

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
MM 1	16	Paragraph 1.3	The spatial strategy focusses on the regeneration of Birkenhead and wider regeneration programme for the 'LeftBank' of the River Mersey stretching from New Brighton to Bromborough. Sufficient brownfield land and opportunities exist within the urban areas of the Borough to ensure, <u>subject to delivery</u> , that objectively assessed housing and employment needs can be met over the p Plan period. The Council has therefore concluded that the exceptional circumstances to justify alterations to the Green Belt boundaries (as set out in paragraph 141 of the NPPF) <u>set out in national planning policy</u> do not exist in Wirral.
MM 2	38-39	Vision	<p><u>Local Plan Vision 2037-2040</u></p> <p>A. In 2037-2040 Wirral offers a high quality of life to all, as an attractive place to live an active, productive, safe and healthy lifestyle in vibrant culturally rich communities across the Borough. It is an environmentally sustainable and prosperous Borough with a strong sense of place and identity, a place that people are proud to call home and want to invest in. Its success complements the attractiveness of, and makes a significant contribution to, the economic competitiveness and international standing of the Liverpool City Region.</p> <p>B. The rich natural environment of Wirral is protected, enhanced and well connected. Nature is in recovery thanks to the provision of a measurable net gain in biodiversity across the peninsula. The Borough's ability to provide nature-based solutions to manage climate change is increased through a network of high-quality open spaces. Its valued landscapes and coastline are protected and there is a 50% increase in the tree canopy compared to 2020. Improvements in water quality have been achieved via the regeneration of derelict land - further enhancing the opportunities to improve the</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>health and diversity of Wirral's water-based habitats. The changes that have taken place since 2021-2022 have helped drive local greenhouse gas emissions reductions in line with international agreements and national law. As a result, Wirral has stayed within its local emissions 'budget' and is very near to being a net zero carbon Borough. Not only are our buildings now much more energy efficient but we have also successfully introduced infrastructure to support clean power, heat and travel. Wirral's Green Belt remains as a vital mechanism to support urban regeneration and maintain the distinctive identity of many of Wirral's settlements. Land within the Green Belt provides a critical agricultural, recreational and ecological resource and Wirral's countryside supports adaptation to and mitigation of climate change.</p> <p>C. Impressive progress has been made in the regeneration of Birkenhead and its historic docklands and waterfront, with the delivery of thousands of new homes whilst retaining its distinctive character and identity. In particular, led by the catalysts of Wirral Waters, East Float and Hind Street, the wider 'LeftBank' regeneration programme centred on Birkenhead is the focus for private and public investment of regional and national importance. Birkenhead and Wallasey's waterfront skyline is changed with the realisation of Wirral Waters and Hind Street, having triggered further investment and transformation of the Waterfront, around Woodside and Scott's Quay Hamilton Park and the Town Centre. Wirral Waters and Hind Street are recognised as exemplar models in high-quality, connected, sustainable, 'net-zero' emission neighbourhoods. The Waterfront, focussed on Woodside is a mixed-use cultural riverside quarter with superb visitor attractions.</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>D. <i>[text unchanged]</i></p> <p>E. <i>[text unchanged]</i></p> <p>F. Wirral is a well-connected place with a new mass transit system providing 'last mile' links between the new neighbourhoods at Wirral Waters, Scott's Quay and Seacombe riverside and the existing modernised Merseyrail system. Wirral is easy to get around for everyone that lives here and visits - its integrated transport network has reduced the need to rely on private cars and active travel is the mode of choice for short journeys, with benefits for health and air quality. Local travel is now fossil fuel free, significantly more people walk and cycle and remaining motor vehicles are electric or hydrogen fuelled. The extended green network that includes footpaths and space for nature has assisted in this change. The improved landscapes and green spaces provide a fantastic backdrop to the towns and villages.</p> <p>G.- L. <i>[text unchanged]</i></p> <p>M. In 2037-2040 our local community will look back and agree that the significant challenges that were facing us in 2021 <u>2022</u>; the uncertain social and economic impacts of the Covid-19 pandemic, the Climate Emergency, and social and economic inequality were overcome with the support of the proposals contained in this Local Plan.</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification														
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.																	
MM 3	52	Table 3.2	<p>Table 3.2 Housing Supply for the Plan period <u>Anticipated minimum supply over the Plan period:</u></p> <table border="1" data-bbox="734 512 1944 1011"> <thead> <tr> <th data-bbox="734 512 1594 571">Supply category</th> <th data-bbox="1594 512 1944 571">Total dwellings</th> </tr> </thead> <tbody> <tr> <td data-bbox="734 571 1594 630">New Build Commitments at April 2021-2023</td> <td data-bbox="1594 571 1944 630">1,730 1,546</td> </tr> <tr> <td data-bbox="734 630 1594 726">Birkenhead Regeneration Framework Area (RA 1, RA2, RA 3, RA 4, RA 5, RA 6, and RA 7)</td> <td data-bbox="1594 630 1944 726">8,116 5,617</td> </tr> <tr> <td data-bbox="734 726 1594 785">Other Regeneration Areas</td> <td data-bbox="1594 726 1944 785">562 518</td> </tr> <tr> <td data-bbox="734 785 1594 844">Other Settlement Areas</td> <td data-bbox="1594 785 1944 844">2,425 2,200</td> </tr> <tr> <td data-bbox="734 844 1594 903">Allowances³⁸</td> <td data-bbox="1594 844 1944 903">3,490 1,934</td> </tr> <tr> <td data-bbox="734 903 1594 1011">Total Supply (Figures may not add up due to rounding through the application of a 10% discount)</td> <td data-bbox="1594 903 1944 1011">16,322 11,814</td> </tr> </tbody> </table> <p data-bbox="719 1054 2141 1219"><u>This is based on evidence at the time of the plan's preparation, as are figures given for site allocations and other developable areas. That is not to the preclusion of further development in line with the development plan, but a reflection of levels that are currently demonstrably deliverable or developable.</u></p> <p data-bbox="719 1267 2141 1391">Footnote 38: Allowances for net gains from conversions and changes of use <u>and</u> new build windfalls and the return to use of empty homes. <u>from 2026/27 onwards (i.e. five-year supply years 4 and 5).</u></p>	Supply category	Total dwellings	New Build Commitments at April 2021-2023	1,730 1,546	Birkenhead Regeneration Framework Area (RA 1, RA2, RA 3, RA 4, RA 5, RA 6, and RA 7)	8,116 5,617	Other Regeneration Areas	562 518	Other Settlement Areas	2,425 2,200	Allowances ³⁸	3,490 1,934	Total Supply (Figures may not add up due to rounding through the application of a 10% discount)	16,322 11,814
Supply category	Total dwellings																
New Build Commitments at April 2021-2023	1,730 1,546																
Birkenhead Regeneration Framework Area (RA 1, RA2, RA 3, RA 4, RA 5, RA 6, and RA 7)	8,116 5,617																
Other Regeneration Areas	562 518																
Other Settlement Areas	2,425 2,200																
Allowances ³⁸	3,490 1,934																
Total Supply (Figures may not add up due to rounding through the application of a 10% discount)	16,322 11,814																

