



LOCAL DEVELOPMENT FRAMEWORK FOR WIRRAL

MONITORING REPORT

2016/17

DECEMBER 2017

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1 Executive Summary

1.1 This Monitoring Report is a statutory document setting out progress on the delivery of Local Plans and the extent to which national and local priorities are being achieved within the Metropolitan Borough of Wirral.

1.2 This report covers the period of twelve months ending on 31 March 2017.

Monitoring Policy Implementation

Population

1.3 The latest national mid-year estimate for 2016, expects the Borough's population to have increased to 321,238, from 319,800 in 2011.

1.4 The latest 2014-based national population projections now expect the population in Wirral to increase at a slightly higher rate, by 3.6 percent to 332,500 people.

1.5 The latest 2014-based household projections now expect the number of households in Wirral to increase by 10.6 percent or by a further 1,400 households, to 158,000 by 2037.

Economy and Retail

1.6 The number of people in Wirral who were economically active reduced to 144,600 in 2017, from 146,800 in 2016. The number of residents who were economically inactive decreased slightly to 52,200, from 52,800 in 2016.

1.7 While the number of residents claiming Job Seekers Allowance continued to reduce, 3,131 people were claiming the out-of-work element of Universal Credit in September 2017, compared to 2,552 in September 2016.

1.8 The amount of newly completed employment floorspace decreased slightly during 2016/17 but demolitions and other losses were lower, resulting in a net gain in employment floorspace, of 10,900 square metres overall.

1.9 There was also a reduction in the amount of new retail floorspace completed, to 1,700 square metres in 2016/17, the majority of which continued to take place outside existing centres.

Housing

1.10 Gross housing completions reduced to 384 new dwellings in 2016/17, from 562 in 2015/16 and 563 in 2014/15 but the number of new dwellings under construction had risen to 1,315 in April 2017 from 475 in April 2016.

1.11 A further 398 dwellings had been registered as complete by 30 November 2017.

1.12 The capacity of land with planning permission for new housing, outside Wirral Waters, had continued to rise, to 2,577 dwellings in April 2017, compared to 2,221 in April 2016 and 1,932 in April 2015 but the estimated capacity of additional sites without planning permission had reduced to 4,531 dwellings in April 2017, from 5,651 in April 2016.

1.13 The proportion of new dwellings completed on previously developed land remained high but had reduced to 84 percent in 2016/17, compared to 92 percent in 2015/16.

1.14 The number of new affordable dwellings completed reduced to 83, from 279 in 2015/16, as a result of the end of previous Government funding initiatives for affordable housing and the introduction of the Government's new Shared Ownership and Affordable Homes Programme late in 2016/17.

1.15 The proportion of new housing located more than 400 metres away from a high-frequency public transport corridor continued to remain low, at less than 2%, with only 7 dwellings in 2016/17.

Environment and Resources

1.16 The proportion of public open space maintained to Green Flag Award standard remained at 45% during 2016/17.

1.17 The Environment Agency objected to one planning application on the grounds of water quality during 2016/17. The application was withdrawn.

1.18 The Environment Agency objected to two planning applications on the grounds of flood risk during 2016/17, which were both resolved by the provision of additional information.

1.19 Data based on the new Energy Company Obligation continues to indicate a higher than average delivery of energy efficiency improvements in Wirral but a smaller than average proportion of households seeking additional funding by undertaking a Green Deal Assessment.

1.20 The proportion of households living in fuel poverty in Wirral is now only marginally ahead of the national average for England.

Monitoring Plan Preparation

Local Plan

1.21 A revised Proposed Submission Draft Core Strategy Local Plan is now expected to be published in September 2019, following the completion of a development options review undertaken in response to further consultation on housing needs and land supply.

1.22 The Core Strategy is now expected to be submitted to the Secretary of State for public examination at the start of 2020.

Neighbourhood Planning

1.23 A Neighbourhood Development Plan for Hoylake was made by Council resolution in December 2016, following a successful local referendum on 1 December 2016.

1.24 The Birkenhead North Neighbourhood Alliance was designated as a Neighbourhood Forum on 9 May 2017, with a life of five years.

Cross-boundary Co-operation

1.25 Effective joint working has continued with the surrounding districts, prescribed agencies and infrastructure providers.

1.26 A joint 'Statement of Cooperation on Local Planning' for the Liverpool City Region was adopted by the Council in October 2016

1.27 A draft Strategic Housing and Employment Land Market Assessment for the City Region was published for technical consultation, in October 2017.

Questions and Comments

1.28 Any questions and comments on the data or analysis provided in this Monitoring Report should be directed to the Council's Forward Planning team in Environmental Services at PO Box 290, Brighton Street, Wallasey CH27 9FQ or at forwardplanning@wirral.gov.uk.

1.29 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

2.1 This document is the thirteenth 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 preparation and adoption of Local Development Documents and the extent to which national and local policies are being achieved.

2.3 This AMR principally covers the period of twelve months ending on 31 March 2017 but also includes more up-to-date information where this is available.

2.4 The latest available local monitoring data, in addition to the summaries presented in this report, can be viewed at <http://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/development-monitoring>.

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

2.6 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.

2.7 Section 5 of the AMR sets out progress on the delivery of up-to-date Local Plans under the heading of Monitoring Plan Preparation.

2.8 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 2004 (as amended).

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 and guidance.

3.3 The National Planning Policy Framework and accompanying Planning Practice Guidance can be viewed on the national website at:
<http://planningguidance.planningportal.gov.uk/>

3.4 The Government consulted on potential changes to the Framework in a White Paper in February 2017¹ and, again, in September 2017². The proposed changes, which may include a new method for calculating local housing needs, are currently expected to come into force in Spring 2018.

The Development Plan for Wirral

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

- the remaining policies in the Unitary Development Plan for Wirral, adopted in February 2000;
- the Joint Waste Local Plan for Merseyside and Halton, adopted in July 2013;
- the Neighbourhood Development Plan for Devonshire Park, made on 14 December 2015; and
- the Neighbourhood Development Plan for Hoylake, made on 19 December 2016.

¹ <https://www.gov.uk/government/publications/fixing-our-broken-housing-market>

² <https://www.gov.uk/government/consultations/planning-for-the-right-homes-in-the-right-places-consultation-proposals>

Unitary Development Plan

3.6 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.

3.7 The UDP can be viewed at <http://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/local-plans/unitary-development-plan>

3.8 The UDP is being progressively replaced by new style Local Plans, such as the Joint Waste Local Plan for Merseyside and Halton and the Council's emerging Core Strategy Local Plan, supplemented by a series of Neighbourhood Development Plans prepared by the local community.

3.9 The programme for the preparation of the emerging Core Strategy Local Plan is reviewed in Section 5 of this AMR.

3.10 A list of the UDP policies and proposals that are no longer in force, following the adoption of the Joint Waste Local Plan, is reproduced in Appendix 1 to this AMR.

3.11 A list of the UDP policies that are intended to be replaced by new policies within the Council's emerging Core Strategy Local Plan, was included in section 29 of the Proposed Submission Draft Core Strategy, which can be viewed on the Council's website at <http://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/local-plans/core-strategy-local-plan-0>.

Joint Waste Local Plan for Merseyside and Halton

3.12 The Joint Waste Local Plan for Merseyside and Halton was adopted by the six partner authorities in July 2013.

3.13 The adoption documents can be viewed on the Council's website at <http://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/local-plans/joint-waste-local-plan-merseyside>

3.14 Separate monitoring reports on the operation of the Joint Waste Local Plan can be viewed at <http://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/local-plans/joint-waste-local-plan-merseyside>

Local Development Documents

3.15 The following Local Development Documents are currently in force in Wirral:

Document	Adopted
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
Joint Waste Local Plan for Merseyside and Halton	July 2013
Statement Of Community Involvement (Revised)	March 2014
Local Development Scheme (Revised)	July 2015 ³
Devonshire Park Neighbourhood Development Plan	December 2015
Hoylake Neighbourhood Development Plan	December 2016

Table 3.1 Adopted Documents

Statement of Community Involvement

3.16 The Council adopted an up-dated Statement of Community Involvement on 10 March 2014.

3.17 The revised Statement of Community Involvement can be viewed at <http://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/community-involvement-local-planning>.

3.18 A further update to the Statement of Community Involvement is expected to be published for public consultation during 2018, following Government proposals to require additional information on neighbourhood planning.

Supplementary Guidance

3.19 A series of Supplementary Planning Guidance Notes are also available to assist in the delivery of existing Unitary Development Plan policies.

3.20 Proposals for the preparation of new and replacement Supplementary Planning Documents were included in the Proposed Submission Draft Core Strategy Local Plan, published in December 2012.

³ Please also see paragraph 3.23 below
December 2017

3.21 The Council has since resolved to prepare four new Supplementary Planning Documents, to cover issues related to housing; employment; town centre uses; and telecommunications. Initial consultation was undertaken in July 2013 and the latest information can be viewed at <http://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/supplementary-planning-documents>.

3.22 A Draft Supplementary Planning Document for Housing, for application alongside the emerging Core Strategy Local Plan, is expected to be made available for public consultation during 2018.

Local Development Scheme

3.23 A revised Local Development Scheme was recommended for approval alongside the publication of this AMR and can be viewed on the Council's website at <http://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/local-plans/local-development-scheme>

3.24 The revised Local Development Scheme reproduces the amended timetable for the preparation of the Core Strategy Local Plan set out in Appendix 5 to this AMR.

Neighbourhood Planning

3.25 Five neighbourhood areas and forums have now been designated in Wirral. The latest position can be viewed on the Council's website at <http://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/neighbourhood-planning>.

Devonshire Park

3.26 A Neighbourhood Development Plan for Devonshire Park was made on 14 December 2015. The latest information can be viewed on the Council's website at <http://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/neighbourhood-planning/devonshire-park>.

Hoylake

3.27 A Neighbourhood Development Plan for Hoylake was made on 19 December 2016. The latest information 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>.

3.28 Further information, including proposals for a review of the Plan, can also be obtained from Hoylake Vision at <http://www.hoylakevision.org.uk>.

Leasowe

3.29 The Council formally designated a Neighbourhood Forum and accompanying Neighbourhood Area for Leasowe in July 2014. The latest December 2017

information can be viewed on the Council's website at <http://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/neighbourhood-planning/leasowe>

3.30 Further information can be obtained from the Leasowe Development Trust website at www.leasowedt.org.uk/leasowe-neighbourhood-plan.

Birkenhead and Tranmere

3.31 A neighbourhood area for Birkenhead and Tranmere was designated on 27 July 2015. The accompanying neighbourhood forum was designated on 5 November 2015.

3.32 The latest information can be viewed on the Forum's website at <http://batnpf.org/> or at <http://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/neighbourhood-planning/birkenhead-and-tranmere>

Birkenhead North

3.33 The Council formally designated a new Neighbourhood Forum and accompanying Neighbourhood Area for Birkenhead North on 9 May 2017.

3.34 The latest information can be viewed on the Council's website at <http://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/neighbourhood-planning/birkenhead-north>

Community Infrastructure Levy

3.35 The Council has not yet resolved to become a charging authority but is undertaking preparatory investigations as part of an ongoing Core Strategy Local Plan Development Viability Assessment.

3.36 The likely future viability of a Community Infrastructure Levy in Wirral was last reported to the Council's Cabinet in January 2015 (Minute 131 refers). The latest information, including the accompanying baseline report can be viewed on the Council's website at <http://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/community-infrastructure-levy>.

3.37 The baseline report will now be updated, in early 2018, to reflect the revised timetable for the preparation of the Core Strategy Local Plan.

Wirral Council Corporate Plan 2015/20

3.38 The Wirral Plan – A 2020 Vision was first approved by the Council in July 2015 and has now also been adopted by the wider Wirral Partnership, to guide all future public investment in Wirral to 2020.

3.39 The Wirral Plan makes 20 pledges based around people, business and the environment, including:

- Older people live well
- Children are ready for school
- Young people are ready for work and adulthood
- Vulnerable children reach their potential
- Reduce child and family poverty
- People with disabilities live independently
- Zero tolerance to domestic violence
- Greater job opportunities in Wirral
- Workforce skills match business needs
- Increase inward investment
- Thriving small businesses
- Vibrant tourism economy
- Transport and technology infrastructure fit for the future
- Assets and buildings fit for purpose for Wirral businesses
- Leisure and cultural opportunities for all
- Wirral residents live healthier lives
- Community services are joined up and accessible
- Good quality housing that meets the needs of residents
- Wirral's neighbourhoods are safe
- Attractive local environment for Wirral residents

3.40 Targets include:

- the creation and safeguarding of 5,000 jobs;
- attracting £250 million of private sector investment;
- 250 net additional new businesses;
- building 3,500 new homes and 300 extra care units;
- improving 2,250 private sector properties;
- bringing 1,250 empty homes back into use;
- 2,000 disabled adaptations to people's homes each year;
- achieving over 50 percent recycling of municipal waste; and
- achieving less than 10 percent of non-recycled waste collected and landfilled.

3.41 A review of the Wirral Plan and its pledges was carried out in May 2017 and a copy of the relevant updated action plans for 2017/18 can be viewed at: <http://www.wirral.gov.uk/about-council/wirral-plan-2020-vision>

Wirral Partnership Growth Plan (January 2016)⁴

3.42 The Wirral Growth Plan seeks to:

- create a shared ambition for growth and investment;
- provide the framework for place shaping, to develop sustainable communities, where people want to live, invest, work and visit;
- support the delivery of infrastructure and housing, to enable growth;
- grow the visitor economy in Wirral, to take advantage of a unique and special location;
- increase the scale, quality and sustainability of economic opportunity in Wirral;

⁴<https://www.wirral.gov.uk/sites/default/files/all/About%20the%20council/Wirral%20Plan/Wirral%20Growth%20Plan.pdf>

- ensure participation and access to economic opportunities for local residents;
- create a more dynamic and growth focused business population, with increased value added and productivity;
- increase levels of education and skills, to foster growth and upskill residents;
- ensure better accessibility to jobs outside the Borough, particularly in North Wales; and
- tackle infrastructure deficits and address transport network pinch points, to enable greater connectivity.

