

! Metropolitan
Borough of Wirral

WIRRAL METROPOLITAN BOROUGH COUNCIL

SECTION 35

PLANNING AND COMPULSORY PURCHASE ACT 2004

LOCAL DEVELOPMENT FRAMEWORK FOR WIRRAL

ANNUAL MONITORING REPORT

2004/05

DECEMBER 2005

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1 INTRODUCTION

- 1.1 This document is the first Annual Monitoring Report for Wirral prepared under section 35 of the Planning and Compulsory Purchase Act 2004, covering the period April 2004 to March 2005.
- 1.2 The Annual Monitoring Report reports on the implementation of the Council's Local Development Scheme and the extent to which policies set out in Local Development Documents are being achieved.
- 1.3 The Annual Monitoring Report must be submitted to the Secretary of State by 31 December 2005.

2 LOCAL DEVELOPMENT SCHEME

- 2.1 The Council's first Local Development Scheme was approved by the Secretary of State on 31 March 2005 and came into effect on 30 May 2005. Appendix 1 sets out a summary of the key milestones for future document production. No key milestones were identified prior to 31 March 2005.
- 2.2 The first documents to be prepared will be a Statement of Community Involvement, a Core Strategy Development Plan Document and a series of Supplementary Planning Documents, for telecommunications apparatus, new flat development and food & drink uses in town centres. Development Plan Documents for housing, employment and retailing allocations will be the first Development Plan Documents to be prepared following the adoption of the Core Strategy.
- 2.3 A copy of the Local Development Scheme approved on 31 March 2005 can be viewed at www.wirral.gov.uk/ldf

3 UNITARY DEVELOPMENT PLAN

- 3.1 The Unitary Development Plan for Wirral is an "old-style" development plan adopted by the Council in February 2000, based on the Regional Planning Guidance for North West issued in 1996 (RPG13).
- 3.2 The policies and proposals in the Unitary Development Plan, including the Proposals Map, have been "saved" pending replacement by the "new-style" Local Development Documents introduced by the Planning and Compulsory Purchase Act 2004. A summary of the current status of the policies contained within the Unitary Development Plan was contained in an Annex to the Local Development Scheme approved on 31 March 2005.
- 3.3 A copy of the Unitary Development Plan Written Statement can be viewed at www.wirral.gov.uk/udp

First Deposit Alterations

- 3.4 The Council had embarked upon a review of the Unitary Development Plan in March 2003 and had placed a series of Alterations on formal public deposit during July 2004. The First Deposit Alterations were formally withdrawn on 9 February 2005, in light of the implications of the Planning and Compulsory Purchase Act 2004 and the new statutory requirements for strategic environmental assessment.
- 3.5 The legal effect of formal withdrawal is the same as if the First Deposit Alterations had never been published.

4 REGIONAL SPATIAL STRATEGY

- 4.1 Revised Regional Planning Guidance (RPG13) was issued in March 2003. Since September 2004, RPG13 has had enhanced status as the initial Regional Spatial Strategy and as part of the Development Plan for Wirral, following the enactment of Part 3 of the Planning and Compulsory Purchase Act 2004.
- 4.2 RPG13 can be viewed at www.go-nw.gov.uk/planning/rpg13.html
- 4.3 An accelerated timetable for the review of RPG13, to prepare a “new-style” Regional Spatial Strategy for the North West, was announced in October 2004. The key milestones were provided, for information, in the Council’s Local Development Scheme.
- 4.4 The preparation of the draft Regional Spatial Strategy is the responsibility of the Regional Planning Body, the North West Regional Assembly. The final RSS will be issued by the Secretary of State following an independent public examination.
- 4.5 The programme for the preparation of the Regional Spatial Strategy will determine the Council’s future timetable for plan-making and any changes will need to be reflected in a review of the Council’s Local Development Scheme.
- 4.6 For example, the Council will be unable to consult on preferred options for the Core Strategy Development Plan Document until the draft Regional Spatial Strategy has been published. The final Core Strategy will not be submitted to the Secretary of State for independent public examination until the final Regional Spatial Strategy has been issued.

5 CURRENT PROGRESS

- 5.1 As the first Local Development Scheme for Wirral was not approved by the Secretary of State until 31 March 2005, no “new-style” Local Development Documents were in preparation in the year 2004/05. This first Annual Monitoring Report will, therefore, report on current progress with regard to the policies and proposals contained within the adopted Unitary Development Plan.

- 5.2 A record of the principal changes that have taken place since the UDP was adopted is set out below. Appendix 2 sets out the national Core Output Indicators for the year 2004/05 and Appendix 3 sets out development trajectories for employment, housing and retail development¹.

Section 1: Introduction

- 5.3 The plan period for the Unitary Development Plan was April 1986 to March 2001. While a large number of policies are still relevant and up-to-date, time-limited policies, such as Policy HSG1, are now time-expired.
- 5.4 A large part of the wider policy context to the Unitary Development Plan has also changed, in some cases significantly, since the adoption of the UDP. Significant policy changes have included:
- PPG3 - Housing, March 2000
 - Wirral Economic Regeneration Strategy 2001-2010, August 2000
 - PPG13 – Transport, March 2001
 - PPG25 – Development & Flood Risk, July 2001
 - PPG8 - Telecommunications, August 2001
 - PPG17 – Planning for Open Space, Sport & Recreation, July 2002
 - Regional Planning Guidance for the North West (RPG13), March 2003
 - Regional Economic Strategy Review, March 2003
 - Wirral Community Strategy 2003-2013, September 2003
 - Wirral Tourism Strategy 2004-2015, October 2003
 - PPS22 – Renewable Energy, August 2004
 - PPS7 – Sustainable Development in Rural Areas, August 2004
 - PPS23 – Planning & Pollution Control, October 2004
 - PPS1 – Delivering Sustainable Development, January 2005
 - PPG3 - Housing Updates, January 2005
 - PPS6 – Planning for Town Centres, March 2005
- 5.5 Other significant changes are highlighted in the topic-based commentaries below.

Section 2: Urban Regeneration

- 5.6 The regeneration context has been subject to continual evolution in response to the end of identified investment programmes and changes to national initiatives.
- 5.7 The City Lands City Challenge Pacemaker closed in March 1997, Hamilton Quarter SRB in March 2002, and the Lairdside and New Wallasey SRBs in March 2003. The second Merseyside EU Objective One Programme will be closed for new applications in December 2006 and the Wirral Waterfront SRB project will come to an end in March 2008.

¹ The Core Output Indicators and development trajectories are set out in national advice on Local Development Framework Monitoring published in March 2005.

5.8 Regeneration priority areas have also been re-focussed. Principal changes have included:

- The Neighbourhood Renewal Fund now directs allocated investment towards the worst performing Wards in the English Index of Multiple Deprivation 2000, including the former Electoral Wards of Bidston, Birkenhead, Leasowe, Seacombe and Tranmere. The allocation of Neighbourhood Renewal Fund will be reconsidered during 2005 following the publication of the English Indices for 2004. Neighbourhood Renewal Funding is directed towards achieving improvements in agreed NR floor targets to narrow the gap between the deprived areas and the rest of the country. Funding priorities are directed by the Local Strategic Partnership, which includes representation from the Council, statutory agencies, voluntary and community sector interests.
- The North West Development Agency designated 84 hectares of land at Twelve Quays, Birkenhead as a Strategic Regional Site in December 2001, adding to the identification of 334 hectares at the Wirral International Business Park designated in October 1999. North West Development Agency funding is also allocated through the Mersey Waterfront Regional Park.
- The Government designated the Newheartlands Merseyside Housing Market Renewal Pathfinder in April 2002, as part of the national Sustainable Communities Initiative. The designated area includes parts of the former Electoral Wards of Bidston and Liscard, as well as the entire former Electoral Wards of Birkenhead, Seacombe and Tranmere. A second tranche of funding will be applied for during 2005. In addition to physical intervention in the housing stock, Tranmere has been the subject of a Neighbourhood Management Pilot, which brings service delivery decisions to the local community through Tranmere Together.
- Regional Planning Guidance (March 2003, now the Initial Regional Spatial Strategy) focuses investment on the town of Birkenhead and on the North West Metropolitan Area (Policy SD1 refers), which broadly includes the area to the east of the M53 Motorway and the built-up area of Wallasey, Leasowe and Woodchurch.
- The Northern Way, an action programme directed towards narrowing the gap in economic output between northern and southern England, was announced by the First Secretary of State in September 2004. In response, a sub-regional strategy - The Liverpool City Region Development Plan will be submitted during 2005, to be implemented through a review of the Regional Economic Strategy.

5.9 A local Regeneration Framework for Wirral is in preparation, to be considered towards the end of 2005.

Section 3: Part One Policies

5.10 UDP Part One Policies provide the overall strategic planning framework for the Borough. Part One Policies will be replaced by the proposed Core Strategy Development Plan Document.

- 5.11 The Part One Policies are repeated at the start of each chapter of the UDP to provide the context for the Part Two policies, which follow them. The Part Two Policies will eventually be replaced by a series of proposed Development Plan Documents.
- 5.12 The comments made under the sections below address both Part One and Part Two Policies.

Section 4: General Principles & Urban Regeneration

- 5.13 Policy URN1 sets out the broad considerations at the heart of an urban regeneration strategy, which are used to assess development proposals, seeking to maximise the use of urban land while protecting the urban environment and the Borough's natural and built heritage.
- 5.14 The policy has proved to be very robust and continues to be relevant today, with more recent policy guidance, such as the Regional Spatial Strategy and PPS1, continuing to advocate urban regeneration as a major priority.
- 5.15 Policy URN2 encourages the negotiation of Section 106 agreements but, in practice, the number of major developments where a legal agreement would be appropriate has been relatively limited.

Section 5: Economy & Employment

- 5.16 The UDP provides for development for business, general industrial, and storage and distribution uses on all land allocated for new employment development and on land within the Primarily Industrial Areas designated on the Proposals Map.
- 5.17 Regional Planning Guidance (March 2003) placed additional restrictions on the location of major office development to lend further support to the vitality and viability of town centres and to assist in the promotion of more sustainable travel choices.
- 5.18 PPS6, issued in March 2005, now identifies offices as a town centre use, to be subject to a sequential approach to site selection and assessments of need, scale, impact and accessibility.
- 5.19 National guidance on Employment Land Reviews was published in December 2004.

