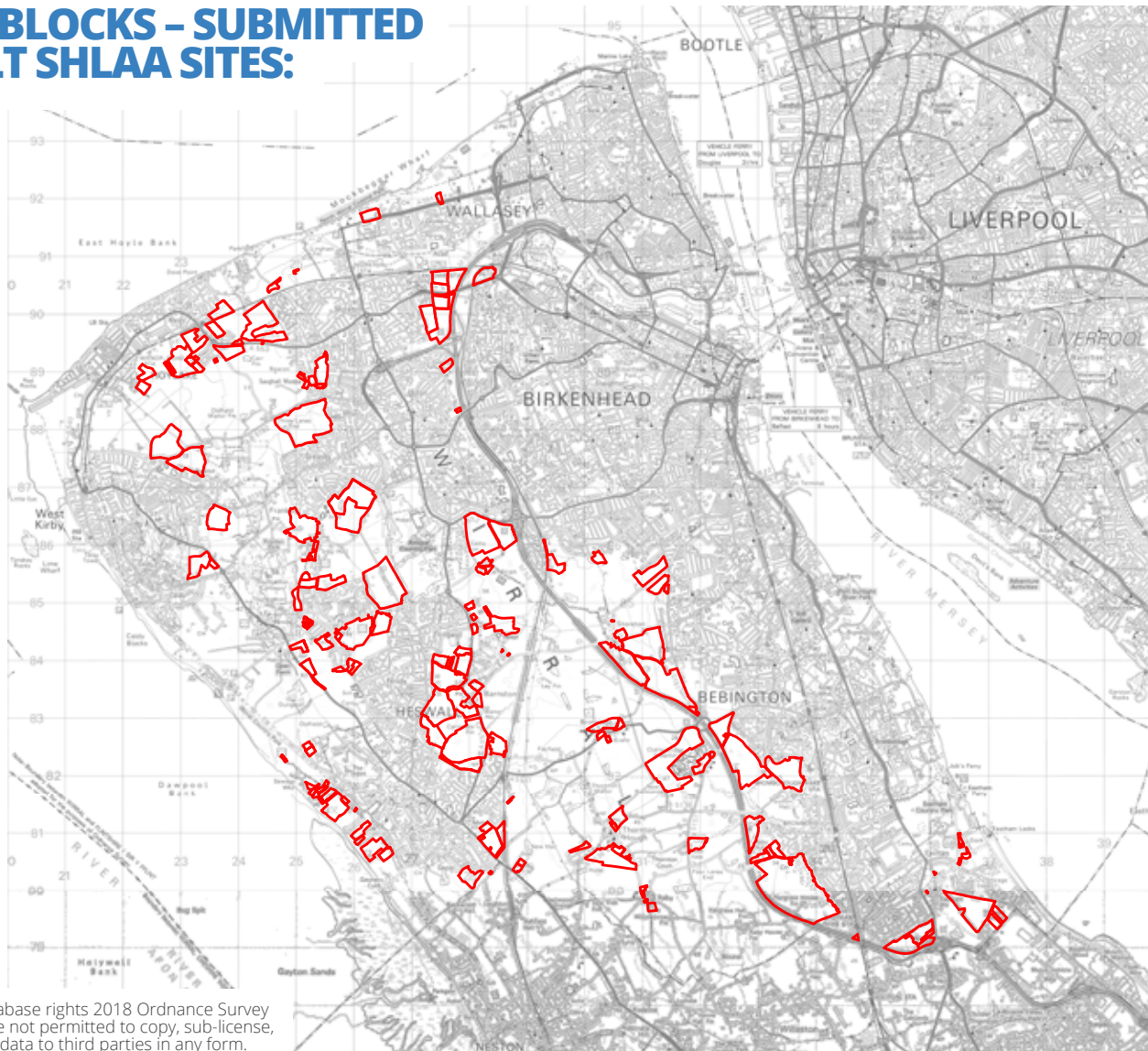
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BUILDING BLOCKS - IDENTIFICATION OF GREEN BELT PARCELS:



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BUILDING BLOCKS – SUBMITTED GREEN BELT SHLAA SITES:



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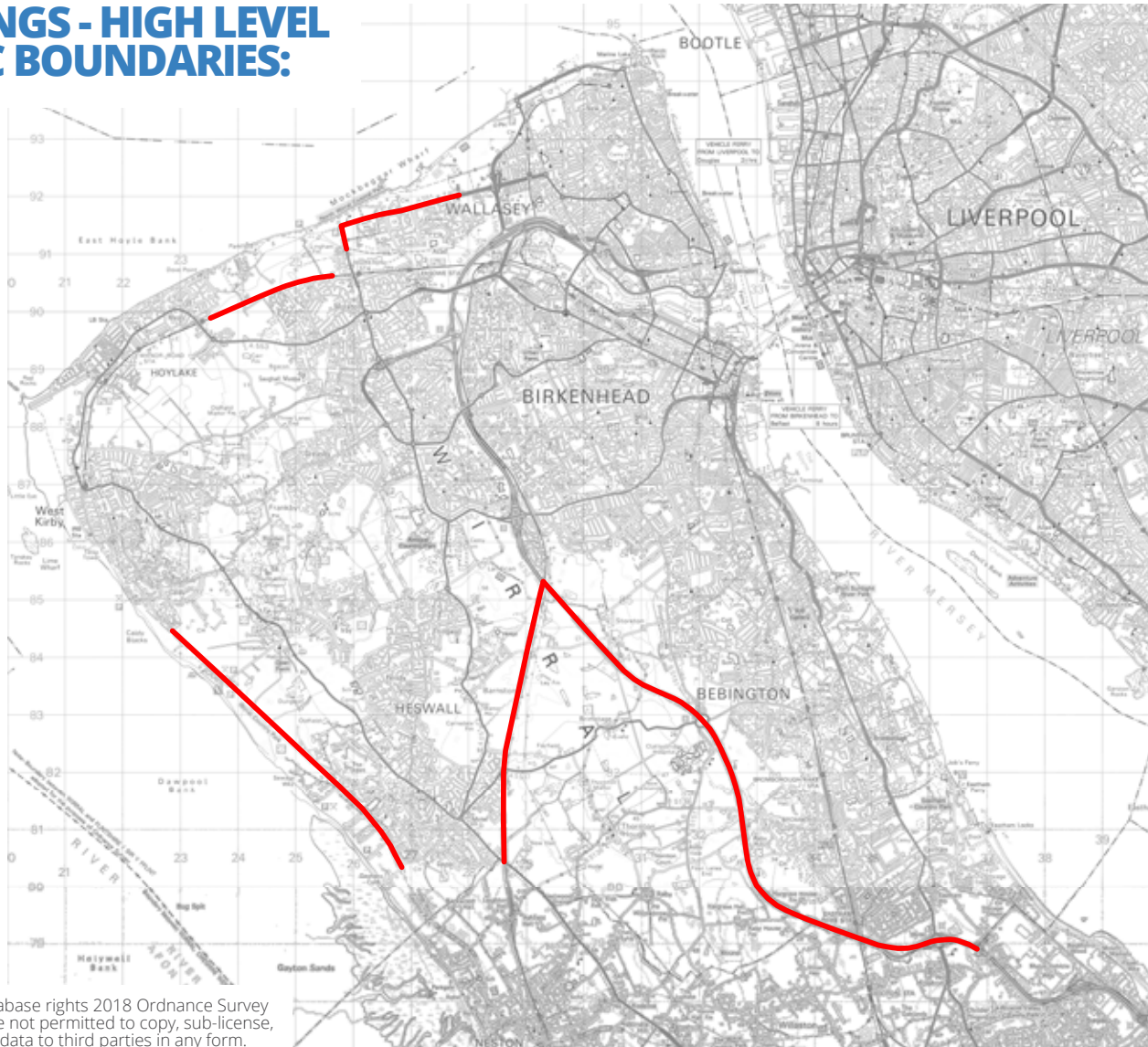
INITIAL GREEN BELT REVIEW - KEY FINDINGS

Importance of higher level strategic boundaries:

- M53 Motorway
- Bidston-Wrexham railway line
- Liverpool to West Kirby railway line
- Leasowe Road
- The Wirral Way