3.43 The key development areas to support the short to medium-term delivery of this strategy are identified as: Wirral Waters; Birkenhead Town Centre including Woodside; the Birkenhead Hinterland – the areas bordering Birkenhead Town Centre and bordering Wirral Waters; and the A41 Corridor.

Wirral Partnership Housing Strategy (July 2016)⁵

3.44 The Wirral Housing Strategy seeks to build more homes to meet Wirral's economic growth ambitions; improve the quality of Wirral's housing offer; and meet the housing and support needs of the most vulnerable people, to enable them to live independently.

Wirral Strategic Regeneration Framework⁶

3.45 An updated Strategic Regeneration Framework for Wirral was approved in October 2017, to:

- set out a vision for economic growth in Wirral;
- provide a strategic context for guiding regeneration, housing and planning interventions;
- set a broad spatial framework within which investment can be planned, places can be created and shaped and guided, so its impact on the 20 Pledges in the Wirral Plan is maximised;
- build investor confidence through identifying a portfolio of strategic regeneration programmes and activities;
- ensure links with existing regeneration and investment projects across the Borough and with emerging national and City Region policy initiatives; and
- set out the linkages with the Liverpool City Region Devolution Deal and Northern Powerhouse growth and infrastructure proposals.

3.46 The ambition of the Framework is to support the implementation of the Wirral Growth Plan by, in addition, delivering by 2020:

- £450m of tourism revenue
- 250 new businesses
- 250,000 sq.ft of new employment space

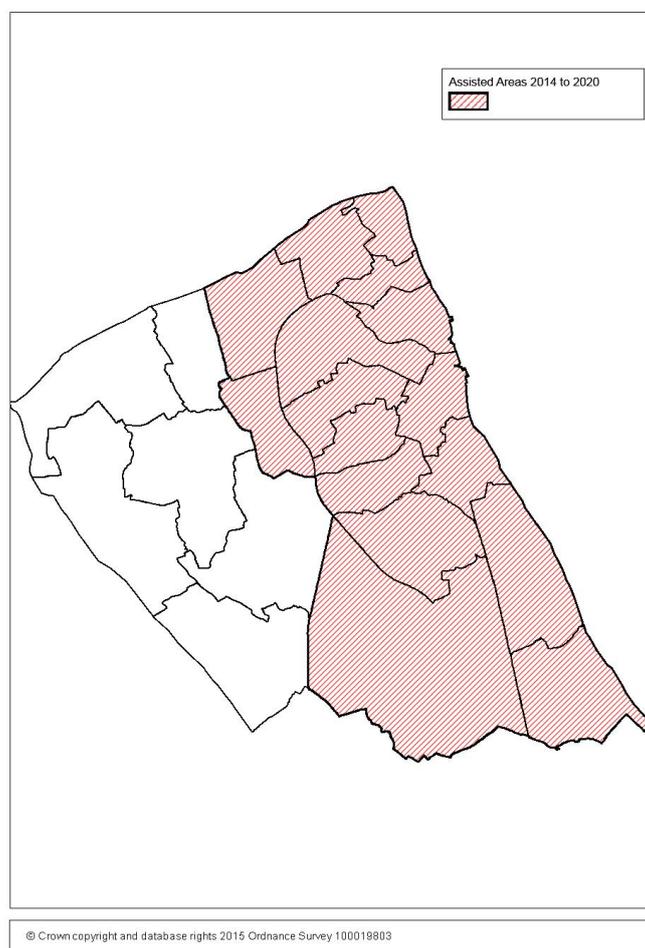
⁵ <https://www.wirral.gov.uk/sites/default/files/all/About%20the%20council/Wirral%20Plan/Housing%20Strategy.pdf>

⁶ <https://www.wirral.gov.uk/business/regenerating-wirral/strategic-regeneration-framework>

National Assisted Areas

3.47 The UK Assisted Area Map to 2020 came into force on 1 July 2014.

3.48 Assisted Areas are recognised as areas that would benefit from additional support for development.



Picture 3.1 – National Assisted Areas in Wirral 2014 to 2020

3.49 The Electoral Wards in Wirral that currently benefit from Assisted Area status include: Wallasey; New Brighton; Liscard; Seacombe; Leasowe and Moreton East; Bidston and St James; Upton; Claughton; Birkenhead and Tranmere; Oxtan; Prenton; Rock Ferry; Bebington; Clatterbridge; Bromborough; and Eastham, as shown on Picture 3.1 above.

4 Monitoring Policy Implementation

4.1 This section of the AMR seeks to provide information on the delivery of existing policy priorities, based on information drawn from nationally published data sets and locally collected statistics.

4.2 The data provided has, wherever possible, continued to follow the format provided over previous years.

4.3 Future indicators will be set by the adoption of the Core Strategy Local Plan.

Population

4.4 Initial figures from the 2011 Census showed that the Wirral population had increased by 2.4 percent since 2001 to 319,800, significantly higher than the previous national mid-year estimate of 308,800.

4.5 The latest 2014-based national population projections now expect the population in Wirral to increase to 332,473 by 2037, compared to the 331,199 people anticipated by the previous 2012-based population projections.

People (Thousands)	2014	2015	2017	2019	2021	2023	2027	2031	2035	2037	Change 2014-2037
Wirral	320.9	321.1	322.0	323.2	324.6	326.1	328.4	330.3	331.8	332.5	+3.6%
Merseyside	1,391	1,395	1,403	1,410	1,418	1,426	1,443	1,459	1,472	1,478	+6.3%

Table 4.1 Population Projections (2014-based)⁷

Households

4.6 The Census recorded 140,600 households in Wirral in 2011.

Households (Thousands)	2014	2015	2017	2019	2021	2023	2027	2031	2035	2037	Change 2014-2037
Wirral	143	143	145	146	148	149	152	154	157	158	+10.6%
Merseyside	614	618	626	634	642	648	662	675	687	693	+12.9%

Table 4.2 Household Projections (2014-based)⁸

4.7 The latest 2014-based national household projections now expect the number of households in Wirral to increase to 158,000 by 2037, compared to the 156,600 households anticipated by the previous 2012-based household projections.

National Mid-Year Population Estimate (Wirral)	Young People (0-15 years)	Working Age (males 16-64 & females 16-60)	Retired (males 65 & over & females 61 & over)
2016	60,044	185,016	76,178
2015	59,700	186,200	75,200
2014	59,600	187,100	74,200
2013	59,400	188,100	72,900
2012	59,500	191,200	69,500
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	59,500	183,300	67,400

⁷ CLG 2014-based population projections (May 2016)

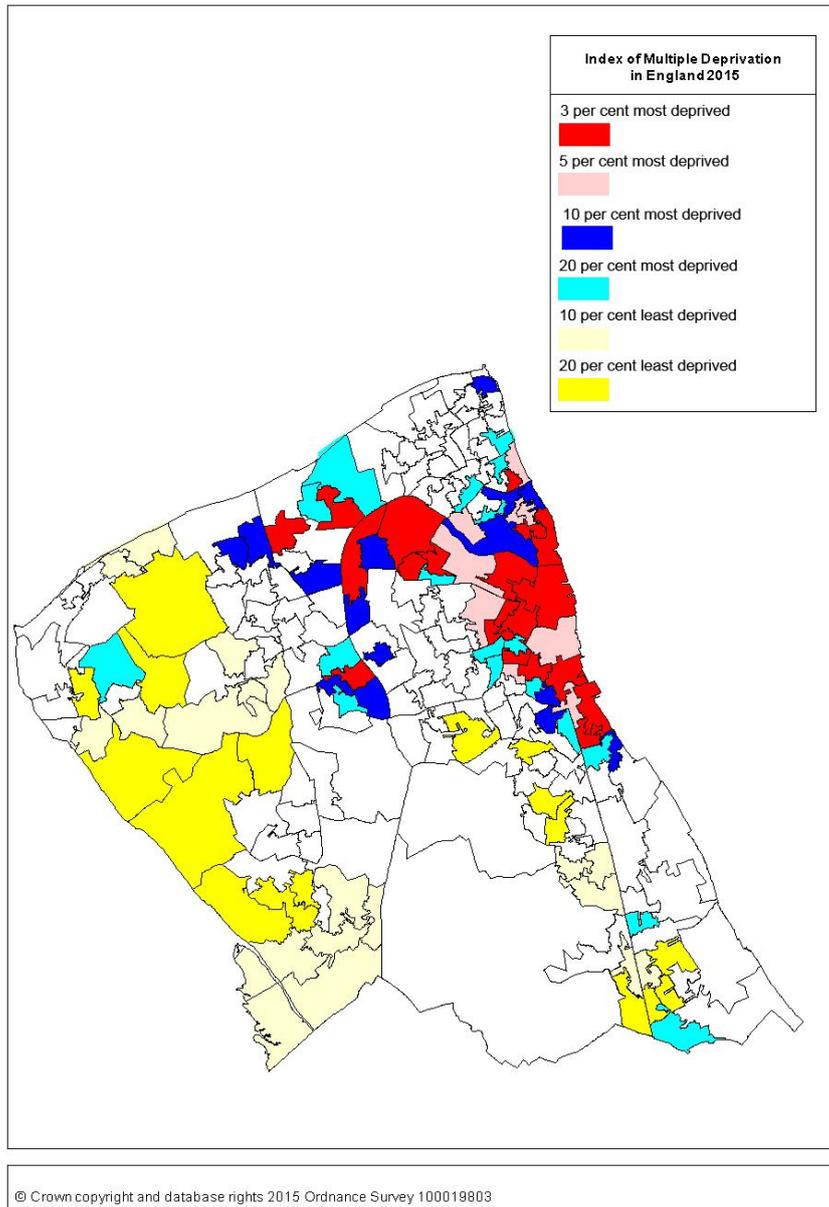
⁸ CLG 2014-based household projections (July 2016)

National Mid-Year Population Estimate (Wirral)	Young People (0-15 years)	Working Age (males 16-64 & females 16-60)	Retired (males 65 & over & females 61 & over)
2006	60,300	184,200	66,700

Table 4.3 Population Change 2006-2016

4.8 The table above shows how the structure of the population has changed over the last ten years, based on national mid-year estimates, which were re-based in 2011 to take account of the significantly higher population recorded in the 2011 Census.

Social Context



Picture 4.1 Areas of Multiple Deprivation in Wirral 2015

4.9 Approximately a third of the Wirral population (31 percent) lives in areas ranked as having some of the greatest social, economic and environmental needs in England.

4.10 Over 22 percent of children in Wirral currently live in low income households⁹. There is also 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 areas in east and west Wirral.

4.11 Significant local health issues include high rates of hypertension; diabetes; coronary heart disease; depression; and asthma¹⁰.

4.12 Currently, just over two thirds of children in Wirral (69 percent) reach their development target at the age of five; ninety percent of Wirral schools were rated as 'Good' or better at 31 March 2017; and almost two thirds (65.2 percent) of pupils achieved Grade 4 or above in English and Maths in 2017. The national average for state-funded schools in England was 63.5 percent¹¹.

Crime

4.13 During 2016/17, Wirral maintained a relatively low crime rate of 64.8 crimes per thousand population, the second lowest in Merseyside behind Sefton and below the average for Merseyside, of 83.1 crimes per thousand people.

4.14 There was a slight reduction in total reported crime, of 1 percent, between 2015/16 and 2016/17.

4.15 The number of calls made to the Police reporting anti-social behaviour in Wirral in 2016/17 was 9,930, a reduction of over 11 percent from the 11,197 incident reports made in 2015/16.

Economy

4.16 Growth in Gross Value Added per capita in Wirral was above the national, regional and sub-regional average between 2014 and 2015¹².

GVA per Capita (£)	2007	2008	2009	2010	2011	2012	2013	2014	2015	2014/15 (% change)
Wirral	12,313	12,908	12,217	12,527	13,127	12,523	13,318	13,589	14,523	+6.87%
Merseyside	16,451	17,069	17,433	17,703	17,668	17,269	18,009	18,621	19,319	+3.75%

⁹ [Wirral Council Plan: A 2020 Vision](#) (page 11)

¹⁰ Wirral Compendium of Statistics (JSNA Wirral, 2017)

<https://www.wirralintelligenceservice.org/media/2178/wirral-stats-2017-final-1.pdf>

¹¹ [GCSE and equivalent results: 2016 to 2017 \(provisional\)](#)

¹² [ONS Regional Gross Value Added \(Income Approach\) NUTS3 Table 2 \(December 2016\)](#)

GVA per Capita (£)	2007	2008	2009	2010	2011	2012	2013	2014	2015	2014/15 (% change)
North West	18,662	18,929	18,788	19,218	19,036	19,627	20,455	21,011	21,867	+4.07%
UK	21,708	22,152	21,659	22,271	22,806	23,323	24,131	24,958	25,351	+1.57%

Table 4.4 Gross Value Added 2007 to 2015

4.27 The most recent data shows 99,000 employee jobs in Wirral in 2016, a decrease of 1 percent or 1,000 jobs since 2015.

Total Employees	Full Time (percentage)	Part Time (percentage)	Job Density (2015) ¹³
Wirral	61.6%	38.4%	0.60
Merseyside	64.0%	36.0%	0.69
North West	67.0%	33.0%	0.79
Great Britain	67.8%	32.3%	0.83

Table 4.5 Wirral Employees 2016¹⁴

4.18 The ratio of total jobs to the working age population (job density) is still below national, regional and sub-regional averages and there is still a higher proportion of part-time jobs in the local economy, compared with the averages for Merseyside, the North West and Great Britain¹⁵.