Take Up of Employment Land

- 5.20 The Unitary Development Plan allocated 185 hectares of land for employment development for business, general industry and warehousing, 77% of which was previously developed land². At 31

² Under Proposals EM3, Proposal EM4 and Proposal EM5

March 2005, 89.3 hectares had not yet been developed, 71% of which was previously developed land.

- 5.21 During 2004/05, land totalling 9.32 hectares was taken up by nine employment schemes, of which 6.6 hectares (71%) was previously developed land³. Five employment schemes, totalling 6.6 hectares were still under construction at 31 March 2005, all of which were on previously developed land.
- 5.22 The annual average rate of take up of employment land since April 2000, has been 11.1 hectares⁴. 66% of the land taken up was from allocated sites, 31% from within the Primarily Industrial Areas and 3% from within the Dock Estates.
- 5.23 The annual average take-up for the plan period from April 1986 to March 2001 was 10.1 hectares, with 75% on previously developed land.
- 5.24 Previous rates of take-up during the plan period and the relevant development trajectories are set out in Appendix 3.

Land Availability

- 5.25 At 31 March 2005, 91 sites, totalling 221.5 hectares, were available for new employment development. Approximately 50% of this land area is subject to significant physical constraints. The total area of available land represents 20% of the total land area designated for employment related uses in the Unitary Development Plan⁵.
- 5.26 At the two Strategic Regional Sites designated by the North West Development Agency, 70.8 hectares of land was available for development at Wirral International Business Park (87% brownfield) and 16.4 hectares at Twelve Quays, Birkenhead (100% brownfield).

Future Initiatives

- 5.27 A review of the NWDA Regional Economic Strategy will commence during 2005, taking into account the proposals for the delivery of the Northern Way.
- 5.28 The Merseyside Employment Land Study, commissioned to inform the Merseyside Green Belt Study, to determine the supply and demand of employment land across Greater Merseyside, will report in summer 2005.
- 5.29 The North West Employment Land Study commissioned to inform the preparation of the Regional Spatial Strategy will also report during summer 2005.

³ completions

⁴ completions

⁵ Areas allocated for employment or designated as Primarily Industrial Areas or as part of the Dock Estates

- 5.30 A full employment land review will need to be undertaken as part of the preparation of a future Development Plan Document and in support of decisions on planning applications for new housing on former employment land, in accordance with paragraph 42(a) of PPG3 - Housing.

Section 6: Housing

- 5.31 The Unitary Development Plan identified land to provide for 10,797 new dwellings from April 1986 to March 2001 and envisaged an annual average development rate of 700 dwellings each year for the period 1986-2001. The net gain from conversions was assumed to be 50 dwellings each year for the UDP period.

- 5.32 Since adoption, the most significant changes have been:

Revisions to PPG3

- 5.33 Revised national planning policy guidance, published in March 2000, introduced additional restrictions on the development of previously undeveloped land. Wirral has not granted new planning permissions for housing development on previously undeveloped land since November 1999, with the exception of the greenfield sites allocated as a result of the UDP Inquiry Inspector's proposed allocations at Old Birkonians, Noctorum and at Fender Farm, Moreton.
- 5.34 PPG3 also sought to promote the more efficient use of land by avoiding development below 30 dwellings per hectare and by encouraging higher densities of development, particularly in locations with good public transport accessibility.
- 5.35 Further revisions were made to PPG3 in January 2005 (paragraph 18, paragraph 36 and paragraph 42a) to provide additional advice on affordable housing in rural areas and housing development on employment land.

Housing Market Renewal

- 5.36 The Government designated the Merseyside Newheartlands Housing Market Renewal Pathfinder in April 2002, to tackle the symptoms of low demand. The Merseyside Pathfinder includes areas within the former Electoral Wards of Birkenhead, Seacombe, Tranmere and parts of Liscard and Bidston.
- 5.37 The first HMRI Strategic Integrated Investment Framework, based on a Strategy for Inner Wirral, was submitted in October 2003. A second Strategic Integrated Investment Framework, for the period April 2006 to March 2008, will be submitted during 2005.
- 5.38 Three masterplans are in preparation for North Birkenhead; Fiveways, Rock Ferry; and Church Road, Tranmere. The approved masterplans will be used to inform the content of future Local Development

Documents. They have been adopted by the Council's Cabinet as material considerations in the determination of planning applications.

Regional Planning Guidance

- 5.39 In March 2003, the review of Regional Planning Guidance for the North West (RPG13) reduced the annual average housing requirement for Wirral to 160 dwellings, net of clearance replacement.
- 5.40 The Guidance also split the Borough, roughly along the line of the M53 Motorway, placing all the settlements in east Wirral within the North West Metropolitan Area, which was identified, along with Birkenhead, as a priority for regeneration in Policy SD1 of RPG13. West Wirral, outside the North West Metropolitan Area, was identified in the Guidance as an area for restraint.
- 5.41 Restrictions in line with Regional Planning Guidance were introduced by the Council in west Wirral, outside the North West Metropolitan Area, in December 2003, following the failure of the legal challenge submitted to RPG13 by a consortium of developers and house builders.
- 5.42 Despite the restrictions in west Wirral, the Borough's housing commitments have continued to exceed a gross ten-year supply. An interim housing policy will be subject to public consultation during summer 2005. The revised policy will address the need for further restrictions, within the North West Metropolitan Area, to assist the delivery of housing market renewal and other identified regeneration priorities in line with the housing requirement set out in Regional Planning Guidance.
- 5.43 RPG13 is under review and a new housing requirement figure may need to be accommodated in the emerging Local Development Framework.

Rates of Development

- 5.44 The Unitary Development Plan allocated 43 hectares of land for new housing development, of which only 17% was previously developed land. Only four of the allocated sites have not been developed.
- 5.45 The owners of Proposal HS1/4 – North of Rose Brae are seeking to promote a mixed-use proposal and Proposal HS1/5 – Laird Street Bus Depot has been re-developed as a bus depot. Proposal HS1/7 – West of Manor Drive and Proposal HS1/12 – SE of Social Centre, Highcroft are greenfield sites that do not have planning consent. Although still shown on the Council's annual schedule of housing land, they are no longer relied upon as part of the Council's future housing land supply.

- 5.46 The position at 31 March 2005 is set out in the Core Output Indicators in Appendix 2 and past rates of development are set out in the development trajectories set out in Appendix 3.
- 5.47 Since April 2000⁶, following the adoption of the UDP, there have been 2,549 new build completions, 374 net conversions and 1,490 demolitions, leading to a net change of 1,433 new dwellings. Since April 2003, following the issue of RPG13, there have been 928 new build completions, 153 net conversions and 484 demolitions, a net change of 597 new dwellings.
- 5.48 Completions for the plan period from April 1986 to March 2001 totalled 11,142 dwellings, including 1,170 conversions, leading to a net change of 11,117 dwellings. 70% of new dwellings had been provided on previously developed land.

Affordable Housing

- 5.49 The adopted UDP includes policies on affordable housing. The last Housing Needs Study for the Borough, covering the period to 2004, showed a surplus of affordable housing across the Borough.
- 5.50 The housing trajectory in Appendix 3 shows a net loss of affordable housing in recent years. Early years' losses were principally of surplus hard-to-let Local Authority stock. More recently, some RSL stock has also been demolished as part of the Council's Housing Market Renewal Initiative.
- 5.51 The HMRI objectives include the need to restructure the housing market within the designated area, so as to provide a greater choice of housing provision, including higher value housing.

Land Availability

- 5.52 At 31 March 2005, 73.1 hectares of land was identified by the Council as available for new build housing development, with a total capacity of 2,853 new dwellings⁷, 96% on previously developed land.

Future Initiatives

- 5.53 A Merseyside Urban Housing Capacity Study has been commissioned, to determine the ability of Greater Merseyside to accommodate projected housing requirements to 2016. The Study will report in June 2005 and will be used to inform the Merseyside Green Belt Study.
- 5.54 An interim statement will be produced in summer 2005, to respond to recent over-performance against the annual housing requirement set out in RPG13. A full review of housing land supply will need to be

⁶ to 31 March 2005

⁷ the figures include an allowance for conversions based on the allowance recommended by the UDP Inquiry Inspector in June 1997.

undertaken as part of the preparation of a future Development Plan Document.

- 5.55 A Supplementary Planning Document for new flat development is included in the Council's approved Local Development Scheme.

Section 7: Green Belt

- 5.56 The Green Belt in Wirral was last reviewed as part of the Unitary Development Plan adopted in February 2000, when 321 hectares of land was added to the Green Belt in the M53 Corridor.
- 5.57 The final boundary excluded the two large greenfield housing sites at Fender Farm, Moreton and at Old Birkonians, Noctorum, recommended for allocation by the UDP Inquiry Inspector. These have now been developed for new housing. Two smaller areas were removed from the Green Belt at Elm Grove, Irby and at Poulton Green Close, Poulton-Spital.
- 5.58 The policies in the Unitary Development Plan are still in conformity with national planning policy guidance in PPG2 Green Belts (January 1995) and with RPG13.

Future Initiatives

- 5.59 A Merseyside Green Belt Study has been commissioned by the North West Regional Assembly to determine the need, if any, for changes in the Green Belt boundary across Greater Merseyside to 2021. The Study will report during summer 2005 and will be used to inform the preparation of the revised Regional Spatial Strategy.

Section 8: Urban Greenspace

- 5.60 The Unitary Development Plan designated 797 hectares of land as Urban Greenspace for protection from development and a further 32 hectares for protection as allotments.
- 5.61 A revision to PPG17 was issued in July 2002. Although qualitative issues are not directly addressed, UDP policies are still consistent with the guidance in the revised PPG17.
- 5.62 Since February 2000, decisions to permit built development have only been taken at:
- Proposal GR2/5 - Tollemache Recreation Ground (part only) – housing development permitted with re-aligned open space subject to re-location of playing field - implemented
 - Proposal GR2/13 – Bidston Community Woodland – housing development permitted as part of estate re-modelling project – not yet implemented
 - Proposal GR2/135 – Seacombe Ferry Open Space – reconfiguration of hard landscaped area permitted to service new Space Port tourist attraction and to provide a revised bus facility – under construction

- Proposal GR2/187 - Hoylake Promenade Open Space (part only) – development permitted to provide a new RNLI Lifeboat Station – not yet implemented
- 5.63 By March 2005, developers had provided 6.6 hectares of new public open space at 14 sites under the provisions of Policy GR6, including a new local neighbourhood park at Noctorum Way in conjunction with the Old Birkonians housing allocation.
- 5.64 Over 36 hectares of new public open space have been laid out at the former Bidston Moss landfill site and further provision is planned as part of the restoration of the landfill site at Bromborough Dock. A small, new open space has also been provided through a community-led initiative at Gorsehill Reservoir, in New Brighton.