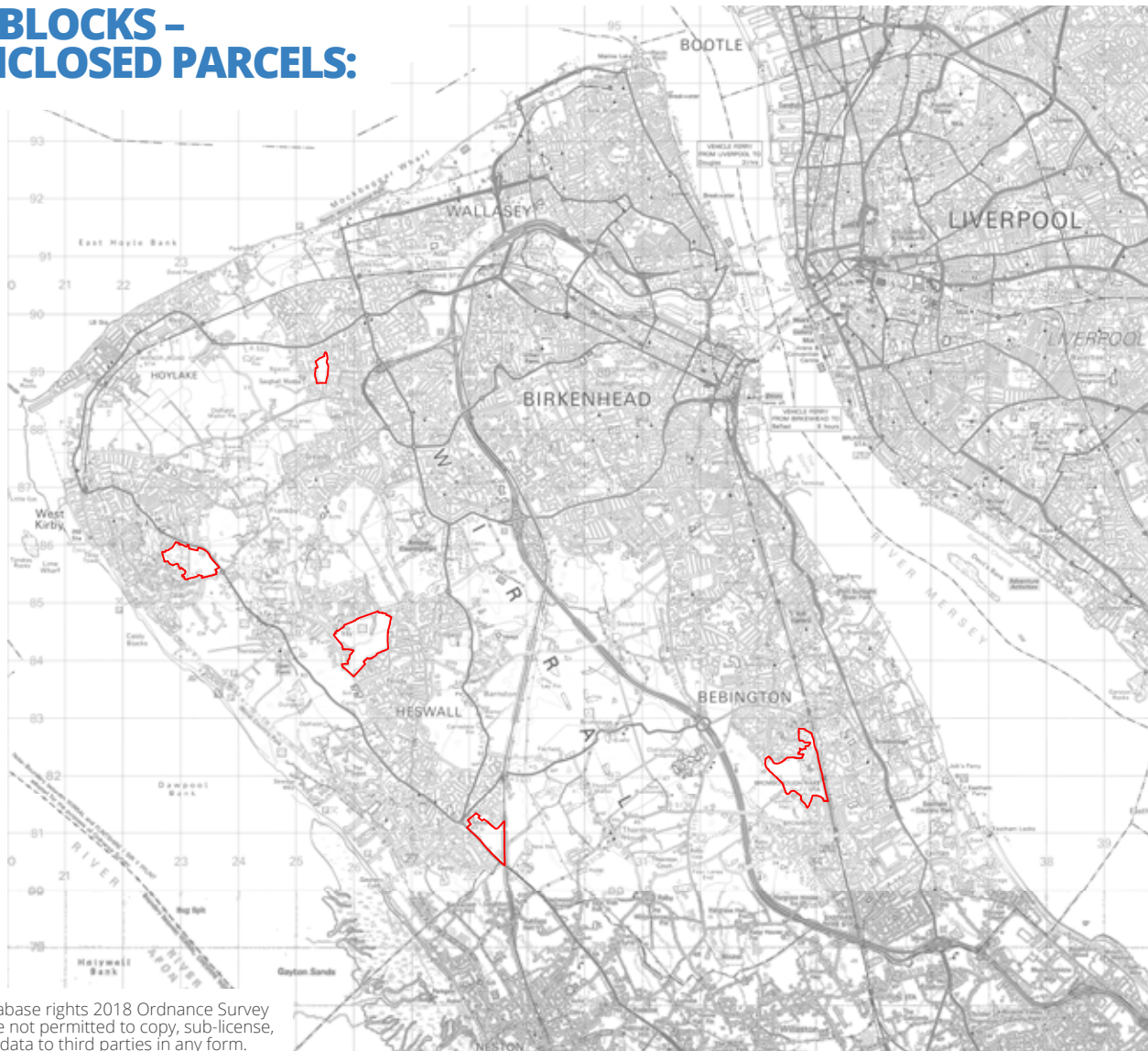
Importance of urban enclosure and separation

KEY FINDINGS - HIGH LEVEL STRATEGIC BOUNDARIES:



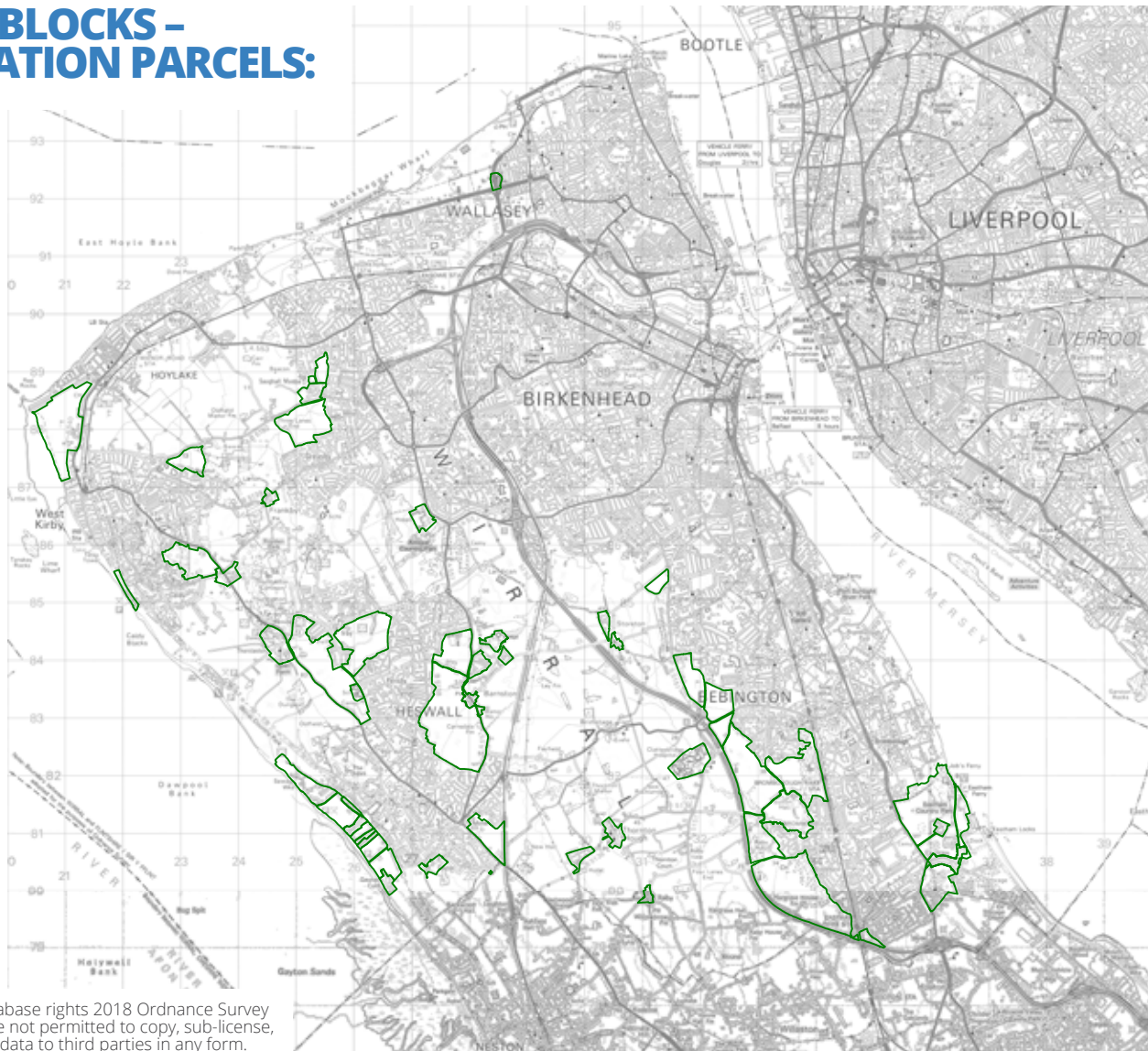
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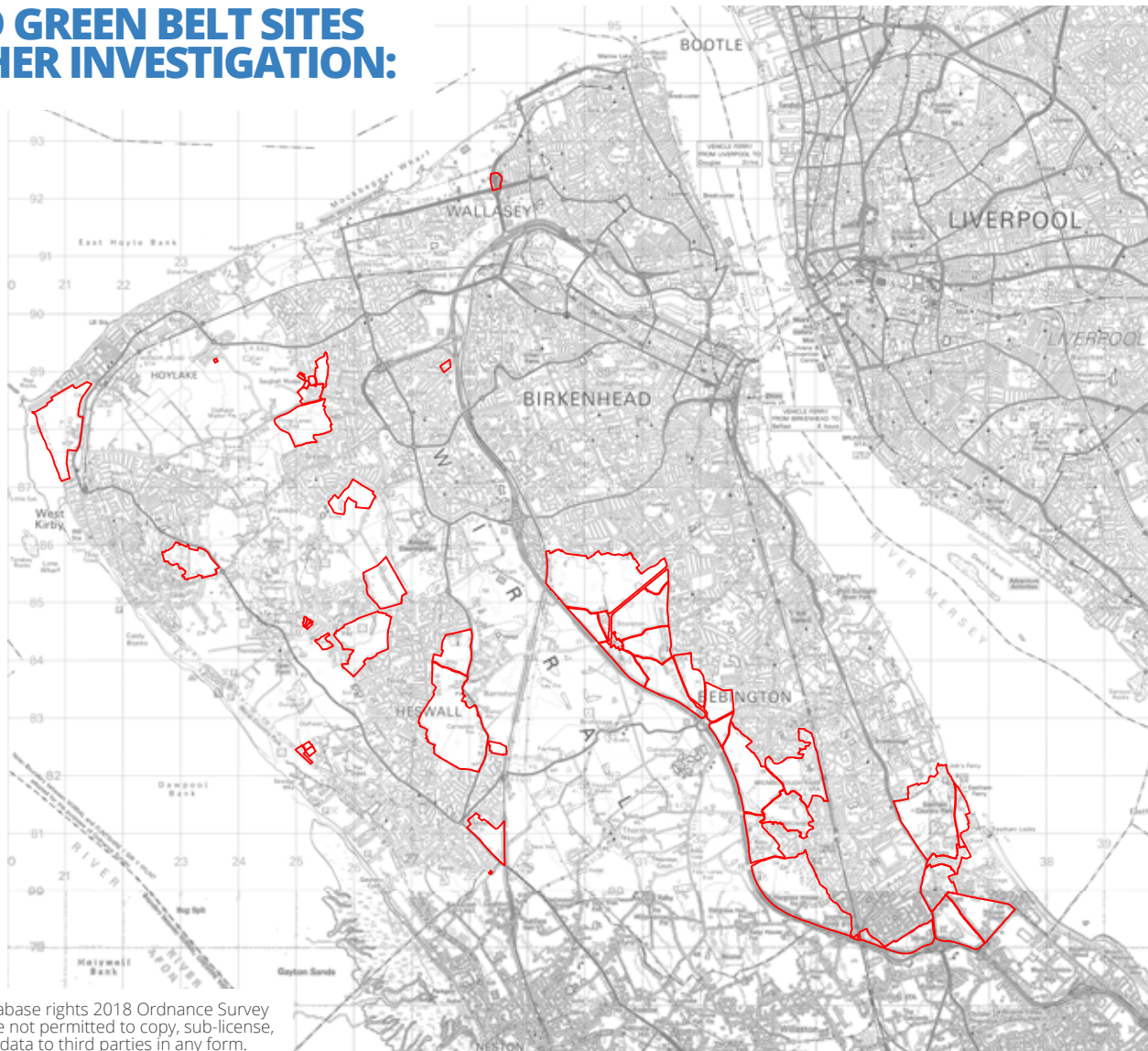


