



**Wirral Waters**

Strategic Regeneration Framework

# Guiding Principles: 12. Social & Community Infrastructure

Revised: 07 June 2010

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OF WIRRAL  
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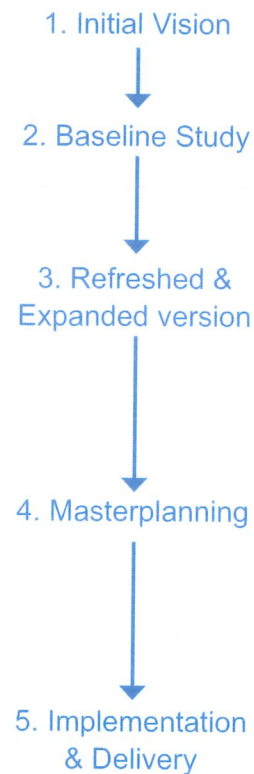


# Introduction and Summary

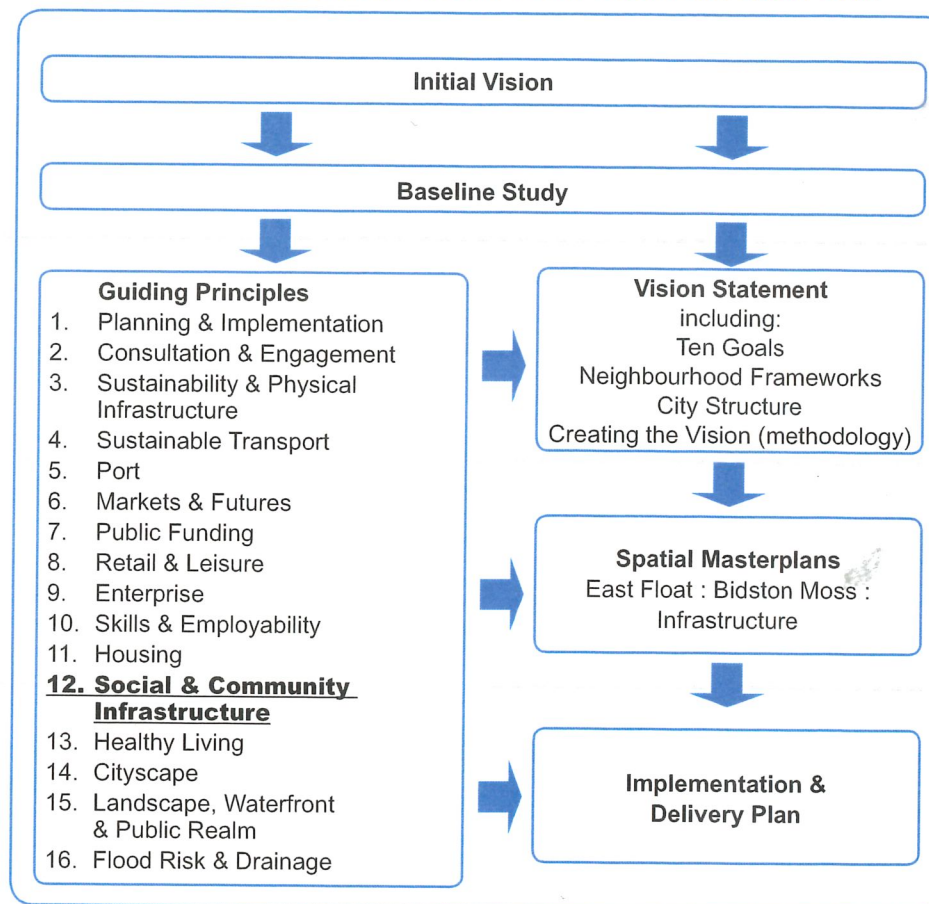
## Strategic Regeneration Framework

- 1.1 The vision for Wirral Waters is to create a new city waterfront focussing upon the transformation of Birkenhead and Wallasey Docks and their surrounding neighbourhoods. East Float is to be the principle focus for significant investment, delivering a new residential, commercial, cultural and leisure destination. Delivery of the vision starts immediately and will be continued over a 30+ year timescale.
- 1.2 Wirral Waters is being brought forward through a Strategic Regeneration Framework (SRF). This includes five key stages. Following the Initial Vision (Stage 1) and Baseline Study (Stage 2), a Vision Statement has been produced for Stage 3, which refreshes and expands the Initial Vision through the production of Ten Goals and a series of Spatial Frameworks across 15 neighbourhoods.
- 1.3 The Vision Statement demonstrates how Wirral Waters will act as a catalyst to the sustainable regeneration and growth of Inner Wirral and the wider City Region. It will guide and inform the future evolution of spatial masterplans and the project implementation process.

## KEY STAGES



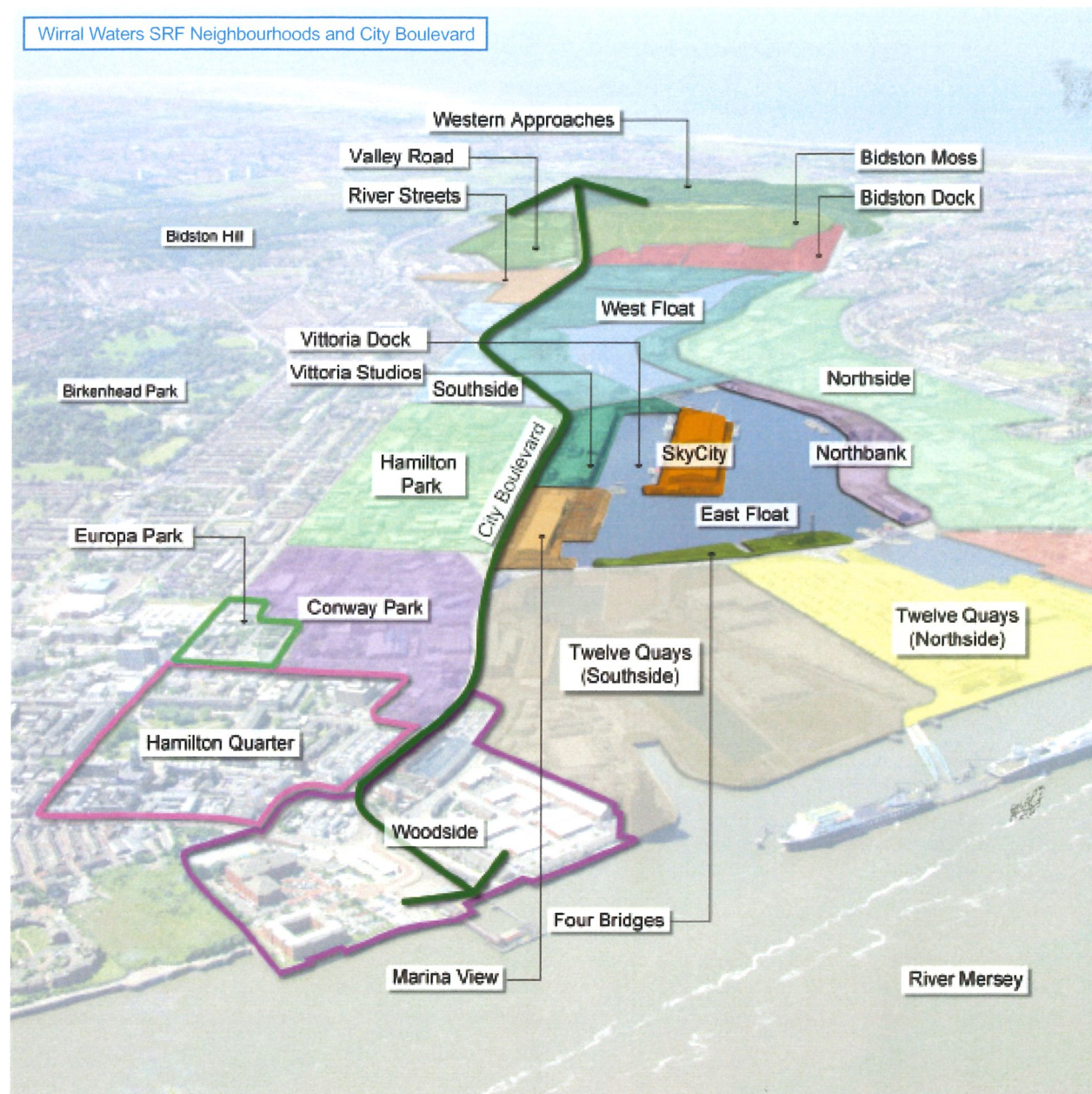
## STRATEGIC REGENERATION FRAMEWORK STRUCTURE





## Guiding Principles

- 1.4 Alongside the Vision Statement, a number of documents have been produced that set out the 'Guiding Principles' of the project. These are the working embodiment of how Wirral Waters will deliver the Vision. Each Guiding Principles Document is owned by one of the Working Groups established between partners to inform, guide, shape and crucially, realise, the project.
- 1.5 It is intended that each Guiding Principles document can be read and understood in isolation. Further information relating to Wirral Waters can be ascertained by reference to the Vision Statement or other Guiding Principles documents, or indeed other aspects of the SRF such as the Baseline Study or individual project proposals. All such information is available on the Wirral Waters website:  
<http://www.peelwaters.co.uk/wirralwaters.html>
- 1.6 Each Guiding Principles document is a snapshot in time and whilst they are intended to be timeless, the implementation process will evolve and be shaped by them. Wirral Waters will also be shaped by and need to respond to external factors, such as economic conditions and climate change, so it is important that the Guiding Principles are maintained and reviewed as and when necessary.
- 1.7 Each Guiding Principles document will be taken forward and delivered through individual masterplans and proposals brought forward within the SRF area, and through partnership working between Peel Holdings, Wirral Council and other key stakeholders such as the Homes and Communities Agency, the North West Regional Development Agency, Merseytravel and a range of other local, regional and national groups.





## Document Structure

1.8 For simplicity, each of the Guiding Principles documents is structured in a similar manner, as follows:

- Section 1 introduces the document;
- Section 2 outlines the key issues and, where applicable, the options and opportunities available for addressing the issues;
- Section 3 sets out the overall Guiding Principles;
- Section 4 provides recommendations and next steps;
- Section 5 establishes requirements for monitoring and review.

## Consultation

1.9 This document has been published in advance of the submission of the East Float planning application. The Wirral Waters proposals have been the subject of considerable consultation since 2006 to date, as set out within Guiding Principles (2) Consultation and Engagement. It is therefore hoped that these Guiding Principles reflect the aspirations of a wide range of consultees, both community groups and other interested stakeholders, locally, regionally and nationally.

1.10 Comments are nonetheless welcomed and can be made in a number of different ways:

- By email to [enquiries@wirralwaters.co.uk](mailto:enquiries@wirralwaters.co.uk)
- By completing the form on the website <http://www.peelwaters.co.uk/wirralwaters.html>
- By letter to Peel Holdings, Peel Dome, The Trafford Centre, Manchester, M17 8PL

## OUR TEN GOALS

1	<b>Celebrating the past, shaping places for the future</b>	<ol style="list-style-type: none"> <li>1. Revealing the contrasting identities of the 'Wallasey Pools', and the northern and southern riverbanks</li> <li>2. 'Completing' and responding to the Laird Town gridiron</li> <li>3. Restoring the Great Floats as a 'seam' of waterside activity</li> <li>4. Creating a City Boulevard</li> </ol>
2	<b>Creating an internationally recognisable city waterfront</b>	<ol style="list-style-type: none"> <li>1. Creating signature skylines, buildings and structures</li> <li>2. Creating city approaches and arrival points</li> <li>3. Creating a world class waters edge</li> <li>4. Responding to cultural and environmental assets</li> </ol>
3	<b>Creating places of distinction, destinations and market concepts for the 21st century</b>	<ol style="list-style-type: none"> <li>1. Creating a critical mass of investment centred upon East Float and Bidston Dock capable of triggering the wider regeneration of the adjacent 'partnership' neighbourhoods and beyond</li> <li>2. Defining East Float as a new city waterfront</li> <li>3. Defining Bidston Dock as a new destination in the heart of the Wirral Peninsula</li> <li>4. Creating opportunities for new ways of living, working, learning and playing within a lush parkland and waterside setting – all right in the heart of the City Region</li> </ol>
4	<b>Creating a dynamic, prosperous Inner Wirral at the heart of the City Region</b>	<ol style="list-style-type: none"> <li>1. Shaping clear roles for 'partnership' neighbourhoods joining 'catalysts' neighbourhoods to Wallasey, Birkenhead and the River Mersey waterfront</li> <li>2. Supporting adjacent regeneration proposals and initiatives through partnership working, joined up thinking and actions</li> <li>3. Defining West Float and 12 Quays as long term operation port facilities</li> <li>4. Working in partnership with skills and training agencies</li> </ol>
5	<b>Creating world class connections, and access for all</b>	<ol style="list-style-type: none"> <li>1. Working with partners to promote and deliver a 21st century international, national and regional rail, port, and public transport system</li> <li>2. Placing people at the heart of high density walkable neighbourhoods with a choice of public transport connections</li> <li>3. Creating a legible 'City Structure' with safe, easily understood, attractive and animated streets, city parks and public realm</li> </ol>
6	<b>Sharing prosperity, health and well-being</b>	<ol style="list-style-type: none"> <li>1. Supporting existing and creating new community 'hubs' and networks</li> <li>2. Defining City Boulevard as a neighbourhood 'seam', a structural community, landscape, wildlife and recreational resource</li> <li>3. Encourage healthy living and active lifestyles</li> </ol>
7	<b>Creating an exemplar regional environmental resource</b>	<ol style="list-style-type: none"> <li>1. Defining Bidston as a pivotal destination at the heart of a Wirral 'Windows on the Waterfront' parkland</li> <li>2. Placing Bidston and East Float at the heart of a 21st Century waste, water and energy infrastructure network</li> <li>3. Bringing about transformational change in environmental quality by working with partners in 'greening the city' through long term investment in green and blue infrastructure</li> </ol>
8	<b>Securing long term success, starting today</b>	<ol style="list-style-type: none"> <li>1. Bringing forward 'Early Win' projects and events</li> <li>2. Creating a critical mass of projects to build confidence</li> <li>3. Raising the quality and profile of developments to set high quality benchmarks for others to follow</li> </ol>
9	<b>Engage &amp; inspire</b>	<ol style="list-style-type: none"> <li>1. Creating an international profile for Wirral Waters to attract new markets and growth sectors</li> <li>2. Engaging with local communities and interest groups to explore how Wirral Waters may influence established projects and networks</li> <li>3. Building confidence and leading by example through our long term vision and investments</li> </ol>
10	<b>A robust delivery framework</b>	<ol style="list-style-type: none"> <li>1. Setting in place a shared programme of action that allows all partners and communities to play a role in realising the Vision</li> <li>2. Ensure that the benefits and critical mass of the 'catalysts' neighbourhoods trigger and shape change across the 'partnership' neighbourhoods and Liverpool City Region</li> </ol>

## RELEVANCE OF THIS GUIDING PRINCIPLE

minor
medium
medium
major
medium
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medium
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medium
medium



## Guiding Principles: Social and Community Infrastructure

- 1.11 The Guiding Principles for Social and Community Infrastructure establish the strategic approach to the supporting infrastructure for people, such as education, health, emergency and public services.
- 1.12 This document builds upon the social and community infrastructure (SCI) audit contained in the Wirral Waters Baseline Study of July 2008. The Baseline Study presented a comprehensive mapping and assessment of existing social and community infrastructure provision and developed an understanding of the key drivers that will shape future demand and supply of social and community infrastructure for this area of Wirral.
- 1.13 A key action identified at the end of the audit was for subsequent work to be undertaken to develop estimates of the probable demographic impacts and implications of development at Wirral Waters on the local area's social and community infrastructure. This report addresses these issues, and provides all partners with a useful starting point to shape future SCI discussions concerning the development.
- 1.14 However, the configuration of SCI is a very complex issue set over a long development period, and it is an issue which will no doubt provoke much discussion and debate between partners. The development of initial analysis must be seen as an iterative process in which all parties – developers, funders and the deliverers of social and community infrastructure – will need to participate. Wirral Council, Peel, providers of health, education and other infrastructure, will need to work together towards delivery. More detailed modelling will be required for projects and planning applications as they are brought forward, along with mechanisms to ensure delivery.

The Guiding Principles recognise the importance of social infrastructure in creating a new community and integrating with existing communities.

It is also recognised that there is a difference between capacity / quantitative need and the quantitative improvements to infrastructure, often brought forward through major projects.



## Issues and Options

### Need and Opportunity

- 2.1 It is important to distinguish between Need and Opportunity. Wirral Waters will create both a need for additional higher quality SCI provision (driven by increases in population) and an opportunity to improve the quality of provision for new and existing residents and workers alike. Further explanation of this is provided in Appendix 1.

### The SCI footprint

- 2.2 Reference is made to the Wirral Waters local area and the Wirral Waters development. For the purposes of SCI, the Wirral Waters local area refers to the 2km area which surrounds the docks. The Wirral Waters development refers to the major proposed developments within the docks.

### Approach

- 2.3 The approach taken to assessing SCI implications for Wirral Waters has been comprehensive. It has been an important exercise in examining both the current supply of SCI in the Wirral Waters local area, and the demands which may be placed on SCI from residents and workers at Wirral Waters.
- 2.4 The baseline audit of SCI within the Wirral Waters local area, completed by Regeneris Consulting, was developed through extensive research and consultation with SCI providers. The audit outlines the current level of supply of SCI within the Wirral Waters local area, and in some instances further afield (e.g... Acute health care services).

- 2.5 With the SCI supply audit completed it was necessary to begin to assess the type and scale of demands which may occur as a result of the Wirral Water development.

- 2.6 Estimating demands for social and community infrastructure in and around the Wirral Waters local area required consideration of three key factors:

- The scale and profile of the residential population
- The scale and profile of the in-commuter population
- The propensity of residents and in-commuters to place demands upon each element of social and community infrastructure

- 2.7 Therefore in assessing SCI requirements, it was important to consider a range of scenarios. These are:

- **Scenario One** – Without Wirral Waters.
- **Scenario Two** – Housing Market Renewal
- **Scenario Three** – Wirral Waters Development

- 2.8 It was important to reconcile the SCI impacts which were forecast to have occurred anyway under the first two population scenarios, with those which are forecast to occur under the Wirral Waters development. By understanding the net impact on SCI from the development it was then possible to make an assessment on the impacts and implications this therefore had for SCI in the Wirral Waters local area.