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification												
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.															
MM 4	53	Table 3.3.	<table border="1"> <thead> <tr> <th data-bbox="741 504 1373 651">Neighbourhood Area</th> <th data-bbox="1373 504 1946 651">Anticipated Housing Delivery 2021-2037 <u>2022-2040</u> (net new dwellings)</th> </tr> </thead> <tbody> <tr> <td data-bbox="741 651 1373 711">Birkenhead and Tranmere</td> <td data-bbox="1373 651 1946 711">50</td> </tr> <tr> <td data-bbox="741 711 1373 772">Devonshire Park</td> <td data-bbox="1373 711 1946 772">0</td> </tr> <tr> <td data-bbox="741 772 1373 833">Hoylake</td> <td data-bbox="1373 772 1946 833">44 <u>49</u></td> </tr> <tr> <td data-bbox="741 833 1373 893">North Birkenhead</td> <td data-bbox="1373 833 1946 893">195</td> </tr> <tr> <td data-bbox="741 893 1373 954">Leasowe</td> <td data-bbox="1373 893 1946 954">30</td> </tr> </tbody> </table>	Neighbourhood Area	Anticipated Housing Delivery 2021-2037 <u>2022-2040</u> (net new dwellings)	Birkenhead and Tranmere	50	Devonshire Park	0	Hoylake	44 <u>49</u>	North Birkenhead	195	Leasowe	30
Neighbourhood Area	Anticipated Housing Delivery 2021-2037 <u>2022-2040</u> (net new dwellings)														
Birkenhead and Tranmere	50														
Devonshire Park	0														
Hoylake	44 <u>49</u>														
North Birkenhead	195														
Leasowe	30														
MM 5	55-60	Policy WS 1 (Criterion J moved from Policy WP 8.1 to Policy WS 1)	<p>Infrastructure</p> <p>3.29 When development occurs, it places additional demands on infrastructure, including water, and energy supply, wastewater disposal, transport systems including roads, education and healthcare as well as open space and other green infrastructure. All new development requires some supporting infrastructure and this Local Plan is accompanied by a full Infrastructure Delivery Plan (<u>IDP</u>) which informs both the infrastructure proposals in the plan, like transport systems and schools, and the contributions sought from developers toward this necessary infrastructure. <u>The Critical and essential infrastructure identified in the IDP is considered necessary for development to</u></p>												