Employment Sector	Wirral (Jobs)	Wirral	North West Region	Great Britain
Primary Services (A-B: agriculture and mining)	0	0%	0%	0.2%
Energy and Water (D-E)	1,300	1.3%	1.3%	1.1%
Manufacturing (C)	8,000	8.1%	9.9%	8.1%
Construction (F)	3,500	3.5%	4.0%	4.6%
Wholesale and retail including motor trades (G)	14,000	14.1%	15.3%	15.3%
Transport Storage (H)	4,000	4.0%	5.5%	4.9%
Accommodation and Food Services (I)	7,000	7.1%	7.9%	7.5%
Information and Communication (J)	1,500	1.5%	2.7%	4.2%
Financial and other business services (K – N)	17,750	18.0%	21.6%	22.8%
Public admin, education and health (O – Q)	37,500	37.8%	27.8%	26.5%
Other Services (R – S)	4,000	4.1%	3.8%	4.6%

Table 4.6 Employee Jobs by Industry 2016¹⁶

¹³ [Job Density data: NOMIS 2017](#)

¹⁴ Nomis Labour Market Profiles for Merseyside and Wirral 2017

¹⁵ Local Authority Profiles for Wirral and Merseyside: NOMIS 2017

¹⁶ Nomis Labour Market Profiles for Merseyside and Wirral 2017. Data excludes farm based agriculture.

4.19 Wirral also has a higher than average proportion of jobs in public administration, education and health.

District	Number of VAT and/or PAYE Based Enterprises 2016	Number of VAT and/or PAYE Based Enterprises 2017	% of VAT and/or PAYE Based Enterprises in Merseyside 2017	Change 2016-2017
Knowsley	3,060	3,325	8.7%	+5.0%
Liverpool	12,420	13,540	35.6%	+6.2%
St Helens	4,445	4,615	12.2%	+2.5%
Sefton	7,445	7,845	20.6%	+6.0%
Wirral	8,425	8,705	22.9%	+2.5%
Merseyside	35,795	38,030	100%	+4.4%

Table 4.7 Change in VAT and PAYE Enterprises¹⁷

4.20 The latest figures show 8,705 VAT registered and/or PAYE-based enterprises in Wirral in 2017, equivalent to almost a quarter (22.9 percent) of all the VAT registered and/or PAYE-based enterprises in Merseyside, representing an increase of 2.5 percent since 2016.

Percentage of Working Age Population	Economically Active	In Employment (employees)	In Employment (self-employed)	Economically Inactive
Wirral	72.9%	63.2%	7.6%	27.1%
Merseyside	71.8%	60.5%	7.4%	27.7%
North West	75.7%	62.3%	9.2%	24.3%
Great Britain	78.0%	63.2%	10.6%	22.0%

Table 4.8 Economic Activity 2016/17¹⁸

4.21 144,600 people were classified as economically active in 2016/17, with 124,400 people in employment including 15,900 self-employed. Economic activity has therefore marginally increased from 72.8 percent in 2016¹⁹, compared with the most recent pre-recession high point of 76.4 percent in 2007.

4.22 The number of people who were economically inactive fell slightly, from 52,800 in 2016 to 52,200 in 2017, compared to the most recent high point of 54,400 in 2010.

4.23 Average weekly pay for employees living in Wirral remained higher than the averages for Merseyside and the North West but was still below the national average.

¹⁷ NOMIS UK Business Counts 2017

¹⁸ April 2016 to March 2017 (NOMIS, November 2017)

¹⁹ Employment and Unemployment (Apr 2016 – March 2017) NOMIS September 2017
December 2017

Average Weekly Earnings	2012/13	2013/14	2014/15	2015/16	2016/17
Wirral	£498.10	£497.80	£518.20	£526.40	£529.50
Merseyside	£477.30	£491.50	£487.60	£503.90	£513.60
North West	£472.50	£484.60	£492.00	£502.10	£514.50
Great Britain	£508.00	£520.80	£529.60	£541.00	£552.70

Table 4.9 Gross Weekly Full-time Pay by Residence 2012/13 to 2016/17²⁰

4.24 Average weekly earnings for employees working in Wirral however remain below the averages for Merseyside and the North West.

Average Weekly Earnings	2012/13	2013/14	2014/15	2015/16	2016/17
Wirral	£432.60	£485.60	£499.90	£489.90	£498.20
Merseyside	£474.00	£491.90	£485.30	£501.30	£510.80
North West	£469.90	£482.50	£488.80	£503.20	£514.00
Great Britain	£507.60	£520.20	£529.00	£540.20	£552.30

Table 4.10 Gross Weekly Full-time Pay by Workplace 2012/13 to 2016/17²¹

4.25 By November 2016, 30,930 working age residents in Wirral were claiming one or more key benefits, compared to the most recent high point of 41,580 in February 2010 and 32,280 in February 2016²².

Claimants (Percentage of Working Age Population)	February 2013	February 2014	February 2015	February 2016	November 2016
Wirral	20.0%	19.2%	17.7%	16.5%	16.0%
Merseyside	21.7%	20.7%	19.0%	17.6%	16.7%
North West	17.4%	16.3%	15.0%	14.0%	13.2%
Great Britain	14.3%	13.3%	12.5%	11.8%	11.0%

Table 4.11 Key Benefits Claimants 2013 to 2016²³

²⁰ ONS Annual Survey of Hours and Earnings by Residence (NOMIS, November 2016)

²¹ ONS Annual Survey of Hours and Earnings by Workplace (NOMIS, 2017)

²² Key Benefits include jobseekers allowance, ESA and incapacity benefits, lone parents and others on income-related benefits

²³ Nomis Labour Market Profiles for Merseyside and Wirral 2017. Due to introduction of Universal Credit, this is the latest information available.

4.26 The number of Job Seekers Allowance claimants has continued to reduce, since the introduction of Universal Credit in August 2014, to 1,570 in November 2016.

Claimants (Percentage of Working Age Population)	March 2012	March 2013	March 2014	March 2015	March 2016	March 2017
Wirral	4.7%	4.2%	3.2%	2.5%	2.3%	2.2%
Merseyside	5.9%	5.4%	4.4%	3.2%	3.0%	3.0%
North West	4.6%	4.4%	3.2%	2.4%	2.4%	2.4%
Great Britain	4.0%	3.8%	2.9%	2.0%	1.9%	1.9%

Table 4.12 Job Seekers Allowance Claimants²⁴

4.27 There were however, 5,033 Universal Credit claimants in Wirral in September 2017, compared to 4,288. In September 2016, of which 3,131 (62.2 percent) were claiming the 'out-of-work' element, compared to 2,552 in September 2016. The remaining 1,902 (37.8 percent) were claiming the 'in-work' element of Universal Credit.

Business Development

4.28 The year to April 2017 saw a slight decrease in the amount of new employment floorspace completed, from 19,308 square metres in 2015/16.

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)	166	7,451	1,109	9,857	98	18,681
Completed floorspace (net)	-3,537	7,451	525	6,669	-179	10,929
Total completed on previously developed land (gross)	166	7,451	431	9,857	0	17,905
Percentage completed on previously developed land (gross)	100%	100%	39%	100%	0%	96%

Table 4.13 Amount of Employment Floorspace Developed by Type and on Previously Developed Land 2016/17

4.29 The majority of new employment development still took place on previously undeveloped brownfield land.

²⁴ ONS Claimant Counts with Rates and Proportions (NOMIS). Due to introduction of Universal Credit, this is the latest information available.

Completed Floorspace (square metres)	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017
Use Class B1(a)	8,803	275	1,426	91	1,008	619	178	11,189	166
Use Class B1(b)	0	0	0	0	0	0	0	0	7,451
Use Class B1(c)	0	0	0	0	0	621	0	418	1,109
Use Class B2	19,099	1,948	14,380	7,571	159	0	10,432	5,631	9,857
Use Class B8	0	0	440	18,964	1,956	1,234	290	2,070	98
Total Floorspace	27,902	2,223	16,246	26,626	3,123	2,474	10,900	19,308	18,681

Table 4.14 Amount of Employment Floorspace Developed by Type (gross)

4.30 Projects to provide up to 3,903 square metres of new business floorspace (Use Class B1) and up to 8,826 square metres of new industrial floorspace (Use Class B2) were registered as under construction at the end of the reporting period.

Employment Land Supply

4.31 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.

4.32 Just over a quarter (26 percent, 48.56 hectares) of the land allocated as an Employment Development Site remained undeveloped at April 2017.

Land Area (hectares)	Mersey Waters Enterprise Zone	Wirral International Business Park	Borough Total
Land Allocated for B1 Uses	0.00	0.00	1.50
Land Allocated for B1, B2 and B8 Uses	1.01	23.13	47.06
Other Land Within Primarily Industrial Areas	0.00	37.39	88.59
Other Land with Permission for B1, B2 or B8 Uses	33.95	0.00	34.06
Total	34.96	60.52	171.21

Table 4.15 Employment Land Available by Type (April 2017)

4.33 There was an additional 35.58 hectares of vacant land within the Dock Estates at April 2017 (which is not included in the table above), of which 18.09 hectares were within the Mersey Waters Enterprise Zone.

4.34 The table below shows the take up of employment land in Wirral over the last ten years.

Year	Small Sites (0-0.2 hectares)	Large Sites (>0.2 hectares)	Total Land
2007/08	0.46	4.75	5.21
2008/09	0.72	5.94	6.66
2009/10	0.25	0.21	0.46
2010/11	0.48	4.01	4.49
2011/12	0.02	7.24	7.26
2012/13	0.47	19.22	19.69
2013/14	0.58	0.00	0.58
2014/15	0.57	7.28	7.85
2015/16	0.84	2.83	3.67
2016/17	0.13	5.56	5.69
Total	4.52	57.04	61.56
Annual average	0.45	5.70	6.16

Table 4.16 Take-Up of Employment Land Since April 2007 (hectares)

Town Centres

4.35 The amount of new retail (Use Class A1) floorspace completed in Wirral in 2016/17 was almost a third lower than the amount completed during 2015/16, the majority of which took place outside existing centres.

Use Class	Town Centre		Borough Total		% in Town Centres	
	Gross	Net	Gross	Net	Gross	Net
Use Class A1	406	265	1,742	1,290	23%	21%
Use Class A2	631	631	631	631	100%	100%
Use Class B1a	34	34	166	166	20%	20%
Use Class D2	195	195	568	568	34%	34%

Table 4.17 Total Amount of Floorspace Developed for Town Centre Uses 2016/17

4.36 The table below shows the changing trend over time.

Completed Floorspace (square metres)	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Use Class A1 (gross)	967	2,332	1,603	22,300	4,635	828	7,954	2,500	1,742
(percentage in town centres)	63%	0%	23%	55%	55%	59%	5%	3%	23%
Use Class A1 (sales)	559	2012	1,236	12,205	2,418	471	7,489	2,472	1,290
(percentage in town centres)	59%	0%	21%	35%	56%	42%	5%	3%	21%
Use Class A2	-	-	-	-	265	-	413	492	631
(percentage in town centres)	-	-	-	-	43%	-	100%	100%	100%

Completed Floorspace (square metres)	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Use Class D2	1,826	-	3,739	4,304	4,195	-	30	374	568
(percentage in town centres)	6%	-	27%	0%	2%	100%	0%	75%	34%

Table 4.18 Completed Floorspace for Town Centre Uses 2008/09 to 2016/17

4.37 The Council's latest assessment of retail spending and capacity was reported in July 2016²⁵.

Town Centre Action Plans

4.38 Town Centre Action Plans for Borough Road (Prenton Park); Bromborough; Claughton Village; Dacre Hill; Eastham (New Chester Road/Mill Park Drive); Greasby; Heswall; Hoylake; Irby Village; Laird Street; Liscard; Lower Bebington (Church Road); Moreton; New Ferry; Oxtan Village; Prenton; Seabank Road (New Brighton); Seacombe (Poulton Road); Tranmere; Upton; Victoria Road (New Brighton); Wallasey Village; and West Kirby are now complete.

4.39 Copies of the completed Action Plans can be viewed at <http://www.wirral.gov.uk/business/town-centres-wirral>

4.40 Following an explosion in March 2017, in New Ferry, which caused considerable damage to homes and business premises, the Council have been working with consultants to develop a Regeneration Plan to help stimulate investment.

Tourism

4.41 Wirral was the fastest growing visitor economy in the City Region outside Liverpool and the Borough's visitor sector was valued at over £402 million in 2016, up by 4.3 percent since 2015.

Expenditure by Sector (£ million)	2015	2016	Percentage Change
Accommodation	£30.89	£32.02	+3.7%
Food & Drink	£73.77	£76.96	+4.3%
Recreation	£19.57	£20.40	+4.2%
Shopping	£135.87	£141.87	+4.4%
Transport	£29.84	£31.15	+4.4%
Total Direct Revenue	£289.94	£302.40	+4.3%
Indirect Expenditure	£95.83	£100.01	+4.4%
Total	£385.77	£402.41	+4.3%

Table 4.19 Visitor Spending by Sector in 2015 and 2016

²⁵ The Council's latest retail study can be viewed at <https://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/local-planning-evidence-and-research-reports-3>

4.42 The total number of visitors to Wirral rose by 3.3 percent, to 8.5 million during 2016.

4.43 Wirral's tourism sector also supported over 5,152 full-time equivalent jobs, up by 1.9 percent since 2015.

Employment by Sector (jobs)	2015	2016	Percentage Change
Accommodation	623	623	0%
Food & Drink	1,058	1,081	+2.2%
Recreation	341	348	+2.1%
Shopping	1,776	1,816	+2.2%
Transport	191	195	+2.2%
Total Direct Employment	3,989	4,063	+1.8%
Indirect Employment	1,065	1,089	+2.2%
Total	5,055	5,152	+1.9%

Table 4.20 Visitor Related Employment by Sector in 2015 and 2016

4.44 Since 2011, Wirral's visitor economy has increased by 39 percent, from £289.01 million in 2011 to £402.41 million in 2016; employment in tourism has increased by 22 percent, from 4,212 in 2011 to 5,152 in 2016; and visitor numbers have increased by 25 percent, from 6.78 million in 2011 to 8.48 million in 2016.