### Time Horizons

- 2.9 Wirral Waters is estimated to be a 30-40 year initiative. The precise phasing and rate and nature of delivery will all have major implications for the type and amount of SCI required. Appendix 1 uses an initial time horizon of 7-8 years, to the end of the Growth Point programme in 2017. The second period considered is over 15 years, to 2025, to consider the potential requirements over the lifetime of the Wirral Local Development Framework Core Strategy. It is acknowledged that the proposals may not be fully delivered until 2050 (i.e. approximately 40 years from now) or even after, depending on market conditions.

- 2.10 Analyses over 7-8 or 15 years are clearly less than the potential full expected lifetime of the project, but tie into the longest available demographic projections and is considered to be an appropriate starting point for testing the implications or different population scenarios. Through further consultation with stakeholders and refinement of the development proposals, it may be possible to extend the analysis and divide it up into more manageable phases of consideration.

### Demand projections

- 2.11 The demand projections for SCI are based on an evolving quantum of development and the amount of people, particularly residents but also, where appropriate, workers, and the amount of type of SCI that will be required. The quantum of development is constantly evolving as further masterplanning takes place and will therefore be subject to change. The figures used in the Guiding Principles for SCI are based on ongoing masterplanning as at late 2008 / early 2009.





1	2
3	4

- 1. Wellbeing Class
- 2. Princess Diana Memorial Park, Kensington Gardens, London
- 3. Yoga in the Park, Central Park, New York
- 4. Park Volunteer Programme



# 03 Guiding Principles

## Overview

- 3.1 The development of social and community infrastructure (SCI) as part of large scale regeneration schemes is now an essential part of the planning process. Providing the right mix, quality and phasing of SCI to meet the demands of new and existing residents and workers is critical in ensuring that existing infrastructure in a locality is not over-stretched, and that new developments are not left isolated from essential infrastructure and services.
- 3.2 By 2050 Wirral Waters is forecast to be home to up to an additional 26,530 new residents, as well as stimulating employment for over 30,000 workers. Peel Holdings and Wirral Council aim is to develop Wirral Waters as an example of a modern sustainable community, which integrates housing, employment, leisure, and other services which diverse communities rely on to function effectively i.e. social and community infrastructure.
- 3.3 The aim of this strategy is to highlight the key issues for SCI in the Wirral Waters local area, and to begin the process by which providers of SCI can work in partnership with Peel, Wirral Council and others to ensure that the provision of SCI is at the forefront of the planning process of Wirral Waters, but also importantly on the planning agendas for SCI providers.
- 3.4 The development of a strategy is a means by which all partners - developers, service providers and other local stakeholders - can co-ordinate SCI priorities for the local area in line with the quantum and type of development and its indicative phasing.
- 3.5 An SCI strategy also ensures that all partners have a

shared understanding of the demands which will be placed on service providers, and it presents a way forward for how these requirements will be addressed within the area. A strategy helps to sustain commitment from all partners to the process ensuring that there is a collective will from all involved to deliver SCI for both residents and the workforce within the Wirral Waters local area.

- 3.6 In light of this rationale for developing an SCI strategy, the following sections of this strategy outline:

- A clear statement of the requirements for SCI as a result of the development of Wirral Waters.
- An overview of the implications for SCI and SCI providers as a result of Wirral Waters.

## Statement Outline of Requirements

- 3.7 The following section presents an initial clear statement outline of the requirements for SCI as a result of the development of Wirral Waters. This statement covers the period 2010-2025. Although the gross population (both residential and employee) up to 2050 can be estimated, the ONS population forecasts only go as far as 2029. As such the 2010/11-2025 development period is considered the most appropriate timescale in which to examine SCI provision at Wirral Waters. This timeline also ties in with the Local Spatial Planning agenda and the time horizons for the Wirral Core Strategy and other Development Plan Documents.
- 3.8 This statement has been developed through an assessment of future demand for SCI (estimated by

analysis of local population trends/forecasts, and anticipated residential and employee growth at Wirral Waters), and current supply (see Baseline Study Appendix 6 - Social and Community Infrastructure Audit). For a fuller account of the process undertaken in developing the statement of requirements, reference to the Appendix – Wirral Waters SCI - Potential Impacts and Implications, should be made.

- 3.9 Prior to setting out SCI requirements it is helpful to reflect on the scope of the analysis which underpins this strategy:

- It has been important to be clear from the outset of this work on the difference between physical infrastructure (capital-funded), and the range of services (revenue-funded) that may be provided within, or from this physical infrastructure.
- The aim of the SCI research has been, in broad terms, to understand the extent to which development at Wirral Waters will lead to a need to develop new capital infrastructure (e.g. buildings and accommodation) in order to meet demand for social and community services. There is a need to understand the impact of increased demand on individual service activities – and the ways in which these will be delivered in future – in order to assess demands on infrastructure. However, it is not possible to comprehensively quantify the impact on the demand for all of the individual service activities.
- For example, it has been necessary to assess demands on the need for acute healthcare infrastructure (drawing on consultations with local



partners) rather than to quantify the specific and numerous healthcare services that will need to be provided. This detailed work can only be done at a later date and in conjunction with the individual funding and delivery partners.

3.10 A statement for each SCI theme is presented below. The statement covers the total impact which the development of Wirral Waters may create in light of the identified current supply. Requirements should be interpreted as being indicative at this stage and are presented as an early assessment of the potential impacts that the development scheme could have on SCI provision.

### Education & Learning

- 3.11 SCI for education and learning includes the following:
- Nursery education
  - Primary education
  - Secondary education
  - Further education.

### Nursery Education

- 3.12 As a result of the Wirral Waters development there will be a requirement for additional capacity in nursery provision within the Wirral Waters local area as the development grows and more residents move in. The area will also experience an up-lift in demand from workers who chose to send their children to nursery/ crèche provision close to their place of work. Whilst it is recognised that a further group of people may wish to use nursery provision within East Float that do not either work or reside in the area, it is not practical to assess the potential scale of this demand and there will be a need to build in some flexibility to respond to higher levels of demand.
- 3.13 Using an age profile based in part on the resident profile of Salford Quays (further for further detail see Appendix 1), approximately 350 additional nursery places by 2017 and 800 additional nursery places could be required by 2025 from resident demand alone. However, Wirral Waters is seeking to create a mixed community including larger numbers of families. Therefore, using a lower and upper range of child yields (see Appendix for further detail) this demand could be significantly higher



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1. Southampton University Students
- 2.Business Academy student
3. Notley Green Primary School, Essex



– approximately 350-600 additional places by 2017, and 670-1,440 additional places by 2025.

- 3.14 Therefore, as a decrease in children is forecast within the Wirral Waters local area up to 2025 due to demographic change in the area, a proportion of these additional places could be taken up by existing nursery care facilities locally (child population decrease estimated through analysis of ONS mid-year population forecasts/historical trends at local authority and SOA level). This approach will need to be discussed further as part of the detailed planning process. However, as Wirral Waters develops further and increases in younger children occur, there will be a necessity for additional nursery provision to be provided within the local area. The precise timing will depend on the rate of delivery and child yields, which clearly points towards the need for strong implementation and monitoring in order to properly plan for this type of SCI.
- 3.15 New provision could potentially be developed through private sector providers, who would be able to provide high quality, contemporary nursery care in the local area. There would also be scope to expand or modernise existing provision provided by the local authority to absorb some of this requirement.
- 3.16 In addition to nursery provision, consideration will also need to be given in due course to the need for additional Children's Centre provision. An appropriate response to providing for these needs will need to be agreed between partners.

### Primary Education

- 3.17 The estimated population profile for Wirral Waters suggests that the Wirral Waters development has the potential to generate approximately 180 additional primary school places by 2017 and 400 by 2025. The implication of this, based upon current information, is that there would be capacity within the local area's schools to accommodate such an increase in the number of children resident within Wirral Waters.
- 3.18 However, using lower and upper child yield ranges, approximately 350-600 additional places could be required by 2017, and 670-1,440 additional places by 2025. There is, therefore likely to be a requirement for an additional primary school to be developed. Although

this forecast for a new school may be at the upper end of demand, the provision of a new, contemporary and exemplar school on a site within the Wirral Waters area would assist in raising the quality of school provision locally, and serve to meet the needs of both new and existing residents. This could potentially be on-site as part of the high/super-density concept at East Float.

### Secondary Education

- 3.19 As with primary school provision, the estimated population profile for Wirral Waters has shown there would be sufficient capacity within existing secondary schools in the Wirral Waters local area to accommodate the projected increase (approximately 60 pupils by 2017 and 140 pupils by 2025) from the Wirral Waters development.
- 3.20 Furthermore, under the lower and upper child yield ranges for the development (230-370 pupils of secondary age by 2017, and 500-800 pupils by 2025) the analysis suggests that there would still be sufficient capacity within local schools due to the forecast fall in secondary school children. However, the importance of investing in and modernising local schools is essential in raising the quality of provision and teaching environment for both existing and new residents.

### Further Education

- 3.21 The development is unlikely to generate additional demand which would necessitate additional Further Education (FE) facilities to be developed. There could be a requirement to tailor services to the changing demographic and local employer needs, with the local FE College able to work with employers at their facilities, or at employer locations on workforce development programmes.
- 3.22 It is also possible that an education cluster could be developed within or around Wirral Waters due to changing locational demands of providers and the opportunity presented by Wirral Waters.

### Health & Social Care

- 3.23 Analysis has been focussed on GP and dentist provision, along with an assessment of the impact on Acute healthcare services.
- 3.24 With the local area's population forecast to gradually

decline further in years to come the service improvement measures being put in place by the local Primary Care Trust (PCT) are sufficient to meet the primary care needs of existing local area residents, whilst also providing a range of additional out-patient services within community hospitals. However, forecasts for the Wirral Waters development suggest that there could be an additional 5,900 residents by 2017 and 13,600 residents by 2025 who would require healthcare services.

- 3.25 Based upon the profiling of residents it is anticipated that the greatest primary care demands will be placed upon GP's, community health centres, and dentistry by young to middle aged adults. However, there will also be a sizeable demand from older adult and paediatric (family) medical care from residents, as well as from employees working at Wirral Waters
- 3.26 Forecasts show that by 2017 there could be a requirement for up to a further 3 GPs and 4 dentists to serve the Wirral Waters local area, whilst by 2025 this could rise up to approximately 8 GPs and 13 dentists - the equivalent of approximately 2 health centres. Therefore, taking into consideration the scope which the development has to accommodate higher yields of children and families' further GP and dentist provision (approximately 1 additional GP and dentist) may be required.
- 3.27 The scale of development of multi-service healthcare centres will also be influenced by the demands of workers at Wirral Waters. Workers who choose to register with a doctor or dentist closer to work, or who would use open surgeries/walk-in centres, will need to be considered. While it is unclear at this stage what the scale of potential demand from these workers may be (further evidence from the NHS is being sought), the scale of provision for walk-in services and clinics will need to be developed in line with services targeted at residents. It is anticipated that in terms of dentistry, private sector providers will, to an extent, be able to meet some of the demand generated by workers who are able or who prefer to use private sector dentistry services.
- 3.28 From analysis of future Acute care demands as a result of the Wirral Waters development, it is anticipated that additional demands upon services will be relatively low. The profile of residents suggests that the hospital will not experience high demand from residents as a result of longer-term illness and operations as young-middle aged



residents are typically less likely to present at hospital compared with children or older adults for these issues.

- 3.29 However, the Hospital Trust will need to make some planning provisions for child and older adult admissions from residents, and plan for the potential increases which all types of residents and workers may place upon A&E services, or out of hours emergency care services.
- 3.30 In addition to the above, consideration will also need to be given in due course to the need for further youth provision, children's social care provision, disabled workers and residents and the needs of an ageing population and workforce. An appropriate response to providing for these needs will need to be agreed between partners.

### Community Recreation & Leisure

- 3.31 With such significant increases in residents and workers from Wirral Waters it is anticipated that this will place additional strain on existing leisure facilities which, in some cases, are already relatively old and of a lower quality to match rising expectations of consumers.
- 3.32 There will be a need for community leisure and recreation spaces which are modern, flexible and which can be used by a wide range of different user groups – with their differing ways of interacting with these types of services. There is scope for the Council and private sector providers to work in partnership to develop quality high modern facilities within the Wirral Waters local area to serve the needs of both existing and new residents, as well as workers. However, following the recent Strategic Asset Review undertaken by the Council, it is difficult to have a firmer view on proposals for existing facilities, and plans for the future.

### Community & Emergency Services

- 3.33 Additional demands are likely to be placed upon some Council services, in particular services which are provided out in the community e.g. One Stop Shops and refuse services to residents. There could be scope to provide certain services within any future neighbourhood centre/facility, which could also provide a range of other community or SCI provision. Indeed a lack of qualities such as this could be a constraint to attracting and retaining businesses and residents.



1	3
2	

1. Southampton University Students
2. Nursery Class
3. Ecological Learning Class



- 3.34 The role of e-services could be important here, with the Council able to offer a wider range of services to residents via the internet, or via user-terminals within on-stop shop facilities. Demands placed upon emergency services will also increase, with particular additional demands being placed upon Police and Fire Services with additional officers and equipment required serving this growing residential and business community and the diverse nature of buildings within it. The Council's Strategic Asset Review may also have a bearing on future needs for Community Services at Wirral Waters.

### SCI Implications

- 3.35 The following section presents an overview of the implications for SCI and SCI providers as a result of the Wirral Waters development.

### Further Development of Partnership Working

- 3.36 As a result of the requirements set out in this strategy, there is a real opportunity to establish strong partnership working as the development of Wirral Waters goes forward. At the current time, this work is being led by the Housing and Communities Working Group.
- 3.37 Partners would be able to draw upon the analysis of the Baseline Study – which provides a comprehensive assessment of existing social and community infrastructure provision as well as helping to develop an understanding of the key drivers that will shape future demand for, and supply of social and community infrastructure for this area of Wirral – as well as the Appendix 1 to this document, which highlights the key impacts on SCI from developing Wirral Waters.
- 3.38 The group taking forward the delivery of SCI should be comprised of developers, funders (commissioners), and deliverers of SCI within the local area. The rationale is to be a group where all partners can work closer together to understand the issues which are likely to arise as a consequence of the additional residential and employment demands placed on SCI from the development of Wirral Waters. Drawing upon the analysis presented within the SCI reports, and their own information and resources, partners will have an opportunity to get involved in the debate about the SCI implications and issues, raise concerns, identify opportunities/solutions, and discuss collectively how

social & community infrastructure needs to be developed (e.g. considering phasing, early projects, locations for infrastructure) to benefit all residents and workers within the Wirral Waters local area.

### The Development of an Implementation Plan

- 3.39 Peel Holdings and Wirral Council's Housing & Communities Working group, and any subsequent 'SCI Partnership Group' which may take future responsibility for delivering SCI, should work together to produce an SCI Implementation Plan. The development of an implementation plan would be a means by which all partners could co-ordinate SCI priorities for the local area in line with the development schedule which has been indicatively identified – a schedule which may also be subject to significant additions and revisions.
- 3.40 The development of an implementation plan also ensures that all partners have a shared understanding of the demands which will be placed on service providers, and also presents a way forward for how these requirements will be addressed within the area (i.e. setting out time frames, identifying sites within the catalyst neighbourhoods, and prioritising delivery).
- 3.41 The development of a plan also helps to sustain buy-in from all partners to the process ensuring that there is a collective will from all involved to deliver SCI for both residents and workforce within the Wirral Waters local area.

### Education and Healthcare Provision

- 3.42 Of all SCI themes the analysis has shown that there will be significant implications for education and healthcare provision as a result of the development of Wirral Waters both in the short and longer term.
- 3.43 With investments already on-going within education and healthcare provision within the Wirral Waters local area to meet current demand and to raise quality, the increased demands placed on education and healthcare infrastructure from Wirral Waters will require the further expansion of existing services, and the development of certain forms of new infrastructure.
- 3.44 The expansion and development of nursery and crèche facilities will be one form of education infrastructure which is most likely to be demanded by Wirral Waters

residents as well as future workers. There is an expectation that the private sector will play a key role in delivering nursery care to this new marketplace. This will need to be explored and considered in more detail as the partnership group evolves.

- 3.45 Demand for Primary school education within the Wirral Waters local area is also likely to increase significantly enough to require the expansion of existing schools (both in order to offer places, as well as to raise the bar in terms of infrastructure quality), as well as the development of at least one primary school. The need for an additional primary school has been driven by the higher child yields which could occur over the longer term. In addition, consideration will need to be given to improving links between Wirral Waters and the existing network of primary schools in the locality through enhancements to the public realm and sustainable transport.
- 3.46 Although there is the potential for there to be fewer children within the development, this key implication of the area's changing demography could provide an impetus for the development of a modern, exemplar primary school to serve the needs of new and existing residents of this part of Wirral. Such a development could be a catalyst for retaining people who wish to start a family to live in Wirral Waters, or to encourage those people with young children to consider moving to Wirral Waters.
- 3.47 In terms of healthcare provision one of implications of large scale residential and workforce growth will be the need to provide space for additional GP's and other healthcare practitioners within the local area. Although there has been investment in community healthcare provision within the Wirral Waters local area by the PCT, the scale of resident growth will require the expansion of some local health centres, as well as providing an opportunity to develop a new modern, multi-use, multi-user facility (e.g. space for GPs, dentists, community nurses etc) to meet the needs of both residents and workers.
- Multi-functional Community Spaces**
- 3.48 Analysis has shown that both the residential and commercial developments within Wirral Waters have the potential to generate demand for additional community space. It is anticipated that residents, and to a degree local workers, would require the development of flexible



multi-use and multi-user space which can act as a focal point for the community. The space could include a community hall which would be able to be adapted for larger meetings, sports and other events, as well as providing meeting rooms and other informal spaces which can be used by community and local interest groups.

- 3.49 The demands placed on Council services within the Wirral Waters local area as a result of demographic change may also present an opportunity to co-locate services within community facilities (e.g. one stop shop facility). There is also scope for private sector investment in sports and leisure facilities (e.g. gyms, health clubs) to be co-located alongside such community facilities. The implication from these types of developments would be the provision of a hub of community and leisure spaces within the Wirral Waters local area which can meet a multitude of needs from new and existing residents, as well as workers.