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p><u>go ahead. Desirable infrastructure is that which may be required through local plan policies for sustainable growth and to achieve good place making but would not necessarily prevent or delay the delivery of further development.</u> Some elements of infrastructure will be required on site whilst others can be paid for in lieu of on-site provision.</p> <p>3.30 New development will be located and designed to enable the maximum sustainable travel possible which means low carbon transport solutions, focussed on opportunities for walking, cycling and public transport. As part of this approach, development densities are to be increased in appropriate locations. <u>Examples of desirable infrastructure to support sustainable growth and place making include proposals for a new mass transit system within Birkenhead connecting new neighbourhoods with one another and existing key locations, and the Local Cycling & Walking Infrastructure Plan (LCWIP) route between New Brighton and Birkenhead.</u></p> <p>3.31 <i>[text unchanged]</i></p> <p>3.32 <i>[text unchanged]</i></p> <p>Policy WS 1 The Development and Regeneration Strategy for Wirral 2021-2037 <u>2022/23 - 2039/40</u></p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Policy WS 1.1 <u>Climate Change</u></p> <p>A. Within the period 2021-2037 <u>2022-2040</u> the Local Plan strategy will move the Council toward a net zero carbon future with high quality urban regeneration, economic transformation and environmental protection and enhancement. Developers shall support Wirral becoming carbon neutral by 2041 through, where relevant:</p> <ol style="list-style-type: none"> 1. Minimising carbon emissions; 2. Maximising carbon storage and sequestration; and 3. Mitigating and adapting to the impacts of climate change. <p>Homes</p> <p>B. The Local Plan will provide for <u>seeks to enable the provision of</u> a minimum of 13,360 <u>14,400</u> net additional dwellings including new affordable dwellings, <u>and 1,149 residential care places for older people i.e. C2 Class units.</u> Dwellings will be delivered through</p> <ol style="list-style-type: none"> 1. The creation of new neighbourhoods through brownfield development: <ol style="list-style-type: none"> i. as part of the Regeneration Areas across the Borough, including those within Birkenhead identified on Figure 3.4 <u>3.3</u>; and ii. through the reuse of land previously used or allocated for employment use, including and Bromborough; and 2. suitable sites within Settlement Areas.

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification						
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.									
			C. Net additional dwellings will be provided and distributed spatially across the borough as shown on the Policies Map, as follows:						
			Total (Figures may not add up due to rounding through the % application of a 10% discount)	<u>2022/23</u>	2021/22 <u>2025/26</u>	2026/27 <u>2030/31</u>	2031/32 -	2036/37 <u>2033/34</u>	2038/39 <u>2039/40</u>
			Plan Requirement	13,360 <u>14,400</u>	<u>500</u>	5,010 <u>2,544</u>	3,795 <u>4,232</u>	4,555 <u>5,107</u>	<u>2,043</u>
			Existing New Build Commitments Deliverable and developable sites with extant planning permission at April 2021/2023. Figures for	4,730 <u>1,546</u>	<u>593</u>	4,692 <u>953</u>	380	0	<u>0</u>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification						
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.									
			site within designated Neighbourhood areas are included in Table 3.3. Further information is set out within the accompanying Local Plan Housing Delivery Strategy						
			RA 1- Seacombe Corridor	306	<u>0</u>	0	171	135	<u>0</u>
			RA 2- Scotts Quay	630		84	225	324	
			RA 3- Birkenhead Waterfront	567 <u>535</u>	<u>0</u>	0	270 <u>275</u>	297 <u>192</u>	<u>68</u>
			RA 4 - Central Birkenhead	1,304 <u>890</u>	<u>0</u>	135 <u>0</u>	590 <u>563</u>	579 <u>234</u>	<u>94</u>
			RA 5 – Hind Street & St Wergurgh's Werburch's	4476 <u>1,017</u>	<u>0</u>	135 <u>0</u>	851 <u>504</u>	1,395 <u>369</u>	<u>144</u>
			RA 6 - Wirral Waters	2,914 <u>2,437</u>	<u>0</u>	665 <u>508</u>	851 <u>967</u>	1,395 <u>707</u>	<u>256</u>
			RA 7 - Hamilton Park	923 <u>432</u>	<u>0</u>	0	383 <u>180</u>	540 <u>180</u>	<u>72</u>
			RA 8 - Northside	0	<u>0</u>	0	0	0	<u>0</u>
			RA 9 - Liscard	180	<u>0</u>	48 <u>36</u>	126 <u>108</u>	36	<u>0</u>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text.