4.45 The economic impact from serviced accommodation, such as bed and breakfasts, hotels, guesthouses and inns, has also increased by over 35 percent since 2011.

Housing

4.46 Wirral has many areas of attractive high quality housing but large concentrations of poorer stock, particularly in east Wirral. The Council's latest condition survey, which will be updated during 2018, estimated that approximately 12,000 private sector dwellings (9.8 percent) were subject to Category 1 Hazards under the Housing Health and Safety Rating System²⁶.

Dwelling Stock by Sector (number of dwellings)	Total Stock	Vacant	Percentage Vacant
Registered Provider	22,875	615	2.7%
Private Sector	127,654	4,276	3.3%
Totals	150,529	4,891	3.2%

Table 4.21 Wirral Dwelling Stock April 2017

²⁶ Wirral Private Sector House Condition Survey 2013
December 2017

4.47 Just over 82 percent of Wirral's residential properties were privately owned in April 2017. Just under 18 percent were owned by a Registered Provider. The vast majority of vacancies (87 percent) were within the private sector housing stock.

4.48 The number of occupied dwellings has increased from 144,023 in 2007 to 150,529 in 2017, representing an annual average increase of just over 650 dwellings over the last ten years.

Housing Stock	2010	2011	2012	2013	2014	2015	2016	2017
Private	123,276	122,679	123,301	121,376	123,746	125,857	126,145	127,654
RSL	22,837	23,074	23,037	25,027	23,030	23,341	23,283	22,875
Other Public	2	-	-	-	-	-	-	-
Total Stock	146,115	145,753	146,338	146,403	146,776	149,198	149,428	150,529
Vacant	4.2%	4.4%	4.1%	4.0%	3.6%	3.5%	3.4%	3.2%

Table 4.22 Changes in Wirral Dwelling Stock 2010 to 2017

4.49 Average house prices increased by 4 percent in Wirral in the year to March 2017, lower than the overall increase for both Merseyside (4.5 percent) and for the North West Region (5.4 percent).

Average House Prices	Wirral	Merseyside	North West
Overall	£147,790	£133,370	£149,169
Detached	£247,848	£232,319	£257,285
Semi-detached	£162,861	£148,047	£157,022
Terraced	£112,265	£103,965	£114,013
Flat/Maisonette	£96,387	£95,321	£111,878

Table 4.23 Average House Prices April 2016 to March 2017

4.50 The average property price for the Borough as a whole was between five and six times the average salary for the Borough in 2016/2017²⁷.

Housing Land Supply

4.51 The Borough's housing land supply with planning permission at 31 March 2017 was 2,577 units, with additional outline consent for 13,521 units at Wirral Waters. The proportion of units with planning permission on previously developed land decreased from 84 percent in 2015/16 to 80 percent in 2016/17.

²⁷ Calculated using the ONS Annual Survey of Hours and Earnings by Residence (NOMIS, 2017) and <http://landregistry.data.gov.uk/app/hpi> December 2017

4.52 The table below shows the revised capacity of additional sites without planning permission based on the Council's latest Strategic Housing Land Availability Assessment (SHLAA) and the initial findings of the existing Core Strategy Viability Assessment Baseline Report.

Source of Supply	April 2016 ²⁸	April 2017 ²⁹
Category 1 Sites - developable within five years	1,249	825
Category 2 Sites - deliverable within ten years	1,443	1,243
Category 3 Sites - not currently deliverable	2,959	2,463
Total	5,651	4,531

Table 4.24 Capacity of Additional Housing Land Supply (dwellings)

4.53 The former Regional Spatial Strategy (RSS) was revoked by the Government in May 2013 and no longer remains in force.

4.54 The Council must, therefore, determine its own housing requirement for inclusion in the emerging Core Strategy Local Plan, in line with national policy and guidance.

4.55 The Council's latest Strategic Housing Market Assessment (SHMA, May 2016), based on the national 2012-based household projections and economic forecasts from December 2015, identified an objectively assessed need for housing in Wirral (OAN) at between 875 and 1,235 dwellings per year.

4.56 A draft Liverpool City Region Strategic Housing and Employment Land Market Assessment (SHELMA), which was published for public consultation in October 2017, based on the national 2014-based household projections and revised economic forecasts for the latest Liverpool City Region Growth Plan³⁰, identified a potentially revised OAN for Wirral at between 664 and 737 dwellings each year but is unlikely to be finalised until early 2018.

4.57 Both these assessments may now, however, be superseded by Government proposals to introduce a simplified national method for calculating OAN, based on the latest national household projections and the

²⁸ The Council's latest Strategic Housing Land Availability Assessment (SHLAA) for April 2016 can be viewed at <https://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/local-planning-evidence-and-research-reports-4>

²⁹ Figures for April 2017 are based on the SHLAA (April 2016) updated to take account of sites which are now under construction, sites which now have planning permission and sites which are no longer available for development. A revised SHLAA methodology was published for public consultation in July 2017. The next full update of the SHLAA will be prepared with a base date of April 2018, to inform the final proposals to be included in the Core Strategy Local Plan and will report in July 2018.

³⁰ <https://www.liverpoollep.org/articles/liverpool-city-region-works-together-brighter-future/>

ratio of house prices to average household income, which suggested a figure for Wirral of 803 dwellings per year between 2016 and 2026³¹.

4.58 The calculation of OAN does not take policy considerations into account and the Council will need to apply other considerations, such as environmental capacity, viability and growth ambitions before arriving at the final housing requirement figure to be included in the Local Plan.

4.59 In the interim, initial calculations of the Borough's five-year housing land supply at April 2017, based on the OAN range identified in the SHMA (May 2016) and based on the Government's proposed new method, are set out in Appendix 3 and Appendix 4 to this AMR. The calculations will need to be re-assessed once the Government's proposals have been confirmed, in early 2018, and the final housing requirement to be contained within the Local Plan has been established.

Housing Delivery

4.60 Gross completions totalled 384 during 2016/17, compared to 562 during 2015/16³², due to a significant reduction in the completion of new-build dwellings. The number of new dwellings under construction had nevertheless risen from 475 in April 2016 to 1,315 by April 2017.

4.61 The percentage of residential completions on previously developed land was 84 percent in 2016/17, compared to 92 percent in 2015/16.

4.62 At 30 November 2017, the total number of dwellings that were registered as complete since April 2017 was 398 (gross). No net figure can be calculated until after April 2018.

Completed Dwellings	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Gross New Build	258	254	463	420	395	468	261
Demolitions	175	242	355	181	16	52	19
Net New Build	83	12	108	239	379	416	242
Gross Conversions	14	14	177	80	168	94	123
Net Conversions	14	10	144	63	158	82	86
Total Gross Additional	272	268	640	500	563	562	384
Total Net Additional	97	22	252	302	537	498	328

Table 4.25 Completed Dwellings 2010/11 to 2016/17

4.63 At 30 November 2017, 196 properties were recorded as awaiting demolition.

³¹ <https://www.gov.uk/government/consultations/planning-for-the-right-homes-in-the-right-places-consultation-proposals>

³² Gross completions in 2007/08, prior to the onset of the recession, totalled 820 (564 net) December 2017

4.64 The table below shows how the geographical pattern of development has changed across the Borough since April 2010.

Completed Dwellings (gross)	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Settlement Area 1 – Wallasey	100 37%	13 5%	130 20%	87 17%	131 23%	132 23%	62 16%
Settlement Area 2 – Commercial Core	0 0%	0 0%	8 1%	4 1%	26 5%	10 2%	16 4%
Settlement Area 3 – Suburban Birkenhead	89 33%	108 40%	219 34%	198 40%	122 22%	211 38%	116 30%
Settlement Area 4 – Bromborough & Eastham	56 21%	130 49%	135 21%	83 17%	35 6%	103 18%	72 19%
Settlement Area 5 – Mid Wirral	19 7%	4 1%	89 14%	64 13%	196 ³³ 35%	31 6%	25 7%
Settlement Area 6 – Hoylake and West Kirby	1 0%	0 0%	36 6%	42 8%	13 2%	14 2%	64 17%
Settlement Area 7 - Heswall	3 1%	3 1%	10 2%	10 2%	13 2%	32 6%	22 6%
Settlement Area 8 – Rural Areas	4 1%	10 4%	13 2%	12 2%	27 5%	29 5%	7 2%
Total	272	268	640	500	563	562	384

Table 4.26 Completed Dwellings (Gross) 2010/11 to 2016/17³⁴

Gypsies and Travellers

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

4.66 The Gypsy and Traveller Accommodation Assessment for Merseyside and West Lancashire reported in September 2014.

4.67 Revised policies, for inclusion in the emerging Core Strategy Local Plan, were last published for consultation in December 2014.

Affordable Housing

4.68 The number of affordable housing completions decreased further from 279 in 2015/16. The new dwellings were located in West Kirby (48), Liscard (12), Woodchurch (12), Beechwood (9) and Oxtton (2)³⁵.

4.69 The current targets for the provision of affordable housing, based on the existing Strategic Housing Market Assessment Update and Affordable

³⁴ Settlement Areas used for this analysis are defined in the proposed Submission Draft Core Strategy Local Plan (December 2012)

³⁵ The figures in Table 4.27 are taken from submitted planning applications where the tenure of future properties has been declared. The total number of new affordable dwellings recorded as completed through the full range of available funding programmes, including the Government Shared Ownership and Affordable Homes Programme and Wirral Council Capital Programme for Affordable Housing, was 144 units in 2016/17.
December 2017

Housing Viability Assessment from 2010, are 10 percent within areas of greatest need³⁶ and 20 percent across the rest of Wirral, normally applied to sites with a capacity of 11 dwellings or more, in line with amended national policy³⁷.

Settlement Area	Affordable Completions	Total Gross Completions	% of Total Completions
Settlement Area 1 - Wallasey	12	62	19%
Settlement Area 2 - Commercial Core	0	16	0%
Settlement Area 3 - Suburban Birkenhead	11	116	9%
Settlement Area 4 - Bromborough & Eastham	0	72	0%
Settlement Area 5 - Mid-Wirral	12	25	48%
Settlement Area 6 - Hoylake and West Kirby	48	64	75%
Settlement Area 7 - Heswall	0	22	0%
Settlement Area 8 - Rural Areas	0	7	0%
Total Borough	83	384	22%

Table 4.27 Affordable Housing Completions (Gross) 2016/17

4.70 The targets will be re-assessed in line with the findings of the Strategic Housing Market Assessment Update (May 2016) and the ongoing Core Strategy Local Plan Viability Assessment, following public consultation during early 2018.

Self-Build and Custom House Building

4.71 In November 2017, there were 84 individuals on the Council's Self-Build and Custom Housebuilding Register, who had requested between 85 and 97 plots of land.

4.72 There is a strong preference for medium-sized plots of land, as 66 percent of responses indicating a preference said they would be interested in a plot of either 150 to 299 square metres or a plot of 300 to 499 square metres. Only 19 percent of responses stated a preference for a plot of 500 square metres or above and only 15 percent a plot of less than 150 square metres.

4.73 There is also a preference for larger dwellings, with 54 percent of responses stating an intention to develop a detached property, 20 percent declaring an interest to develop a semi-detached property and 18 percent wishing to build a bungalow.

³⁶ Defined in the Proposed Submission Draft Core Strategy Local Plan as areas falling within the lowest 20% of scores within the national index of Multiple Deprivation

³⁷ http://planningguidance.communities.gov.uk/blog/guidance/planning-obligations/planning-obligations-guidance/#paragraph_031

Settlement Area	Preferred Location (Number of responses)
1 - Wallasey	25
2 - Commercial Core	2
3 - Suburban Birkenhead	19
4 - Bromborough & Eastham	34
5 - Mid-Wirral	22
6 - Hoylake & West Kirby	50
7 - Heswall	44
8 - Rural Areas	53
No Stated Preference	7

Table 4.28 Preferred Locations for Self-build and Custom House Building

4.74 In terms of location, there is a general preference for self-build plots in the west of the Borough, within Hoylake, West Kirby and Heswall and in locations outside the existing built up area.

4.75 Data compiled by the Council during 2017 indicated that there were a total of 124 plots with planning permission at 31 March 2017, with potential to accommodate self-build or custom-build housing. Just under 10 percent of all new build housing completed in Wirral since 2012 (165 units) has also taken place on plots with potential for self-build and custom-build housing.

4.76 The Council proposes to write to individuals on the Council's Self-Build and Custom Housebuilding Register, to undertake a further assessment of the local barriers to self-build and custom house building, in early 2018.

Heritage

4.77 The Wirral Heritage Strategy, adopted in February 2012 and revised in 2014, set out a comprehensive and integrated heritage framework for the Borough, which forms the basis for local heritage activities in Wirral in the short and medium term. The Strategy is currently being updated.

4.78 Wirral has a significant built heritage, with 733 nationally designated entries on the Historic England National Heritage List for England, including nine Ancient Monuments, four Historic Parks and Gardens and twenty-six Council-designated Conservation Areas.