#### Paying for the costs of development.

- 3.50 One of the key messages which arose from the analysis of SCI demand is that the Wirral Waters local area is unlikely to experience significant population growth up to 2025 in the absence of development at Wirral Waters, rather the area's population will decline further. The implication of this analysis is that SCI providers, some of which already have additional capacity within their infrastructure, will need to decide on how they align their services to meet the needs and aspirations of both new, and existing residents and workers, who may expect a different standard of infrastructure for example in terms of education and healthcare provision.
- 3.51 The question of who bears the cost implications associated with the development of new or improved infrastructure is a significant issue which will need to be resolved as part of planning obligations between the Council/providers and the developer. Despite these complexities, the analysis presented in the SCI reports is an important first step for all parties. However, this strategy is part of an iterative process and more debate, discussion, and information dissemination will be required to continue to inform this debate further.



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1. Epping Forest College
2. Ancoats Medical Centre, East Manchester
3. Community Soccer
4. Step Class

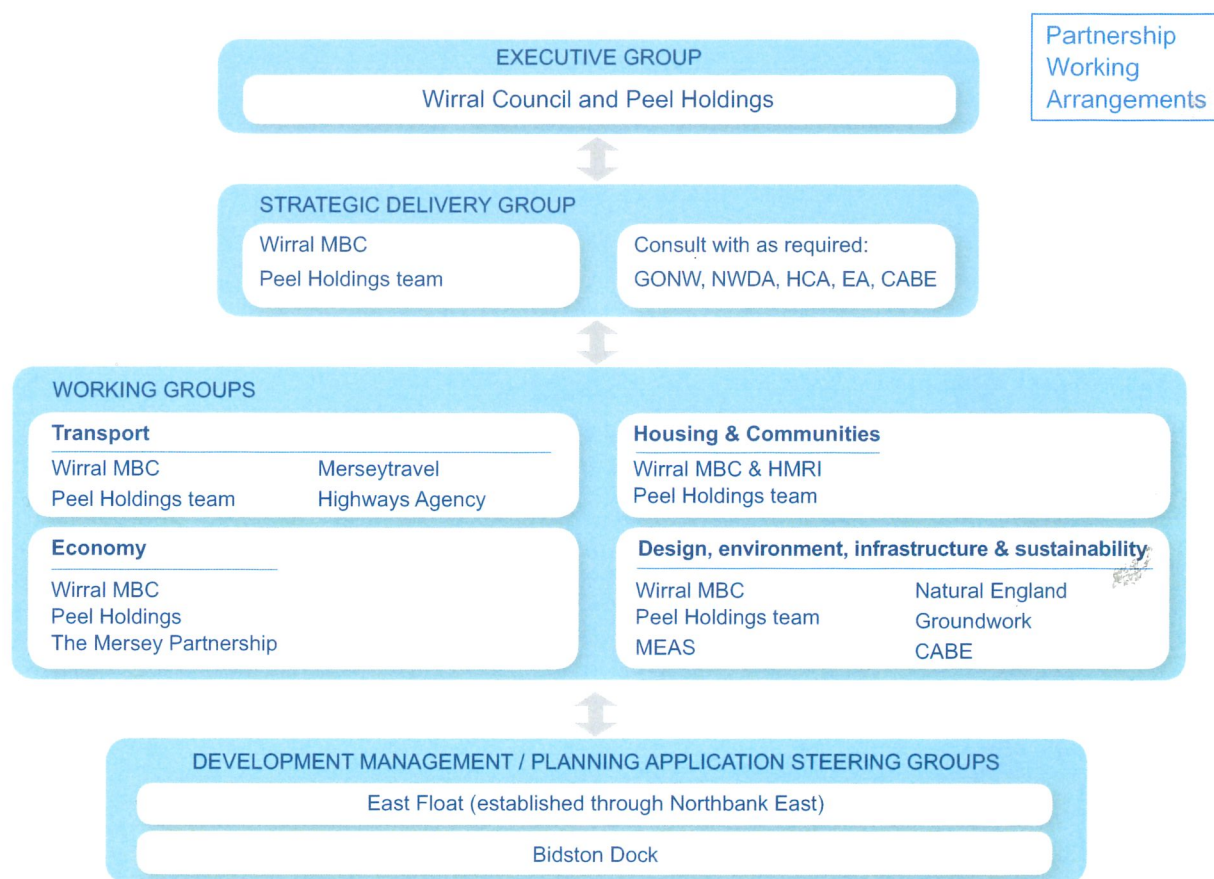


## Recommendations & Next Steps

- 4.1 Delivering social and community infrastructure as part of the Wirral Waters development is critical in realising partners' aspirations for a long-term sustainable community in this area of Wirral. The preceding section of this strategy has set out what the potential SCI implications are as a result of the Wirral Waters development. Therefore, to begin to deliver on the recommendations for SCI provision in the Wirral Waters local area and to plan effectively, several mechanisms will be required.
- 4.2 The Wirral Waters project team has already established a series of both strategic and working groups which comprise both the consultant team and public sector organisations. The Housing and Communities Working Group is the most appropriate working group to take forward the SCI strategy and address SCI requirements. This group will be an important interface with other organisations operating across Wirral who shape SCI provision within the Wirral Waters local area, helping to present an inclusive approach to SCI planning.
- 4.3 One of the potential future outcomes from the Housing and Communities Working Group will be the establishment of a wider SCI Partnership Sub-group. While the working group will provide guidance and strategic direction via the consultant team and public sector partners, the establishment of an SCI partnership sub-group provides an excellent opportunity to work collaboratively with a range of SCI providers (commissioners).
- 4.4 The group could comprise a wider range of funders and deliverers of SCI within the Wirral Waters local area (e.g. the PCT, Wirral Council education directorate, Merseyside emergency services etc). The rationale for establishing the group is to draw on the knowledge and experience which individuals and organisations have, and utilise this to benefit the planning process for SCI at Wirral Waters. The ethos behind the group will be one where partners can work together effectively to understand the issues which are likely to arise as a consequence of the additional residential and employment demands placed on SCI from the development of Wirral Waters.
- 4.5 As well as drawing on their own knowledge base the group would also be able to draw upon the analysis of the Baseline Study – which provides all partners with a comprehensive assessment of existing SCI provision as well as helping to develop an understanding of the key drivers that will shape future demand for, and supply of social and community infrastructure for this area of Wirral – as well as drawing on the key messages from the Impacts and Implications SCI report in the Appendix.
- 4.6 The groups outlined above are key to ensuring that the SCI strategy is delivered as effectively as possible, and that the implications on SCI from the Wirral Waters development are robustly considered by a wide range of partners.
- 4.7 However, some additional next steps on realising the approach to SCI are as follows:
- Wirral Council and Peel Holdings to agree the approach as a basis for taking forward the Wirral Waters proposals;
  - The Peel team will monitor (see below) and respond to changes in circumstances, policy, funding and so on, to ensure that an up to date approach to SCI is maintained.
  - Consultation with Wirral Council, Government Office, HCA, NWDA and other key stakeholders;
  - Updated/amend the approach to reflect feedback, as appropriate;



- 5.1 Peel Holdings and its consultant team is responsible for the Guiding Principles for SCI and keeping it up to date and responsive to circumstances. The Housing and Communities working group, is the primary vehicle for any update and refresh of the approach. It is envisaged that this will take place if and when any major changes in circumstance occur during the core planning process i.e. significant changes in the scale and type of development at Wirral Waters which affect the key messages on SCI provision.
- 5.2 Thereafter, as Wirral Waters goes through a transition from planning to delivery, it is likely that implementation reports and studies will be undertaken by partners to monitor the effectiveness of SCI provision against planned objectives.



# Appendix

## **Wirral Waters SCI - Potential Impacts & Implications Technical Report**



# Estimating the Impact & Implications of Wirral Waters

## Introduction

- 1.1 This report builds upon the social and community infrastructure (SCI) audit contained in the Wirral Waters Baseline Study of July 2008. The baseline report presented a comprehensive mapping and assessment of existing social and community infrastructure provision and developed an understanding of the key drivers that will shape future demand for, and supply of social and community infrastructure for this area of Wirral.
- 1.2 A key action identified at the end of the audit was for subsequent work to be undertaken to develop estimates of the probable demographic impacts and implications of development at Wirral Waters on the local area's social and community infrastructure. This report addresses these issues, and provides all partners with a useful starting point to shape future SCI discussions concerning the development.
- 1.3 However, the configuration of SCI is a very complex issue set over a long development period, and it is an issue which will no doubt provoke much discussion and debate between partners. The development of these estimates must be seen as an iterative process in which all parties – developers, funders and the deliverers of social and community infrastructure – will need to participate.
- 1.4 The following chapters of this report provide a consideration of the following:
  - Chapter 2: Measuring Demand for social and community infrastructure: How the development of Wirral Waters will drive changes in the levels and nature of demand for social and community

infrastructure in the surrounding area (both for local and more strategic infrastructure). It considers the future impacts of ongoing demographic changes, housing market renewal and of development at Wirral Waters. It does this through the development of a number of distinct scenarios for population change in Wirral and in the Wirral Waters area in particular.

- Chapter 3: Demand Implications: Following on from modelling the population forecasts under the three demand scenarios, the document identifies how these demographic changes might impact upon demand for SCI under the identified SCI themes for each scenario.
- Chapter 4: Supply of social and community infrastructure: The baseline report – as far as is possible at this stage – has assessed the current supply of social and community infrastructure serving the area around the Wirral Waters site. This includes both local (e.g. GP services) and strategic (e.g. major general hospitals) infrastructure. This assessment has sought to take into account the accessibility, usage and quality of existing provision and to reflect the impact of ongoing changes in the way in which these services are provided.
- Chapter 5: Impacts on the provision of social and community infrastructure: Identifying where new infrastructure may be required in order to respond to changes in the scale and type of demands generated (including where it may be necessary to

improve the quality of infrastructure provided). This is achieved through a comparison of demand for and the supply of infrastructure, using (where these exist or available) official standards or alternative benchmarks. Clearly it will be important in future to work closely with the funders and deliverers of infrastructure in order to understand how their future plans will shape how infrastructure is provided and services delivered.

## Need and Opportunity

- 1.5 In assessing the implications of changes in the demand for and supply of social and community infrastructure resulting from development at Wirral Waters it is important to distinguish between Need and Opportunity. As noted in the baseline audit report, development at Wirral Waters will create both a need for additional SCI provision (driven by increases in population) and an opportunity to improve the quality of provision of existing and new provision for both new and existing residents and workers alike whose aspirations as consumers have increased.
- 1.6 Quantitative estimates of demand from both new residents and new in-commuters are clearly vital in assessing the scale and nature of demands that will be made on social and community infrastructure. However, it is also important to note that the quality of provision now and in the future is a vital consideration. Just as development at Wirral Waters will raise the quality of the residential and employment offer in this part of Wirral, it will be important to ensure that the quality of the



supporting social and community infrastructure offer is raised in order to ensure that development is successful in the long term.

- 1.7
- This must include ensuring that new residents and workers are served by high quality social and community infrastructure but, in terms of the overall competitiveness of the community, that existing residents are also able to access improved infrastructure and services. This includes, where appropriate, identification of the need to upgrade or substitute older SCI that may not best meet the needs of Wirral Waters or be operating effectively and sustainably in the future, with new, higher quality infrastructure. Ensuring that the Wirral Waters development provides the volume and quality of social and community infrastructure required is vital to Wirral Waters' success as both a sustainable residential community and a high quality business and employment destination.
- 1.8
- At this stage there is a focus on both on the impact of changes in the residential population of the Wirral Waters area on demand for social and community infrastructure, and the impact of large numbers of in-commuters who will be drawn to work at Wirral Waters. They will also generate demands upon SCI, although these demands may differ in profile from those of residents (for example, a greater demand for services such as childcare, dentists, leisure facilities and accident and emergency services).

### The SCI footprint

- 1.9
- Throughout this report reference is made to the Wirral Waters local area and the Wirral Waters development. For the purposes of the SCI analysis, the Wirral Waters local area refers to the 2km area which encompasses those residential communities, both north and south of the docks, which lie in close proximity to the development site. This is a wider area of reference than the physical area of influence defined through the Vision and Development Framework, which is reflective of the nature of demands for, and use of, social and community infrastructure. The Wirral Waters development refers to the major catalyst developments within the docks.



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- Kentish Town Medical Centre, London
- Cafe and informal workspace
- Granville Island Market, Vancouver
- Adult study group



## Estimating Demand

### Introduction

- 2.1 Estimating future demands for social and community infrastructure in and around the Wirral Waters area requires consideration of three key factors:
- The scale and profile of the residential population: residential population is the primary driver of overall demand for each element of social and community infrastructure. There is a need to consider both the impact of changes in the population as a result of the Wirral Waters development and changes in the population of existing residential areas in the vicinity.
  - The scale and profile of the in-commuter population: Non-residents who travel to work at Wirral Waters will place an additional and perhaps qualitatively different demand on social and community infrastructure.
  - The propensity of residents and in-commuters to place demands upon each element of social and community infrastructure: In practice this propensity to make demands will be identified through a range of different sources and proxy variables, including identified official standards and alternative benchmarks.

### Introducing the Demand Scenarios

- 2.2 Residential population is the most important driver of demand for social and community infrastructure in an area. Three demand scenarios have been considered to assess the impact of residential and employment population change on social and community infrastructure (local and strategic) within the Wirral Waters local area.

The extent of this local area has been defined as all of the Super Output Areas (SOAs) falling within 2km of the Wirral Waters site (as shown in Figure 2 1Figure 2 1).

Figure 2 1: The Wirral Waters Area, defined by best-fit SOAs



Source: 'Digital Mapping Solutions' from Dotted Eyes. © Crown Copyright 2008. All rights reserved. Licence number 100019918

- 2.3 The three demand scenarios are:

- Scenario One – Without Wirral Waters: This is effectively a baseline scenario. It provides an estimate of the population position in the absence of development at Wirral Waters, and in the absence of a successful Housing Market Renewal (HMR) intervention. It reflects past and projected changes in births, deaths and migration for Wirral as a district published by ONS but seeks to apply these to the local area in light of more finely grained analysis about population change.
- Scenario Two – Housing Market Renewal: This provides an estimate of the population position within the Wirral Waters HMR neighbourhoods in the absence of development at Wirral Waters, but with successful HMR intervention. It reflects the impact which HMR intervention is likely to have on population and subsequently how this could impact upon social and community infrastructure demands.
- Scenario Three – Wirral Waters Development: This scenario seeks to model the impact of development at Wirral Waters. It builds directly onto Scenario 2, adding in population impacts associated with the growth of a residential and commuter population from Wirral Waters.

- 2.4 A detailed description of these scenarios is presented below, identifying the key assumptions and techniques used in their development before going on to estimate the impact on demand under each.



## Scenario One

- 2.5 Scenario One provides the baseline or counter factual position for population within the local area – it provides an estimate of what could happen to the level and structure of the population without any development interventions. As such it gives an estimate of population and demand for social and community infrastructure without development at Wirral Waters and without Housing Market Renewal.
- 2.6 There are no off-the-shelf forecasts of long term population trends in the local area. Therefore, in developing Scenario One – an estimate of what will happen to the size and structure of the population base without development – a number of different datasets have been drawn upon. These include annual population estimates for the SOAs within the local area and projections for population change in Wirral as a local authority district up to 2029 (however for the purposes of this exercise the year 2025 is used in line with the development schedule). The key datasets referred to are:
- **Mid-Year Population Estimates for Lower Layer SOAs:** This data set was first published in 2007 and provides population estimates for the period 2001-2006 for SOAs. It provides a much more finely-grained estimate of population change than was previously available and seeks to build in locally collected data on actual local area change rather than apportioning change across a district. It is currently still an experimental data set and will be subject to ongoing quality assurance before becoming official National Statistics. It takes the 2001 Census (the most accurate estimate of population available), with the population in each local area aged forwards to the mid-year, adjusted for births and deaths and then constrained to ONS mid-year estimates for local authority districts (see below). The effects of migration (either from one SOA to another, or into the UK) on the scale and structure (age and gender) of the population are estimated and controlled for by examination of a range of local datasets (Child Benefit registers, GP patient registers and a number of older person datasets e.g. Attendance Allowance, State pension).

- **ONS Mid-Year Population Estimates for Local Authority Districts:** These provide an estimate of population change at a Local Authority District level and also take the 2001 Census as their starting point. They combine high quality data on births and deaths (compulsorily registered with the Registrar General) with data on internal migration (primarily GP patient registers) and international migration (in and out of the UK).
- **ONS Sub-National (Local Authority District) Population Projections:** These provide long-term projections for population size and structure at a local authority district scale. They show how population will change over a 25 year period, from 2004 to 2029. They are trend-based assumptions and as such the assumed levels of future births, deaths and migrations are based on observed levels over the previous five years (2000 to 2004). They show what will happen to population if these local trends continue and do not take account of future policy changes, or local development policies that have not already made an impact. They are fully consistent with the mid-year population estimates described above and are constrained at a national level by the 2004 National Population Projections.

2.7 In order to develop a counter factual position for the Wirral Waters local area and come to a robust and justifiable view of total and age cohort population levels and trends up to 2029 the following approaches have been taken:

- Analysis of both SOA-based mid-year population estimates for 2001-2006 for total population and broad age cohorts, as well as local authority-based mid-year estimates along the same parameters has been undertaken. This has enabled an assessment of whether the Wirral Waters local area population is acting in a similar way to the wider local authority area (i.e. similar trends, age profiles), or if it is not, to understand why this is the case and what are the drivers behind this.
- ONS mid-year SOA population estimates for Wirral Waters SOAs (2001-2006) have also been analysed to measure historic population change. Using a

compound growth formula, an average annual population change rate was calculated for the total population, and for broad age groups based on past population trends. By applying these rates going forward to 2025, it was possible to forecast what the potential local area population could be based upon historic local population trends.

- ONS also publish mid-year population forecasts at a local authority level for total population and age cohorts. The forecasts used covered the period 2004-2029 and are based upon historic trends within the area over the previous five years extrapolated forward. Using Wirral's mid-year population forecasts an average annual population change rate was calculated for the forecasting period. This rate can then be applied to the 2006 Wirral Waters local area SOA population base, and broad age cohorts, and extrapolated forward to 2025 to provide another view on the potential population dynamics within the Wirral Waters local area.

