

Hoylake
Neighbourhood Development Plan

INFORMATION STATEMENT
and
INFORMATION FOR VOTERS

Referendum: 1 December 2016

Information Statement

1. Background to the Town and Country Planning System, including Neighbourhood Plans

- 1.1 The planning system helps to decide what gets built, where and when. It is essential for supporting economic growth, improving people's quality of life, and protecting the natural and historic environment. Most new buildings, major changes to existing buildings or major changes to the local environment need planning permission.
- 1.2 Wirral Council, as the Local Planning Authority, is responsible for deciding whether most forms of development should go ahead within the Borough. Planning decisions must be taken in accordance with the Development Plan unless material considerations indicate otherwise. Other considerations include national policy in the National Planning Policy Framework (NPPF) and national Planning Practice Guidance (PPG).

The National Planning Policy Framework (NPPF)

- 1.3 The NPPF sets out the Government's planning policies for England and how these are expected to be taken into account by communities when preparing neighbourhood plans and by local planning authorities when preparing local plans and making decisions on planning applications. At the heart of the NPPF is a presumption in favour of sustainable development and this has to be reflected in plans, both at a district and neighbourhood level. The NPPF is accompanied by national guidance – the Planning Practice Guidance (PPG) which expands on the NPPF policies and helps in their interpretation and application.

The Development Plan

- 1.4 The Development Plan is a set of statutory documents that set out the policies for the development and use of land across the local authority area. In Wirral it is currently made up of the Unitary Development Plan (UDP) for Wirral (adopted February 2000), the Joint Waste Local Plan for Merseyside and Halton (adopted July 2013), and the Devonshire Park Neighbourhood Plan (adopted December 2015). Once other neighbourhood plans have been approved by a local referendum they will also be included in the Development Plan and will add to the statutory policies that will be used when considering the development and use of land.
- 1.5 The Wirral UDP includes policies that allocate a range of large and smaller sites for development as well as policies that provide detailed criteria which are used when dealing with planning applications for a wide range of development and land uses. The emerging Wirral Core Strategy Local Plan will set out the vision for how the

Borough will be in 2032 and how we are going to get there. It will include strategic policies which identifies how much new development will be required across the Borough over the Core Strategy period and broadly where that new development should be located.

Neighbourhood Plans

- 1.6 The Localism Act 2011 allows local communities, designated by the Council, to prepare a statutory Development Plan for their own neighbourhood area. Neighbourhood planning aims to help local communities play a direct role in planning the areas in which they live and work by showing how a community wants land to be used and developed in its area.
- 1.7 There is a statutory process that must be followed to make a plan. In particular, Neighbourhood Plans are required to meet certain “Basic Conditions” by having regard to national planning policy, contributing to the achievement of sustainable development, being in general conformity with the strategic policies in the development plan for the area (i.e. the Wirral UDP/Joint Waste Local Plan and the Core Strategy Local Plan when adopted) and being compatible with EU obligations and human rights requirements. They should not promote less development than is set out in the Development Plan or undermine its strategic policies.

2. Hoylake

- 2.1 The Hoylake Neighbourhood Planning Forum and its corresponding neighbourhood area were designated by the Council following public consultation, in April 2013.
- 2.2 This designation has allowed the Forum to prepare a draft Neighbourhood Development Plan for the Neighbourhood Area of Hoylake, shown on the attached plan.

3. The Preparation of the Hoylake Neighbourhood Development Plan

- 3.1 Any statutory Development Plan must be prepared in accordance with a legal process set out in national Regulations, with which the Forum has fully complied.
- 3.2 A survey of local residents, undertaken by the Hoylake Neighbourhood Planning Forum, took place between December 2012 and January 2013 and consultation on a draft Plan took place between January and March 2015.
- 3.3 The final draft Plan was submitted to the Council for independent examination in September 2015 and was published by the Council for public comment in November 2015.
- 3.4 The independent examination began in March 2016 and reported in April 2016. The examiner concluded that the draft Plan would meet all the relevant legal

requirements subject to a series of recommended modifications, which have now been included in the Plan.

- 3.5 The final documents, amended to comply with the recommendations of the examiner, were published by the Council on 14 September 2016.

4. Basic Conditions Statement

- 4.1 The Council are satisfied that the draft Plan, as modified, meets the basic conditions mentioned in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended, the 1990 Act); and complies with the provision made by or under Sections 38A and 38B of the Planning and Compulsory Purchase Act 2004 (as amended, the 2004 Act); and
- 4.2 Is not considered to breach or otherwise be incompatible with any EU obligation or any of the convention rights (within the meaning of the Human Rights Act 1998).

5. Local Referendum

- 5.1 As the Council are satisfied that the Plan meets the basic conditions necessary for a neighbourhood development plan, the Neighbourhood Development Plan for Hoylake will now be submitted to a referendum of local electors.
- 5.2 The referendum will be held on Thursday, 1 December 2016.
- 5.3 The question to be asked in the referendum will be:
- “Do you want Wirral Council to use the neighbourhood plan for Hoylake to help it decide planning applications in the neighbourhood area?”*
- 5.4 You vote by putting a cross (X) in the ‘Yes’ or ‘No’ box on your ballot paper.
- 5.5 Put a cross in **only one box** or your vote will not be counted.
- 5.6 If more people vote ‘yes’ than ‘no’ in this referendum, then Wirral Council will use the Hoylake Neighbourhood Development Plan to help it to decide planning applications within Hoylake.
- 5.7 If more people vote ‘no’ than ‘yes’ in this referendum or there is a tied vote, then planning applications will continue to be decided using only the Wirral Unitary Development Plan (February 2000) and the Joint Waste Local Plan for Merseyside and Halton (July 2013).
- 5.8 The referendum area is shown on the attached plan.