Future Initiatives

- 5.65 An up-to-date assessment of open space will need to be carried out as part of a future Development Plan Document.

Section 9: Sport & Recreation

- 5.66 Revisions to PPG17 were issued in July 2002, widening the protection given to different types of sports facility in line with an assessment of local needs.
- 5.67 PPS6, issued in March 2005, now identifies leisure, entertainment and the more intensive sports and recreation facilities as town centre uses, to be subject to a sequential approach to site selection and assessments of need, scale, impact and accessibility.
- 5.68 The UDP was based on the assessment of local needs carried out as part of the Wirral Leisure Strategy. The vast majority of these needs have now been met. New facilities have included:
- Europa Pools, Birkenhead;
 - Warner Village Cinema, Birkenhead;
 - Mecca Bingo, Birkenhead;
 - Total Fitness, Prenton, including an indoor running track;
 - New ATPs at the Bebington Oval, Birkenhead High School, Calday Grange Grammar School, and West Kirby Grammar School;
 - New neighbourhood sports halls at secondary school sites in West Kirby, Leasowe, Wallasey, Birkenhead, Tranmere, Bebington and Eastham;
 - New local sports halls at primary schools in Birkenhead, Seacombe, and Rock Ferry;
 - Refurbishment of the facilities at West Kirby Concourse and Leasowe Recreation Centre;
 - The redevelopment of the bowling alley at New Brighton.
- 5.69 The Neighbourhood Renewal Fund has also been used to extend the provision of modern multi-use games areas (MUGAs) and to continue the Council's children's play area replacement programme.

5.70 The Wirral Leisure Strategy has not been formally reviewed.

Playing fields

5.71 The UDP designated 66 hectares of urban land as sports grounds for protection from development under Proposal RE6. Only Moreton Sports Ground has been lost to development but the pitch facilities were replaced at Upton Park. The new facilities at Ditton Lane, Moreton, proposed as a replacement for the company sports facilities at Premier Brands, have not yet been implemented.

5.72 The UDP also designated an additional 114 hectares of urban land as school playing fields under Policy RE7. Since February 2000, decisions to permit development have only been taken at:

- Former Mosslands Lower School, Liscard (part) – new school complex for re-located Weatherhead School - implemented
- Prenton High School (small part) - school re-configuration including revised outdoor sports facilities - implemented
- South Wirral High School (small part) - school re-configuration including revised sports facilities – implemented
- Wirral Grammar for Girls (small part) – school re-configuration and new sports hall - implemented
- St John Plessington RC Technology College, Bebington – school extensions and lifelong learning centre - implemented
- Former Park High School (Lower School) (part) – new sports hall, classrooms, fitness suite & creche for Birkenhead Sixth Form College – not yet implemented

5.73 New grass playing fields have been provided at St Werburgh's RC Primary School in Birkenhead and at Foxfield School in Moreton.

5.74 UDP policies for playing fields are now out of step with PPG17. A Playing Pitch Assessment for Wirral, completed during 2004, recommended that the overall standard for the provision of playing pitches should be reduced to 1.00 for every thousand people but also concluded that at least 25 additional pitches were required to meet identified demand.

Future Initiatives

5.75 The protection of sports facilities will need to be expanded to include other types of sports facilities, including bowling greens, tennis courts and indoor facilities, in line with PPG17. An up-to-date assessment of local needs will need to be carried out as part of a future Development Plan Document.

Section 10: Tourism & Leisure

5.76 The Council adopted a revised Wirral Tourism Strategy in October 2004. The priorities for investment contained within the UDP are still broadly consistent with the revised Strategy.

- 5.77 PPS6, issued in March 2005, now identifies facilities for arts, culture and tourism as town centre uses, to be subject to a sequential approach to site selection and assessments of need, scale, impact and accessibility.

Wirral Waterfront

- 5.78 Proposal TL3 identified land at Twelve Quays, Monks Ferry and the then vacant Cammell Lairds shipyard as suitable for tourism projects as part of mixed use, commercial proposals. None of these sites have come forward for tourism projects.
- 5.79 A masterplan for the Woodside area of Birkenhead is now in preparation. The masterplan, including a tall buildings study and a conservation area appraisal for Hamilton Square, will be used to inform the content of future Local Development Documents.

New Brighton

- 5.80 Proposal TL4 allocates 9.8 hectares of land at the New Brighton waterfront for mixed-use, tourism-related development. A preferred developer was identified during August 2001. A planning application for a major mixed-use re-development scheme was submitted during October 2004.

Hoylake and West Kirby

- 5.81 Policy TL5 directs new tourist attractions and related facilities to the commercial and retail core of West Kirby.
- 5.82 The Council approved a masterplan for the resorts of both Hoylake and West Kirby in November 2004. An initial programme of works is planned for completion during 2005 and other detailed proposals are being drawn up. The masterplan will be used to inform the content of future Local Development Documents.

Future Initiatives

- 5.83 Revised proposals were originally included in the First Deposit Alterations but will now need to be included in an appropriate Development Plan Document.

Section 11: Heritage & Conservation

- 5.84 The UDP includes policies for Wirral's designated conservation areas, Scheduled Ancient Monuments and Historic Parks and Gardens, and are still consistent with national guidance in PPG15 (September 1994).
- 5.85 New designations, since February 2000 have included:
- three new Conservation Areas: at King's Gap, Hoylake; at Meols Drive, Hoylake; and at Clifton Park, Birkenhead;

- three new Scheduled Ancient Monuments: at Thornton Hough, Woodchurch and Bromborough; and
- two additional Parks and Gardens of Historic Importance: at Port Sunlight Village and at Flaybrick Memorial Gardens, Bidston.

Future Initiatives

- 5.86 The Council will consider the designation of a new Conservation Area at Mountwood, Prenton during 2005.
- 5.87 Wirral's rural areas are being assessed as part of the Cheshire Historic Landscape Characterisation Project undertaken by Cheshire County Council and Wirral's urban areas as part of the Merseyside Historic Landscape Characterisation Project being undertaken by the Merseyside Archaeological Service.
- 5.88 Proposals to reflect new designations on the Proposals Map and to set the principal planning objectives for new conservation areas will need to be contained within an appropriate Development Plan Document.

Section 13: Nature Conservation

- 5.89 The UDP included provision for the protection of sites of national and international importance for nature conservation.
- 5.90 Since February 2000, additional international designations have been proposed at the Mersey Narrows and North Wirral Foreshore and the Dee Estuary. Two new Sites of Special Scientific Interest have been designated at New Ferry Shore and the Mersey Narrows.
- 5.91 The UDP designated 70 local Sites of Biological Importance under Proposal NC6. Wirral Wildlife reviewed the list of sites during 1999. The review proposed:
- the deletion of sites at: Irby Common, Irby Pond, Robert's Wood, New Ferry Shore, New Brighton Foreshore;
 - the addition of three new sites at Manor Farm Meadows, Frankby; Prenton Dell and Claypit and the former RAF camp Frankby; and
 - amended boundaries to other sites to reflect more recent data.
- 5.92 Further revisions to Caldy Golf Course, Eastham Woods and Bidston Hill were proposed in 2002.
- 5.93 As part of the preparation of the (now withdrawn) First Deposit Alterations to the UDP a number of further changes were proposed to Arrowe Park, and the deletion of the New Ferry and New Brighton Foreshore as Sites of Biological Importance following their national designation as Sites of Special Scientific Interest.
- 5.94 The UDP also designated 12 sites of local importance for earth science conservation under Proposal NC11. The Cheshire Regionally Important Geological Sites Group carried out a full re-notification of all the sites in 2003. The review proposed:

- the deletion of the site at the Beacons, Heswall;
 - the addition of a site at Caldby Road, Caldby; and
 - amended boundaries at Bidston Hill and Thurstaston Hill.
- 5.95 A Cheshire Region Local Geodiversity Action Plan was completed in September 2003. Eight key objectives are set out, with a series of agreed targets and actions. Two further Regionally Important Geological Sites were notified during 2004, at Lower Flaybrick Road, Bidston and at Arrowse Brook, Arrowse Park.
- 5.96 The First Deposit Alterations, which have now been withdrawn, included new policies setting out requirements for ecological surveys and biodiversity conservation and enhancement.
- 5.97 The Council's first Biodiversity Action Plan was adopted in February 2003 and an officer from the Forward Planning Team currently chairs the Wirral Biodiversity Technical Group.

Future Initiatives

- 5.98 The results of the site-based reviews were originally incorporated into the First Deposit Alterations published by the Council in July 2004 but will now need to be included in Development Plan Documents in due course.

Section 14: Landscape

- 5.99 The UDP designates four Areas of Special Landscape Value and three Areas Requiring Landscape Renewal.
- 5.100 These designations were based on landscape assessments undertaken by Merseyside County Council during the late 1970s, carried over from the Merseyside Structure Plan adopted in 1980.
- 5.101 PPS7, issued in August 2004, now indicates that carefully drafted criteria-based policies, utilising tools such as landscape character assessment, should provide sufficient protection without the need for local designations, unless they can be based on a formal and robust assessment.

Future Initiatives

- 5.102 An up-to-date landscape character assessment will need to be undertaken as part of the preparation of a future Development Plan Document.
- 5.103 An Historic Landscape Characterisation for Cheshire, including Wirral's rural areas, is being undertaken as part of a national programme funded by English Heritage. A Merseyside Characterisation Project, including an assessment of Wirral's urban areas, is also being undertaken. Both are due to report during 2005.

Section 15: Transport

5.104 The UDP was originally drawn up to give expression to the proposals contained within the Council's annual Transport Policies and Programme statements. These proposals have now been superseded by the Merseyside Local Transport Plan, which is a statutory document covering the whole of Merseyside and relating to the years 2001/2 to 2005/6.

Main Road Schemes

5.105 The following main road schemes have been carried out since the UDP was adopted:

- Wirral International Business Park Coastal Road Phase 1D;
- St. James Church, Birkenhead junction improvement;
- A41 New Chester Road/Pool Lane junction improvement;
- A41 New Chester Road/Old Hall Lane junction improvement;
- Lairdsid - Campbeltown Road and junction improvement to the A41;
- Hamilton Quarter traffic management scheme;
- Saughall Massie Road improvement Phases 1, 2 and 3;
- Brimstage Road/Church Road junction improvement.