2.8 Based upon the population outcomes of these approaches a process of synthesis is required to come to view on the likely scale and composition of the population within the Wirral Waters local area, and how this will have changed over time. The outcome of this process is a counter factual position will have been developed, and it will be possible to compare this with the current supply of SCI within the Wirral Waters local area, and assess what the implications for SCI would be under this scenario.

## Scenario Two

2.9 Scenario Two considers what the impacts on social & community infrastructure would be if Housing Market Renewal (HMR) interventions were successful within the Wirral Waters local area. This scenario is based upon analysis of New Heartlands HMR population forecasts for total population within the total HMR area, and within those neighbourhoods which fall broadly within the Wirral Waters local area. The forecasts do not present a breakdown according to age groups unlike the local authority forecasts used in Scenario One. Therefore an assumption that the age profile of residents would be the same as the profile identified under Scenario One has been used in this analysis.



2.10 In brief the following steps were undertaken to develop population estimates within the Wirral Waters local area based upon successful HMR intervention:

- Excluding Tranmere, population forecasts were aggregated for Birkenhead, Seacombe and Bidston HMR areas up to 2029. These HMR neighbourhoods offer the closest fit for the Wirral Waters local area definition.
- Similarly to Scenario One an average annual population change rate was calculated for this forecasting period. This was again applied to the 2006 SOA total population base to calculate a population forecast for the Wirral Waters local area as a result of HMR intervention.

### Scenario Three

2.11 Scenario Three seeks to assess the demand implications associated with a successful Wirral Waters development. It is a with Wirral Waters scenario and is based on estimates of the increase in population in the local area as a result of development at Wirral Waters over the period 2010/11 to 2050. It builds directly on Scenario Two, adding population impacts associated with the Wirral Waters development with those projected on the basis of a successful HMR programme. A full list of the assumptions underpinning Scenario Three is provided in Table 2.6, later in this chapter.

2.12 This increase in population includes both the:

- Residential population: development of a total of approximately 15,200 dwellings is proposed up to 2050. This is based on ongoing masterplanning and will be subject to refinement and adjustment over time, but is considered to be a suitable and robust starting point for the analysis; and
- Day-time working population: the Wirral Waters development proposals include a large volume of commercial floorspace and the area will attract a large number of people who will commute into the Wirral Waters local area. These people will also generate demand for social and community infrastructure, although in many cases the pattern of this demand will differ from that of residents.

2.13 To reach a view on the scale and timing of residential and employment population impacts under this scenario, it is necessary to understand the proposed development schedule for Wirral Waters i.e. the type of development planned and the rate at which development will occur. Clearly, Wirral Waters will be developed over the long-term and in looking as far forwards as 2050 there is a significant degree of uncertainty. The rate at which development can proceed depends on a range of factors including planning certainty, public and private funding, and market conditions. Nevertheless, this scenario – when seen as the beginning of an iterative process – provides partners engaged in the provision and funding of social and community infrastructure with a clearer sense of the shorter and longer term implications of demands resulting from development at Wirral Waters.

2.14 In the shorter term (to 2017) it is possible to draw on the more detailed profiling work undertaken as part of the New Growth Point (NGP). This includes a number of initial residential developments. Residential development over the longer term - beyond 2017 - is assumed to proceed at an annual average of just under 350 units over the period 2018-2050.

2.15 As well as the total number and mix of residential dwellings within the Wirral Waters development, a series of working assumptions have been established which will be explained in greater detail within the Scenario Three calculations. Broadly these assumptions cover:

- Net additional population impacts in the local area;
- The relationship between residential and employment populations at Wirral Waters;
- The number of residents per occupied dwelling (based upon a mix of dwellings 1-4+ bed dwellings);
- The take-up of completed dwellings within the first two years of their development;
- The age-profile of residents within these dwellings; and
- The likely child yields which this development will generate.

2.16 Estimates of the employment impacts which could potentially be delivered through the Wirral Waters development are also based upon working assumptions, again set out in full later in this section. In summary, an

indicative development schedule has been developed, to which standard employment densities (developed by Arup/English Partnerships) are applied in order to estimate the number of people who will be working there.

2.17 With forecasts of population and employment associated with the Wirral Water development it is possible to come to a view on the scale of additional demands which will be placed upon SCI within the local area as a result of Wirral Waters development, over and above that which would otherwise have occurred, as well as the demands which will be placed upon strategic SCI at a wider geographical scale e.g. hospitals.

### Scenario One – Without Wirral Waters

2.18 The analysis of future population change within this Scenario One has been derived from two key sources:

- ONS Mid-year population estimates (current and historic) for the Wirral Waters local area (based upon SOAs) and for the local authority area, and
- ONS Mid-Year population forecasts for Wirral local authority level (2004-2029).

2.19 The process by which Scenario One has been developed is set out below, broken down into four distinct steps. These are:

- Understanding change at a local level: Analysing both the Wirral Waters' local area and Wirral district in order to understand the extent to which population trends here are similar to, or differ from those of Wirral as a whole. Based upon an assessment of change at a local level forecasts have been developed for the Wirral Waters local area population to 2025.
- Reviewing ONS population forecasts for Wirral district: Analysis of annual change rates under the district level forecasts can be applied at the Wirral Waters local area level to assess what future population impacts could be based upon forecast change at a district level.
- Age cohort forecasts: Both of the above forecasting steps address total population forecasts. However, it is also possible to assess the composition of the local area's population by broad age groups under these steps – this is undertaken here.



- Synthesis: With the different approaches taken to population forecasting outlined above this step attempts to draw the outcomes together and synthesise a position on future population under Scenario One.

### Understanding recent change at a local level

2.20 Inner Wirral and the Wirral Waters local area exhibit socio-economic characteristics that are distinct from Wirral as a whole. As outlined earlier when introducing Scenario One, it is important to compare the ONS mid-year total population estimates for both the Wirral Waters local area and the wider local authority. The extent to which population trends in the Wirral Waters local area are similar to or differ from those of Wirral as a whole needs to be understood. It cannot be assumed that the population of the Wirral Waters local area will change and evolve in the same way as Wirral as a whole. As described below the analysis presents some interesting findings (see Table 2 1 and Figure 2 2):

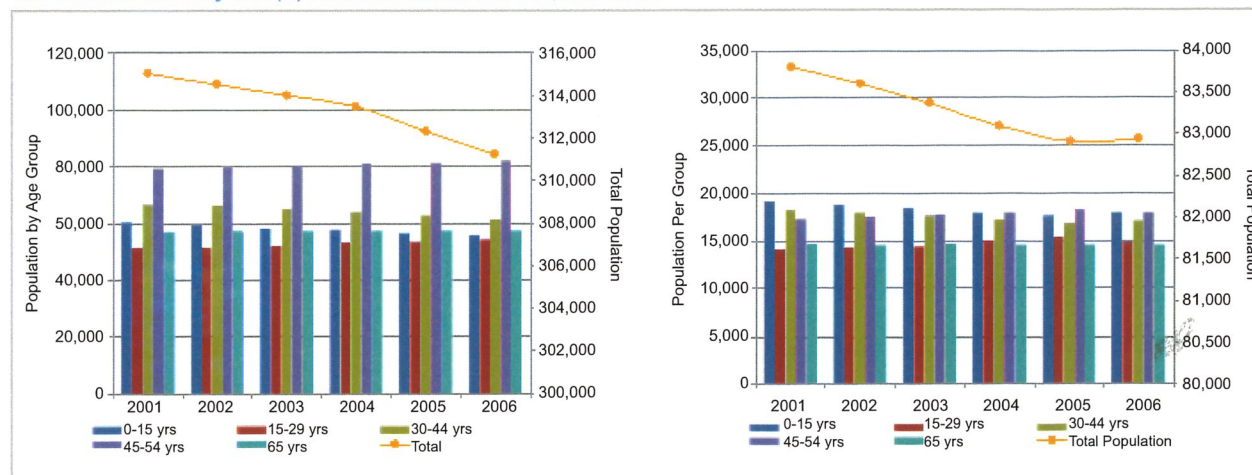
- Historic population trends within the Wirral Waters local area mirror very closely those within the wider Wirral Local authority area. From 2001-2006 both areas have experienced a declining population. Wirral's population has fallen by just under 4,000 residents (-1.2%) from 315,000 to 311,200, whilst the Wirral Waters area residential population has fallen by just under 900 people (-1.0%) over the same period to just 82,900 residents – a similar rate of decline in overall population.
- A decline in the number of children (0-15 years) and of early-to-middle age adults (30-44 years) are the key drivers behind the decline in residents in both areas. Compared to the England rate of change (-3.0%) for children, the decline in residents of child age is significantly higher in Wirral and within the Wirral Waters local area more generally.
- However, at a Wirral local authority level there has been a relatively small increase in the number of older adult (65+ years) residents over this period (+500 or +0.9%), whereas within the Wirral Waters area this cohort has remained relatively stable with only a marginal decrease in this age cohort which could

**Table 2 1: Comparing Change across Population Mid-Year Estimates within the Wirral Waters Local Area and Wirral Local Authority, 2001-2006.**

	Wirral Waters Local Area SOAs			Wirral Local Authority		
	Absolute Change	% Change	Avg. Annual Change	Absolute Change	% Change	Avg. Annual Change
0-15 yrs	1,200	-6.2%	-1.3%	-4,600	-7.6%	-1.6%
15-29 yrs	700	5.2%	1.0%	2,800	5.4%	1.1%
30-44 yrs	-1,100	-5.8%	-1.2%	-5,300	-8.0%	-1.6%
45-64 yrs	700	4.2%	0.8%	2,800	3.5%	0.7%
65+ yrs	-100	-0.4%	-0.1%	500	0.9%	0.2%
Total Population	-900	-1.0%	-0.2%	-3,800	-1.2%	-0.2%

Note: The sum of the cohorts may not add to the total population figure due to rounding.  
Source: ONS Mid-Year Population Estimates © Crown Copyright

**Figure 2 2: Comparing Change across Population Mid-Year Estimates within (A) Wirral Local Authority and (B) Wirral Waters Local Area, 2001-2006**



Source: ONS Mid-Year Population Estimates © Crown Copyright



be linked to these residents typically having poorer health or some residents having the opportunity to move away from this area of inner Wirral.

- 2.21 In developing population forecasts for the Wirral Waters local area, based upon SOA population trends, the average annual change rate has been used to extrapolate forward to 2025 from a base year of 2006. Table 2.1 highlights the change rates for total SOA population and for age cohorts. Therefore based upon historic population change at an SOA level, it is not anticipated that the Wirral Waters local area population will grow, but rather will continue to gradually decline further, at an average annual rate of -0.21% to just over 79,700 by 2025 (-3,200 residents from 2006 levels).
- 2.22 As these forecasts are based on historic trends the same local issues as outlined earlier continue within the locality, with the largest negative change rates occurring within young children and young-middle aged adults (typically families) that have tended to move away from the local area. Whilst not completely offsetting these changes, growth within young adults and middle to older age adults is forecast to help mitigate some of the areas population decline, in part reflecting the areas housing affordability, particularly amongst younger, first-time buyers.

### Reviewing ONS population forecasts for Wirral LAD

- 2.23 As well as calculating trend based SOA forecasts for the Wirral Waters local area, ONS' Wirral Local Authority level population forecasts, which were published for the period 2004-2029, have also been utilised up to 2025. As outlined earlier these forecasts are based upon five-year historic trends and are constrained to national level forecasts. On the basis of historic trends, those analysed above, it would be natural to assume that ONS' forecasts for Wirral to 2025 would show continued decline. However, due to the nature of how these forecasts are developed at a sub-national level and how they relate to national level forecasts, ONS have factored in a higher level of migration into Wirral's population over this period. The majority of this migration being domestic migration, with Wirral's total population forecast to grow by over 8,500 residents by 2025.
- 2.24 Table 2.2 presents an overview of the average annual

population change rates calculated from ONS' Wirral mid-year population forecasts for 2004-2025. The local authority level forecasts show that overall population is expected to grow at an average of 0.14% per annum, with the older adult age cohort largely contributing to this

**Table 2.2: Change Rates derived from Wirral Mid-Year Population Forecasts**

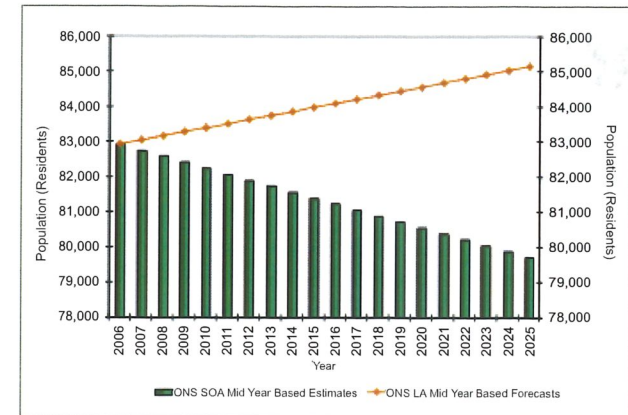
Average Annual Change Rate	2006-2025
Total Population	0.14%
0-15 years	-0.16%
16-29 years	-0.34%
30-44 years	-0.14%
45-64 years	-0.22%
65+ years	1.47%

Source: Data derived from analysis of ONS Population Forecasts, 2004-2029 © Crown Copyright

growth (i.e. through an ageing of the existing population within the area, and as a result of migration); whilst population decline was forecast within all other age groups.

- 2.25 Applying the Wirral local authority wide change rates to the 2006 Wirral Waters local area base population results in forecasts which extrapolate an increase in the area's population up to 2025. Forecasts suggest that the Wirral Waters local area population could steadily grow to 85,200 by 2025, an increase of 2,200 in total, driven mainly be the natural growth in older adult residents and to an extent by some inward migration.
- 2.26 Figure 2.3 shows the key difference in the outcomes of the forecasts for total population based upon the SOA-based trends and the local authority level forecasts, with quite divergent forecasts of the way in which the Wirral Waters local area population will evolve over this time period. Clearly over time the difference in population growth trajectory could have important implications for overall population levels and therefore on demand for social and community infrastructure. In defining Scenario One an informed and reasoned view is required about the rate of future population growth (see Paragraph 2.36) in the Wirral Waters local area.

**Figure 2-3 Population Change**



Source: Data derived from analysis of ONS SOA Mid-Year Population Estimates and ONS Population Forecasts, 2004-2029 © Crown Copyright

### Age Cohort Forecasts

- 2.27 Table 2.3 presents an overview of population change across age groups within the Wirral Waters local area calculated by applying both forecast techniques across three different time periods. The key points to note are:
- The SOA forecasts suggest the local area will continue to have a declining population, with approximately 3,200 residents leaving the area by 2025. The local authority based ONS forecasts paint a different story with these forecasts indicating that population in the area will grow steadily over time, with an increase of 2,200 residents by 2025.
  - Both approaches suggests that fewer children will be resident in the area by 2025. The SOA technique forecasts over 3,900 fewer children to be resident in the area, whilst a more modest forecast of almost 500 fewer children is derived by the local authority based ONS forecasts. Middle-aged adults, who are likely to be the parents of younger children, are another declining cohort.
  - The SOA forecasting technique suggest that middle age adult cohorts will be a growing resident



Table 2 3: Wirral Waters Local Area Absolute Population Change Over time, by Age Group

	SOA Based Mid-Year Forecasts			ONS Local Authority Mid-Year Forecasts		
	2006-2017 Absolute Change	2006-2025 Absolute Change	2018-2025 Absolute Change	2006-2017 Absolute Change	2006-2025 Absolute Change	2018-2025 Absolute Change
Total Population	-1,700	-3,200	-1,200	1,300	2,200	800
All Persons; Aged 0-15	-2,200	-3,900	-1,300	-300	-500	-200
All Persons; Aged 16-29	1,600	3,200	1,200	-500	-900	-300
All Persons; Aged 30-44	-1,900	-3,500	-1,200	-300	-400	-200
All Persons; Aged 45-64 (Males), 45-59 (Females)	1,500	3,100	1,200	-400	-700	-300
All Persons; Aged 65 and Over (Males), 60 and Over (Females)	-100	-200	-100	2,600	4,700	1,900

Note: The sum of the age cohorts does not equal the total population change forecast due to rounding issues. Source: Data derived from analysis of ONS SOA Mid-Year Population Estimates and ONS Population Forecasts, 2004-2029 © Crown Copyright

group within the Wirral Waters local area, while the ONS forecasts show that older adults will be a growth cohort reflecting wider demographic trends nationally.

2.28 It is important to critique the merits of both techniques when assessing potential population changes which could occur within the Wirral Waters area.

- The ONS local authority based mid-year estimates average annual growth change rate, which has been applied to the population base year for the Wirral Waters local area (2006), is calculated from a Wirral wide forecast of modest population growth, with declines amongst families (young-middle aged adults and children), and increases in population amongst older adults. Therefore, based upon these facts it is apparent how this has influenced the Wirral Waters local area forecasts.
- The SOA mid-year estimates for 2001-2006 reflect

the recent historic trends for population within the Wirral Water local area and provides a useful account of local area demographic change. These estimates have been developed using a wide range of datasets at low spatial levels (postcode point in some instances) enabling a sophisticated and rich overview of population and population age groups to be estimated, rather than just presenting a view translated from Wirral wide trends. SOA based estimates have also been cross checked to the local authority level for consistency.

- However, within the SOA-based estimates it should be noted that it is assumed that current trends will be constant going forward i.e. population will continue to fall consistently year on year. Whilst forecasting is a difficult task, it perhaps is not that unthinkable that this area of Wirral could conceivably be stuck in a cycle of gradual population decline. With few interventions which target improving the

urban fabric, the quality of life offer and importantly employment opportunities, the area could conceivably continue to become less appealing to current residents and potential new residents.

- Nevertheless, the population forecasts based upon Wirral wide trends reflect the historic local trends, whilst also reflecting national issues. As outlined earlier the Wirral wide forecasts predict a 8,850 increase in population within Wirral, mainly attributable to domestic in-migration. Since these forecasts were published in 2004, mid year population estimates have continued to show an on-going decline in population within Wirral and within the Wirral Waters local area, therefore contradicting the forecasts developed by ONS in the first few years of the forecasting period. However, it is worth noting that there are still many years to follow whereby this situation could evolve.