4.79 The following heritage assets are currently included on the national Historic England Heritage at Risk Register³⁸:

- Flaybrick Cemetery Conservation Area, Birkenhead - 5 Listed Buildings, part in Registered Park and Garden Grade II*
- Hamilton Square Conservation Area, Birkenhead - 42 Listed Buildings
- Trinity with Palm Grove United Reformed Church, Birkenhead - Listed Place of Worship Grade II
- Church of St James, New Brighton - Listed Place of Worship Grade II

³⁸ <https://content.historicengland.org.uk/images-books/publications/har-2016-registers/nw-har-register2016.pdf/>

- Church of St Peter and St Paul, New Brighton - Listed Place of Worship Grade II
- Church of St Paul, Wallasey - Listed Place of Worship Grade II
- Church of St Andrew, Church Lane, Bebington - Listed Place of Worship Grade I
- Flaybrick Memorial Gardens - Registered Park and Garden Grade II*, 6 Listed Buildings, part in Conservation Area
- Moated Site 400m North East of New Hall, - Scheduled Monument
- Storeton Hall, Bebington - Scheduled Monument and Listed Building Grade II*
- Fort Perch Rock, New Brighton – Listed Building Grade II*
- Thornton Manor Bebington – Registered Park and Garden Grade II* and 5 Listed Buildings

4.80 The Church of Saint Peter Saint Paul and Saint Philomena (Dome of Home) in New Brighton has received a second major Heritage Lottery Fund grant for repairs to the historic fabric. Work is ongoing and a successful programme of heritage tours and education initiatives has been developed.

4.81 The Council continues to work with Historic England to secure the long term future of Flaybrick Memorial Gardens and has jointly funded a condition survey for the derelict Victorian chapels. Urgent repairs to stonework and carvings costing £325,000 were jointly funded by the Council and Historic England. Additional partnership funding for a Conservation Management Plan for the whole cemetery has now also been secured and was due for completion by the end of 2017. There is a positive relationship with the local Friends Group through regular steering group meetings and a programme of chapel open days for the public has been organised.

4.81 Conservation Areas Wirral, which represents the interests of all the Borough's twenty-six Conservation Areas, celebrated fifty years of conservation in November 2017. In partnership with the Council they have developed a 'Blue Plaque' scheme for buildings linked to significant local people or events. Three plaques have so far been installed, with another commissioned for the end of 2017. With support of the Council and Historic England, Conservation Areas Wirral has produced an on-line trail, linking all twenty-six Conservation Areas and forty other heritage assets. This project, one of the first of its type in the country, has already won a regional award for interpretation.

4.82 The Council, Friends Group and partners continue to work towards achieving World Heritage Status for Birkenhead Park. In September 2017, volunteer groups organised a highly successful festival to commemorate the centenary of the 1917 'Black Chair' Eisteddfod which was held in the Park. This included a Heritage Lottery funded community engagement programme, with an exhibition and schools project involving six local schools.

4.83 It has been two years since the Port Sunlight Local Listed Building Consent Order was adopted and the Council has so far received thirty-one notices to carry out work. The Order has delivered a simplified process and provides a fast track system for residents.

4.84 Wirral has two major annual heritage events, the Local History and Heritage Fair in March; and Heritage Open Days in September. Both are organised by volunteers from the Wirral History and Heritage Association. In 2017, over seventy local groups took part and the events attracted more than 7,000 people.

Biodiversity

4.85 The latest published information shows five of the Borough's twelve nationally designated Sites of Special Scientific Interest (SSSI), at Dee Cliffs; Dibbinsdale; Meols Meadows; Red Rocks; and the North Wirral Foreshore, are not currently considered to be meeting the Government's Public Service Agreement Target to have at least 95 percent of the SSSI in favourable or recovering condition³⁹.

Site of Special Scientific Interest (SSSI)	Favourable Condition	Unfavourable Condition - Recovering	Unfavourable Condition - No Change	Unfavourable Condition - Declining
Dee Cliffs	86.86%	-	13.14%	-
Dee Estuary	100.00%	-	-	-
Dibbinsdale	41.45%	36.55%	22.00%	-
Heswall Dales	-	100.00%	-	-
Meols Meadows	-	41.05%	58.95%	-
Mersey Estuary	45.99%	53.19%	0.47%	0.36%
Mersey Narrows	22.27%	77.73%	-	-
New Ferry	100.00%	-	-	-
North Wirral Foreshore	-	-	-	100.00%
Red Rocks	-	71.62%	-	28.38%
The Dungeon	100.00%	-	-	-
Thurstaston Common	0.71%	99.29%	-	-

Table 4.29 Percentage of Sites of Scientific Interest in Favourable Condition in 2015/16

Public Open Space

4.86 Twenty-four of the Borough's open spaces gained Green Flag Awards in 2017. Although the Breck in Wallasey obtained a new Green Flag status, this did not result in any overall change to the proportion of public open space managed to Green Flag Award standards.

³⁹ <https://designatedsites.naturalengland.org.uk/SiteList.aspx?siteName=&countyCode=28&responsiblePerson>

4.87 New Ferry Butterfly Park retained its Green Flag Community Award, for sites managed by voluntary and community groups.

4.88 Birkenhead Park also retained its Green Heritage Site Accreditation, in recognition of achieving the required standard in the management and interpretation of a site with local or national historic importance⁴⁰.

Total Public Open Space	1,192 hectares ⁴¹
Area of Public Open Space Managed to Green Flag Award Standard	535.39 hectares
Percentage of Public Open Space Managed to Green Flag Award Standard	45%

Table 4.30 Amount of Public Open Space Managed to Green Flag Standards 2016/2017

4.89 The Council's current target is to increase the number of new Green Flag Award parks by at least one every year⁴².

Water Quality

4.90 Wirral's beaches have consistently been among the cleanest in the North West and three of Wirral's beaches are identified in the Good Beach Guide website as meeting the highest European standard for water quality on the basis of regular testing by the Environment Agency⁴³.

4.91 The beaches at West Kirby; Meols; and Moreton, all received an 'Excellent' rating in 2017⁴⁴.

4.92 The Council's target was to achieve a Blue Flag Award for one beach by December 2016 and for a second beach by December 2019⁴⁵. Wallasey Beach won a Blue Flag award in 2017.

4.93 The latest information on river water quality shows both Dibbinsdale Brook and Clatter Brook classified as 'Poor' overall; and The Birket, including Arroe Brook and Fender, classified as 'Moderate'⁴⁶.

4.94 The Environment Agency objected to one planning application on the grounds of water quality during 2016/17. The planning application has since been withdrawn.

⁴⁰ <http://www.greenflagaward.org.uk/award-winning-sites/north-west/>

⁴¹ includes sites within the designated Green Belt

⁴² Wirral Parks and Open Spaces Strategy 2014-2024 <http://tinyurl.com/nj4nc8x>

⁴³ [Marine Conservation Society, Good Beach Guide](http://www.marineconservation.org.uk/good-beach-guide/)

⁴⁴ the beaches at Thurstaston, Red Rocks, Leasowe Bay and New Brighton were not tested

⁴⁵ Wirral Strategy for Green and Open Spaces 2014-2024 <http://tinyurl.com/nj4nc8x>

⁴⁶ [Environment Agency Catchment Data Explorer - Wirral Operational Catchment 2016](http://www.environment-agency.gov.uk/catchment-data-explorer/wirral/)

4.95 The Devolution Agreement, approved by the Government in November 2015, will commit the Liverpool City Region to achieve the cleanest river standard in the Mersey by 2030 and to a discharge free Mersey by 2040.

Flood Risk

4.96 The Environment Agency objected to two planning applications on the grounds of flood risk during 2016/17⁴⁷. Both objections were resolved by the provision of additional information.

Energy

4.97 The latest published information indicates that Wirral was estimated to have consumed a total of 5,481 GWh of energy in 2015, compared to 5,274 GWh of energy in 2014 and 7,292 GWh in 2005⁴⁸.

4.98 The majority of energy consumed was taken up for domestic needs. The proportion of energy in Wirral taken up by industry and commerce had dropped from 35 percent in 2003 to just under 28 percent in 2015⁴⁹.

Total Final Energy Consumption (percentages)	Industry & Commerce	Domestic	Transport	Bioenergy and Wastes
Wirral	27.54%	44.01%	26.34%	2.11%
North West	34.71%	31.95%	29.49%	3.85%
Great Britain	36.16%	30.90%	29.89%	3.05%

Table 4.31 Energy Consumption by Sector 2015⁵⁰

Offshore wind

4.99 Wirral forms an important part of the Liverpool City Region's Centre for Offshore Renewable Engineering, one of only six such centres across the UK and the only one on the west coast. Cammell Lairds was used as a base port for the construction of the now operational 160 turbine, 576MW Gwynt y Môr wind farm in the Irish Sea, around 18 kilometres off the Welsh coast.

4.100 Twenty-five wind turbines, capable of supplying electricity to up to 80,000 households, already operate off the Wirral shoreline at Burbo Bank in Liverpool Bay. An extension at Burbo Bank, consisting of a further thirty-two 8MW wind turbines with an additional generating capacity of 258MW, enough to supply approximately 230,000 homes also came online in May 2017⁵¹ and a new operations and maintenance facility at Kings Wharf, Seacombe, was

⁴⁷ APP/16/00108 and APP/16/01156 refer

⁴⁸ [BEIS Sub-national total final energy consumption statistics in the United Kingdom 2005-2015 \(September 2017\)](#)

⁴⁹ BEIS Sub-national total final energy consumption in the United Kingdom 2005-2015 (September 2017)

⁵⁰ BEIS Sub-national total final energy consumption in the United Kingdom 2005-2015 (September 2017)

⁵¹ <http://www.offshorewind.biz/2017/05/17/dong-to-officially-switch-on-burbo-bank-extension/>

completed in August 2017, to serve the operation of both the Burbo wind farms.

4.101 The power generated by Gwynt y Môr, the Burbo extension and the other wind farm visible from Wirral, at North Hoyle, does not, however, come ashore within Wirral.

Local generation

4.102 In terms of the more local generation of renewable energy, only one planning application for solar panels was approved during 2016/17, principally due to extended permitted development rights for solar panels, which for many proposals no longer require a planning application to be submitted⁵².

4.103 The latest national figures show that there were 2,257 domestic photovoltaic installations in Wirral, in December 2016, compared to only nine in June 2010, with 900 added since March 2014⁵³.

4.104 The percentage of the total energy consumed in Wirral which currently comes from bioenergy has increased significantly, estimated at 115.6 GWh in 2015 compared to only 0.9 GWh in 2014⁵⁴.

4.105 The residual output from the energy-from-waste facility at the former Bidston Moss landfill, continued to diminish to 921 MWh during 2016/17, compared to the 9,701 MWh achieved during 2003.

4.106 The residual output from the energy-from-waste facility at the former Bromborough Landfill (recently restored to form the Port Sunlight River Park) also reduced, to 4,412 MWh during 2016/17, from 5,148 MWh in 2015/16.

4.107 The City Region Devolution Agreement, approved in November 2015, will commit the Government to re-consider the merits of delivering a cost-effective tidal power scheme for the River Mersey or Liverpool Bay, to exploit one of the largest tidal ranges in the UK and the Liverpool City Region Metro Mayor has recently appointed a special advisor to head up a Special Purpose Vehicle to take the project forward.

Household Energy Efficiency

4.108 The latest published information shows that the total number of Energy Company Obligation (ECO) measures delivered in Wirral in period to December 2016 was 17,324, an increase of almost 4,000 on the previous monitoring year, when the total was 13,457.

⁵² Application number APP/16/00876 refers

⁵³ [BEIS Renewable Energy by Local Authority 2016](#)

⁵⁴ [BEIS Sub-national total final energy consumption statistics in the United Kingdom 2005-2015 \(September 2017\)](#)

4.109 This figure comprised 4,144 Carbon Savings Target measures; 5,327 Carbon Savings Community (CSCO) measures; and 7,853 Affordable Warmth (HHCRO) measures.

Area	ECO measures per 1,000 households	Total number of ECO measures delivered	Green Deal Assessments per 1,000 households	Total number of Green Deal Assessments
Wirral	95.5	13,457	20.7	2,938
Great Britain	57.4	1,504,898	22.0	575,936

Table 4.32 ECO and Green Deal Assessments to December 2016⁵⁵

4.110 Table 4.32 also provides data for the completion of Green Deal Assessments, which allow households to access Green Deal Plans (loans) for energy efficiency improvements, as well as other funding such as the Green Deal Home Improvement Fund.

Fuel Poverty

4.111 The latest published figures show that levels of fuel poverty in Wirral had increased from the previous year but that the variance against the national average had now reduced further, to less than a quarter of one percentage point.

Area	2011	2012	2013	2014	2015
Wirral	13.5%	11.2%	10.9%	10.9%	11.2%
England	10.9%	10.4%	10.4%	10.6%	11.0%

Table 4.33 Households in Fuel Poverty⁵⁶

4.112 Wirral's Climate Strategy and annual reports Cool Steps can be viewed at <http://www.wirral.gov.uk/climatestrategy>.

Minerals

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

4.114 The jointly prepared Local Aggregate Assessment for Greater Manchester, Merseyside and Halton and Warrington, which was approved in December 2016, showed a continued recovery in sales of crushed rock and sand and gravel during 2015 and that the sub-region remained compliant with its existing landbank obligations. Licensed dredging areas for marine-won sand and gravel were also operating well within their extraction limits.

⁵⁵ [BEIS Household Energy Efficiency Tables \(March 2017\)](#)

⁵⁶ [BEIS, Sub-regional fuel poverty data 2017 \(June 2017\)](#)

4.115 The latest draft Local Aggregate Assessment for Greater Manchester, Merseyside, Halton and Warrington was expected to be circulated for consultation in December 2017.

Waste

4.116 The amount of household waste arising increased in 2016/17, reflecting a similar trend in other neighbouring local authorities.