Public Transport Initiatives

5.106 The Council in conjunction with Merseytravel have developed two "Smart" bus corridors – along the A41 and the A552. Part of Borough Road, Birkenhead has also been designated as a bus only lane during the day.

5.107 Merseytravel has developed a central Birkenhead Bus Station and intends to expand this facility in the future.

5.108 New railway stations have been developed at Eastham Rake and at Conway Park, Birkenhead. The electrification of the Bidston-Wrexham line remains a priority for the short to medium term.

5.109 A new strategic park and ride facility has been developed at Leasowe Station and work has commenced on a similar facility at Hoylake Station.

5.110 The national Millennium Cycle Route (Route 56) across Wirral has been completed.

Future Initiatives

5.111 The second Merseyside Local Transport Plan is currently in preparation and will be submitted at the end of March 2006.

5.112 The Merseyside Authorities and Merseytravel propose to produce a joint Supplementary Planning Document for transport, which will cover the whole of Merseyside. This will include maximum car parking standards following guidance issued in PPG13 and the Regional

Transport Strategy, which is an integral part of the Regional Spatial Strategy.

Section 16: Town Centres and Retail Development

- 5.113 UDP policies were drawn up to take account of national advice issued in June 1996. A hierarchy of shopping centres is identified and policies seek to control retail and other uses within the boundaries of the centres identified on the Proposals Map. Additional policies cover small shopping centres and parades, and proposals at new and established out-of-centre locations.
- 5.114 The UDP did not allocate sites for new retail development, but put in place a policy framework for assessing individual developments, including the extension or expansion of existing out-of-centre retail locations.
- 5.115 The national policy context for town centres and retail development has changed significantly, through a series of ministerial statements and clarifications and by the publication of PPS6 in 2005. RPG13, which also predates the new PPS6, identifies Birkenhead as a key centre within the North West Metropolitan Area under Policy SD1. RPG Policy EC8 also reflects the advice of the earlier PPG6.
- 5.116 Roger Tym and Partners completed the latest full retail study for the Borough during 2004.

Development Trends

- 5.117 Over the plan period to March 2001, over 140,000 square metres of new retail floorspace was completed. Most was developed in the late 1980's and the first half of the 1990's when national policy adopted a more relaxed view of out-of-centre development. More recent development has focused on the extension of existing facilities.
- 5.118 During 1987 and 1988, ten major retail planning applications were submitted to the Council, with a combined floorspace in excess of 100,000 sq metres (1 million square feet), all in out-of-centre locations. If implemented, these proposals would have increased the Borough's total retail floorspace (some 400,000 sq metres) by 25 per cent.
- 5.119 Although these planning applications were not all supported, there was still a step change in the level of retail development activity between 1989 and 1994, with out-of-centre food superstores completed at Bidston (Tesco), Upton (Sainsburys), Bromborough (Asda), and in the town centres of Heswall (Tesco) and West Kirby (Safeway). Discount food operators – especially Kwik Save - also completed a significant number of developments - all but two of which were located within established shopping centres. Aldi and Netto also began to establish a small presence in the Borough towards the end of this period.

- 5.120 Three major non-food developments also occurred during 1989 and 1994 - the Pyramids Centre in Birkenhead Town Centre; and two out-of-centre developments: at South Wirral Retail Park, Bromborough; and adjacent to Sainsbury's at Upton (Homebase).
- 5.121 From 1995 to the end of the plan period, there was a marked fall-off in the level of new food retail development. Only two further discount stores were constructed and a number of existing stores were extended. Retail capacity studies were commissioned for non-food (Roger Tym, 1996) and food (Roger Tym, 1998) retailing. The non-food study informed the UDP Public Inquiry Process and ultimately supported the development of the only major non-food scheme completed during this period – the Rock Retail Park at Tranmere.

Town Centre Developments

- 5.122 The Borough has two main shopping centres: Birkenhead and Liscard.

Birkenhead Town Centre

- 5.123 Birkenhead has experienced mixed fortunes. The completion of the Pyramids Shopping Centre and the refurbishment of the Grange Precinct, following its sale to Legal and General, were to some extent offset by the closure of both Asda and British Home Stores in 1993. More recently the redevelopment of Birkenhead has progressed with the re-development of the Grange Precinct, the former Asda site and the construction of Europa Square, the new central bus station, Conway Park Railway Station, the Europa Pools, Wirral Metropolitan College, and the multiplex cinema following in rapid succession.
- 5.124 A planning application for a 6,967 sqm (gross), 3,832 sqm (net) food superstore was submitted in March 2004 on the Oliver Street car parks site. An outline application for the partial redevelopment of the Grange Shopping Centre, proposing 9,975 sq m gross floorspace (2,548 sq m gross net increase), was submitted in July 2004, but has remained undetermined, because of a change in the ownership of the shopping centre.
- 5.125 Prime retail rents in Birkenhead have more than doubled over the UDP plan period from £431 per sq metre in 1987 to £969 per sq metre in 1999/2001. Since 2001 there has been a further increase to £1,238 per square metre (£115 per square foot) in 2005. Yields - a measure of investor confidence - have also improved over this period.

Liscard Town Centre

- 5.126 In the late 1980s/early 90s Liscard lost operators such as Marks and Spencer's, Tesco, Safeway, Dixons, and Currys to be replaced by Primark, Kwik Save, and Netto. The redevelopment of part of the Cherry Tree Centre for Wilkinsons, in 1999, served to eliminate an

over-supply of small, hard-to-let units. Physical improvements were also carried out to the pedestrianised Townfield Way.

- 5.127 Retail rents in Liscard rose from £269 per sq metre in 1987 to £377 per sq metre in 1992, remained static to 2002 but have now increased to £431 per sq metre (£40 per sq ft) for the last 3 years.

Other Centres

- 5.128 Early in the plan period, the Council operated programmes to refurbish premises, provide new shop fronts, and to undertake selective clearance and site assembly in centres within the inner urban area such as Seacombe, New Ferry, Rock Ferry, Laird Street and King Street. The Merseyside Development Corporation also completed a similar exercise at Victoria Road in New Brighton.
- 5.129 Since the mid-1990's, improvements have been confined to the Hamilton Quarter in Birkenhead; the Tranmere Urban Village; and Seabank Road, New Brighton.

Total Retail Development

- 5.130 The total amount of gross new retail floorspace completed during the plan period to March 2001 is set out below. 61,857 square metres (43%) was developed within existing town centres. The annual rates of development since April 1986 are set out in Appendix 3.

Total Retail Development April 1986 to March 2001	
Type and Location	Floorspace (sq m gross)
Food retail in-centre	24,911
Food retail out-of-centre	32,116
<i>Total Food Retail</i>	<i>57,027</i>
Non-food retail in-centre	36,946
Non-food retail out-of-centre	48,335
<i>Total Non-Food Retail</i>	<i>85,281</i>
Total in-centre	61,857
Total out-of-centre	80,451
<i>Total Retail Development</i>	<i>142,308</i>

- 5.131 Since the adoption of the UDP, in February 2000, a further 12,153 square metres of new gross retail floorspace has been completed, of which 1,809 square metres (15%) was in a designated town centre.

Wirral Retail Strategy, March 2004

5.132 The Wirral Retail Strategy, produced on behalf of the Council by Roger Tym & Partners, was commissioned to inform the Alterations to the UDP. The Strategy updated the analysis of shopping patterns through a new household survey, and assessed the health of the Borough's Key Town Centres (as defined in UDP Policy SH1) and Traditional Suburban Centres (as defined in UDP Policy SH2), in line with the indicators in the then PPG6. It also reviewed the hierarchy of centres and provided an assessment of the current and future need for additional retail floorspace in the Borough.

5.133 The following floorspace requirements were identified, using the "goods based" approach which PPS6 has now confirmed should form the basis of assessments of the "need" for additional retail floorspace:

Floorspace Requirements		2003-06	2006-11	2003-11
<i>Comparison Goods</i>				
Goods base	Sq.m sales area	12,940	30,770	43,720
Goods base	Sq.ft sales area	139,300	331,200	470,600
<i>Convenience Goods</i>				
Goods base	Sq.m sales area	-1,500	-260	-1,760
Goods base	Sq ft sales area	-16,100	-2,800	-18,900

5.134 Although the convenience goods based assessment identified a negative floorspace requirement, RTP concluded that existing robust levels of convenience trading (i.e over-trading), particularly in out-of-centre locations, meant that the Council should plan proactively for some additional new sales floorspace in the period up to 2011.

5.135 The first choice location identified was the Oliver Street car park site in Birkenhead. The second choice locations were governed by their potential regeneration benefits – the candidates being Hind Street (only if there was no conflict with Oliver Street) and New Brighton, the latter because of the opportunity to lever in substantial improvements to its leisure facilities.

Future Initiatives

5.136 A Town Centre Assessment Study, commissioned by the Regional Assembly to inform the preparation of the Regional Spatial Strategy, is due to report in mid-2005.

- 5.137 The capacity assessment undertaken by Roger Tym during 2004 will need to be revisited to inform the preparation of the Core Strategy and the retail allocations Development Plan Document.
- 5.138 A Supplementary Planning Document for food and drink uses in town centres, is included in the Council's approved Local Development Scheme.

Section 17: Waste Management

- 5.139 The plan period saw the closure of the landfill facility at Bidston and its restoration for use as community open space. It continues to provide a source of landfill gas, which is collected and used to power a nearby industrial plant.
- 5.140 The landfill facility at Bromborough Dock continues to be the only operational facility for the final disposal of putrescible waste within the Borough. This facility will close in 2006 and will also be restored for open space community use.
- 5.141 The facility for the deposit of inert waste at Lingham Lane, Moreton will be in operation for approximately another five years. It has recently been granted planning permission to import rock to go through a screening and crushing process and the exporting of the resultant aggregate off the site.
- 5.142 Construction is under way on the site of the former incinerator at Bidston to provide a new recycling centre, which will handle all the Borough's municipal waste. Also included in the scheme is an upgrade to the existing waste reception centre.
- 5.143 A similar scheme for recycling facilities has been granted planning permission at North Road, Hooton. This is a private proposal, and construction has not yet started.

Future Initiatives

- 5.144 The approved Local Development Scheme includes a reference to the intention to prepare a joint Development Plan Document for waste. The commitment of the Merseyside Districts to prepare a joint Development Plan Document will be confirmed during summer 2005.