### Scenario One Forecast Synthesis

2.29 Based upon the divergent forecasts on the likely scale of population change within Wirral Waters local area under Scenario One several analyses were developed to synthesise the forecasts. These include:

- Negative Total Population Change (i.e. based upon SOA trend analysis),
- Positive Total Population Change (i.e. based upon ONS Wirral forecasts) analyses, and
- Limited Total Population Change (i.e. this analysis has been estimated by taking the mean of the negative and the positive analysis).

2.30 Table 2.4 presents all three analyses from the base population for the area in 2006 towards forecasts for 2017 and 2025. It highlights the divergent outcomes for total population change within the Wirral Waters local area based upon the different forecasting techniques, as well as the changing share of population amongst age cohorts.

2.31 As the positive population change analysis is based upon Wirral-wide trends it reflects the wider changes which are on-going within Wirral – i.e. a situation with an ageing population and increased levels of domestic inward migration. However, based upon what is known about total forecast growth across Wirral by 2025 (c. additional 8,500 residents) this positive analysis would



**Table 2 4: Wirral Waters Local Area Forecast Change in Total Population and Age Cohort Share of Population by 2017 and 2025, based upon 2006 Base Year**

	SOA Based Mid-Year Forecasts			ONS Local Authority Mid-Year Forecasts			
	Base Year	Negative Total Population Change		Limited Total Population Change		Positive Total Population Change	
	2006	2017	2025	2017	2025	2017	2025
Total Pop.	82,900	81,100	79,700	82,600	82,400	84,200	85,200
0-15 Years	21.8%	19.2%	17.3%	20.1%	19.0%	21.1%	20.6%
16-29 Years	18.0%	20.4%	22.2%	18.8%	19.4%	17.2%	16.5%
30-44 Years	20.7%	18.5%	16.8%	19.3%	18.3%	20.2%	19.7%
45-64 Years	21.8%	24.2%	25.9%	22.6%	23.2%	21.0%	20.4%
65+ Years	17.7%	17.7%	17.7%	19.1%	20.2%	20.5%	22.7%

Note: The limited change scenario has been calculated using the mean of the negative and positive change scenarios. Source: Data derived from analysis of ONS SOA Mid-Year Population Estimates and ONS Population Forecasts, 2004-2029 © Crown Copyright

suggest that Wirral Waters would account for just over a quarter (approximately 2,200 additional residents) of this total growth - primarily with older adults by 2025. It would appear unrealistic that without interventions that the Wirral Waters local area would be able to attract this level of new residents through migration, over and above natural demographic change. The share of older adults increasing from 18% in 2006 to 23% in 2025 under the positive analysis appears to bear out this issue.

2.32 Based upon these issues it is clear that the negative and limited change analyses offer a more realistic forecast of the extent of population change under Scenario One – i.e. continuation of the declining population. The two analyses offer a different view on the extent of this decline by 2025 from a population of 82,900 in 2006. A range for forecast population in the local area by 2025 under these analyses is therefore presented, with the worst-case decline based upon SOA-based population forecasts, while the best-case decline is more positive as it is calculated by taking the mean of the positive and the negative change analysis.

- A worst-case decline to 79,700 residents under the negative change analysis (from 82,900 in 2006 (-3,200 residents), and

- 2.33 Some of the other key messages from this synthesis show:
- A best-case decline to 82,400 (-500 residents) under the limited change analysis
  - There is consensus across all analyses that the child-age population within the Wirral Waters local area will fall by 2025.
  - Younger adults are forecast to grow in significance across the Wirral Waters local area under both the negative and limited change analyses. With younger adults accounting for between 20-22% of population by 2025, compared to Wirral wide forecasts where, by 2025, this cohort is forecast to only account for 16% of all residents. Although some of the neighbourhoods in close proximity to the Wirral Waters development are suffering from low demand (in terms of housing), the affordability of house prices within this locality could be one reason which would support this position amongst younger adults. Analysis of young people is curtailed by the definition of the age group – 16-29 years. It is most likely to be the case that the number of 16-20 year olds is actually falling, although this is masked by an increase number of 20-29 year olds.
  - Under the negative change analysis middle aged

to older adults are forecast to increase or broadly remain at a similar share of population by 2025. Under the limited change analysis, growth is relatively small. Discounting the significant growth forecast under the positive analysis, it is clear that the residential population of the Wirral Waters local area will age, with between 40-43% of the population falling within these age categories.

## Scenario Two – Housing Market Renewal

2.34 This scenario is based upon population forecasts provided by the Housing Market Renewal team at Wirral Council. As described earlier, forecasts were undertaken for the New Heartlands HMR area by consultants in 2007 as part of wider city-region research. These forecasts make an assessment of household change within HMR areas as well as population change. Based upon those HMR neighbourhoods which fall within the Wirral Waters local area, an average annual population change rate for HMR intervention within the Wirral Waters local area has been calculated, and applied to the base population for the area in 2006.

2.35 Table 2.5 presents an overview of population change within the Wirral Waters local area from 2006-2025 under the HMR scenario. As age cohorts are not presented in the HMR data it is assumed the same base year and forecast share amongst age cohorts as under the limited change analysis under Scenario One. This table illustrates that the population within the Wirral Waters HMR area is set to continue to decline towards 2025 based upon an average annual change rate of -0.13%. It is important though to

**Table 2.5: Wirral Waters Population Forecasts Based upon HMR Intervention, 2006-2025**

	2006	2017	2025
Total Population	82,900	81,800	80,900
0-15 Years	21.8%	19.2%	17.3%
16-29 Years	18.0%	20.4%	22.2%
30-44 Years	20.7%	18.5%	16.8%
45-64 Years	21.8%	24.2%	25.9%
65+ Years	17.7%	17.7%	17.7%

Source: Data derived from analysis of ONS SOA Mid-Year Population Estimates, and New Heartlands HMR Team



note that the rate of population decline under the HMR interventions is much slower over time, with some years' population levels holding firm over this period, only to fall marginally and then hold again for a further few years.

2.36 Therefore under this scenario it is forecast that:

- By 2017 the Wirral Waters local area population will have declined by approximately 1,100 residents to 81,800; and
- By 2025 the local area's population will have declined by a further 850 residents to 80,900 residents.

### Scenario Three – Wirral Waters Development

2.37 In summary, Scenario Three takes estimates of the population impacts associated with the Wirral Waters development and adds these to the population as modelled under Scenario Two (a successful HMR programme) in order to arrive at estimates of the population in the local area. Population impacts at the Wirral Waters development are estimated to the year 2050, but as Scenario Two only extends to 2025, Scenario Three only provides estimates of the local area population to 2025.

2.38 The points below set out the:

- Key Assumptions: listing and describing each of the assumptions used to develop this scenario.
- Population Impacts of Development at Wirral Waters: estimates of the population impacts – residential and employment – that will result from the Wirral Waters development.
- Overall Population Impacts: adding the estimated population increases resulting from development at Wirral Waters to the population projections set out in Scenario Two to the year 2025, giving an estimate of how development at Wirral Waters will change population levels and patterns in the Wirral Waters local area.

### Key Assumptions

2.39 In developing Scenario Three it has been necessary to make a number of assumptions. These include assumptions about the scale, nature and timing of development (which in reality will be determined by

a range of factors including planning and market conditions) and a set of simplifying assumptions which address a range of complex and uncertain factors (including net changes in population). It is therefore important to remember that Scenario Three is indicative and that it should be seen as the start of an iterative process. A process of sensitivity testing may well be required as this process goes forward, particularly testing the two simplifying assumptions set out below and some of the residential and employment assumptions e.g. residents per dwelling, mix of development, occupancy rates, gross to net floorspace.

2.40 The key assumptions made in the development of Scenario Three are shown in Table 2.6 below. It is possible to vary each of these assumptions through sensitivity analysis at a later stage, in particular the simplifying assumptions outlined below.

Table 2.6: Scenario Three Key Assumptions

#### 1. Simplifying Assumptions

1a: Net Additional Change in the Wirral Waters Local Area.	Approximately 10% of residents in Wirral Waters will come from the Wirral Waters local area (i.e. Inner Wirral) i.e. local area relocation is approximately 10%. A further 20% of residents will be attracted from the wider city region, while the remaining 70% of residents will be attracted from outside the city region. For SCI residential analysis it is important to take account of those residents who already live in the local area and not double count their demand.
1b: Residential and Employment Populations	It is assumed that there will be some overlap between residential and employment populations at Wirral Waters. It is assumed that approximately 20-30% of residents will live and work at Wirral Waters (20% to 2017, 25% to 2025, and 30% to 2050).

#### 2. Residential Development

2a: Rate of Residential Development	A total of 15,193 residential units are projected to be developed at East Float over the period 2010/11 to 2050. No allowance has yet been made for other neighbourhoods, although East Float is expected to yield by far the highest residential population. Projected development to the year 2017 draws upon work undertaken in support of the NGP 2017 bid. Beyond 2017, residential development proceeds at an annual average of circa 350 units per annum 2018-50.
2b: Residential development mix	The residential mix, which is assumed to remain constant throughout the development period, is as follows:  1 bedroom units – 3,798 (25% of the total) 2 bedroom units – 7,597 (50% of the total) 3 bedroom units – 3,039 (20% of the total) 4 bedroom units – 760 (5% of the total)
2c: Take-up of residential units	Residential units are assumed to be taken-up (occupied) as follows: 50% in the first year (i.e. the year of development) 95% in the second year (i.e. the year after development) and remaining at this level thereafter.



2d: No. of residents per dwelling	<p>Evidence from the English Housing Survey gives the level of occupancy at or one above bedroom standard (at which dwellings are considered to be neither under-occupied nor overcrowded) for flats and maisonettes. This shows that on average the number of residents per occupied dwelling can be assumed to be:</p> <p>1 bedroom units – 1.2 residents 2 bedroom units – 1.7 residents 3 bedroom units – 3.5 residents 4 bedroom units – 3.5 residents</p> <p>Interpretation of this evidence in the Wirral Waters context leads to an average occupancy per dwelling of 2.05.</p> <p>It is further assumed that the average mix is delivered consistently across all phases. In reality it is more likely that the initial unit mix will be more weighted towards smaller units, with a corresponding lower average occupancy. This assumption therefore leans towards a maximum case for numbers of people in early phases.</p>
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2e: Age profile of population	<p>The age profile of residents at the Wirral Waters development has been built upon analysis from the residential profile of Salford Quays in the 2001 Census which is a helpful comparable.</p> <p>Annex A1 and Annex A2, at the end of this document show that Salford Quays has a relatively low level of children and older adults residents. In line with public policy intentions Wirral Waters propose a mixed community with a greater emphasis from the outset on sustainable communities (with a higher proportion of family orientated dwellings). As such this assumption has been developed using a base position from Salford Quays (Annex A1) and increasing this to a more optimistic age profile for Wirral Waters residents (based upon the development of family housing – Annex A2): 0-15 years = 10%; 16-29 years = 35%; 30-44 years = 20%; 45-64 years = 20%; and 65+ years = 10%.</p>
2f: Child yields (number of children per dwelling age)	<p>Child yields provide an alternative or supplementary way of estimating the number of children of school age, likely to be housed within dwellings at Wirral Waters. As Wirral Waters is a unique development with very few direct comparators, evidence from Section 106 agreements and other documentation for residential developments in locations across England have been used to create a range of child yields. In reviewing these child yield ranges they are broadly in line with benchmarks published in the Audit Commission's 'Trading Places' report.</p>

3. Employment Development	
3a: Timing of development	<p>Employment development within Wirral Waters follows the same timeline as residential development – 2010/11-2050. For the purposes of SCI this assessment refers to 2017 and 2025.</p>
3b: Mix of Development	<p>Employment estimates have been based on all office, retail, hotel, and culture/leisure proposed on the East Float and Bidston Dock catalyst neighbourhoods development areas of Wirral Waters up to 2050, based on masterplanning as at late 2008 / early 2009. No allowance has been made for employment arising in other neighbourhoods.</p>
3c: Employment Densities	<p>English Partnerships guidance on employment densities for different employment uses has been followed.</p> <p>Office Space – 19 m2 per worker</p> <p>Retail – 20m2 per worker</p> <p>Hotel/Conference – 39m2 per worker</p> <p>Culture/Leisure – 36m2 per worker</p> <p>Bidston retail/leisure – 20m2 per worker</p> <p>All floorspaces are gross apart from retail and leisure floorspace where a 30% reduction has been applied.</p>



### 3d: Take up of Employment Space

It has been assumed that occupancy of employment space will vary over time in the development. Taking advice from agents it has been assumed that for each development the following average occupancy rates would be sensible: Year 1, 30% of floorspace developed will be occupied; by Year 2 this will have increased to 50%, while by Year 3 this will have increased to 90%.

Source: Regeneris Consulting and Turley Associates

## The Population Impact of Wirral Waters Development

2.41 Table 2.7 sets out estimates of residential population as a result of development at Wirral Waters. According to the assumed (and indicative) development schedule, a total of 15,193 dwellings will be developed at Wirral Waters (East Float), as follows:

- 2017: A total of 3,700 completed dwellings, comprising 925 1-bed units, 1,850 2-bed units, 740 3-bed units and 185 4-bed units. This represents 24% of the proposed Wirral Waters residential development.
- 2025: 8,000 completed dwellings, comprising 2,000 1-bed units, 4,000 2-bed units, 1,600 3-bed units and 400 4-bed units. This represents 53% of the proposed Wirral Waters residential development.
- 2050: A total of 15,193 completed dwellings, comprising 3,798 1-bed units, 7,597 2-bed units, 3,039 3-bed units and 760 4-bed units. This represents 100% of Wirral Waters residential development.

2.42 Taking account of those residents who already live within the local area and who chose to move to Wirral Waters (approximately 10% of all Wirral Waters residents), Table 2.7 shows that by 2017 the population within new residential development at Wirral Waters will reach an estimated 5,900 people (equivalent to an increase of

7% on the population of the Wirral Waters local area in 2006). By 2025 the development's residential population is estimated to increase to 13,600. This is equivalent to a 16% increase on the 2006 population levels within the Wirral Waters local area. Residential population by 2050 could potentially reach around 26,600 residents – an increase of an additional 12,900 residents within the area from 2025 levels.

**Table 2.7: Estimated Residential Population Impacts of Development at Wirral Waters (net of local relocation)**

	2017	2025	2050
Total Population	5,900	13,600	26,600
0-15 Years	600	1,400	2,700
16-29 Years	2,100	4,800	9,300
30-44 Years	1,500	3,400	6,600
45-64 Years	1,200	2,700	5,300
65+ Years	600	1,400	2,700

Notes: Values rounded to the nearest hundred. May not sum due to rounding. Source: Regeneris Consulting calculations

2.43 In viewing these estimated population impacts, it is, of course, important to remember the key assumptions used in their calculation (see section 2e in Table 2.6). In particular, it is assumed that the demographic structure of this population is firstly based on that of Salford Quays (as reported by Census 2001), and then increased to reflect the aspirations for the development to be more significantly more mixed in profile in line with sustainable communities policy, and the mix of units proposed for the scheme e.g. three and four bed units. The evolution of the masterplanning process and the type and rate of delivery will also influence the population impacts.

2.44 Moreover, it is also assumed that the Wirral Waters development continues to play the same role in the borough's housing offer over time i.e. the profiling is constant. As a result, the dynamics of age cohort effects over time have not been modelled. If partners are successful in creating truly sustainable communities in inner Wirral it may be that people will remain in, have and bring up children, and retire to Wirral Waters at a

greater rate than is assumed here. Future assessments could investigate this further with additional research. However, an alternative approach in estimating impacts on demand for school places is also used here, applying a range of potential child yields to the projected residential development (see Appendix Table 3.2).

2.45 Set out below are estimates of the number of people who could potentially work in Wirral Waters as a result of the development of employment floorspace within East Float (Vittoria Dock, Sky City, Marina View, Northbank) and Bidston Dock areas of Wirral Waters, based on indicative masterplan floorspace schedules as at late 2008 / early 2009. As is clear from this table, the scale of development of employment uses is likely to result in a significant number of people working in the area (approximately 13,600 workers by 2025 and 26,600 workers by 2050). These figures are likely to change and evolve as the masterplanning and delivery processes unfold, however, the broad scale of ambition is unlikely to be reduced. Workers will also place demands on certain aspects of SCI, although the nature of these impacts is likely to differ from those of residents. The most likely forms of demand include:

- Healthcare provision from workers who seek GP or dentistry care at a location closer to where they work, or who seek walk-in facilities provided by PCT's;
- Nursery provision, with workers who seek to use local nursery/crèche facilities for their children to cut down travel times;
- Leisure/community provision with workers using local sports/recreation/cultural facilities during the day, or post-work; and.
- Emergency services which have statutory obligations to patrol/resource areas dependent on the scale of both the residential and employment population (e.g. Police, fire service).

2.46 As noted in Table 2.6, it is assumed that there is some overlap between people who work and those who live at Wirral Waters. The estimates presented here take account of this issue of live-workers (approximately 20-30% of workers will on average live in the Wirral Waters local area by 2050 based on evidence from Salford Quays). This is important as it would be inappropriate



to overstate the impacts of the working population as some of this demand worker demand will already be

**Table 2.8: Estimated Employment Population Impacts of Development at Wirral Waters**

	2017	2025	2050
Total Employees	5,900	11,600	28,500
Total Employees who live and work in Wirral Waters	1,200	2,900	8,600
Total Employees who place additional demands on SCI in the Wirral Waters local area	4,700	8,700	20,000

Note: Total employees include all employment in East Float & Bidston and is calculated using employment densities from English Partnerships Guidance. Values rounded to the nearest hundred. May not sum due to rounding.

accounted for as part of the residential demand analysis.

- 2.47 Based on the assumptions outlined earlier it is estimated that development of employment uses at Wirral Waters will lead to approximately 11,600 workers (gross) by 2025 (28,500 by 2050). However, once those workers who live in Wirral Waters are accounted for the total number of employees who would could place additional demands on SCI is approximately 8,700 by 2025 (20,000 by 2050). Between 2017 and 2025 the number of employees which place additional SCI demands at Wirral Waters increases by 47%, while between 2025 and 2050 the growth rate is even higher at 131%. The employment population therefore significantly expands between 2025-2050 and SCI planning will need to take account of this phasing of employment demand.