The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification						
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.									
			RA 10- New Brighton	284 <u>272</u>	<u>0</u>	23 <u>11</u>	126 <u>261</u>	135 <u>0</u>	<u>0</u>
			RA 11- New Ferry	98 <u>66</u>	<u>0</u>	98 <u>57</u>	0 <u>9</u>	0	<u>0</u>
			Allocations in Remaining Settlement Areas	2,425 <u>2,200</u>	<u>0</u>	1,121 <u>879</u>	899 <u>1,208</u>	405 <u>113</u>	<u>0</u>
			Figures for sites within designated Neighbourhood Areas are included in Table 3.3 .Further information is set out within the accompanying Wirral Local Plan Housing Delivery Strategy						
			Allowances for Net Conversions and Changes of Use	1600 <u>1,514</u>	<u>114</u>	500 <u>200</u>	500	600 <u>500</u>	<u>200</u>
			Allowance for Windfalls	480 <u>420</u>	<u>0</u>	150 <u>60</u>	150	180 <u>150</u>	<u>60</u>
			Allowance for Return to Use of Empty Homes	1,410		490	440	480	
			Total Plan Supply (net new dwellings)	16,322 <u>11,814</u>	<u>707</u>	5,106 <u>2,704</u>	5,332 <u>4,894</u>	5,884 <u>2,616</u>	<u>894</u>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p><u>D. New dwellings will be delivered in line with the housing trajectory set out at Appendix 4, namely an annual requirement of 500 dwellings per annum to 2027/28, 850 dwellings per annum between 2028/29 and 2032/33, and 1,025 dwellings per annum from 2033/34 to 2039/40.</u></p> <p>D-E. The new dwellings will be delivered by:</p> <ol style="list-style-type: none"> 1. Permitting development proposals where they comply with all other relevant policies of the Local Plan. 2. The development of new neighbourhoods. 3. Making the best use of land by ensuring that development densities are appropriate to the location and size of the site in accordance with Policy WS 3.2 <u>criterion A</u> (Housing Density), including higher densities in Regeneration Areas and other accessible locations. <p>Policy WS 1.2 Employment</p> <p>E. F. The Local Plan will provide for new jobs to drive forward the economic transformation of the Borough and support the economic competitiveness of the Liverpool City Region. <u>A minimum of 59.16ha of employment land will be provided over the plan period.</u> Existing Primarily Employment Areas shown on the Policies Map will be protected. New employment development will be provided on the following types of land:</p> <ol style="list-style-type: none"> 1. Employment Allocations for <u>main employment uses</u> comprising 65.60 <u>59.16</u> ha (identified on the Policies Map and subject to Policy WS 4 Strategy for Economy and Employment);

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification															
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.																		
			<p>2. Land within Primarily Employment Areas (identified on the policies Map and subject to Policy WS 4 Strategy for Economy and Employment);</p> <p>3. Employment-led development within mixed use areas (identified on the Policies Map);</p> <p>4. Employment sites with planning permission or currently under construction, for employment uses;</p> <p>5. Regeneration and remodelling opportunities.</p> <p>6. Mixed use developments including as part of the regeneration and creation of new neighbourhoods; and</p> <p>7. Other suitable sites in Wirral.</p> <p>F.G. <u>Port and marine-maritime</u> facilities will continue to be promoted at Twelve Quays, West Float, Cammell Lairds and Eastham Dock Estate to reflect their strategic importance for marine engineering, cargo handling and freight movements;.</p> <p>G.H. <u>The employment land allocations as shown on the Policies Map will be distributed as follows:</u></p> <table border="1" data-bbox="725 1066 1868 1366"> <thead> <tr> <th data-bbox="725 1066 1115 1241">Location</th> <th data-bbox="1115 1066 1294 1241">2021- 2025 <u>2022/2027</u> (ha)</th> <th data-bbox="1294 1066 1473 1241">2025- 2030 <u>2028/2033</u> (ha)</th> <th data-bbox="1473 1066 1653 1241">2030- 2037 <u>2034/2039</u> (ha)</th> <th data-bbox="1653 1066 1868 1241">Total Net Developable Area (ha)</th> </tr> </thead> <tbody> <tr> <td data-bbox="725 1241 1115 1329">RA 1- Seacombe Corridor</td> <td data-bbox="1115 1241 1294 1329">0</td> <td data-bbox="1294 1241 1473 1329">0</td> <td data-bbox="1473 1241 1653 1329">0</td> <td data-bbox="1653 1241 1868 1329">0</td> </tr> <tr> <td data-bbox="725 1329 1115 1366">RA 2- Scotts Quay</td> <td data-bbox="1115 1329 1294 1366">0</td> <td data-bbox="1294 1329 1473 1366">0</td> <td data-bbox="1473 1329 1653 1366">0</td> <td data-bbox="1653 1329 1868 1366">0</td> </tr> </tbody> </table>	Location	2021- 2025 <u>2022/2027</u> (ha)	2025- 2030 <u>2028/2033</u> (ha)	2030- 2037 <u>2034/2039</u> (ha)	Total Net Developable Area (ha)	RA 1- Seacombe Corridor	0	0	0	0	RA 2- Scotts Quay	0	0	0	0
Location	2021- 2025 <u>2022/2027</u> (ha)	2025- 2030 <u>2028/2033</u> (ha)	2030- 2037 <u>2034/2039</u> (ha)	Total Net Developable Area (ha)														
RA 1- Seacombe Corridor	0	0	0	0														
RA 2- Scotts Quay	0	0	0	0														