Section 18: Minerals

- 5.145 The period saw the cessation of the landing of marine-won sand at Gilbrook Basin within Birkenhead Docks. Apart from this, there was no other activity with regard to minerals within the Borough.

Section 19: Water

- 5.146 The main waste water treatment works in the Borough were upgraded during the plan period to provide full secondary treatment of sewage

and the River Birket was diverted to discharge into the Birkenhead dock system, reducing the treatment load on the Great Culvert and the Birkenhead Waste Water Treatment Works. United Utilities now have an ongoing programme to tackle localised drainage and unsatisfactory intermittent discharges.

- 5.147 Policy WA7, which introduced temporary restrictions on new development within the Heswall Drainage Catchment Area, has now been superseded by the upgrading of the Target Road Sewage Works by Welsh Water.
- 5.148 Flood defences were constructed by the Environment Agency within the catchment of the Rivers Birket and Fender, to protect significant areas of Moreton and Leasowe to a 1 in 100 year standard. Only one development proposal was permitted contrary to the advice of the Environment Agency during the plan period, an extension to the existing Claremount School in Moreton.

Future Initiatives

- 5.149 The new flood maps produced by the Environment Agency will need to be used to inform the basis of future planning policy on development and flood risk, particularly in respect of the sequential test set out in PPG 25, which is itself subject to review.
- 5.150 The EU Water Framework Directive will have major implications for future water resource planning and management.

Section 20: Coastal Zone

- 5.151 The principles set out in PPG20 (1993) were fully incorporated into the adopted UDP, with the designation of a Wirral Coastal Zone.
- 5.152 Management Plans were completed for the Dee and Mersey Estuaries in the mid-1990s, but are now in need of review. The Shoreline Management Plan for Coastal Process Sub-Cell 11A, adopted in 2000, put in place a strategy for the management of coast protection and sea defences for the coastline from the Great Orme in North Wales to Formby Point in Sefton Borough.
- 5.153 The Mersey Waterfront Regional Park has given additional focus to the coastal zone and provides a direct channel for regeneration funding from the North West Development Agency and the EU Objective One Programme to support coast-related environmental improvements and regeneration initiatives. Projects such as the upgrading of the Wirral Way have already benefited from MWRP funding.
- 5.154 One of the largest planning applications in the Borough in recent times - the Twelve Quays Roll-on Roll-off Ferry Terminal - was completed in the Coastal Zone during 2002 and extended during 2004. Clearly requiring a coastal location, the terminal has been extremely

successful with additional sailings to Belfast and Dublin and the commissioning of new, larger ferries by the operator.

- 5.155 Proposals for the regeneration of the Borough's coastal resorts at New Brighton, West Kirby and Hoylake, are highlighted above in the section on Tourism & Leisure.
- 5.156 Other significant changes in the Wirral Coastal Zone relate to the extension of national and European nature conservation designations. The only stretch of the Wirral coastline now not designated (or proposed for designation) is the short stretch between Seacombe Ferry and Rock Park.

Future Initiatives

- 5.157 The review of the Shoreline Management Plan for Coastal Sub-Cell 11A, for which the Council is the lead authority, is due to begin, to be completed by 2009.

Section 21: Pollution & Hazards

- 5.158 The UDP period has seen the significant review of the national pollution control and hazardous substance regimes.
- 5.159 No Local Air Quality Management Areas have been declared in Wirral, although the area in the vicinity of the Birkenhead Tunnel entrance has been identified as a location where a designation may become necessary in the future.
- 5.160 The phased closure of a major chemical works in Bromborough, previously identified as a hazardous installation, was announced during January 2005.

Section 22: Telecommunications

- 5.161 Revisions to PPG8 were issued in August 2001. UDP policies are still consistent with this national advice.
- 5.162 A Supplementary Planning Document for telecommunications development is included in the Council's approved Local Development Scheme.

Section 23: Renewable Energy

- 5.163 The development of significant on-shore renewables generation capacity remains extremely limited in the Borough - the only completed development of note has been a small wind turbine on Hilbre Island. Another single turbine was recently allowed on appeal in Saughall Massie but is not yet operative.
- 5.164 There is, however, significant activity offshore. In 2006, construction is due to commence on the Burbo offshore wind farm (30 turbines), off

the coast of New Brighton, with the transmission cable coming ashore on the North Wirral Coast. The North Hoyle windfarm (30 turbines), off the North Wales Coast, is already operational.

Future Initiatives

- 5.165 There is likely to be further offshore wind development - the Council has been consulted on a much larger development of up to 200 turbines close to the North Hoyle scheme, at Gwynt-y-Mor, promoted by the same operator.
- 5.166 Future planning policies will need to provide stronger guidance on the provision of renewable energy generation as part of major new development proposals, to encourage the energy efficient design and orientation of new buildings.

6 SUPPLEMENTARY PLANNING GUIDANCE

- 6.1 “Old-style” Supplementary Planning Guidance Notes will continue to carry weight until the Unitary Development Plan policy on which they are founded is replaced. A brief summary of the status of the Guidance Notes prepared alongside the UDP is set out in the Annex to the Council’s Local Development Scheme.
- 6.2 The Local Development Scheme approved on 31 March 2005 provides for the preparation of four “new-style” Supplementary Planning Documents:
- Cammell Lairds
 - New Flat Development
 - Food & Drink in Town Centres
 - Telecommunications
- 6.3 These new Supplementary Planning Documents will be founded on policies in the existing UDP and will operate in the period until replacement Development Plan Documents can be prepared.

7 RESOURCES

- 7.1 The resources necessary to deliver the Local Development Framework were considered in the Local Development Scheme approved on 31 March 2005.
- 7.2 Three new members of staff were appointed to the Forward Planning Section of the Corporate Services Department during 2004/05, to support the delivery of the Local Development Framework and the Housing Market Renewal Initiative. It is hoped that an additional member of staff, to cover environmental and sustainability matters, will be appointed during 2005/06.
- 7.3 The total award of Planning Delivery Grant for 2004/05 was £51,895, based on development control performance and delivery. The award for plan making was reduced because parts of the adopted Unitary

Development Plan were no longer up-to-date and an amended plan had not been placed on public deposit by the end of the assessment period.

- 7.4 The final award of Planning Delivery Grant for 2005/06 will be announced in July 2005, the plan making element being deferred to follow the submission of the Local Development Scheme.

8 E-GOVERNMENT

- 8.1 The Unitary Development Plan Written Statement is already available for public inspection through the Council's website at www.wirral.gov.uk/udp. A contract to provide an electronic version of the Proposals Maps for public inspection through the national Planning Portal will be completed during 2005.

- 8.2 All documents related to the emerging Local Development Framework will be made available for public inspection through the Council's website at www.wirral.gov.uk/ldf. A pilot system to enable on-line consultation will be tested by the Council during late 2005.

9 FUTURE MONITORING

- 9.1 Progress on the delivery of the key milestones set out in the Council's approved Local Development Scheme, including the implications of progress on the emerging RSS, will be included in future Annual Monitoring Reports.

- 9.2 A draft Sustainability Appraisal Framework will be published for public consultation during summer 2005. The Framework will set out a series of local objectives for the delivery of sustainable development and will identify a series of indicators against which progress will be measured over the longer term. An initial report on baseline indicators will be published on the Council's website, when it becomes available, at www.wirral.gov.uk/ldf/ldfsaf.asp.

- 9.3 The Greater Merseyside Authorities are also agreeing a series of common sub-regional contextual indicators, for inclusion in subsequent Annual Monitoring Reports. The contextual indicators for 2004/05 will be published on the Council's website, when they become available, at www.wirral.gov.uk/ldf/ldfamr.asp.

- 9.4 Progress against national Core Output Indicators and the indicators arising from the Regional Spatial Strategy, from individual Local Development Documents, from sustainability appraisals and strategic environmental assessments, will also be included in future Annual Monitoring Reports.

10 EVIDENCE BASE

- 10.1 A number of regional and sub-regional studies have been undertaken to feed into the review of the Regional Spatial Strategy and the

Regional Economic Strategy, which are due to report during 2005/06. These are set out in the commentary above.

- 10.2 The need for other more local studies is also set out in the commentary above and will need to be time-tabled as part of a future review of the Council's Local Development Scheme.

11 SUMMARY OF KEY ACTIONS

- 11.1 There are no key actions arising from the Annual Monitoring Report for 2004/05, other than those already set out in the Local Development Scheme approved in March 2005.
- 11.2 The Council's Local Development Scheme will need to be kept under review to reflect any amendment to the timetable for the preparation of the Regional Spatial Strategy and actual performance against the Council's own key milestones.
- 11.3 The Local Development Scheme may also need to be amended to reflect progress on the proposals to prepare a joint Merseyside Waste Development Plan Document and a joint Merseyside Supplementary Planning Document for transport.

12 BACKGROUND DOCUMENTS

Planning and Compulsory Purchase Act 2004
www.opsi.gov.uk/acts/acts2004/20040005.htm

Town and Country Planning (Local Development)(England)
Regulations 2004 (SI 2004, No.2204)
www.opsi.gov.uk/si/si2004/20042204.htm

Planning Policy Statement 12: Local Development Frameworks
(ODPM, 2004) can be viewed at
www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_031155.hcsp

Creating Local Development Frameworks: A Companion Guide to
PPS12 (ODPM, 2004)
www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_032593.pdf

Local Development Framework Monitoring: A Good Practice Guide
(ODPM, 2005)
www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_035638.pdf

Appendix 1 – Key Milestones⁸

Statement of Community Involvement	Initial Consultation	Consultation on Draft SCI	Submission to Secretary of State	Public Examination	Adoption
<i>Statement of Community involvement</i>	July 2005	November 2005	February 2006	July 2006	September 2006

Development Plan Documents	Issues & Options Consultation	Preferred Options Consultation	Submission to Secretary of State	Public Examination	Adoption
<i>Core Strategy DPD</i>	October 2005	March 2006	October 2006	July 2007	April 2008
<i>Housing Allocations DPD</i>	May 2007	November 2007	May 2008	January 2009	September 2009
<i>Employment Allocations DPD</i>	May 2007	November 2007	May 2008	January 2009	September 2009
<i>Retail Allocations DPD</i>	May 2007	November 2007	May 2008	January 2009	September 2009

Supplementary Planning Documents	Initial Consultation	Consultation on Draft SPD	Adoption		
<i>Cammell Lairds SPD</i>	November 2005	January 2006	April 2006		

⁸ Based on the Local Development Scheme for Wirral, approved by the Secretary of State on 31 March 2005

Supplementary Planning Documents	Initial Consultation	Consultation on Draft SPD	Adoption		
<i>Food & Drink SPD</i>	November 2005	January 2006	April 2006		
<i>Flat Development SPD</i>	November 2005	January 2006	April 2006		
<i>Telecommunications SPD</i>	November 2005	January 2006	April 2006		

Appendix 2 - Core Output Indicators

Business Development				
1a	<i>Amount of land developed for employment, by type (completed gross floorspace)</i> <i>[2004/05]</i>	B1	961 sqm	0.20 hectares
		B2	13,295 sqm	2.03 hectares
		B8	nil	3.71 hectares
		B1, B2, B8 ⁹	10,202 sqm	3.38 hectares
		Total	24,458 sqm	9.32 hectares
1b	<i>Amount of land developed for employment, by type, which is in development and/or regeneration areas defined in the Local Development Framework (completed gross floorspace)</i> <i>[2004/05]</i>	North West Metropolitan Area (RSS Policy SD1)	24,158 sqm (98%)	8.23 hectares
		B1	961 sqm	0.20 hectares
		B2	13,295 sqm	2.03 hectares
		B8	Nil	2.75 hectares
		B1, B2, B8	9,902 sqm	3.25 hectares
1c	<i>Percentage of land developed for employment, by type, which was on previously developed land (% of completed gross floorspace)</i>	B1	100%	
		B2	100%	
		B8	nil	

⁹ Proposals for speculative proposals often have planning permission for a mix of B1, B2 and B8 uses and cannot be attributed to an individual use class until occupied.