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PROPOSED GREEN BELT SITES FOR FURTHER INVESTIGATION

- Comprise 22% of existing Green Belt
- Capacity of up to 13,700 dwellings
- Need at least 7,390 – (54%) over next 15 years
- National Policy requires that any changes to Green Belt should endure beyond the Plan period.

PROPOSED GREEN BELT SITES FOR FURTHER INVESTIGATION:



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CABINET REPORT 23 JULY 2018 RECOMMENDED

That consultation should take place on the detailed findings of the review and the sites listed in Appendices 1 to 6 of the report.

These are now in 4 map books for consultation.

WHY ARE WE CONSULTING?

To enable the Council to demonstrate that a full range of available options have been properly considered and consulted upon, in line with the requirements of national policy and legislation before any decision is taken on the content of the Borough's Core Strategy Local Plan.

CONSULTATION TIMETABLE

- Formal consultation starts on 3 September 2018
- Minimum six weeks to meet Council's adopted standards
- Final deadline for receipt of comments 5pm on 26 October
- Outcome reported to Cabinet in December 2018

CONSULTATION PROCESS

- Consultation events – like this one
- All our normal channels
- Neighbour notification letters
- Local Plan contact database and social media
- Community Action Wirral newsletter
- Wirral Business News newsletter (Chamber of Commerce)
- Constituency Committees

ACCESS TO INFORMATION

Documents, maps and proposals:

- Online
- In all local libraries
- South Annexe
- Consultation events

REPRESENTATIONS

- Must be in writing
- Will form part of the evidence base when the Local Plan goes to the examination stage
- Email to localplan@wirral.gov.uk
- By letter to Forward Planning Manager

THANK YOU FOR YOUR ATTENTION

Opportunity now to speak to officers from the Forward Planning team