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification				
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.							
			RA 3- Birkenhead Waterfront	1.58	0	0	1.58
			RA 4 - Central Birkenhead	0	0	0	0
			RA 5- Hind Street & St Werburgh's	0	0	0	0
			RA 6 - Wirral Waters	6.71 <u>5.69</u>	13.86 <u>11.7</u>	1.80 <u>0</u>	22.37 <u>17.38</u>
			RA 7 - Hamilton Park	0	0	0.98	0.98
			RA 8 - Northside	0	9.69 <u>11.66</u>	3.42 <u>0</u>	13.11 <u>11.6</u>
			RA 9 - Liscard	0	0	0	0
			RA 10- New Brighton	0	0	0	0
			Settlement Area 1 - Wallasey	0	0	0	0
			Settlement Area 2 - Birkenhead Commercial Core	1.06 <u>6.58</u>	0	5.52 <u>0</u>	6.58
			Settlement Area 3 - Suburban Birkenhead	0.58	0	0	0.58
			Settlement Area 4 - Bebington Bromborough & Eastham	2.35 <u>3.36</u>	5.65 <u>4.64</u>	7.66	15.66

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification				
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.							
			Settlement Area 5 - Leasowe, Moreton Greasby & Woodchurch	3.64 <u>0.25</u>	0 <u>3.39</u>	1.1	4.74
			Settlement Area 6 - Hoylake and West Kirby	0	0	0	0
			Settlement Area 7 - Heswall	0	0	0	0
			Settlement Area 8 - Rural Area	0	0	0	0
			Total	15.92 <u>18.04</u>	29.20 <u>31.39</u>	20.48 <u>9.74</u>	65.60 <u>59.16</u>
			<p>H.1. In addition, the Local Plan will:</p> <ol style="list-style-type: none"> 1. Support the regeneration and revitalisation of the Borough's centres. 2. Support growth in the port functions, maritime and logistics, renewable energy, advanced manufacturing, health and life sciences, digital and creative sectors, financial and professional services, tourism and further and higher education. 3. Seek social value added from development that provides for training and skills for local residents to equip them with the skills needed to access future employment opportunities within and outside Wirral. 				

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			4. Attract new businesses, encourage start-ups and help growing businesses. 5. Conserve heritage assets and their settings as appropriate to their significance and sustain and enhance their significance whilst putting them to viable use consistent with their conservation. Policy WS 1.3 Infrastructure I. The following key infrastructure will be delivered over the Local Plan period: 1. Active travel networks for walking and cycling that enable safe access to jobs, leisure and health facilities throughout the Borough. 2. A new mass transit system within Birkenhead connecting new neighbourhoods with one another and existing key locations. 3. A new multi-purpose greenway (the Dock Branch Park) connecting areas within central Birkenhead between Chamberlain Street and Corporation Road (OS-SA2.7) 4. A green and blue infrastructure network providing for people and wildlife, transport and recreation, sustainable drainage and carbon sinks. J. Development proposals will be required to demonstrate that they accord with the full range of infrastructure requirements established through the Infrastructure Delivery Plan and all other policies of the Local Plan.