## Overall Scenario Three Population & Employment Impacts

- 2.48 Table 2.9 presents analysis of the residential impact of Scenario Three – with Wirral Waters development. This table presents the 2006 base year for comparison, the population under Scenario Two – With HMR, as well as presenting the additional residents forecasts as a result of development (net of local relocation). Taking into consideration the relative closeness of total population forecasts by 2025 under Scenario One and Two, and the fact that HMR interventions within the locality will be on-going, it was decided to apply the population forecasts under Scenario Three to those calculated under Scenario Two to illustrate the potential Wirral Waters local area residential population forecast for 2017 and 2025. The same principles have been applied to calculate resident populations within age cohorts.
- 2.49 Scenario Three's overall population forecast is, as a result of development, a positive one with an additional 13,600 residents by 2025 in contrast to declining residential populations under the other scenarios. However, it is the population composition under this scenario which is also interesting. Approximately 8,000 residents are forecast to be within the 16-29 and 30-44 year age groups. The growth in younger adults ties in with growth in this cohort forecast under the other scenarios, whereas the other scenarios forecast that the 30-44 year age group will fall.

**Table 2.9: The Residential Impact of Scenario Three, With Wirral Waters Development**

	Base Year	With HMR		Wirral Waters Additional Residents (net of local relocation)		Total Wirral Waters Local Area Residents	
	2006	2017	2025	2017	2025	2017	2025
Total Population	82,900	81,800	80,900	5,900	13,600	87,700	94,500
0-15 Years	18,000	15,700	14,000	600	1,400	16,300	15,400
16-29 Years	14,900	16,700	18,000	2,100	4,800	18,800	22,700
30-44 Years	17,200	15,100	13,600	1,500	3,400	16,600	17,000
45-64 Years	18,100	19,800	21,000	1,200	2,700	21,000	23,700
65+ Years	14,600	14,500	14,300	600	1,400	15,100	15,700

Note: The sum of the cohorts may not add to the total population figure due to rounding. Source: Data derived from analysis of ONS SOA Mid-Year Population Estimates, New Heartlands HMR Team, and Regeneris Consulting calculations.

- 2.50 As was set out in Table 2.8 employment impacts by 2025 are expected to be approximately 11,600 (gross). However, taking account of workers who also live in the Wirral Waters local area the net growth in workers is approximately 4,700 by 2017 and 8,700 by 2025.
- 2.51 Taking into account forecasts for additional residents and workers as a result of the development of Wirral Waters, the combined forecasts for the local area show that:
- By 2017 the Wirral Waters local area will have a resident population of approximately 87,700 (an additional 5,900 residents, or 7% increase on forecasts under Scenario Two).
  - By 2025 this will have grown to 94,500 (an additional 13,600 residents, or a 17% increase on forecasts under Scenario Two).
  - The majority of the local area's resident population growth will be accounted for by young-middle aged residents (16-29 years and 30-44 years) who are most likely to be attracted by the types of accommodation on offer at Wirral Waters, as well as the employment and leisure opportunities which will also be available.
  - By 2017 the employment population of Wirral Waters is forecast to be 5,900 (4,700 net of live-workers). This is expected to grow further to 11,600 by 2025 (8,700 net of live-workers).



## Introduction

- 3.1 The preceding chapter provided an overview of the potential population forecasts under the three demand scenarios from the base year of 2006 up to 2025. Although development is anticipated to extend much further than this (potentially up to 2050 on the indicative development schedule) the forecasts to 2025 provide, at this stage, a sufficiently long timeframe in which to assess the likely demand implications for each aspect of social and community infrastructure arising from the population scenarios.
- 3.2 As noted earlier, it is important to be clear on the difference between physical infrastructure (capital-funded) and the range of services (revenue-funded) that may be provided within or from this physical infrastructure. The aim of this report is to assess, in broad terms, the extent to which the development of Wirral Waters will lead to a need to develop new capital infrastructure (e.g. buildings and accommodation) in order to meet demand for social and community services. Whilst there is a need to understand the impact of increased demand on individual service activities – and the ways in which these will be delivered in the future – in order to assess demands on infrastructure, this is not an attempt to comprehensively quantify the impact on the demand for all of the individual service activities. For example, it is necessary to assess demands on the need for acute healthcare infrastructure (drawing on consultations with local partners) rather than to quantify the specific and numerous healthcare services that will need to be provided. This detailed work can only be done at a later date and in conjunction with the individual funding and delivery partners.
- 3.3 Table 3.1 and Table 3.2 highlight the potential implications for SCI which may arise under the three population scenarios.
- Scenarios One & Two**
- 3.4 The forecasts under both Scenario One and Scenario Two suggest that the Wirral Waters local area will continue to experience a declining residential population going forward to 2017 and 2025, with the age profile of the population evolving in the same way under both scenarios. As a result of this similarity in outcomes the probable demand implications of these two scenarios has been assessed together.
- 3.5 Although both scenarios suggest that the population will continue to decline from the base year in 2006 (82,900 residents), the scenarios present the decline at differing scales:
- By 2017 Scenario One forecasts that the Wirral Waters local area population, on a worst-case basis, will have declined to approximately 81,100, whilst Scenario Two forecasts a fall of 1,100 residents to 81,800. The difference between these forecasts in overall population terms is rather small at this stage.
  - However, by 2025 Scenario One forecasts that population will fall further to approximately 79,700 residents, with this forecast a consequence of the constant decline assumption factored into the SOA-based analysis. Scenario Two suggests that population will have declined by up to 2,000 residents to 80,900.
- 3.6 Therefore, considering the worst-case declines forecast in residential population by 2025 under both scenarios: -3,200 residents under Scenario One and -2,000 residents under Scenario Two, the following analysis outlines the demand implications which this may place upon SCI under the four key SCI themes.



Table 3 1: Scenario One & Scenario Two SCI (No Wirral Waters) Demand Implications

Education & Learning	The population forecasts suggest that under both scenarios the number of children and young people within the Wirral Waters local will continue to fall over the forecasting period to 2025.
Nursery education and childcare	Adults of parent-age are also declining reflecting the on-going decline in families residing within the area, but also national trends of lower birth rates and people choosing to have children at later stages of life.
Primary schools	As a consequence of on-going decline amongst children and young people this will lead to reduced demand being placed upon nursery, primary and secondary levels of education infrastructure within the area. Evidence shows that demand for some education provision within the area is already low, and with forecast demand to fall further within the local area education service providers would have to consider the most appropriate ways to manage this decline, ensuring that service quality levels are maintained and improved, but that services are provided in the most cost-effective and efficient way to the public.
Secondary and sixth form education	However, with forecast population increases within young adults and middle-older age adults, these adults may have a higher propensity to place demands upon education providers who offer further education or adult-learning courses within the local area. Service providers may need to assess whether they have the necessary capacity within their current provision to accommodate an increasing number of adults who may wish to continue in further/adult education.
Higher, further and adult education.	

Health & Social Care	Like education provision the overall scale of population demands made upon health and social care infrastructure care has the potential to actually fall under these two scenarios. Whilst the scale of residents may be declining it is the profile of residents which will affect the demands which are placed upon health and social care providers within the area i.e. fewer children, a broadening of younger and middle aged adults, and a significant number of older adults.
Primary & Intermediate care facilities	Whilst a fall in overall demands for health and social care services may not be an issue for providers who currently have the capacity to deal with a higher demand from patients, it is the types of services which are demanded which may alter the way in which providers offer services, particularly those services which are offered increasingly within community health centres or hospitals.
Acute care	<ul style="list-style-type: none"> <li>• With fewer children and families residing in the area in years to come there is likely to be reduced demand for paediatric medical care.</li> <li>• However, with an increasing middle-older adult population forecast for the area it is likely that additional demands will be placed upon service providers with this age-cohort having a higher propensity to require medical care. The continued development of a wider range of medical tests, minor surgeries, and other day patient services within community healthcare facilities will be an important step in meeting this demand. Despite investments in community healthcare older adults may also require additional Acute (hospital) services which may place additional demands upon Arrowe Park hospital.</li> </ul>
Social Care	

	<ul style="list-style-type: none"> <li>• These demands may well be balanced out by younger people who tend to place fewer demands on hospital services. Although there is forecast to be a growth in younger adults locally, it is this cohort which is likely to place least additional demands on services, over an above standard GP registration and occasional healthcare requirements, or A&amp;E attendance. The key demand which this group may make is on the flexibility of services offered i.e. out of hours/weekend services for working people.</li> <li>• Although fewer young people are forecast within the area, an increase in older adults will ensure that demands on social care services within the local area are maintained e.g. through additional older adult service demands.</li> </ul>
Community Recreation & Leisure	Although residential population levels within the Wirral Waters local area are forecast to decline, demands on sports, leisure, library services within the local area are also likely to be affected by the changing profile of residents within the local area, and importantly how these groups interact and use these services.
Sports facilities	With changing service-user habits both the public and private sector led service providers may have to alter the ways in which they offer services. For example, a greater demand may occur for electronic library services (e.g. access to on-line resources), or the development of more multi-functional and perhaps non-traditional sports facilities/playing surfaces to accommodate a much broader spectrum of sporting interests.
Libraries	
Place of worship	
Open spaces	



Community & Emergency Services	The demands placed upon civic and community services from local residents are likely to remain relatively stable over time as the decline in residents will happen steadily over the forecasting period. The Council may find more ways of offering front-line services to residents from its one-stop shop centres as further public service technological advances are made (e.g. access to services on-line).
Civic/ Council and Community Services	
Police stations	
Fire and ambulance stations	
	Emergency service providers such as the Police, Fire and Ambulance Services are likely to have similar demands placed upon them. They will continue to have to provide resources to the area, as their resource allocation models, particularly the fire and police services are not wholly driven by population demands – other demands, for example from business, incidences of crime and fire risks, are factors which affect the way in which these services providers allocate resources to the area.

## Scenario Three

- 3.7 Based upon the indicative phasing for the Wirral Waters development up to 2025 it is envisaged that approximately 8,000 dwellings would be completed by this time – approximately 53% of all development proposed for the site – with the majority of dwellings completed being 1 and -2 bed units (over 75%). It is assumed that approximately 7,400 of these dwellings will be occupied at this point. Based upon this take-up rate, assumptions on household sizes, and local area relocation effects the following population estimates were calculated:
- By 2017 the Wirral Waters development has the potential to generate an additional 5,900 net new residents; and
  - By 2025 the Wirral Waters development has the potential to generate an additional 13,600 net new residents.
- 3.8 With approximately 315,500sqm of floorspace estimated to be built by 2025 the employee population is estimated to be approximately 11,600. Taking account of those workers who also live in Wirral Waters the total number of employees who place additional demands on SCI in the Wirral Waters local area is approximately 8,700.
- 3.9 As described earlier (see Table 2.6) the assumptions on the profile of residents within the Wirral Waters development have been based in part, on the residential profile of residents from Salford Quays. As a result of the development of family orientated dwellings at Wirral Waters (25% of dwellings are 3 bed +) and a planning focus on delivering sustainable communities, the assumptions for resident age profile are based on a more optimistic outlook than those achieved at Salford Quays. Consequently the make-up of residents within the development is forecast to be more orientated towards a young to middle aged adult population, while there is also likely to be a smaller but significant older adult population who choose to reside within the Wirral Waters development.
- 3.10 Although the assumptions used in this analysis have been based on a more optimistic interpretation of the profile of residents at Salford Quays, there is potential for the development to attract and sustain an even more varied and mixed resident population – an aspiration which is

shared amongst the developer and other local partners. Evidence from other developments such as Salford Quays point towards regeneration schemes of this nature being a staging post in some people's housing ladder (i.e. whilst they are young professionals) before moving on elsewhere. However, it could be argued that if Salford Quays had been planned and delivered in a different context, with community, healthcare and educational provision and the type of environment created to attract a wider section of population, the mix of residents living at Salford Quays could have been more varied.

- 3.11 The following table therefore considers both the implications for SCI based upon the forecast residential profile (as influenced by a more optimistic interpretation of demographic trends based upon evidence from Salford Quays), while also considering SCI implications as a result of a range of child yields (particularly important when considering education and healthcare requirements).
- 3.12 It should be noted that this approach presents SCI estimates which are at opposite ends of the SCI spectrum. There are few schemes like Wirral Waters which can provide useful comparator information on child yields. However, evidence from Section 106 agreements and other documentation for residential developments in locations across England (e.g. in Horley and Northampton) has been drawn upon. The range of yields used is comparable with those used in the Audit Commission's Trading Places report. At this juncture it can be argued that in its early years, the Wirral Waters development is more likely to have a resident mix more akin to the estimates derived from an optimistic interpretation of Salford Quays. This is reinforced by the content of the first detailed proposals to be tabled for residential development at Wirral Waters, being Plot 1 of Northbank East, which includes a significant element of larger 3 and 4 bedroom units and associated support facilities and open space.
- 3.13 Nonetheless, due to the scale and mix of development proposed at Wirral Waters, the SCI demands have the potential to be much larger – however, they may not in practice be as extensive as the estimates set out in the subsequent tables may suggest.



Table 3 2: Scenario Three SCI Demand Implications

Education & Learning	Additions to the child-age residential population in the Wirral Waters local area will be the key driver which will affect the demands which are placed upon education and learning infrastructure locally at all levels: nursery, primary, secondary and further/adult education.
Nursery education and childcare	Population forecasts indicate that the Wirral Waters development has the potential to generate an additional 600 children (0-15 year olds) by 2017, and approximately 1,400 children by 2025. Based upon what is known about the scale of residential development up to 2029, it is estimated that on average the child yield will be approximately 0.2 children per dwelling (based upon all dwellings, or 0.6 based on just dwellings with 3 or more bedrooms).
Primary schools	
Secondary and sixth form education	
Higher, further and adult education	
	Of those children residing within the development by 2025 it is also assumed that approximately 60% of these children will be of nursery age, 30% will be of primary age, with 10% of secondary school age. Therefore the development could generate demand for an additional:
	<ul style="list-style-type: none"> <li>• 350 nursery places by 2017, and 800 places by 2025</li> <li>• 180 primary school places by 2017, and 400 places by 2025</li> <li>• 60 secondary school places by 2017, and 140 places by 2025</li> </ul>

Education & Learning	The increasing employee population within Wirral Waters will also have an impact on nursery/crèche facilities in the local area. A significant number of workers may choose to place their children in nursery/crèche facilities in close proximity to where they work. While many nurseries connected with schools have particular in-take policies based on residence, private sector nurseries would most likely respond to this level of demand as it increases. The market is increasingly seeing co-located crèche/nursery facilities as part of employment sites. Dependent on the scale of demand it is anticipated that the market would respond, over time, to meet this need.
Nursery education and childcare	In view of partner aspirations to develop a broader mix of residents living within the Wirral Waters development, consideration has also been given to the impacts based upon a range of potential child yields from the development. Based upon evidence from other areas the Wirral Waters development has the potential to yield:
Primary schools	<ul style="list-style-type: none"> <li>• 540-1,030 children by 2017 and 1,180-2,240 children by 2025.</li> <li>• In 2017 this could equate to 310-660 primary school children, and 230-370 secondary school children. It is estimated that this could indicatively lead to a demand for between 10-22 primary school classes and 8-12 secondary school classes of children.</li> <li>• By 2025 this could equate to 670-1,440 primary school children, and 500-800 secondary school children. It is estimated that this could indicatively lead to a demand for between 22-48 primary school classes and 17-27 secondary school classes of children.</li> </ul>
Secondary and sixth form education	
Higher, further and adult education	

Education & Learning	These child forecasts are significantly higher than those generated under the initial residential profiling for the development. Nevertheless, further work may be needed to come to a view on the future demographic mix envisaged by partners in terms of child yields which could realistically be anticipated from a development of this nature.
Nursery education and childcare	With increases in the number of children within the local area as a result of development the quality of education infrastructure may also need to be addressed. The added pressures on class sizes, as well as the changing demography of residents may place additional pressures on the education authority to provide contemporary education facilities which meet modern teaching requirements, and which can accommodate higher volumes of children.
Primary schools	
Secondary and sixth form education	
Higher, further and adult education	
	As with scenarios One and Two there is potential for increased demands being placed by residents on further/adult education within the local area. Residents who may seek to extend their qualifications or undertake courses which meet their hobbies and interests may be one area of growth, whilst an increasing older adult population may wish to undertake lifelong learning courses.