Waste Managed (tonnes)	Landfill	Recycled	Composted	Total
Amount of household waste arising and managed by management type	78,409	29,825	14,091	122,236
Percentage of household waste arising by management type	64.1%	24.4%	11.5%	100%

Table 4.34 Amount of Household Waste Arising and Managed by Management Type 2016/17

4.117 In 2016/17, the measured contamination rate at the Materials Recovery Facility at Bidston decreased to 9.9 percent, which was still the highest quality of dry recycling of any other co-mingled scheme within the City Region Waste Partnership (CRWP). The overall CRWP average was 14.4 percent.

4.118 The amount of collected household waste per person increased from 379.36kg in 2015/16 to 381.2kg in 2016/17. The average for England was 407kg per person in 2015⁵⁷.

Waste Arisings (tonnes)	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Landfill	79,168	77,150	75,232	75,938	76,438	77,486	78,409
(percentage of total arisings)	60%	59%	60%	63%	64%	64%	64%
Recycled	29,770	32,094	31,599	31,682	30,263	30,899	29,825
(percentage of total arisings)	22%	25%	25%	26%	25%	25%	24%
Composted	23,600	21,194	19,335	13,429	12,674	13,355	14,091
(percentage of total arisings)	18%	16%	15%	11%	11%	11%	12%
Total Arisings	131,719	129,820	126,166	121,049	119,375	121,740	122,236

Table 4.35 Trends in Waste Management by Management Type 2010/11 to 2016/17⁵⁸

4.119 The number of garden waste subscribers increased to 40,121 households in 2016/17.

⁵⁷ Table 2.2: DEFRA Digest of Waste and Resource Statistics (Revised March 2017) https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/607416/Digest_of_Waste_and_Resource_Statistics_2017_rev.pdf. Additional data will not be published until March 2018.

⁵⁸ Waste Data Flow: <http://www.wastedataflow.org/>
December 2017

Joint Waste Local Plan for Merseyside and Halton

4.120 The latest monitoring reports for the Joint Waste Local Plan can be viewed at <http://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/local-plans/joint-waste-local-plan-merseyside>

4.121 The monitoring report for 2017, prepared on behalf of the partner districts by the Merseyside Environmental Advisory Service, will be available in early 2018.

Transport

4.122 Up-to-date information on commuting patterns from the 2011 Census was published in July 2014 and was reported in previous Monitoring Reports.

4.123 The accessibility of new residential development completed during 2016/17 has, again, been calculated against the accessibility standards set out in the Council's Proposed Submission Draft Core Strategy Local Plan.

Settlement Area	Gross Completions	Number within 400m of a High Frequency Public Transport Service	Number beyond 400m of a High Frequency Public Transport Service	Percentage Within 400m of a High Frequency Public Transport Service
Settlement Area 1 - Wallasey	62	62	0	100%
Settlement Area 2 - Commercial Core	16	16	0	100%
Settlement Area 3 - Suburban Birkenhead	116	116	0	100%
Settlement Area 4 - Bromb & Eastham	72	72	0	100%
Settlement Area 5 - Mid-Wirral	25	25	0	100%
Settlement Area 6 - Hoylake & West Kirby	64	62	2	97%
Settlement Area 7 - Heswall	22	19	3	86%
Settlement Area 8 - Rural Areas	7	5	2	71%
Total Borough	384	377	7	98%

Table 4.36 Accessibility of New Residential Development 2016/17

4.124 Almost every new dwelling completed in 2016/17 was located within 400 metres walking distance of a high frequency public transport service or railway station, with only seven new dwellings further than 400 metres from a high frequency public transport service.

5 Monitoring Plan Preparation

5.1 This section of the AMR records progress on the preparation of individual Local Plans.

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 Plans.

5.3 The latest LDS came into effect on 7 July 2015.

5.4 The latest position can be viewed on the Council's website at <http://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/local-plans/local-development-scheme>

Core Strategy Local Plan

5.5 The Core Strategy Local Plan 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.

5.6 A Proposed Submission Draft Core Strategy was published for public comment in December 2012. The representations received were reported in June 2013 and series of initial proposed modifications were published for public comment in July 2013. A series of further proposed modifications, to policies for Gypsies and Travellers and to policies for Town Centres, were published for public comment in December 2014.

5.7 Updates to the Borough's Retail and Leisure Study (March 2016); Strategic Housing Market Assessment (SHMA, May 2016); and Strategic Housing Land Availability Assessment (SHLAA, April 2016) were reported in July 2016⁵⁹. Further consultation on housing needs and land supply was undertaken in August and September 2016 and the results were reported in February 2017.

5.8 The Council has now begun a review of development options, including a review of the SHLAA methodology, which was published for public comment in July 2017; and an initial review of the Green Belt, for which a methodology was published for public comment in October 2017.

5.9 The review will also be informed by a Liverpool City Region Strategic Housing and Employment Land Market Assessment (SHELMA), which was published for technical consultation in October 2017; a revised Playing Pitch Strategy, which was published in November 2017; an Employment Land and

⁵⁹ The Cabinet Report for 18 July 2016 can be viewed at <http://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/local-plans/core-strategy-local-plan/further-0>
December 2017

Premises Study Update, which will report in early 2018; and a Development Viability Update, which will be undertaken in early 2018.

5.10 The review of development options is currently expected to report in July 2018, with a view to consulting on any emerging site specific proposals in September 2018, before finalising an initial revised draft Plan for statutory appraisal by December 2018.

5.11 A Revised Proposed Submission Draft Core Strategy Local Plan is therefore expected to be approved in July 2019, for publication in September 2019, with a view to submission to the Secretary of State for public examination in January 2020.

5.12 Subject to the examination timetable and the need for any further post-examination modifications, the Core Strategy is therefore currently expected to be adopted by early 2021 (Appendix 5 refers).

5.13 The latest 'real-time' information can be viewed on the Council's website at <http://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/local-plans/core-strategy-local-plan>

Site Allocations Local Plan

5.14 The preparation of a site-specific Site Allocations Local Plan will not begin until the Core Strategy has been adopted.

Evidence Base

5.15 Appendix 6 to this AMR sets out the latest position on the evidence base to support the preparation of the Proposed Submission Draft Core Strategy.

6 Cross-Boundary Co-Operation

6.1 National regulations require monitoring reports to include information on co-operation with other local planning authorities and prescribed bodies undertaken under Section 110 of the Localism Act 2011.

Liverpool City Region Structures and Initiatives

6.2 A Combined Authority for the six councils of Greater Merseyside, working jointly with the Merseyside Integrated Transport Authority and the Liverpool City Region Local Enterprise Partnership on transport, economic development and regeneration, was formally established by Government in April 2014.

6.3 A Devolution Agreement with Government gave strategic planning powers to an elected Liverpool City Region Mayor, to help accelerate

economic growth and new housing development throughout the City Region and to prepare a Single Statutory City Region Framework⁶⁰.

6.4 Further devolution related to business rates; health and social care; children's services; home ownership; and housing supply; apprenticeships; local traffic and highway powers; and criminal justice, was agreed in March 2016.

6.5 The associated Governance Review and Scheme were published for public consultation in June 2016 and circulated for agreement by district partners and by the Combined Authority in December 2016, in preparation for the necessary national legislation and the first City Region Mayor, Steve Rotherham, was elected in May 2017.

6.6 The ongoing work programme for the Combined Authority can now be viewed at <http://liverpoolcityregion-ca.gov.uk/>

6.7 Wirral Council has also continued to work together as part of sub-regional collectives of local planning authorities from across the City Region and the surrounding areas on joint initiatives including:

- meetings of the Combined Authority Housing and Spatial Planning Board and Coordinating Committee;
- bi-monthly meetings of the Liverpool City Region District Planning Officers and Policy Managers including West Lancashire;
- shared specialist environmental services provided through Sefton Council by the Merseyside Environmental Advisory Service;
- participation in the North West Coastal Forum Management Board;
- a shared archaeological records management service with the councils for Liverpool, Sefton, Knowsley and St Helens;
- the Liverpool City Region Local Nature Partnership;
- joint consultancy for the consistent provision of City Region Local Plan Habitats Regulations Assessments;
- the launch of a jointly funded City Region archaeological planning advisory service (from June 2016);
- arrangements for the preparation of a Liverpool City Region Single Spatial Framework; and
- further work with the Mersey Dee Alliance, spanning the North Wales and North West England border.

6.8 Work on joint evidence has included:

- adoption of a joint Liverpool City Region Statement of Cooperation on Local Planning, to identify the matters on which cooperation is required and how this cooperation will be undertaken (October 2016);
- Joint Local Aggregate Assessment for Greater Manchester, Merseyside and Halton and Warrington (December 2016);
- Liverpool City Region Brownfield Land List (April 2017);
- West Lancashire Housing Growth Scenarios (July 2017);

⁶⁰ The original Agreement, from November 2015, can be viewed at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/477385/Liverpool_devolution_deal_unsigned.pdf

- Consultation on a draft sub-regional strategic housing and employment land market assessment (LCR SHELMA) with Liverpool City Region Partners and West Lancashire District Council (October 2017);
- Draft Joint Local Aggregate Assessment for Greater Manchester, Merseyside and Halton and Warrington (December 2017);
- arrangements to undertake a Liverpool City Region Renewable Energy Study Update (from February 2017);
- arrangements to undertake a further review of strategic B8 logistics sites for the City Region (from July 2017);
- arrangements to undertake a Liverpool City Region Visitor Management Study, to address the cumulative impacts of development on nature conservation sites (from September 2017); and
- a preliminary study to investigate potential City Region air quality interventions (from December 2017).

6.9 Wirral Council has in addition provided formal responses to:

- Flintshire Local Development Plan – Key Messages Consultation (April 2016);
- Draft Liverpool Local Plan (October 2016);
- Cheshire West and Chester Draft Supplementary Planning Document on Oil and Gas Exploration, Production and Distribution (November 2016);
- West Lancashire Strategic Housing and Employment Land Availability Assessment Proposed Methodology (December 2016);
- Flintshire Local Development Plan Strategic Growth and Spatial Options Consultation (December 2016);
- Suffolk Minerals and Waste Local Plan Issues and Options Consultation (December 2016);
- Cheshire Councils Gypsy and Traveller Accommodation Assessment Update (May 2017);
- Cheshire East Minerals and Waste Development Plan Document Issues Paper Consultation (June 2017);
- Liverpool John Lennon Airport Masterplan (July 2017);
- Liverpool City Region Freight and Logistics Strategy (July 2017);
- West Lancashire Gypsy and Traveller Accommodation Assessment (August 2017);
- West Lancashire Local Plan Review (September 2017); and the
- Flintshire Local Development Plan Preferred Strategy Consultation (December 2017).

6.10 Other activity to support wider co-operation has also included:

- contributing to the joint review of the Liverpool City Region Housing Market Area and Functional Economic Market Area (May 2016);
- joint response on waste movements to inform the Draft Minerals and Waste Local Plan for Cumbria and the Lake District National Park (June 2016);
- co-chairing the Marine Planning Issues and Evidence Workshops with the North West Coastal Forum (July 2016);
- consultation on Wirral SHMA cross-boundary impacts and land availability, with City Region Partners including Flintshire, Cheshire West and Chester and West Lancashire (August 2016);
- agreement of a Liverpool City Region Spatial Map (September 2016);
- attendance at the Flintshire Local Development Plan Key Stakeholder Forum on Strategic Growth and Spatial Options (October 2016);

- contributing to SHELMA Growth Scenario inputs (October 2017);
- Seminar on Self Build and Custom House Building (February 2017);
- attendance at United Utilities Water and Wastewater Services Plan Workshop (May 2017);
- contributing to a policy review for the Liverpool City Region Spatial Framework (June 2017);
- attendance at Mersey Dee Alliance Strategic Housing Meeting on Modern Methods of Construction (July 2017); and
- attendance at the Flintshire Local Development Plan Preferred Strategy Key Stakeholder Forum (November 2017).