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p><u>Policy WS 1.4</u> Flooding and Drainage</p> <p>K. Development will avoid areas at risk of flooding from all sources unless there is suitable mitigation or flood protection in place or provided as part of the development and flood risk elsewhere is not increased as a result.</p> <p><u>J. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.</u></p> <p>L. Development will be required to make provision for foul and surface water drainage in accordance with the drainage hierarchy including using sustainable drainage systems where technically possible and viable.</p> <p><u>Green Belt</u></p> <p>J. K. National policy for the Green Belt will apply in the determination of relevant proposals within the Rural Settlement Area in addition to the other relevant policies in this Local Plan.</p>
MM 6	60	Supporting text WS 1	<u>The Local Plan strategy is premised on achieving momentum in respect of regeneration, increasing density where appropriate and increasing the viability of development over the Plan period. As such although the Local Plan does not contain sufficient deliverable or developable sites at the time of</u>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<u>the examination to meet the full housing requirement of 14,400, it provides a policy framework that will enable that provision (along with robust monitoring and provision for review in the eventuality that is not realised over time).</u>
MM 7	60	Policy WS 2	<i>Policy WS 2 and supporting paragraphs 3.34 and 3.35 are to be amalgamated in new Policy WD 20 Social Value, to make clear that it is a detailed rather than a strategic policy.</i>
MM 8	61-62	Paragraphs 3.37 – 3.41	<i>Paragraphs 3.37 to 3.39 relating to Housing Design and paragraphs 3.40 and 3.41 relating to Moving to Zero Carbon have been amalgamated to support new Policy WD 23, a detailed rather than strategic policy.</i>
MM 9	60-61	Insert new Policy WS 2 and supporting text after paragraph 3.33	<p><u>Viability of Development</u> <u>As a first principle, the Council expects all development proposals to comply with the policies in the Local Plan including those for particular standards and those that relate to planning obligations to support infrastructure. In line with Planning Practice Guidance, under no circumstances will the price paid for land be a relevant justification for failing to accord with policies in the Plan.</u></p> <p><u>In pursuit of the delivery of development the Council will build on its success, to apply for public funding to support development in the Regeneration Areas, which will pump prime key sites and enable public realm improvements to support placemaking. In addition, there are grants available direct to developers of sites, and relevant site developers are expected to apply for such grant to enable development to come forward.</u></p> <p><u>Policy WS 2 explains how viability will be accounted for in determining applications for development. This policy should be read in conjunction with other policies in the Plan that also</u></p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p><u>refer to the viability of proposals: Policy WS 3 regarding affordable housing in particular criteria E and H, Policy WS 10 regarding infrastructure provisions, Policy WD 4 regarding sustainable drainage systems and Policy WD 23 regarding energy efficiency.</u></p> <p><u>All policy requirements including planning obligation requirements set out within the Local Plan have been subject to Plan wide viability testing. Planning applications that comply with the policy requirements are assumed to be viable. Planning applications that do not comply with the policy requirements established in the Local Plan will normally be refused.</u></p> <p><u>It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. Planning practice guidance identifies examples of such circumstances and Policy WS 2 assists the applicant in understanding how they might demonstrate such circumstances in the context of this Local Plan.</u></p> <p><u>Planning Practice Guidance is clear that where contributions are reduced below the requirements set out in polices to provide flexibility in the early stages of a development, there should be clear agreement of how policy compliance can be achieved over time. As the potential risk to developers is already accounted for in the assumptions for developer return in viability assessment, realisation of risk does not in itself necessitate further viability assessment or trigger a review mechanism. Review mechanisms are not a tool to protect a return to the developer, but to strengthen local authorities' ability to seek compliance with relevant policies over the lifetime of the project.</u></p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p><u>In recognition of the expectation that viability will improve over time in Wirral, criterion C. of Policy WS 2 sets out that where appropriate, a review and clawback mechanism will need to be incorporated into a legal agreement where viability might improve over the lifetime of delivering the development, and therefore further public benefit can be gained from contributions to infrastructure.</u></p> <p><u>Policy WS 2</u> <u>Viability and Delivering Development</u></p> <p><u>A. Development proposals will be expected to comply with all relevant policy requirements established within this Local Plan. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage.</u></p> <p><u>B. Proposals that do not fully accord with all relevant Local Plan policies on the grounds of viability, will only be approved by the Council where the applicant has demonstrated:</u></p> <ol style="list-style-type: none"> 1. <u>through the submission of a viability assessment that the proposed development cannot be viably developed at the current time; and</u> 2. <u>that all opportunities to obtain external funding towards meeting funding gaps have been fully explored and maximised; and</u> 3. <u>that the benefits of the development outweigh any harm arising due to not fulfilling the policy requirements.</u>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p><u>C. Where deemed appropriate, a review and clawback mechanism will be incorporated into legal agreements to ensure that additional contributions are provided over time as viability improves.</u></p> <p><u>Implementation</u> <u>Developers considering submitting a viability statement, are strongly encouraged to engage early with the Council to ensure this will meet the Council's requirements. The developer is expected to raise issues of viability at pre application stage so as to open the dialogue with the Council in this regard.</u></p> <p><u>Where a developer considers that site specific viability at application stage is appropriate, their reasons should be in line with Planning Practice Guidance. Site specific viability assessment at application stage should conform to National Planning Practice Guidance, RICS best practice and the requirements of this policy. In particular, as noted in national guidance, under no circumstances should the price paid for land be a relevant justification for failing to accord with relevant policies in the plan.</u></p> <p><u>The circumstances under which the inclusion of a review and clawback mechanism in legal agreements will be necessary are related to the likely timescale of build out of the proposal, predicted changing land and property values over time, and any other relevant local circumstances.</u></p> <p><u>The weight given to the viability assessment is a matter for the Council, having regard to all circumstances of the case including whether the Plan and viability evidence underpinning the Plan</u></p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification						
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.									
			<u>is up to date, and site circumstances including any changes since the Plan was brought into force, and the transparency of assumptions behind evidence submitted as part of the viability assessment.</u>						
MM 10	65-67	WS 3	<p><i>Policy WS 3.1 and supporting paragraph 3.59 and 3.60 are to be amalgamated in new Policy WD 23 to make clear that it is a detailed rather than strategic policy.</i></p> <p>Policy WS 3.2 Housing Density B.A. <u>New residential development on unallocated sites and outside of Conservation Areas</u> within the Density Zones shown on the Policies Map should be provided at the following minimum densities unless it can be demonstrated that this is not appropriate having regard to site characteristics:</p> <table border="1" data-bbox="757 943 1928 1128"> <thead> <tr> <th data-bbox="757 943 1189 1128">Residential Density Zone (as shown on the Policies Map)</th> <th data-bbox="1189 943 1749 1128">Definition</th> <th data-bbox="1749 943 1928 1128">Minimum density (dwellings per</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Residential Density Zone (as shown on the Policies Map)	Definition	Minimum density (dwellings per			
Residential Density Zone (as shown on the Policies Map)	Definition	Minimum density (dwellings per							