	[2004/05]	B1, B2, B8	43%	
		Total	76%	
1d	<i>Employment land supply, by type (hectares)</i> <i>[April 2005]</i>	Allocated (B1)	1.24 hectares	100% brownfield
		Allocated (B1, B2, B8)	88.04 hectares	71% brownfield
		Primarily Industrial Area (B1, B2, B8)	89.31 hectares	86% brownfield
		Dock Estate (B1, B2, B8)	42.95 hectares	100% brownfield
		Total	221.54 hectares	83% brownfield
1e	<i>Losses of employment land (hectares) in:</i> <i>(i) regeneration areas</i> <i>(ii) the local authority area</i> <i>[2004/05]</i>	(i) North West Metropolitan Area (RSS Policy SD1)	nil	
		(ii) Local Authority Area	nil	
1f	<i>Amount of employment land lost to residential development (hectares)</i> <i>[2004/05]</i>	nil		

Housing			
2a (i)	<i>Net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer [2000-2005]</i>	Previous five year period	1,433 net additional dwellings
2a (ii)	<i>Net additional dwellings for the current year [2004/05]</i>	Net additional dwellings completed	217
		Gross dwellings completed	410
2a (iii)	<i>Projected net additional dwellings to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer [2000-2010]</i>	(i) outstanding planning permissions	2,649
		(ii) adopted allocations	0
		(iii) windfall estimates	500
2a (iv)	<i>Annual net additional dwelling requirement</i>	160 (RPG13, March 2003, Table 5.1)	
2a (v)	<i>Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance</i>	Residual annual average	160
2b	<i>Percentage of new and converted dwellings on previously developed land (percentage of gross completions) [2004/05]</i>	72.9%	

2c	<i>Percentage of new dwellings completed at:</i> <i>(i) <30 dwellings per hectare</i> <i>(ii) 30-50 dwellings per hectare</i> <i>(iii) >50 dwellings per hectare</i> <i>[2004/05]</i>	(i) <30 dph (gross)	51.5%
		(ii) 30-50 dph (gross)	8.5%
		(iii) >50 dph (gross)	40.0%
2d	<i>Affordable housing completions</i> <i>[2004/05]</i>	(i) gross	4
		(ii) net	-226
		(iii) Wholly funded through RSL/LA	4
		(iv) Wholly funded by developer contribution	0
		(v) Mixed public subsidy & developer contribution	0

Transport				
3a	<i>Percentage of completed non-residential development complying with car parking standards set out in the Local Development Framework</i> <i>[2004/05]</i>	Retail	4,963 sqm	56.9% ¹⁰
		Commercial	24,555 sqm	100.0%
		Leisure	522 sqm	100.0%
		Totals	30,040 sqm	89.4%
3b	<i>Percentage of new residential development within 30 minutes public transport time¹¹ of a GP, hospital, primary and secondary school, employment and a major retail centre.</i> <i>[2004/05]</i>	GPs	99%	
		Hospitals	66%	
		Primary Schools	99%	
		Secondary Schools	99%	
		Employment Areas	99%	
		Retail Centres	99%	

¹⁰ one scheme of 2828 sqm (gross) was developed as an extension to an existing retail park developed in 1992, to standards in excess of PPG13 (March 2001) and RPG13 (March 2003).

¹¹ calculated using Accession software

Local Services				
4a	<i>Amount of completed development for:</i> (I) Retail (A1/A2) (ii) Offices (B1(a)) (iii) Leisure (D2) [2004/05]	(i)a	completed net retail floorspace	4239 sqm
		(i)b	completed gross retail floorspace	4963 sqm
		(ii)	completed gross office floorspace	961 sqm
		(iii)	completed gross leisure floorspace	522 sqm
4b	<i>Percentage of completed development in town centres for:</i> (I) Retail (A1/A2) (ii) Offices (B1(a)) (iii) Leisure (D2) [2004/05]	(i)a	completed net retail floorspace	28%
		(i)b	completed gross retail floorspace	36%
		(ii)	completed gross office floorspace	nil
		(iii)	completed gross leisure floorspace	nil
4c	<i>Percentage of eligible open spaces managed to green flag award standard [2004/05]</i>	Amount managed to Green Flag standard		13.8 hectares (three sites)
		Percentage of total open space		1.16% of 1,192 hectares

Minerals		
5a	<i>Production of primary land won aggregates [2004/05]</i>	nil
5b	<i>Production of secondary/recycled aggregates [2004/05]</i>	nil ¹²

Waste			
6a	<i>Capacity of new waste management facilities, by type</i> <i>[April 2005]</i>	(i) with planning permission	120,000 tonnes per annum (recycling & recovery)
		(ii) under construction	200,000 tonnes per annum (recycling & composting)
		(iii) in operation	nil
6b	<i>Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed</i> <i>[2004/05]</i>	Total municipal waste arising	139,294 tonnes
		Municipal waste sent to landfill	125,440 tonnes (90%)
		Municipal waste recycled	11,065 tonnes (8%)
		Municipal waste composted	2,789 tonnes (2%)

¹² Information on the operational capacity of the screening and crushing plant at Moreton was not available for 2004/05.

Flood Protection and Water Quality			
7	<i>Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality</i> <i>[2004/05]</i>	Flood defence	Nil
		Water quality	Nil

Biodiversity			
8	<i>Change in areas and populations of biodiversity importance, including:</i> <i>(i) change in priority habitats and species, by type</i> <i>(ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance</i> <i>[2004/05]</i>	(i) Priority habitats	None reported
		(ii)a Ramsar Sites	None reported
		(ii)b Special Protection Areas	None reported
		(ii)c Special Area of Conservation	None reported
		(ii)d Sites of Special Scientific Interest	None reported
		(ii)e Sites of Biological Importance	None reported
		(ii)f Regionally Important Geological Sites	New site notified July 2004 at Lower Flaybrick Road, Bidston New site notified July 2004 at Arrowe Brook, Arrowe Country Park
		(ii)g Areas of Special Landscape Value	None reported

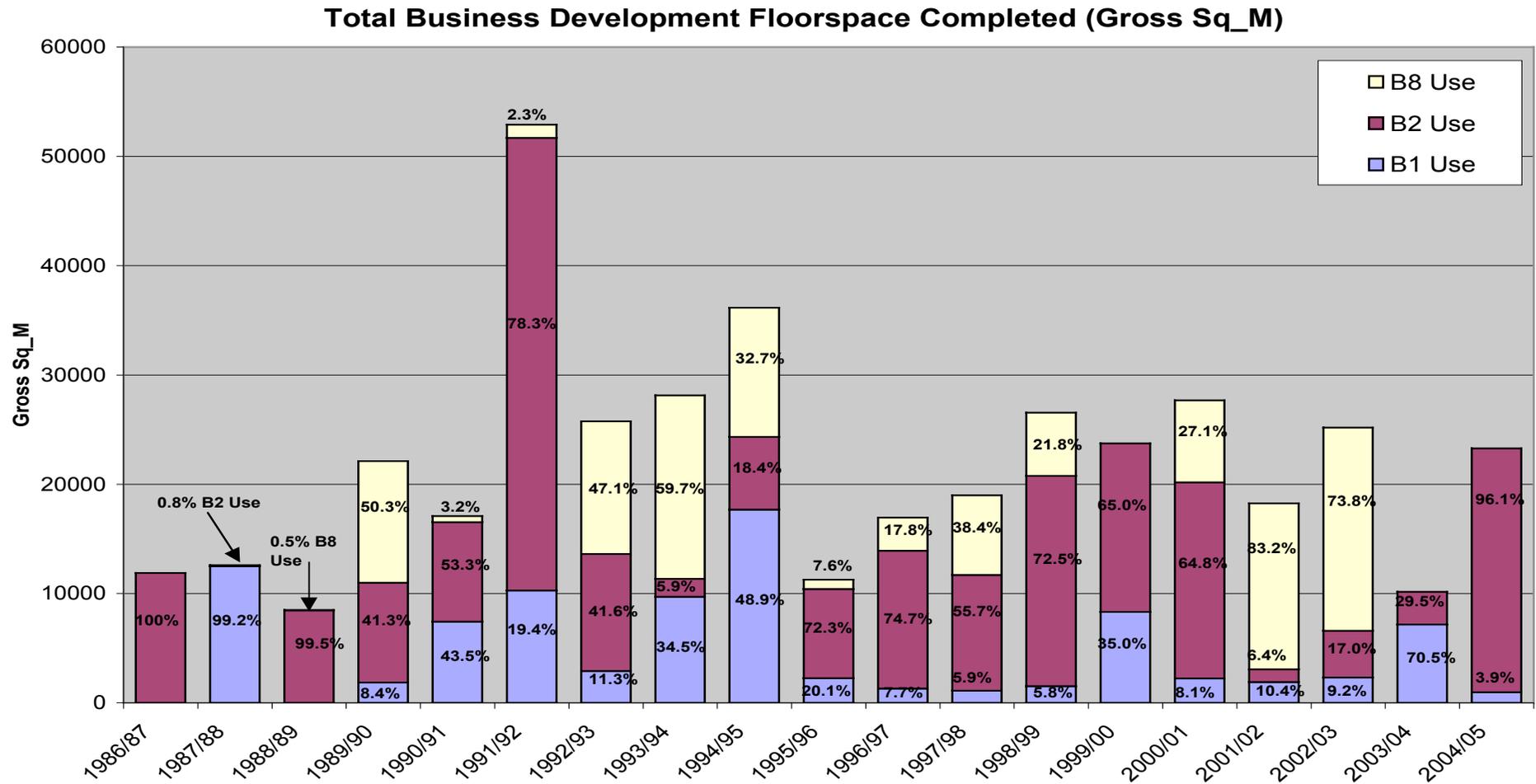
Renewable Energy				
9	<i>Renewable energy capacity installed, by type</i> <i>[2004/05]</i>	(i)	Bio-fuels	Nil ¹³
		(ii)	onshore wind	2.5 kW/hour (maximum output)
		(iii)	water	Nil
		(iv)	solar energy	Nil ¹⁴
		(v)	geothermal energy	Nil

