

## Examination of the Wirral Local Plan, 2021-2037

### Matter 9 Issue 3 Area-based policies, Settlement Area 2, Birkenhead Commercial Core

#### Supplementary Note Relating to Regeneration Area 2 – Scott’s Quay

The Scott’s Quay Regeneration Area (RA2) was subject to discussion at the Local Plan Examination hearing session on Wednesday 18 October 2023. At the hearing session the Council agreed to provide a Supplementary Note setting out its future intention for the Regeneration Area to inform the remainder of the Examination process.

Within the Submission version of the emerging Local Plan (SD1) Policy RA2 provides the policy basis for the Regeneration Area and includes:

- RES-RA2.1 Land East of Birkenhead Road, Seacombe (North) – 200 units
- RES-RA2.2 Land East of Birkenhead Road, Seacombe (South) – 250 units
- Other Developable Areas – 250 units

Policy RA2 also provides the policy basis for two Masterplan Areas: Birkenhead Road Masterplan Area (MPA-RA2.1); East Street Masterplan Area (MPA-RA2.2); and a Mixed-Use Neighbourhood (MUA-RA.2.1) at Kelvin Road.

In March 2023 the Council suggested through a Statement of Common Ground with Peel Land and Property (**WBC014**) that RES-RA2.2 “*is heavily constrained by housing so an alternative use is more appropriate*”. This is also referenced in **WBC031a** paragraphs 3.14 and 3.15. As a result the site was removed from the latest housing trajectory (**WBC046**) provided by the Council and the site allocation was proposed to be removed from the plan (**DSH02**).

More recently the Council has published the draft Neighbourhood Framework for Scott’s Quay (**MP2**). The document sets out how the Council envisages that the redevelopment and regeneration of the area may be taken forward, supplementing policy RA2 in the emerging Local Plan.

Following feedback received to date from stakeholders, the Council has concluded that further engagement and work will be required to carefully consider the future regeneration strategy and masterplan for the area. As a result, the Council now proposes that the Policy and Regeneration Area for RA2, including proposed allocations, Other Developable Areas and Masterplan Areas should be removed from the emerging Local Plan. Instead, the area should be designated as a Primarily Employment Area in accordance with Policy WS 4.2 or Primarily Residential Area for the Seacombe Church Hills Existing Residential Area as shown on the plan on page 137 of the Local plan. It is suggested that the policy and designation relating to Kelvin Road Mixed use area (MUA RA2.1 ) is retained but the policy is moved to WP2.

The Council suggests that text is added to the supporting text of the Plan to explain that that the Council intends to undertake further engagement and masterplanning of

the area to consider how the regeneration strategy for Scott's Quay should be delivered over time. The Council is content that, subject to further engagement and masterplanning, it may then be possible at a future date to establish a specific policy framework for the area if appropriate through future updates to the Local Plan following review.

The Council will provide suggested text for inclusion after paragraph 4.11 of the Local Plan to explain its intention to undertake further engagement and masterplanning to supplement the work of the Draft Birkenhead 2040 Framework (BR1) before determining how the regeneration strategy for Scott's Quay should be progressed and delivered over time. Suggested modifications, including the deletion of Policy RA2, will then be incorporated into the suggested modifications schedule **(DSH02)**.

The Council will be pleased to provide further detailed suggested consequential amendments arising from this change (including to Policy WS 1) in due course once further instruction has been received from the Inspectors.