Health & Social Care	With increases in residential population associated with the Wirral Waters development by 2017 and 2025 (an additional 5,900 and 13,600 residents), demands upon primary care healthcare services will be high. Based upon profiling of residents the greatest primary care demands will be placed upon GP's, community health centres, and dentistry by young-middle aged adults. There will also be a significant demand for older adult and paediatric (family) medical care from residents from the Wirral Waters development.
Primary & Intermediate care facilities	It is estimated that by 2017 the development's residential population will demand up to 3 GPs and 4 dentists; whilst by 2025 the population will require up to 8 GPs and 13 dentists <sup>15</sup> .
Acute care	However, taking into consideration the scope which the development has to accommodate higher yields of children and families, the analysis also considered what the implications may be upon healthcare if this situation developed. Based upon estimates of children residing within the development by 2025 there could be additional primary care demands placed on service providers. There is potential that this could indicatively lead to demand for up to one additional GP and one additional Dentist to meet the healthcare needs of residents if this situation developed.
Social Care	

Health & Social Care	Such increases in residents will also result in a higher demand for modern healthcare services which meet the needs and aspirations of new residents, as well as improving the offer to existing residents within the local area. The development of contemporary, multi-service healthcare centres within communities is a Government priority, and the development of Wirral Waters presents an opportunity to provide such quality provision within a new neighbourhood, and one which would be served by a growing residential and business community.
Primary & Intermediate care facilities	The scale of development of multi-service healthcare centres will also be influenced by the demands of workers at Wirral Waters. Workers who choose to register with a doctor or dentist closer to work, or who would present at open surgeries/walk-in centres will need to be considered. With approximately 68,790 additional workers in the Wirral Waters local area by 2025 healthcare providers will need to ensure that provision is adequate to meet worker demand. For example if 1 in every 50 workers use healthcare services in the local area each month this could lead to an additional 140 175 patients requiring care in the local area. For 1 in every 100 workers it would be 970 patients.
Acute care	While it is unclear at this stage about the scale of potential demand, the scale of provision for walk-in services and clinics will need to be developed in line with services targeted at residents. It is anticipated that in terms of dentistry, private sector providers will, to an extent, be able to meet some of the demand generated by workers who are able or who prefer to use private sector dentistry services.
Social Care	

Health & Social Care	It is anticipated that additional demands upon acute (hospital) services will be relatively modest as a result of the Wirral Waters development (both residents and workers). The profile of residents suggests that there will be low demands placed upon hospital services by longer-term illness and operations within young-middle aged residents, as these residents are typically less likely to present at hospital compared with children or older adults for these issues. However, the Hospital Trust will need to make some planning provisions for child and older adult admissions from residents, and plan for the potential increases which all residents may place upon A&E services.
Primary & Intermediate care facilities	
Acute care	
Social Care	
Community Recreation & Leisure	Increasing resident population levels are forecast to place greater demands on sports, leisure, places of worship, and library services within the Wirral Waters local area. The profile of Wirral Waters residents will also affect the ways in which people use services, with divergent interests and hobbies.
Sports facilities	Along with the demands placed on recreation and leisure services by residents the demands of workers in the area will also lead to additional demands for a higher quality of services within close proximity to the development e.g. multi-functional sports facilities with flexible opening hours, library and community services which offer a wider range of services.
Libraries	There is also the expectation for the private sector to locate leisure services within the area as the development of a new residential and employment markets demand a different type and higher quality of provision (e.g. gyms, health clubs, and sports facilities).
Place of worship	
Open spaces	



Community & Emergency Services	The development of a significant new residential, commercial and leisure area in and around Birkenhead docks will place additional demands upon both community and emergency service providers.
Civic/ Council and Community Services	Wirral Council is a key provider of community services. For example their one-stop shop service provides a front-line centre for residents to interface with the Council on a wide range of issues, from benefits, Council Tax and planning issues. With an increased population accessing such services there will be increased demands placed upon the Council to ensure that services remain of a high standard and that they have the capacity to deal with increased levels of enquiries, as well as provide the additional services which residents and businesses require e.g. refuse services, a wider range of e-services.
Police stations	
Fire and ambulance stations	There will also be demand for additional community /neighbourhood centre space within the Wirral Waters local area – space which is of a modern and flexible nature to accommodate the needs of a wide range of different user groups. Such a space can act as focal point for communities and be a place where service providers can deliver services, either permanently or use space temporarily, to both existing and new residents.

Community & Emergency Services	Emergency services, particularly the Police and Fire Services, will also receive additional demands from the increase in both residential and commercial employment as a result of the Wirral Waters development. Both services use resource models which factor in population as well as other factors such as businesses, to assist them in deciding upon the appropriate level of resource required to serve an area. It is highly likely that demands placed upon the Police will increase in terms of patrols, PCSO support, and tackling business crime; whilst the Fire Service may also require additional fire fighting equipment (linked to the level of tall buildings proposed for the area) as well as increased cover for residential and business property.
Civic/ Council and Community Services	
Police stations	
Fire and ambulance stations	



### The Current Position

- 4.1 The earlier SCI audit in the Baseline Study set out, under each SCI theme, the baseline position on the supply of infrastructure within the Wirral Waters local area, as well as that infrastructure which is provided outside of the Wirral Waters local area but which supports those residents living there e.g. hospitals. The following tables in this section present an overview of the key messages on supply for each SCI theme from the baseline report.

### Education & Learning: Key Messages

- 4.2 The education & learning supply assessment mainly focused on nursery, primary and secondary education provision, as well as further education within the Wirral Waters locality.
- 4.3 Nursery education is provided by a mix of nursery schools, or nursery classes within schools – approximately seventeen. There are also 10 private sector nurseries operating within the area.
- 4.4 There are 26 primary schools within the Wirral Waters local area, with divergent levels of occupancy, attainment and recent investment.
- 4.5 Occupancy levels within primary schools is currently at just over 80%, with over **1,370 unfilled places**. The LEA has forecast that unfilled places will fall to approximately 1,200 by 2012 with occupancy levels at approximately 86%. This is largely attributed to falling numbers of children, and as a result of a school rationalisation programme currently underway across Wirral.
- 4.6 Like many areas the Wirral Waters local area suffers

from schools which are both under and over-subscribed. However, the majority of primary schools here are **underperforming**, with only 10 of the 26 schools meeting the national average in terms of Key Stage 2 attainment, whilst only 6 schools meet or exceed the national average for contextual value added (i.e. the progress children make between Key Stage 1-2) - pupils in a number of schools are making significantly less progress than the national average for pupils with similar KS 1 attainment.

- 4.7 Secondary Schools: There are seven secondary schools located within Wirral Waters local area. These schools provide a total of 8,850 school places. Occupancy is relatively high (at 84%, although across Wirral it is 98%), with **1,330 places** currently unfilled across all years. Occupancy does vary significantly between these schools reflecting differences in performance, with only two schools achieving higher than average performance. The LEA forecast that demand for secondary school places may fall by 2012 to 74% which based on current levels would leave over 2,250 places unfilled.

- 4.8 Private finance initiatives are playing an important role in developing secondary schools in Wirral, with two schools within the Wirral Waters local area benefiting from extensions/renovations, whilst a new school has been developed (Weatherhead High). Wirral's involvement in Building Schools for the Future programme will also see further improvements in local schools, with funding commencing in 2016, with an aim to better connect schools to the communities by developing further wrap around services. With falling rolls forecast further rationalisation may be required within local secondary schools.

- 4.9 Sixth form provision and post 16 education is provided through sixth forms centres at some secondary schools, through sixth-form colleges, and by Wirral Metropolitan FE College.
- 4.10 Wirral Metropolitan College is the leading provider of further education (FE) in Wirral. It provides a wide range of education and learning courses, both vocational and academic, with **two campuses** within close proximity to the Wirral Waters site.
- 4.11 The College has invested **£16m** in its three campuses in recent years. However, the College is currently considering rationalising its facilities, closing its Carlett Park and Conway Park campuses and consolidating activity in a new high quality facility closer to its main student catchment of Birkenhead and Wallasey. There could be scope to relocate activities within either the Woodside area or within the Wirral Waters site. The College is hopeful that any facility could be operational by 2011/12.
- 4.12 Discussions with the Director of Children's Services and his team at Wirral MBC, along with analysis of current infrastructure suggests that early years and school age education infrastructure is in a state of **on-going change** and improvement. PFI is helping to deliver more **contemporary** school infrastructure, whilst other capital investments have helped **modernise and improve facilities**, accelerating the rate of investment in school stock significantly. The Council's schools rationalisation programme is also helping to reduce under-occupancy issues across school areas.
- 4.13 The current and evolving challenge of under-occupancy



within Wirral's primary education sector suggests that there is **sufficient scope**, despite rationalisation, to accommodate a significant **phased increase** in the school-age population of this area of the Wirral. With falling roll numbers forecast for secondary education going forward, the available evidence suggests that education infrastructure within the Wirral Waters local area has **surplus capacity**.

### Health & Social Care: Key Messages

- 4.14 Primary & Intermediate Care facilities: The PCT is responsible for all primary care services within the Wirral area. This is very wide ranging and includes services such as GPs, dentistry, pharmacy services, health education, community mental health services.
- 4.15 There are 17 GP surgeries and medical centres which serve the Wirral Waters local area population, with approximately 1GP for every 1,800 residents. There has been an extensive programme of infrastructure rationalisation and improvement over the last 3-5 years across Wirral as much of the infrastructure was out of date, inflexible, and expensive to maintain. Working with practitioners and private finance, several of the surgeries and centres in close proximity to the area have recently undergone modernisation and improvement, helping to raise the quality of service offered locally.
- 4.16 The PCT is also investing in the development of two community hospitals. A £13m investment in Victoria Central to develop a walk-in clinic offering a range of primary and secondary care services in the community is underway, whilst a £30m scheme to develop St Catherine's hospital to bring local GPs together is also proposed for 2010. In total by 2010 the PCT estimate that they will have invested £90m in new or improved premises, with the Wirral Waters area benefiting from this investment.
- 4.17 In close proximity to the Wirral Waters local area there are approximately 23 pharmacies, 9 dentist practices, as well as 11 opticians serving the local population.
- 4.18 The Healthcare Commission has recently rated the quality of the PCTs services as Fair (below excellent and good), whilst patients have recently rated their services as Satisfactory.

4.19 Acute Care Facilities: The Wirral University Hospital Trust operates the 900-bed Arrowe Park Hospital in Upton (4-5 miles from the Wirral Waters development) which serves as the key acute care hospital in Wirral, whilst elective surgery cases are also undertaken at Clatterbridge Hospital near Bebington. Arrowe Park provides key services such as A&E, maternity and intensive care. The hospital is accessible from the M53 motorway, as well as being served by bus services. The Hospital Trust was recently rated as Good by the Healthcare Commission for the quality of its services. The Hospital Trust is currently working with the PCT in the development of community hospitals at Victoria and St Catherine's, which are north and south of the Wirral Waters development. The aim is to provide an increasing amount of hospital services (e.g. tests, X-ray, outpatient services) closer to communities.

4.20 The key message received from the Hospital Trust is that they do not believe that the proposed development at Wirral Waters will have a fundamental impact upon the way in which it delivers its services. However, it does acknowledge that there may well be some impact which will affect demand and future supply for particular types of medical services e.g. the type of people who are likely to live in the developments are unlikely to have the types of on-going health issues which require hospital attention, make healthier lifestyle choices, and are most likely to attend hospital for A&E, or out of hour's emergency care services.

4.21 The key messages from discussions with PCT Directors suggest that the proposal for developing Wirral Waters would not raise major capacity constraints for the PCT. With the PCT already having 6% more GPs per head of population than the regional average, and typically 1 GP for every 1,800, as well as investing in contemporary medical facilities, a confident picture emerges which suggests that this area of Wirral could cope with the increase in population envisaged. However, the PCT stress that the nature and balance of the population likely to be attracted to Wirral Waters local area is such that provision may need to be qualitatively different in order to meet their expectations, and to help the area attract and retain residents. Further consideration may also need to be given to the increased demand for PCT services linked to increases in the daytime population of the Wirral Waters local area (i.e. the demands that Wirral Waters workers may generate).

### Community Recreation & Leisure: Key Messages

4.22 Wirral Council is one of the key providers of leisure assets within the area and has a responsibility for planning, delivery, maintenance/operation of many leisure assets including: parks, libraries, leisure centres, museums/galleries/theatres, and community centres. Increasingly the private sector are also beginning to play a greater role in developing and operating provision within Wirral, with the Council keen to work with the sector to develop services for communities. Nevertheless, this assessment of the supply of community recreation and leisure facilities within the Wirral Waters local area focussed on mapping and identifying sports facilities, libraries, places of worship and public open space. The key messages on Community Recreation & Leisure provision within the Wirral Waters were:

- There are four Wirral MBC affiliated sports and leisure centres located within the Wirral Waters local area. The majority of these facilities are within the Birkenhead area, on the southern side of the docks. The facilities provided in these locations include swimming baths, gym suites, and racquet sports.
- Wirral MBC has three libraries within the Wirral Waters local area. Two of these libraries are located in the Birkenhead side of the docks, whilst the third is located in Seacombe on the north side.
- The local area is also well served with 26 places of worship. Places of worship are also typically centres for some community activities, and have facilities which can accommodate a variety of community groups and associations.

4.23 Wirral Council has undertaken a Strategic Asset Review to identify key principles which will need to be considered in the development and implementation of a future leisure strategy. Some of the key issues affecting Wirral wide provision include:

- Some level of reconfiguration and relocation of provision is required in order to optimise usage and quality of services.
- Significant parts of the stock of facilities are



somewhat faded/tired, or else have begun to suffer more serious challenges, representing a growing maintenance and refurbishment challenge and cost for the Council.

- Some facilities, given their condition and level of usage, have relatively poor financial sustainability. Increased overheads associated with the maintenance and operation of a large stock of older buildings represents a cost to the council which could otherwise be invested in new services and facilities.

4.24 The analysis has identified a number of key strategic principles which are likely to inform the level, nature, management and delivery of leisure provision that Wirral Council will make in future. They include:

- A need to reduce the overall size of the estate whilst investing in better facilities at key strategic locations – this could include facilities within the Wirral Waters local area.
- A growing emphasis on multi-functional and multi-user buildings – bringing together different user groups and activities.
- Encouraging private sector investment in leisure facilities and ensuring that future public investment complements private sector provision, whilst ensuring that key social goals are met.

### Community & Emergency Services: Key Messages

4.25 This SCI theme cuts across a range of service provision. This assessment of supply focussed on civic and community services, police services, fire services, and ambulance services.

#### Civic & Community Services

4.26 Wirral Council have developed a One Stop Shop offer across the borough over the last 10 years to locate key council services under one-roof to help improve service accessibility and raise levels of customer satisfaction. Many shops are located near public transport routes, in central locations, utilising mainly existing well-known and council buildings, as well as placing them in libraries and sports centres. The Wirral Waters local area has several shops in close proximity in Birkenhead, Wallasey and Seacombe. The Council's Strategic Asset Review may

affect the type and nature of civic and community services required at Wirral Waters.

#### Police Service

4.27 Wirral is covered by a Basic Command Unit (BCU) for Wirral. Merseyside Police utilise a Resource Allocation Model every six months to ensure that each BCU and neighbourhood is adequately resourced to meet emerging issues, and to ensure that the quality of police services are at the right level. The development of Wirral Waters would be a key consideration for this model and the outputs it generates in terms of policing the area.

4.28 Currently there are eight neighbourhood policing teams in Wirral. Neighbourhood policing resources within the policing wards located within the Wirral Waters locality (West Wallasey ward, Bidston & St James ward, Seacombe ward, Liscard ward, Birkenhead ward) indicate that the following currently serve the residential and business community:

- 4 Area Inspectors
- 6 Sergeants
- 8 Police Constables
- 21 Police Community Support Officers (PCSOs)
- There are four police service facilities within the 2km zone. Three are within Birkenhead, whilst Wallasey is covered by a facility on Manor Road.

#### Fire Service

4.29 The Merseyside Fire & Rescue Service has been ranked, by the Audit Commission as part of its 2005 Comprehensive Performance Assessment (most recent), as a service which is performing at an 'Excellent' standard. The service uses an Integrated Risk Management Planning (IRMP) process as their main resource planning tool which uses a sophisticated GIS model to conduct risk assessments to assess how resources are deployed across the area. There are currently two fire stations within Wallasey and Birkenhead.

4.30 Ambulance Service: Ambulance services in Wirral are provided by the North West Ambulance Service NHS Trust. The Healthcare Commission has reported that there the Trust has some room for improvement in the way it delivers its services across the region receiving a Fair rating in terms of the quality of services it provides.

Ambulance services are provided at two locations across the Wirral Waters local area. Both Wallasey and Birkenhead have ambulance stations, as well as there being provision of a station at Arrowe Park Hospital.

4.31 The scale of the development at Wirral Waters will have an impact upon the way in which the Police Service, Fire and ambulance services deliver their services in these communities. The Police and Fire services rely on allocating their resources according to models which take into account a wide range of variables, including population. The Wirral Waters proposal includes significant commercial space for business, as well as residential units, which will also need to be factored into resource models.

### Introduction

- 5.1 As outlined in the demand chapters (Appendices 2 & 3) the Wirral Waters development (both residential and employment) has the potential to generate additional demands upon Social and Community Infrastructure within the Wirral Waters local area, and in some cases further away e.g. hospital services, over and above those which are forecast to have happened anyway as a result of local population change (e.g. as outlined under Scenarios One and Two). However, in terms of the impact which additional demand places upon SCI provision, it is necessary to consider these in light of the current supply of SCI within the local area (as described in the earlier Supply chapter).
- 5.2 The following tables take each SCI theme in turn, and present an overview of the total impact which the development of Wirral Waters may create in light of the identified current supply. These impacts should be interpreted as being indicative at this stage and are presented as an early assessment of the potential impact which the development scheme could have on SCI provision. Due to the breadth of the impacts under the education & learning theme and the health & social care theme the impacts have been split into smaller descriptive tables.

### Education & Learning Impacts

#### Nursery Education

- 5.3 Nursery education is generally provided by a mix of nursery schools, or nursery classes within schools either run by the local authority or by private companies. Within the Wirral Waters local area there are approximately

seventeen nursery schools or schools with nursery classes, whilst there are also 10 private sector nurseries. With the requirement for all children (0-4 years) to have access to nursery education within their local area there is currently sufficient provision within the local area to meet nursery education needs.

- 5.4 Population forecasts however indicate that the Wirral Waters residential development has the potential to generate an additional demand for around 800 nursery places by 2025. In light of a decline within the child-age population within the local area which is forecast to continue, it would suggest that there would be some capacity amongst existing nursery provision to absorb some of this additional nursery requirements by 2025.
- 5.5 However, using the alternative approach of a range of child yields for Wirral Waters (as outlined below in the primary school assessment) has the potential to generate 670-1,440 primary school children by 2025. The demands placed on nursery provision therefore could be even greater as a high proportion of these primary age children could require nursery education in the first instance if they reside within the local area from birth to school age.
- 5.6 It is also anticipated that there will be some nursery demand from workers who wish to send their children to nursery/crèche facilities close to where they work. While there are some uncertainties as to the scale of demand from workers, it is envisaged that in the shorter term there may be a requirement for existing nurseries to offer some additional places to meet this growth in the local area.

- 5.7 On the basis of this level of demand there would be a requirement for additional capacity within nursery education to be developed, over and above that which could be taken-up from additional supply. There would be some scope to expand or modernise existing provision provided by the local authority to absorb some of this requirement. However, it would also seem appropriate, with this level of additional demand from residents and from workers, to encourage the private sector to offer expanded services within the local area, as well as encourage additional private sector providers to establish nurseries within the area e.g. Leapfrog Nurseries and Kids Allowed provide modern nursery education facilities as well as range of other parental services. There could also be potential for any new nursery provision to be part of a wider community offer within Wirral Waters, sitting alongside healthcare or other community space.