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification			
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.						
			Waterfront Density Zone (RES-DZ1)	Sites within identified Regeneration Areas within 800m (10 minute walk) of the Birkenhead docks and waterfront, with access to high frequency public transport interchanges, including the ferry terminals	70	
			Urban Core & Town Centres Density Zones (RES-DZ2)	Sites within 800m (10 minute walk) of Birkenhead town centre or within 400m (5 minute walk) of other designated town centres, which are well served by public transport and other community facilities.	60	
			Transit Area Density Zones(RES-DZ3)	Other urban sites within 800m (10 minute walk) of a railway station or high frequency bus route.	50	

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification				
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.							
			<p>Suburban Area Density Zones (RES-DZ4)</p>	<p>Sites within 1200m (20 minute walk) of a railway station, which are also within 400m (5 minute walk) of multiple community services and facilities, including district centres, schools and open spaces.</p>	<p>40</p>		
<p>C-B. Outside these identified Residential Density Zones, new residential development must achieve <u>maximise</u> efficient use of land having regard to the prevailing character of the area. Sites with an area of 1 hectare or more should achieve a minimum density of 30 dwellings per hectare unless it can be demonstrated that this would not be appropriate having regard to site characteristics.</p> <p>Policy WS 3.3 Affordable Housing Requirements</p> <p>D-C. Within the following areas shown on the Policies Map and shown and listed in Appendix 5, proposals for new-build market housing of 10 or more dwellings will be required to provide tenure blind affordable housing within the site at the following rates, <u>unless up to date and robust evidence indicates otherwise:</u></p> <table border="1" data-bbox="712 1305 2141 1358"> <tr> <td data-bbox="712 1305 1122 1358">Viability Zone 1 (VZ-1)</td> <td data-bbox="1122 1305 2141 1358">10%</td> </tr> </table>						Viability Zone 1 (VZ-1)	10%
Viability Zone 1 (VZ-1)	10%						

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification						
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.									
			<table border="1" data-bbox="725 432 1926 563"> <tr> <td>Viability Zone 2 (VZ-2)</td> <td>10%</td> </tr> <tr> <td>Viability Zone 3 (VZ-3)</td> <td>20%</td> </tr> <tr> <td>Viability Zone 4 (VZ-4)</td> <td>20%</td> </tr> </table> <p data-bbox="725 603 2141 767">E.D. In Viability Zones 1 and 2 on multiphase schemes, provision may be made via a S106 agreement to meet the full affordable housing requirement of 10% on later phases of development, to permit a greater proportion of market housing to be delivered earlier and to accommodate any future rise in property or land values.</p> <p data-bbox="725 815 2141 1193">F.E. 25% of the affordable housing provided shall comprise First Homes where this is required by national policy. The remaining affordable housing will be for alternative affordable home ownership products, affordable rent and social rent in line with national policy <u>unless that significantly prejudices the ability to meet the identified affordable housing needs of specific groups (including with reference to the and the needs identified in the latest Strategic Housing Market Assessment).</u> unless this significantly prejudices the provision of dwelling types and tenures required to meet the needs for specific groups. Where relevant, affordable housing for rent should be designed to facilitate transfer to an appropriate Registered Social Landlord or equivalent affordable housing provider.</p> <p data-bbox="725 1241 2141 1364">G.F. Affordable housing will be secured through an appropriate planning condition or legal agreement. Off-site provision or equivalent payment in lieu of affordable housing will only be considered if it can be demonstrated that on-site provision would not be practicable, the approach</p>	Viability Zone 2 (VZ-2)	10%	Viability Zone 3 (VZ-3)	20%	Viability Zone 4 (VZ-4)	20%
Viability Zone 2 (VZ-2)	10%								
Viability Zone 3 (VZ-3)	20%								
Viability Zone 4 (VZ-4)	20%								

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>can be robustly justified, and the proposal would be more effective for achieving a mixed and balanced community.</p> <p><u>G. The provision of affordable housing may vary on a site-by-site basis taking into account evidence of local need and where appropriate the viability of the development. Any relaxation of the affordable housing requirements set out in criteria C - F will only be supported if it complies with Policy WS 2 Viability and Delivering Development.</u></p> <p><u>H. Proposals that would provide for levels of affordable housing exceeding the thresholds set out in criterion C of this policy will be accorded due weight in reaching a balanced planning judgement on their merits where such schemes are in accordance with the strategic approach to distributing the development through this Plan.</u></p> <p>Policy WS 3.4 Housing Mix H. I. <i>[text unchanged]</i> I. J. <i>[text unchanged]</i> J. K. <i>[text unchanged]</i></p> <p>Policy WS 3.5 Self Build and Custom Build Housing K. L. The Council will <u>support the development of self-build and custom build housing in line with</u></p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>the spatial strategy and other policies in this Plan where a need is identified and will work with developers on sites of <u>where</u> more than 50 dwellings in areas where a need is identified to <u>houses are proposed</u> to secure the delivery of serviced plots for custom and self-build dwellings.</p> <p>L. M. <u>M.</u> On sites where more than 50 houses are proposed, p<u>Plots</u> to be set aside for self and custom build housing must be available and marketed <u>at an appropriate level for the proposed use</u> for at least 12 months. After 12 months, if a plot has not sold, the plot may either remain on the open market as a serviced plot or be offered to a Registered Provider at a fair value, before being built out by the developer.</p> <p>Policy WS 3.6 Specialist Housing M. <u>N.</u> <i>[text unchanged]</i></p> <p>Policy WS 3.7 Accommodation for Gypsies, Travellers and Travelling Showpeople N.O. Lawful accommodation for Gypsies and Travellers and Travelling Showpeople where an ongoing need has been demonstrated, should be <u>retained or</u> replaced before alternative development on the existing site will be permitted. O. P. <u>P.</u> Provision for accommodation for Gypsies and Travellers and Travelling Showpeople should be made in accordance with Policy WD 9 Accommodation for Gypsies, Travellers and Travelling Showpeople.</p>