¹³ The capacity and output of the energy from waste (biological process) facility operating at Bidston Moss is not available for 2004/05

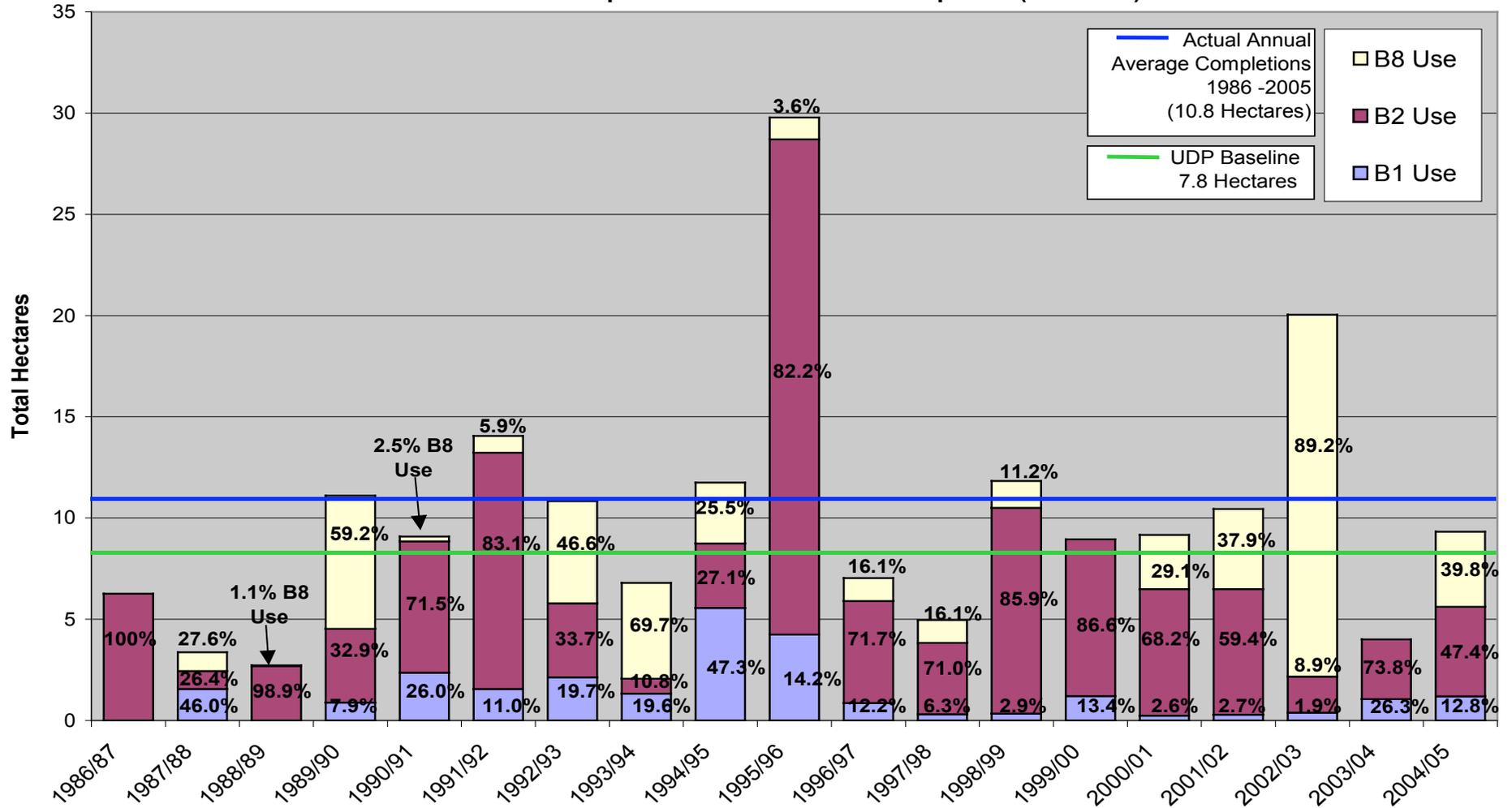
¹⁴ An unknown number of small scale solar schemes are thought to be in operation but their contribution cannot currently be measured

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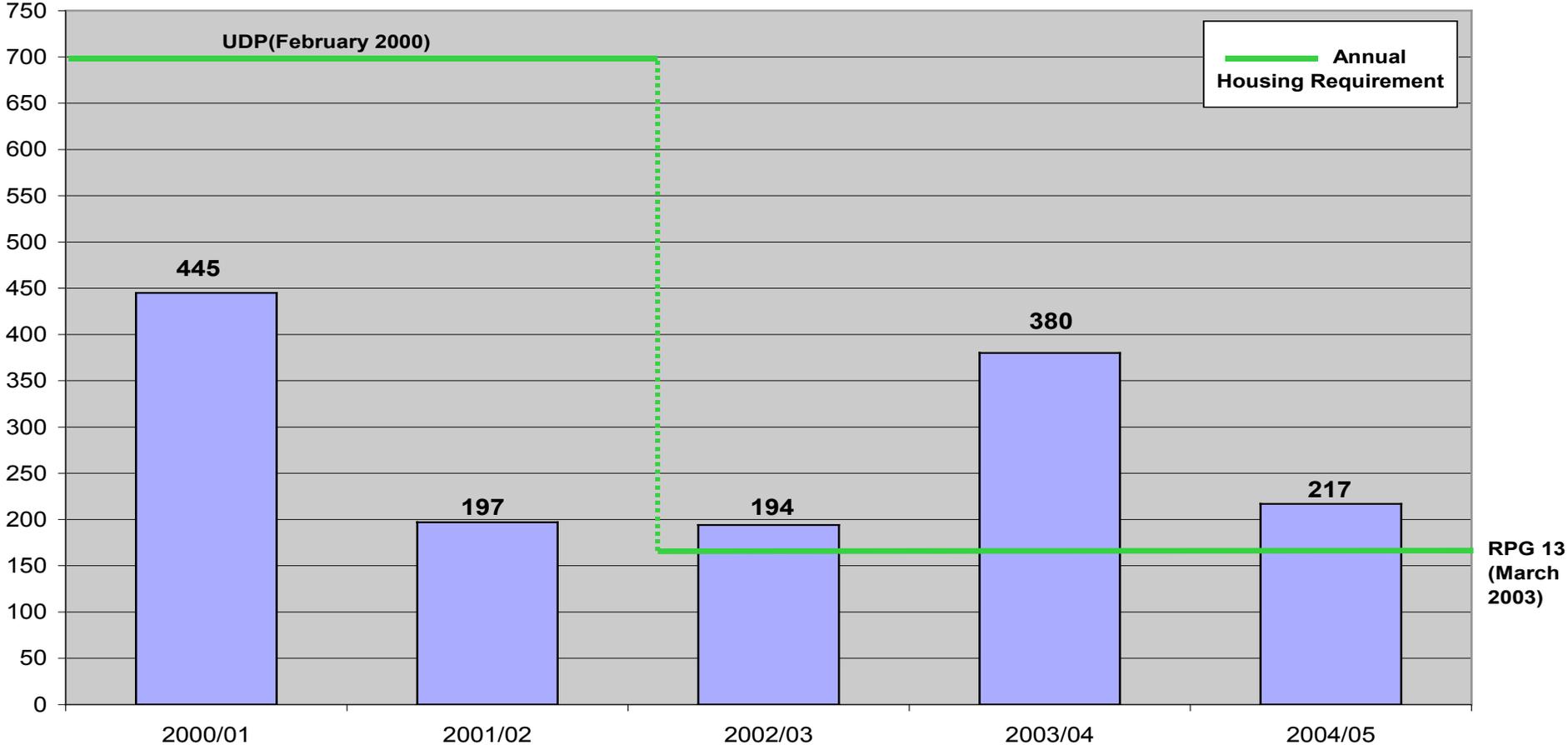
Appendix 3 – Development Trajectories