#### Primary Education

- 5.8 There are approximately 26 primary schools within the Wirral Waters local area, with divergent levels of occupancy, attainment and recent investment. Research suggests that primary school occupancy levels are approximately 80% with over 1,370 unfilled places. The LEA has forecast that unfilled places will fall to approximately 1,200 by 2012 with occupancy levels at 86% - this increase in occupancy can largely be attributed to falling numbers of children and as a result of a school rationalisation programme currently underway across Wirral.
- 5.9 The population forecasts suggest that the Wirral Waters development has the potential to generate a requirement



for approximately 180 additional primary school places by 2017 (the growth point period), and 400 places by 2025. In light of the on-going decline within the child-age population within the local area and the Council's school area review programme, which is aiming to reduce the oversupply of school places, it would appear that there would be no issue with capacity amongst existing primary school provision to absorb these requirements by 2017 and 2025. However, when the child yield approach for the Wirral Waters development is considered, a different story emerges.

- 5.10 By 2017 it is forecast an additional 310-660 primary school children will be resident within the local area, whilst by 2025 this could potentially rise further to between 670-1,440. It is anticipated that primary schools within the local area by 2017 would be able to accommodate this increase in children of primary school age (based upon Wirral Council's projected unfilled places by 2012 – approximately 1,200). However, by 2025 the number of primary school children could potentially require the development of at least one additional primary school within the local area – potentially on a site within the Wirral Waters development itself – although there is also scope to extend other schools within the local area to absorb some of the children which would require places under the higher-end forecast (1,440 pupils).
- 5.11 Although it is too early to suggest what the Council's strategy may be to accommodate such significant growth, it would be useful for the Council to bear these forecasts in mind in light of their school rationalisation programme which is aiming to reduce current over-capacity within Wirral schools. Investments in new schools, or extending/modernising other local schools could be one way to help raise the quality of the primary learning environment within the local area. It could also be a route by which the Council can re-position some schools which may have been performing at sub-optimal levels historically, and change parental perceptions concerning 'good or bad' schools locally. With PFI on-going, and Building Schools for the Future investments planned from 2016 onwards there is a real opportunity to raise standards within the local area's schools, whilst also meeting the expectations of both existing and new residents.

## Education & Learning Impacts: Secondary & Further Education

### Secondary Education

- 5.12 There are approximately seven secondary schools located within Wirral Waters local area. These schools are a mix of faith, state, and single sex/mixed provision. Research suggests that these schools provide a total of 8,850 school places and are currently 84% occupied – with approximately 1,300 unfilled places. The share of under-occupancy does vary however amongst local area schools, with some schools, typically those with higher educational attainment results, over-subscribed. With the number of children of secondary school age forecast to decrease, the Council have estimated that the demand for secondary school places could fall by 2012 to 74%, which based on current levels would leave over 2,250 places unfilled.
- 5.13 Evidence from ONS forecasts for the local area's population concur that the number of children of secondary school age is likely to fall in the future. However, Wirral Waters population forecasts for the number of secondary school age children as a result of the Wirral Waters development are for 60 additional children by 2017 and 140 by 2025. On this basis there would clearly be sufficient capacity in existing secondary schools within the Wirral Waters local area to accommodate these children.
- 5.14 However, when forecasts under the child yield approach for the Wirral Waters development are considered, the number of children significantly increases. Forecasts show that there could potentially be up to 230-370 additional children by 2017, and up to 500-800 children of secondary school age by 2025. However, with the number of unfilled secondary school places is expected to continue to increase, it is estimated that existing schools within the local area would be able to accommodate such an increase in additional pupils.
- 5.15 Nevertheless, as with Primary education in the local area there is scope for further investment and modernisation of secondary education provision within the local area to help raise the quality of provision in order to meet the teaching needs of pupils and the aspirations of parents for modern, high achieving schools. The BSfF programme provides opportunities for the local area's secondary

schools to improve the built fabric of the school itself, whilst enabling teachers to teach children within flexible and contemporary space.

### Further Education

- 5.16 Sixth form provision and post 16-education is provided through sixth forms centres at some secondary schools, through sixth-form colleges, and by Wirral Metropolitan FE College. Whilst the sixth forms provide a range of academic courses, the FE college also provides a range of both academic and vocational courses to residents within the Wirral Waters local area. The college also has two campuses within close proximity to the Wirral Waters site.
- 5.17 It is forecast that there is likely to be an increase in demands placed upon further/adult education provision within the local area; however it is not likely to be significant to warrant an expansion of provision from residential users. With increases in older adults forecast within the local area more generally, as well as adults who may wish to further their learning/qualifications, there is potential for an increased interest in life-long learning courses and lifestyle courses. However, there is also scope for future employers at Wirral Waters to require workforce development skills training providers, with the College likely to be a key source of such services. It would therefore be pertinent for providers to take into account of these demographic changes within their planning processes.

## Health & Social Care Impacts

### Primary & Intermediate Care

- 5.18 There are approximately 17 GP surgeries and medical centres which serve the Wirral Waters local area population – with the population well served in respect to its size by GPs. In close proximity to the Wirral Waters local area there are approximately 23 pharmacies, 9 dentist practices, as well as 11 opticians serving the local population.
- 5.19 The PCT, working with practitioners and with private finance, has been rolling out a programme of infrastructure rationalisation and improvement over the last 3-5 years to modernise out of date & inflexible practices/surgeries. The PCT has also been investing in the development of community hospitals - Victoria Central now offers a range of primary and secondary care services in the community, whilst St Catherine's hospital is aiming to



bring GP surgeries together under a modern healthcare building by 2010. In total the PCT estimate that they will have invested £90m in new or improved premises, with the Wirral Waters area benefiting from this investment in raising the quality of healthcare infrastructure.

5.20 With the local area's population forecast to gradually decline further in years to come the service improvement measures being put in place by the PCT are sufficient to meet the primary care needs of local area residents, whilst also providing a range of additional out-patient services within community hospitals. However, forecasts for the Wirral Waters development suggest that there could be an additional 5,900 residents by 2017 and 13,600 residents by 2025 who would require healthcare services. Based upon the profiling of residents it is anticipated that the greatest primary care demands will be placed upon GP's, community health centres, and dentistry by young to middle aged adults. Although to a lesser extent there will be some demands for older adult and paediatric (family) medical care from residents and potential employees from the Wirral Waters development.

5.21 Forecasts suggest that by 2017 there could be a requirement for up to a further 3 GPs and 4 dentists to serve the Wirral Waters local area, whilst by 2025 this could rise up to approximately 8 GPs and 13 dentists - the equivalent of approximately 2 health centres. Therefore, taking into consideration the scope which the development has to accommodate higher yields of children and families, further GP and dentist provision (approximately 1 additional GP and dentist) may be required.

5.22 Demographic change will however be a gradual process, and one by which the PCT could initially manage relatively easily with current provision and its array of higher quality new or improved premises. There could be scope for when population levels increase for these additional practitioners to be located within the community hospitals (where space is available), or there could be scope to develop a practice as part of any future community healthcare or multi-purpose space which partners could develop within development site to serve a growing residential and business community.

5.23 The scale of development of multi-service healthcare centres will also be influenced by the demands of workers at Wirral Waters. Workers who choose to register with a doctor or dentist closer to work, or who would present at

open surgeries/walk-in centres will need to be considered. With approximately 68,790 additional workers in the Wirral Waters local area by 2025 healthcare providers will need to ensure that provision is adequate to meet worker demand. For example if 1 in every 50 workers presented for care in the local area each month this could lead to an additional 14075 patients requiring care in the local area. For 1 in every 100 workers it would be 9070 patients.

5.24 While it is unclear at this stage about the scale of potential demand, the scale of provision for walk-in services and clinics will need to be developed in line with services targeted at residents. It is anticipated that in terms of dentistry, private sector providers will, to an extent, be able to meet some of the demand generated by workers who are able or who prefer to use private sector dentistry services.

#### Acute Care

5.25 The assessment of the supply of Acute care services illustrated that 900-bed Arrowe Park Hospital in Upton (approximately 4-5 miles from the Wirral Waters development) serves as the key acute care hospital in Wirral providing key services such as A&E, maternity and intensive care, whilst elective surgery cases are also undertaken at Clatterbridge Hospital near Bebington. The development of Community Hospitals in close proximity to the Wirral Waters by the PCT has meant that the Hospital Trust has been able to offer an increasing amount of out-patient services to local residents.

5.26 From analysis of future Acute care demands as a result of the Wirral Waters development, it is anticipated that additional demands upon services will be relatively low. The profile of residents suggests that the hospital will not experience high demand from residents as a result of longer-term illness and operations as young-middle aged residents are typically less likely to present at hospital compared with children or older adults for these issues. However, it is understood that the Hospital Trust will need to make some planning provisions for child and older adult admissions from residents, and plan for the potential increases which all types of residents and workers may place upon A&E services, or out of hours emergency care services.

## Community Recreation & Leisure Impacts

5.27 The assessment of the supply of community recreation and leisure covers a broad range of infrastructure: namely open space, sports and recreation facilities, libraries, and places of worship. As outlined earlier within the Wirral Waters local area the Council is one of the key providers of leisure assets and has a responsibility for planning, delivery, maintenance/operation of many leisure assets including: parks, libraries, leisure centres, museums/galleries/theatres, and community centres. However, the private sector is increasingly becoming involved in delivering certain elements of recreation and leisure amenities within localities e.g. private gyms, pools, sports pitches.

5.28 The assessment revealed that the Wirral Waters local area was home to four Wirral Council affiliated sports and leisure centres, three libraries and 26 places of worship – places which can typically act as a hub of community and social groups/activities. It also highlighted that the Council is conscious that the quality of some of its provision may need improving. A review of leisure services has been undertaken, which highlights that:

- Many of the Council-owned facilities need reconfiguring to improve their location and usage;
- Many facilities are looking faded/tired i.e. are a refurbishment challenge, and
- Many facilities are placing a financial burden on the Council to maintain and operate.

5.29 With residential population levels within the Wirral Waters local area are forecast to decline, demands on sports, leisure, places of worship, and library services within the local area are also likely to be affected by the changing profile of residents within the local area, and importantly how these groups interact and use these services. With changing service-user habits both the public and private sector led service providers may need to alter the ways in which they offer services. For example, a greater demand may occur for electronic library services from older adults, or the development of more multi-functional and perhaps non-traditional sports facilities/playing surfaces to accommodate a much broader spectrum of sporting interests from both residents and workers.



5.30 However, with the development of Wirral Waters the resident population of the local area is forecast to increase significantly. This could place a greater demand upon functional public open space, leisure and library/community services within the local area. Along with the demands placed on recreation and leisure services by residents the demands of workers for higher quality of services within close proximity to the development will also be a consideration e.g. multi-functional sports facilities with flexible opening hours, library and community services which offer a wider range of services.

5.31 There is scope for the Council (in light of their review) to work with other partners, particularly the private sector, to develop modern recreation and leisure facilities within the Wirral Waters local area for resident and worker use. With many facilities within the area in-flexible to modern needs and multiple-users, the Council is looking at new provision solutions. It will be important for the Council to rationalise their stock of facilities whilst also investing, most likely in partnership, in multi-functional facilities which can host a wider-array of services, as well as providing space for community interests. The development of Wirral Waters has the potential to align all partners behind a scheme to develop improved community recreation and leisure facilities within the local area, which would help to raise the standard of facilities locally, whilst also providing services which meet the aspirations of existing and new residents. There may also be potential for places of worship to play an important community role in providing spaces and locations for community and interest groups within the Wirral Waters local area.

## Community & Emergency Services Impacts

### Civic & Community Services

5.32 Analysis suggests that demands placed upon civic and community services from local residents are likely to remain relatively stable over time as the decline in local area residents will happen over the ensuing years. With the addition of the Wirral Waters development it is anticipated that the additional services would need to gradually be provided. The Council's one-stop shop service already has centres in close proximity to the site and is one community service which may feel the pressures of increases in residents as it deals with benefit and council tax issues, as well as general advisory services.

5.33 The Council, to maintain its high levels of customer service, will need to factor in this demand to ensure that there is capacity to deal with increased levels of enquiries, as well as the provision of additional services to residents e.g. refuse collection. There may also be a need to find more efficient ways of offering front-line services to residents from its one-stop shop centres – particularly increasing IT-based Council services as a means of meeting customer service demands. With many of the existing shops located near public transport routes and in central locations, utilising mainly existing well-known and council buildings (e.g. libraries and sports centres) there could be scope for an expanded service to be provided within any future multi-purpose community building within the Wirral Waters development as part of a joint venture with developers, healthcare, education or other leisure providers.

### Emergency Services

5.34 Discussions with the emergency services which operate within the Wirral Waters local area demonstrate that the area is already, through statutory obligations, well served by Police, Fire and Ambulance services. The Police for example have 18 officers which cover the Wirral Waters local area as well as a further 23 support officers.

5.35 The Police and Fire services operate resource models and risk plans to estimate the required service levels which they need to offer within localities based upon a wide range of different factors (see earlier), with the models being refreshed every 6-12 months.

5.36 The Wirral Waters development will significantly increase the number of residents within the local area by 2025, as well as create a significant new business and leisure environment too. The scale of the development at Wirral Waters will have a large impact upon the way in which the Police Service, Fire and ambulance services deliver their services to this area. There will be additional police patrols (both vehicular and foot patrols) required for both residential and business areas, whilst there may also be a requirement to ensure that Police stations have adequate facilities to cope with the additional pressures which could be generated as a result of the development. In terms of the Fire Service there is likely to be a requirement for an expansion of crews within the local area as the risks generated from 8,000 additional residential dwellings (2025) and new business neighbourhoods (approximately 13,200 workers by 2025) will be factored into their risk

model. It is also apparent that additional fire fighting equipment may need to be procured in light of the type of development which is proposed – typically medium-high rise buildings e.g. respiratory equipment, taller ladders, longer water hoses etc.

## Summary

5.37 The preceding tables have presented a range of impacts under each SCI theme. These impacts have been based upon analysis of both the demand from demographic change within the Wirral Waters local area and from the analysis of current SCI supply. The key points to note are:

- **Nursery Provision:** There is likely to be a requirement for additional capacity within nursery provision within the Wirral Waters local area as the Wirral Waters development grows and more residents move in. There area will also experience an up-lift in demand from workers who chose to send their children to nursery/crèche provision close to their place of work. Approximately 800 additional nursery places could be required by 2025. However, under the child yields approach this could be significantly higher – based on primary school estimates this could be approximately 670-1,440 additional places. Therefore, as there is a decrease in children forecast within the local area under the without Wirral Water scenarios, a proportion of these additional places could be taken up by existing nursery care facilities. As Wirral Waters develops further and increases in younger children occur, there is scope for additional nursery provision to be provided within the local area. This could potentially be developed through private sector providers who would be able to provide high quality, contemporary nursery care in the local area.
- **Primary School Provision:** The population forecasts for Wirral Waters estimate that an additional 400 primary school places could be required by 2025. Based upon current information there is likely to be sufficient capacity within local schools to accommodate such an increase in the number of primary age children resident in Wirral Waters. However, under the child yields approach where there could be up to approximately 1,440 additional children by 2025, there is likely to be a requirement for an additional primary school to be developed. Although a forecast for a new school may be at the upper end of existing demand, the concept of providing a new,



contemporary and exemplar school on a site within the Wirral Waters area would assist in raising the quality of school provision locally, and serve to meet the needs of both new and existing residents.

- **Secondary Education:** As with primary school provision under the population forecast approach, it is estimated that there would be sufficient capacity within the existing secondary schools within the Wirral Waters local area to accommodate the projected increase (approximately 140 pupils by 2025) from the Wirral Waters development. Furthermore, under the child yield approach (up to 800 pupils of secondary age by 2025) analysis suggests that there would still be sufficient capacity within local schools due to the forecast fall in local secondary school children. However, the importance of investing in and modernising local area schools is essential in raising the quality of provision and teaching environment for both existing and new residents.
- **Further Education:** In terms of further education provision the development is unlikely to generate additional demand which would necessitate further facilities to be developed. There may be a requirement to tailor services to the changing demographic and local employer needs, with the College able to work with employers at their facilities or at employers on workforce development programmes.
- **Primary, Intermediate and Acute Care:** It is forecast that there will be a requirement for additional health care provision (including new higher quality modern health centres for GP's and other health practitioners, as well as for the expansion and upgrading of existing centres) within the Wirral Waters local area. This will be required due to significant increases in resident and employee populations by 2025. This demographic change will be a gradual process and one by which the PCT could initially manage relatively easily due to their investments in new or improved health infrastructure in recent years, which has helped to raise the quality of the healthcare offer locally, and where additional capacity is likely to be available. It is anticipated that demands on Acute services will be relatively low as a result of the Wirral Waters development, although there will be a need to review service provision for some services e.g. A&E.
- **Community Recreation & Leisure:** With such significant

increases in residents and workers from the Wirral Waters development it is anticipated that this will place additional strain on existing leisure services, some of which are already relatively old and of a lower quality to match rising expectations of consumers. There will be a need for community leisure and recreation spaces which are modern, flexible and which can be used by a wide range of different user groups – with their differing ways of interacting with these types of services. There is scope for the Council and private sector providers to work together to develop quality modern facilities within the Wirral Waters local area to serve the needs of both existing and new residents, as well as workers. However, with the recent audit undertaken by the Council it is difficult to have a firmer view on proposals for existing facilities, and plans for the future.

- **Community & Emergency Services:** Additional demands are likely to be placed upon some Council services, in particular services which are provided out in the community e.g. One Stop Shops and refuse services to residents. There could be scope to provide certain services within any future neighbourhood centre/facility, which could also provide a range of other community or SCI provision. The role of e-services could be important here, with the Council able to offer a wider range of services to residents via the internet, or via user-terminals within on-stop shop facilities. Demands placed upon emergency services will also increase, with particular additional demands being placed upon Police and Fire Services with additional officers and equipment required serving this growing residential and business community and the diverse nature of buildings within it.

## Annexes

### Salford Quays Residential Profile

Annex 1: Census 2001 Residential Profile of Salford Quays Residential Output Areas		
Age Groups	No. Of Residents	Percentage
0-15	16	2%
16-29	340	50%
30-44	203	30%
45-64	98	15%
65+	18	3%
Total	675	100%

Source: Census 2001, ONS Crown Copyright ©

Annex 2: Wirral Waters Residential Profile based upon an uplift in the Demographic Profile of Salford Quays Residents (Census 2001 Output Areas)	
Age Groups	Percentage
0-15	10%
16-29	35%
30-44	25%
45-64	20%
65+	10%
Total	100%

Source: Census 2001, ONS Crown Copyright ©