5.9 The referendum will be conducted in accordance with procedures similar to those used at local government elections.

6. Who Can Vote in the Local Referendum?

6.1 You can vote in the referendum if:

- you live within the Hoylake area shown on Plan 1 attached; and
- you are registered to vote in local council elections; and
- you are 18 years of age or over on 1 December 2016

6.2 You have to be registered to vote by Tuesday, 15 November 2016 to vote in the referendum.

6.3 You can check if you are registered to vote by calling our Helpline on 0151 691 8046.

6.4 If you are not registered to vote, you will need to register by Tuesday, 15 November 2016.

6.5 Go online at <http://www.wirral.gov.uk/register> ; or

6.6 Registration forms can be provided by contacting our Helpline on 0151 691 8046 or by e-mailing us on electoral@wirral.gov.uk

7. Ways of voting

7.1 There are three ways of voting:

In person:

- At your polling station on Thursday, 1 December 2016. It is easy and a member of staff will always help you if you are not sure what to do.
- If you are registered to vote, you will receive a poll card confirming your polling station for this referendum.
- If you do not receive a poll card, you can contact our Helpline on 0151 691 8046 or e-mail us on electoral@wirral.gov.uk to find out where your polling station is.
- The polling stations will be open from 7am to 10pm.

By post:

- If you already have a postal vote, you will receive a poll card confirming this.

- To vote by post you will need to complete an application form and send it to the Electoral Registration Officer to arrive by 5pm on Wednesday, 16 November 2016 at this address:

Elections Office
Town Hall
Brighton Street
Wallasey
Wirral
CH44 8ED

- You should receive your postal vote about a week before polling day. If it does not arrive by 25 November 2016, you can ask for a replacement up to 5pm on 1 December 2016 by contacting our Helpline on 0151 691 8046.
- Postal votes can be sent overseas but you need to think about whether you will have time to receive and return your completed postal vote by 1 December 2016.

By proxy:

- If you already have a proxy vote, you will receive a poll card confirming this.
- To vote by proxy you will need to complete an application form and send it to the Electoral Registration Officer at the address given above to arrive by 5pm on Wednesday, 23 November 2016.
- When you apply for a proxy vote you must say why you cannot vote in person.
- Anyone can be your proxy as long as they are eligible to vote and are willing to vote on your behalf. You will have to tell them how you want to vote.

7.2 Postal and proxy vote application forms are available by contacting our Helpline on 0151 691 8046 or by e-mailing us at electoral@wirral.gov.uk or by visiting us on-line at <http://www.wirral.gov.uk/register>

8. Referendum Expenses

8.1 There is a limit on the amount that can be incurred by any individual or body during the period of the referendum for referendum purposes.

8.2 The referendum expenses limit that will apply to the Hoylake Neighbourhood Plan is £2,629.51. The number of people entitled to vote in the Referendum, by reference to which this limit has been calculated, is 4,534.

9. Specified Documents

9.1 The following specified documents can be inspected on the Council's website at <http://www.wirral.gov.uk/elections-and-voting/neighbourhood-plan-referendums> and at the following addresses, at the following times:

<p>Forward Planning Section South Annexe Wallasey Town Hall Brighton Street Wallasey Wirral CH44 8ED</p> <p>Call: 0151 691 8110 Email: robertoates@wirral.gov.uk</p>	<p>Monday to Friday 9.00am to 5.00pm (except for Bank Holidays)</p>
<p>Hoyle Library, Market Street, Hoyle CH47 5AA Call: 0151 632 2754</p>	<p>Monday: 9:00am - 1:00pm and 2:00pm - 5:00pm</p> <p>Thursday: 9:00am - 1:00pm and 2:00pm - 5:00pm</p> <p>Saturday: 9:00am - 1:00pm</p>
<p>The Parade (Hoyle Community Centre) Hoyle Road, Hoyle CH47 3AG</p>	<p>Monday-Friday: 8.30am-10pm</p> <p>Saturday 8.30am-12.30pm</p>
<p>Melrose Hall, 6 Melrose Avenue, Hoyle CH47 3BU</p>	<p>Monday-Thursday 10am-12.30pm</p>

9.2 Specified documents:

- (1) Hoyle Neighbourhood Development Plan – For Local Referendum – 24 October 2016
- (2) Report of the Independent Examiner Mr Terry Heselton BA (Hons) Dip TP, MRTPI (April 2016)
- (3) Summary of the Representations under Regulation 16 submitted to the Independent Examiner
- (4) Referendum Information Statement Including Information for Voters (published 24 October 2016)

10. Further Information

- 10.1 This document has been prepared to comply with Regulation 4 of the Neighbourhood Planning (Referendums) Regulations 2012 (SI 2012 No.2031, as amended) and includes the statements required to be published under Regulation 4(3)(a); Regulation 4(3)(b)(iv)(bb); and Regulation 4(3)(b)(v).
- 10.2 Further information about the Hoylake Neighbourhood Plan can be viewed on the Council's website at <http://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/neighbourhood-planning/hoylake>
- 10.3 Questions about the proposed Neighbourhood Development Plan or about land-use planning in general should be directed to the Forward Planning Section who can be contacted on 0151 691 8110 or at robertoates@wirral.gov.uk
- 10.4 Questions about voting or registering to vote or about the referendum itself should be directed to Electoral Registration, who can be contacted on 0151 691 8046 or at electoral@wirral.gov.uk

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