6.11 Wirral Council has also been consulted on documents related to:

- Sefton Open Space Supplementary Planning Document – Initial Consultation (May 2016);
- Post Examination Modifications to the Sefton Local Plan (June 2016);
- Sefton Community Infrastructure Levy Preliminary Draft Charging Schedule and Draft Practice Note for Off-Site Affordable Housing Contributions (June 2016);
- Flintshire Revised Supplementary Planning Guidance Note on Developer Contributions to Education (June 2016);
- Cheshire West and Chester Community Infrastructure Draft Charging Schedule (July 2016);
- United Utilities Water Resource Management Plan consultation, on reducing water demand and consumption (September 2016);
- The Scope of the Local Plan Review for West Lancashire (September 2016);
- United Utilities Draft Drought Plan (October 2016);
- Pre-Consultation on the United Utilities Water Resources Management Plan (October 2016);
- Cheshire West and Chester Draft Parking Strategy SPD (December 2016);
- Knowsley Council Knowsley Lane Urban Extension Master Plan (April 2017);
- Knowsley Council Huyton Village Master Plan (April 2017);
- initial consultation on the content of Sefton Council Supplementary Planning Documents for New Housing, House Extensions, Homes in Multiple Occupation and Flats, Design, Sustainable Travel, Crosby Coastal Park and Sustainable Drainage and Flood Risk (July 2017);
- Knowsley Council Halshead Master Plan (July 2017);
- Flintshire Council Supplementary Planning Guidance Note for Great Crested Newts Mitigation Requirements and Developer Guidance for New Housing Development (July 2017);
- Knowsley Council Master Plan for Earlsfield Park (August 2017);
- Knowsley Council Draft Flood Risk Management Strategy (August 2017);
- Sefton Brownfield Land Register (October 2017);
- United Utilities Water and Wastewater Services Plan (November 2017); and
- the St Helens Retail and Leisure Study (November 2017)

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Appendix 1

Unitary Development Plan for Wirral - Policies and Proposals No Longer in Force (from July 2013)

A. Planning and Compulsory Purchase Act 2004, Schedule 8, Paragraph 1(3)

The following policies and proposals from the Unitary Development Plan for Wirral (February 2000) did not remain in force beyond 27 September 2007:

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 Camp
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

B. Joint Waste Local Plan for Merseyside and Halton (July 2013)

The following policies and proposals from the Unitary Development Plan for Wirral (February 2000) were replaced by the Joint Waste Local Plan for Merseyside and Halton, which was adopted on 18 July 2013:

Policy WMT2 - Recycling And Re-Use of Waste Materials (Strategic policy)
Proposal WM1 - Landfill Waste Disposal Sites
Policy WM2 - Criteria for Landfill Waste Disposal Sites
Policy WM3 - Restoration and Aftercare of Landfill Waste Disposal Sites
Policy WM4 - Provision of Recycling Collection Areas
Policy WM5 - Criteria for Waste Reception Centres
Policy WM6 - Criteria for Waste Transfer Stations
Policy WM7 - Criteria for Clinical and Chemical Waste Incinerators

Policy WM8 - Criteria for Sewage Treatment Facilities

Policy WM9 - Criteria for Sewage Sludge Disposal Facilities

The adoption of the Joint Waste Local Plan also has implications for:

UDP Proposal EM1 (Waste Local Plan Policy WM2)

UDP Proposal EM3/14 (Waste Local Plan Policy WM3)

UDP Policy EM8 (Waste Local Plan Policy WM5)

Appendix 2

Table 1 - Housing Land Supply with Planning Permission at 31 March 2017 (Gross)	Previously Developed	Greenfield	Total
<i>(i) New build sites</i>			
Sites under construction > 0.4 ha (units not started + under construction)	762	53	815
Sites not started > 0.4 ha (units not started)	15	191	206
Sites under construction < 0.4 ha (units not started + under construction)	253	122	375
Sites not started < 0.4 ha (units not started)	471	137	608
Total units on new build sites	1,501	503	2,004
<i>(ii) Conversions and changes of use</i>			
Changes of use under construction (units not started + under construction)	79	2	81
Changes of use not started (units not started)	382	3	385
Conversions under construction (units not started + under construction)	44	0	44
Conversions not started (units not started)	63	0	63
Total units conversions and changes of use	568	5	573
Total units with planning permission	2,069	508	2,577
Percentage on previously developed land			80%

Notes

Sites in category (i) include all sites for new build housing under construction and not started with extant planning permission (gross).

Sites in category (ii) include 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 Council's latest Strategic Housing Land Availability Assessment (SHLAA) or the future generation of windfalls.

Appendix 2

Table 2 - Recorded Demolitions

Numbers of single dwellings	Core Strategy Settlement Area								Total
	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6	Area 7	Area 8	
2001/2002	0	64	198	1	28	2	4	6	303
2002/2003	27	7	364	0	49	2	1	0	450
2003/2004	7	34	158	0	3	5	4	1	212
2004/2005	22	57	313	2	17	4	4	0	419
2005/2006	1	91	169	5	3	2	6	0	277
2006/2007	20	40	126	4	11	2	7	5	215
2007/2008	74	5	131	7	3	4	3	3	230
2008/2009	32	1	205	0	2	0	1	1	242
2009/2010	31	0	64	2	3	0	29	2	131
2010/2011	15	0	145	3	4	1	5	2	175
2011/2012	9	95	33	1	89	9	4	2	242
2012/2013	16	0	130	0	197	2	4	6	355
2013/2014	0	0	88	0	87	0	5	1	181
2014/2015	3	0	4	1	1	2	2	3	16
2015/2016	11	0	33	1	1	0	5	1	52
2016/2017	0	0	7	1	1	5	3	2	19

Appendix 2

Table 3 - Actual Net Change in Dwelling Stock

A	B	C	D	E
Year	Total Demolitions	Total Net Conversions	Total New Build	Net Change (C+D)-B
2001/2002	303	104	378	179
2002/2003	450	43	591	184
2003/2004	212	74	581	443
2004/2005	419	81	440	102
2005/2006	277	55	442	220
2006/2007	215	115	606	506
2007/2008	230	155	639	564
2008/2009	242	154	422	334
2009/2010	131	47	284	200
2010/2011	175	14	258	97
2011/2012	242	10	254	22
2012/2013	355	144	463	252
2013/2014	181	63	420	302
2014/2015	16	158	395	537
2015/2016	52	82	468	498
2016/2017	19	86	261	328

Notes

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 80 recorded net conversions and changes of use between 2003 and 2017 has, however, now been used in calculating the five-year housing land supply in Appendix 3.

Although not included in Table 3 above or the analyses in Section 4 of this AMR, an additional 1,017 net dwellings (1,047 gross) which had previously been registered as still under construction, were found, following a visual inspection undertaken as part of the preparation of the Core Strategy, to be complete and occupied at 31 March 2013, without a completion date having been registered under the Building Regulations.

As these additional completions, which included 276 additional net conversions and/or changes of use (306 gross), cannot be attributed to any specific year, they have not been used in the calculation of the median average identified above.

Appendix 2

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
2012/2013	2,581	640	1,941	2,532	591
2013/2014	2,532	500	2,032	1,639	-393
2014/2015	1,639	563	1,076	1,636	560
2015/2016	1,636	562	1,074	1,786	712
2016/2017	1,786	384	1,402	2,004	602

Notes

Table 4 shows the cumulative generation of previously unidentified supply between one year and the next based on the analysis of registered completions and changes in the recorded year end supply of land with planning permission.

The Base New Build Supply (Column B) and the 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 (SHLAA).

Appendix 3

A. Based on 875 dwellings per annum (Wirral Strategic Housing Market Assessment, May 2016)

Table A1 - Five-Year Housing Land Supply (April 2017) - Plus 5%

A	Increase in Households 2014 - 2017	2,625
B	Demolitions 2014 - 2017 (actual)	87
C	Gross Completions 2014 - 2017 (actual)	1,509
D	Net Completions 2014 - 2017 (new build plus net gain from conversions minus demolitions)	1,363
E	Shortfall of Completions against Target (A - D)	1,262
F	Five Year Projected Demolitions 2017-2022	250
G	Objectively assessed housing need 2017-2022 based on SHMA 2016	4,375
H	Five Year Housing Target 2017- 2022 - including shortfall, if met within first five years and projected demolitions (1.05 x G) + E + F	6,106
I	Current Five Year Supply	3,449
J	Annual Requirement over Five Years (gross) (H/5)	1,221
K	Years' Supply (I/J)	2.8

Table A2 - Five-Year Housing Land Supply (April 2017) - Plus 20%

A	Increase in Households 2014 - 2017	2,625
B	Demolitions 2014 - 2017 (actual)	87
C	Gross Completions 2014 - 2017 (actual)	1,509
D	Net Completions 2014 - 2017 (new build plus net gain from conversions minus demolitions)	1,363
E	Shortfall of Completions against Target (A - D)	1,262
F	Five Year Projected Demolitions 2017-2022	250
G	Objectively assessed housing need 2017-2022 based on SHMA 2016	4,375
H	Five Year Housing Target 2017- 2022 - including shortfall, if met within first five years and projected demolitions (1.20 x G) + E + F	6,762
I	Current Five Year Supply	3,449
J	Annual Requirement over Five Years (gross) (H/5)	1,352
K	Years' Supply (I/J)	2.6

Appendix 3

B. Based on 1,235 dwellings per annum (Wirral Strategic Housing Market Assessment, May 2016)

Table B1 - Five-Year Housing Land Supply (April 2017) - Plus 5%

A	Increase in Households 2014 - 2017	3,705
B	Demolitions 2014 - 2017 (actual)	87
C	Gross Completions 2014 - 2017 (actual)	1,509
D	Net Completions 2014 - 2017 (new build plus net gain from conversions minus demolitions)	1,363
E	Shortfall of Completions against Target (A - D)	2,342
F	Five Year Projected Demolitions 2017-2022	250
G	Objectively assessed housing need 2017-2022 based on SHMA 2016	6,175
H	Five Year Housing Target 2017- 2022 - including shortfall, if met within first five years and projected demolitions (1.05 x G) + E + F	9,076
I	Current Five Year Supply	3,449
J	Annual Requirement over Five Years (gross) (H/5)	1,815
K	Years' Supply (I/J)	1.9

Table B2 - Five-Year Housing Land Supply (April 2017) - Plus 20%

A	Increase in Households 2014 – 2017	3,705
B	Demolitions 2014 - 2017 (actual)	87
C	Gross Completions 2014 - 2017 (actual)	1,509
D	Net Completions 2014 - 2017 (new build plus net gain from conversions minus demolitions)	1,363
E	Shortfall of Completions against Target (A - D)	2,342
F	Five Year Projected Demolitions 2017-2022	250
G	Objectively assessed housing need 2017-2022 based on SHMA 2016	6,175
H	Five Year Housing Target 2017- 2022 - including shortfall, if met within first five years and projected demolitions (1.20 x G) + E + F	10,002
I	Current Five Year Supply	3,449
J	Annual Requirement over Five Years (gross) (H/5)	2,000
K	Years' Supply (I/J)	1.7

Appendix 3

Notes

The calculations in Tables A1, A2, B1 and B2 are based on the following assumptions:

- Five Year Projected Demolitions (Row F) is based on programmed public sector, Registered Provider and private sector demolitions for 2017/18 to 2021/22 in addition to assumed future demolitions. Council data shows approximately 195 demolitions are currently programmed. An analysis of demolitions since 2003, outside of those areas subject to Housing Market Renewal activity, highlights that an annual average of 50 demolitions are likely to come forward in future years, equivalent to 250 demolitions over a five year period. This reflects the near completion of demolitions relating to the Housing Market Renewal Initiative and the programme to remove poor quality, obsolete stock owned by Magenta Living (formerly Wirral Partnership Homes).
- Five Year Housing Target (Row H) assumes that any shortfall will be met in the five year period from April 2017. The potential additional capacity at Wirral Waters has not yet been included, as the future rate of delivery is still uncertain⁶¹. The tables show the positions with a five and twenty per cent buffer included, as required by paragraph 47 of the National Planning Policy Framework.
- Current Five Year Supply (Row I) includes the following:
 - SHLAA Category 1 Sites considered deliverable within the first five years, based on the findings of the latest Core Strategy Development Viability Assessment (**825 units**);
 - Extant planning permissions for new build units assumed to be deliverable at April 2017, based on responses from a survey of developers and landowners and the findings of the latest Core Strategy Development Viability Assessment (**1,924 units**);
 - An allowance for net additional conversions and changes of use between 2017 and 2022, based on the actual median average delivery of 80 units per year between 2003 and 2017 (**400 units**);
 - an allowance for new build windfalls between 2017 and 2022, based on the average number of additional new build windfalls granted permission which had not been previously identified in a SHLAA since 2008, at 60 units per year (**300 units**);
- Net Completions (Row D), based on the figures in Table 3 of Appendix 2, equating to 537 units in 2014/15, 498 units in 2015/16 and 328 units in 2016/17.

⁶¹ outline planning permission for up to 13,521 units was granted subject to a section 106 legal agreement signed in May 2012. No reserve matters applications have yet been submitted.

- The number of new households identified in Row A and in Row G is based on the Wirral SHMA, May 2016.

Council records indicate that 889 empty homes have also been brought back into use, through Council activity, since 1 April 2014. This highlights the significant additional contribution of empty properties to the delivery of new homes in Wirral.

Appendix 4

C. Based on 796 dwellings per annum (CLG Proposed Revised Housing Need Calculation, September 2017⁶²)

Table C1 - Five-Year Housing Land Supply (April 2017) - Plus 5%

A	Five Year Projected Demolitions 2017-2022	250
B	Objectively assessed housing need based on CLG Proposed Methodology 2017-2022 ⁶³	3,980
C	Five Year Housing Target 2017- 2022 (1.05 x B) + A	4,429
D	Current Five Year Supply	3,449
E	Annual Requirement over Five Years (gross) (C/5)	886
F	Years' Supply (D/E)	3.9

Table C2 - Five-Year Housing Land Supply (April 2017) - Plus 20%

A	Five Year Projected Demolitions 2017-2022	250
B	Objectively assessed housing need based on CLG Proposed Methodology 2017-2022	3,980
C	Five Year Housing Target 2017- 2022 (1.20 x B) + A	5,026
D	Current Five Year Supply	3,449
E	Annual Requirement over Five Years (gross) (C/5)	1,005
F	Years' Supply (D/E)	3.4

Notes

The calculations in Tables C1 and C2 are based on the following assumptions:

- Five Year Projected Demolitions (Row A) is based on programmed public sector, Registered Provider and private sector demolitions for 2017/18 to 2021/22 in addition to assumed future demolitions. Council data shows approximately 195 demolitions are currently programmed. An analysis of demolitions since 2003, outside of those areas subject to Housing Market Renewal activity, highlights that an annual average of 50 demolitions are likely to come forward in future years, equivalent to 250 demolitions over a five year period. This reflects the near completion of demolitions relating to the Housing Market Renewal Initiative and the programme to remove poor quality, obsolete stock owned by Magenta Living (formerly Wirral Partnership Homes).

⁶² Proposed in 'Planning for the right homes in the right places: consultation proposals' (CLG, September 2017). The calculations below are for the period 2017-2027.

⁶³ The indicative figure published by CLG for the period 2016-2026 was 803 dwellings per annum.