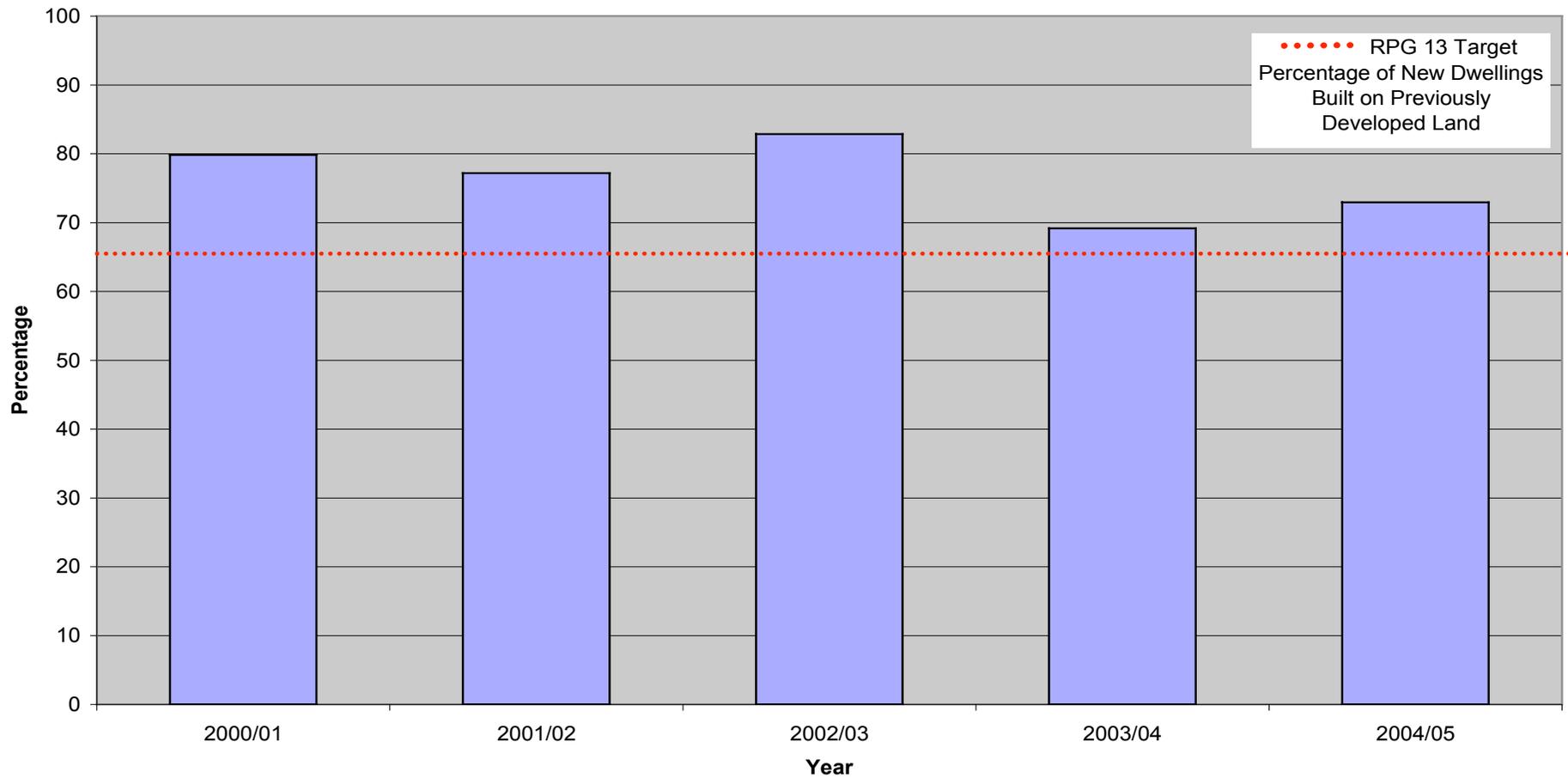
Business Development: Total Site Area Completed (Hectares)



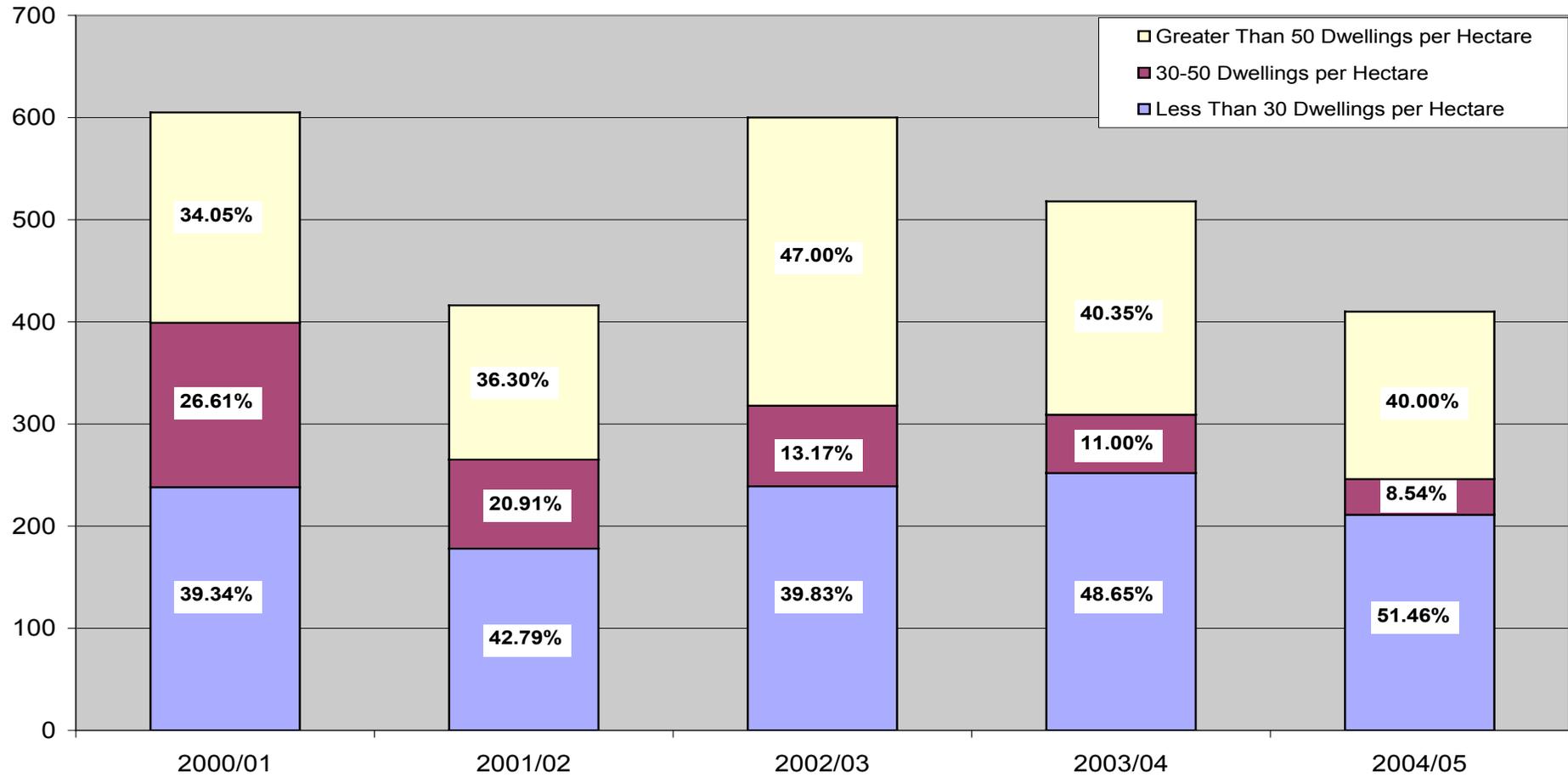
Total Number of Net Additional Dwellings



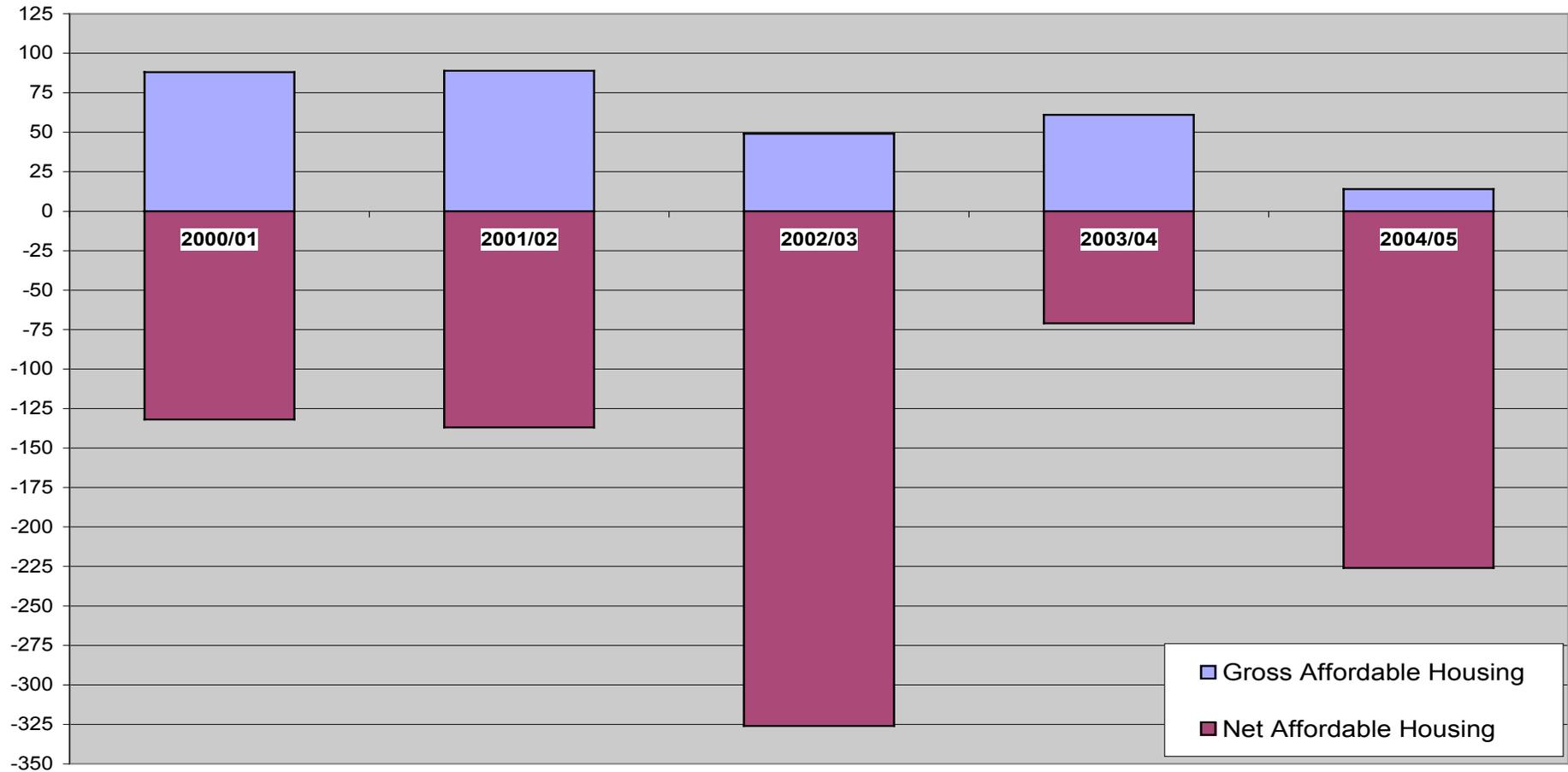
Percentage of New and Converted Dwellings on Previously Developed Land



Total Number of New Dwellings Built



Number of Affordable Housing Completions



Total Retail Floorspace Completed (Gross Sq_M)