- Objectively assessed housing need (Row B) is based on the CLG Proposed Revised Housing Need Calculation, at 2017, which includes the following:

Average household growth over ten years (2017 to 2027):
145,651 to 152,832 = 7,181 divided by 10 = 718 dwellings

Market Signals adjustment

Workplace based median house price to median earnings from most recent year available (2016) = 5.74

Adjustment factor = (5.74 minus 4)/4 = 0.435 x 0.25 = 0.10875

Local Housing Need = (1 + 0.10875) = 1.10875 x 718 = 796

- Five Year Housing Target (Row C) show the positions with a five and twenty per cent buffer included, as required by paragraph 47 of the National Planning Policy Framework. The potential additional capacity at Wirral Waters has not yet been included, as the future rate of delivery is still uncertain⁶⁴.
- Current Five Year Supply (Row D) includes the following:
 - SHLAA Category 1 Sites considered deliverable within the first five years, based on the findings of the latest Core Strategy Development Viability Assessment (**825 units**);
 - Extant planning permissions for new build units assumed to be deliverable at April 2017, based on responses from a survey of developers and landowners and the findings of the latest Core Strategy Development Viability Assessment (**1,924 units**);
 - An allowance for net additional conversions and changes of use between 2017 and 2022, based on the actual median average delivery of 80 units per year between 2003 and 2017 (**400 units**);
 - an allowance for new build windfalls between 2017 and 2022, based on the average number of additional new build windfalls granted permission which had not been previously identified in a SHLAA since 2008, at 60 units per year (**300 units**);

⁶⁴ outline planning permission for up to 13,521 units was granted subject to a section 106 legal agreement signed in May 2012. No reserve matters applications have yet been submitted.

Appendix 5

Core Strategy Timetable

Document Name: Core Strategy Local Plan		Status: Development Plan Document
Purpose: To provide the long-term vision, objectives and spatial strategy for the Borough and the framework for future Development Plan Documents		
Coverage: Borough wide		Time Period: 15 years
Chain of Conformity: National Planning Policy Framework		Post Adoption Monitoring & Review: Annual Monitoring Report 5 Yearly Assessment
Departmental Responsibility: Environmental Services (Forward Planning)		Contact: Andrew Fraser, Forward Planning Manager forwardplanning@wirral.gov.uk
Key Milestones		Key Stakeholders (Regulation 2 bodies): Liverpool City Region Combined Authority Sefton Borough Council Liverpool City Council Cheshire West and Chester Council Flintshire County Council Other Liverpool City Region Authorities Liverpool City Region Local Enterprise Partnership Liverpool City Region Local Nature Partnership Merseyside Environmental Advisory Service Homes and Communities Agency Highways England Merseytravel Environment Agency Natural England Natural Resources Wales Marine Management Organisation Historic England Merseyside Police and Crime Commissioner North West Ambulance Service Merseyside Fire & Rescue Service HM Coastguard and RNLI Office of Rail Regulation and Network Rail Civil Aviation Authority Health and Safety Executive National Health Service Organisations Conservation Area Advisory Committees Local Amenity Societies and Friends Groups Wirral Community Networks Wirral Wildlife Developers and Landowners Utilities and Infrastructure Providers Local Business Organisations Neighbourhood Forums Other General Consultation Bodies
Preparation (Regulation 18):		
Commencement:	July 2005*	
SA Scoping:	July 2006*	
Initial Consultation:	September 2007*	
Issues Vision and Objectives:	February 2009*	
Spatial Options: (Regulation 18)	January 2010*	
Preferred Options: (Regulation 18)	November 2010*	
Settlement Areas: (Regulation 18)	January 2012*	
Publication (Regulation 19)		
Proposed Submission Draft:	December 2012*	
Initial Modifications:	July 2013*	
Further Modifications:	December 2014*	
Further consultation on housing needs and land supply	August 2016*	
Development Options Review	July 2017 to July 2019	
Re-Publication: (Regulation 19)	September 2019	
Representations: (Regulation 20)	September/ October 2019	
Submission (Regulation 22)		
Submission: (Regulation 22)	January 2020	
Pre-Hearing Meeting:	March 2020	
Hearing: (Regulation 24)	May 2020	
Main Modifications (if required)	September 2020	
Inspectors Report: (Regulation 25)	December 2020	
Adoption: (Regulation 26)	January 2021	

An asterisk (*) indicates stages that have already been completed. Dates shown in red have been updated since the LDS was last approved in July 2015.

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Appendix 6

Evidence Base – Progress

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

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Wirral Sites of Geological Importance Update	n/a	Reported September 2011	UDP Section 13 Core Strategy Site Allocations
Wirral Retail Strategy Update	November 2011	Reported March 2012	UDP Section 16 Core Strategy Site Allocations
Core Strategy Transport Impacts Assessment	February 2012	Reported August 2012	UDP Section 15 Core Strategy Site Allocations
Wirral Strategic Housing Land Availability Assessment Update (April 2012)	n/a	Reported September 2012	UDP Section 6 Core Strategy Site Allocations
Wirral Employment Land and Premises Study Update	November 2011	Reported September 2012	UDP Sections 5 & 16 Core Strategy Site Allocations
Wirral Open Space Assessment Update	n/a	Reported September 2012	UDP Sections 8, 9 & 10 Core Strategy Site Allocations
Proposed Submission Draft Core Strategy Habitats Regulations Assessment	September 2012	Reported September 2012	Core Strategy Site Allocations
Wirral Water Cycle Study	January 2011	Reported February 2014	UDP Section 19 Core Strategy Site Allocations
Merseyside and West Lancashire Accommodation Assessment for Gypsies and Travellers	April 2013	Reported September 2014	Core Strategy Site Allocations
Retail Floorspace Guidelines and Impact Assessments	December 2013	Reported November 2014	Core Strategy
Wirral Strategic Housing Land Availability Assessment Update (April 2014)	n/a	Reported December 2014	UDP Section 6 Core Strategy Site Allocations
Core Strategy Viability Assessment	April 2013	Baseline Reported January 2015	Core Strategy Site Allocations
Wirral Strategic Housing Land Availability Assessment Update (April 2015)	n/a	Reported December 2015	UDP Section 6 Core Strategy Site Allocations
Wirral Strategic Housing Land Availability Assessment Update (April 2016)	n/a	Reported July 2016	UDP Section 6 Core Strategy Site Allocations
Wirral Strategic Housing Market Assessment Update (May 2016)	August 2013	Reported July 2016	UDP Section 6 Core Strategy
Wirral Retail and Leisure Study Update (March 2016)	April 2015	Reported July 2016	UDP Section 16 Core Strategy Site Allocations
Wirral Sites of Biological Importance Update	n/a	Reported July 2017	UDP Section 13 Core Strategy Site Allocations
Wirral Playing Pitch Strategy Update	April 2015	Reported November 2017	UDP Section 9 Core Strategy Site Allocations

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Liverpool City Region Strategic Housing and Employment Land Market Assessment	March 2016	Ongoing – draft published October 2017	UDP Sections 5 & 6
			Core Strategy
			Site Allocations
Wirral Employment Land and Premises Study Update	January 2017	Ongoing – expected early 2018	UDP Sections 5 & 16
			Core Strategy
			Site Allocations
Liverpool City Region Visitor Management Strategy	December 2017	Ongoing	Core Strategy
			Site Allocations
Core Strategy Viability Assessment Update	Expected January 2018	Ongoing	Core Strategy
			Site Allocations
Wirral Strategic Housing Land Availability Assessment Update (April 2018)	n/a	Ongoing – draft methodology published July 2017	UDP Section 6
			Core Strategy
			Site Allocations
Initial Green Belt Review	n/a	Ongoing – draft methodology published October 2017	UDP Section 7
			Core Strategy
			Site Allocations
Wirral Strategic Flood Risk Assessment Update	Expected early 2018	Awaiting approval to start	UDP Sections 19 & 20
			Core Strategy
			Site Allocations
Revised Proposed Submission Draft Core Strategy Habitats Regulations Assessment	Expected early 2019	Awaiting approval to start	Core Strategy
			Site Allocations

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Glossary

Terminology	Abbreviation	Explanation
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 Local Plan, Neighbourhood Development Plan or the Unitary Development Plan
Ancient Monument	SAM	An identified area designated by the Secretary of State on the basis of its national importance for archaeology
Areas of Greatest Need		Defined in the Proposed Submission Draft Core Strategy Local Plan as areas falling within the lowest 20% of scores within the national index of Multiple Deprivation
Assisted Areas		Recognised in European state aid rules as being less economically advantaged places that would benefit from additional support for development.
Department for Business, Energy and Industrial Strategy	BEIS	Government department with responsibilities for business, industrial strategy, science, innovation, energy, and climate change.
Biodiversity		A collective term for the full variety of biological life on earth including plants, animals and ecosystems
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

Terminology	Abbreviation	Explanation
Climate Change Local Area Support Programme	CLASP	The local authority and public sector sustainability support service for the NW of England, dealing with the challenges of environmental resilience, reducing energy use and renewable energy planning issues
Community Infrastructure Levy	CIL	A financial charge that can be levied on new development to pay for local infrastructure to be provided
Conservation Area		An identified area designated by the Council to allow the character and appearance of that area to be protected
Core Strategy		A Local Plan 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 for Environment, Food and Rural Affairs	DEFRA	The Government Department responsible for sustainable development, environmental protection and rural policy
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
Development Plan		A statutory document that individual planning decisions must legally be made in accordance with unless material considerations indicate otherwise
Dock Estate		An area of land owned and operated by a port operator, which was set aside for port-related land uses in the Unitary Development Plan
Energy Company Obligation	ECO	A government energy efficiency scheme in Great Britain to help reduce carbon emissions and tackle fuel poverty.
Environment Agency	EA	A government body with responsibility for preventing harmful impacts on the environment
Green Deal Assessments		Assessment to determine if a householder could benefit from home improvements funded by the Government's Green Deal scheme.
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
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, prepared by Historic England
Historic England		A government body with responsibility for protecting and promoting the historic environment

Terminology	Abbreviation	Explanation
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
Independent Examination		The process undertaken to examine the content of a Local Plan or Neighbourhood Development Plan before it can be adopted by the Council
Initial Consultation		The stage at which the scope and content of an emerging Local Plan or Supplementary Planning Document is decided in consultation with stakeholders
Liverpool City Region	LCR	The functional economic area based around the City of Liverpool
Local Aggregates Assessment		A jointly prepared assessment of the ongoing supply of mineral aggregates
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 Scheme	LDS	A document setting out the timetable for the preparation of individual Local Plans
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		A Local Development Document with status as part of the Development Plan for the Borough
Local Wildlife Site		A site identified for its local importance for nature conservation
Mersey Waters Enterprise Zone		An area designated by the Government around the Birkenhead Dock Estate, where incentives are offered to new and expanding businesses to support economic revitalisation
Merseyside		The land area covered by the local Councils of Liverpool, Wirral, Sefton, Knowsley and St Helens
Merseyside Environmental Advisory Service	MEAS	A jointly funded environmental advisory service provided on behalf of the LCR district councils by Sefton Council
National Planning Policy Framework	NPPF	A statement of national planning policy, published by the Government, which all planning decisions should normally follow
Neighbourhood Development Plan		A new type of Development Plan, prepared by the local community and adopted by the Council after a local referendum

Terminology	Abbreviation	Explanation
Neighbourhood Forum		A community group authorised by the Council to prepare local planning proposals.
Neighbourhood Planning		The general name for a series of new measures, introduced through the Localism Act 2011, to enable the community to have a greater say over development within their neighbourhood
NOMIS	NOMIS	A database of official labour market statistics, run on behalf of the Office for National Statistics
Objectively Assessed Need	OAN	A 'policy-off' calculation of the local need for housing, without taking account of any other constraints on future development
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 Local Plan
Previously Developed Land	PDL	Land that is or was occupied by a permanent structure and associated fixed surface infrastructure, as defined in the National Planning Policy Framework
Primarily Industrial Area	PIA	An area of land set aside for primarily industrial land uses in the Unitary Development Plan
Proposed Submission Draft		A preliminary version of a Local Plan that the Council intends to submit to the Secretary of State for Independent Examination
Regional Spatial Strategy for the North West	RSS	A statutory document, now revoked, which was previously issued by the Secretary of State to set out the vision and priorities for future development within the North West Region
Registered Provider	RP	An organisation registered as a provider of housing to meet the needs of people unable to afford to own their own home
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
Settlement Area		A geographical area identified in the Core Strategy Local Plan, to represent one of the eight main groups of settlements within the Borough
Site Allocations Local Plan		A Local Plan which will identify and allocate specific areas of land for specific types of development
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
Stakeholder		A person or organisation with an interest in the future planning and development of the Borough

Terminology	Abbreviation	Explanation
Statement of Community Involvement	SCI	A statutory document setting local standards for community involvement in the preparation of policy documents and planning decisions
Statutory		A document or process which has a special legal status, as set out in national law
Strategic Housing and Employment Land Market Assessment	SHELMA	A document that re-assesses the objectively assessed needs for housing and employment land across the whole of the Liverpool City Region based on the latest Growth Strategy for the Liverpool City Region
Strategic Housing Market Assessment	SHMA	A document that examines the key features of Wirral's existing and future 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
Strategic Regeneration Framework	SRF	A strategy that sets out the Council's corporate regeneration priorities.
Submission		The stage at which a proposed Local Plan is submitted to the Secretary of State for consideration at an Independent Examination
Supplementary Planning Document	SPD	A Local Development Document which provides additional information to help landowners and developers prepare acceptable planning applications
Unitary Development Plan	UDP	An old-style Development Plan, which will be progressively replaced by the new-style Local Plans 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
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

Terminology	Abbreviation	Explanation
Use Class D2	D2	Land uses falling within the category of assembly and leisure
Wirral Waters		A project to create an internationally recognised city waterfront, focused on the East Float of the Birkenhead and Wallasey dock system and part of the Mersey Waters Enterprise Zone