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
MM 11	75-77	Policy WS 4	<p>Policy WS 4.1 Meeting the Strategy</p> <p>A. The employment needs of the Borough will be met by helping to deliver the objectives of the Council's economic strategy through:</p> <ol style="list-style-type: none"> 1. the allocation of <u>a minimum</u> of 65-60-59.16 hectares of land for main employment uses for delivery of sufficient employment land and premises of the necessary range and quality to meet the identified requirements, compatible with the spatial strategy; and 2.-8. <i>[text unchanged]</i> <p>Policy WS 4.2 Designated Employment Areas <i>[text unchanged]</i></p> <p>Policy WS 4.3 Port and Maritime Zone Port Related Uses</p> <p>D. Proposals to continue the sustainable development of the Ports will be supported. In particular, development requiring a port location, including related supply chain activities and improvements to the accessibility of the ports by low carbon modes of transport, will be supported.</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
<p>Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.</p>			
			<p>E. Port and marine-related proposals requiring approval from the Local Planning Authority will be permitted within the port and maritime zone shown on the Policies Map, <u>should where they:</u></p> <ol style="list-style-type: none"> 1. make effective use of existing port infrastructure and/or associated rail facilities; and 2. <u>are be</u> accessible to the Key Route Network; and 3. minimise the visual impact on the surrounding area and the amenity of neighbouring users including cross river, including through the use of routing protocols for traffic to and from the development; and 4. contribute towards the reduction of greenhouse gas emissions, through the more efficient use of rail and water transport; and 5. can demonstrate there will be no adverse impact on water quality, morphology as identified in the North West River Basin Management Plan, or on designated European Sites or their supporting and functionally linked habitats, or on Sites of Special Scientific Interest; and 6. any adverse impact on heritage assets, neighbouring uses and the environment can be mitigated. can demonstrate that there will be no unacceptable harm to the historic environment, heritage assets and their setting and neighbouring uses (including via mitigation measures). <u>can demonstrate that there will be no unacceptable harm to the historic environment, heritage assets and their setting and neighbouring uses (including via mitigation measures).</u> <p>Safeguarding Port- Related Development and Infrastructure</p>

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>F. The Port and Maritime Zones shown on the Policies Map, at Alfred Dock and Twelve Quays (DKS - SA2.1), Port West, West Float, Birkenhead (DKS- SA2.2), Cammell Lairds Shipyard (DKS-SA2.3), Tranmere Oil Terminal (DKS- SA2.4.2), Port Wirral, <u>Eastham Dock Estate</u> (DKS- SA4.1), Bromborough Wharf, Dock Road South (DKS-SA4.2) and Carmet Marine, Bromborough (DKS-SA4.3) will normally be safeguarded from non-port related development.</p> <p>G. Non-port-related development will only be permitted within the safeguarded area if it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. consideration has been given to the future needs of the Port; and 2. the continued operations of the Port will not be unacceptably prejudiced; or <u>and</u> 3. the development requires a coastal location. <p>H. At Port West (DKS-SA2.1) (<u>DKS-SA2.2</u>), where a site has been in port-related use, development within Use Class B2 or B8 will be permitted within the safeguarded area <u>should if it can be demonstrated that</u>:</p> <ol style="list-style-type: none"> 1. consideration has been given to the future needs of the Port; and 2. the continued operations of the Port would not be unacceptably prejudiced. <p>Policy WS 4.4 Tourism Protecting Tourism Assets</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>I. Development will be permitted within or adjacent to the Urban Tourism Areas shown on the Policies Map <u>should where it will</u> maintain or enhance:</p> <ol style="list-style-type: none"> 1. uninterrupted public access to and along the Wirral waterfront; and 2. the character and attractiveness of the area for visitors and tourism; <u>and</u> 3. <u>be compatible with environmental designations.</u> <p>J. Development in other urban coastal locations, where coastal access is currently limited, should take opportunities to increase public access to and along the Wirral coastline where this is compatible with environmental designations.</p> <p>Tourism Development</p> <p>K. Proposals for tourist attractions and visitor facilities, including hotels, will be encouraged in the urban area outside the Primarily Residential Areas shown on the Policies Map, in particular at:</p> <ol style="list-style-type: none"> i. New Brighton; ii. The central and commercial areas of Birkenhead; iii. The Birkenhead Waterfront; and iv. other urban coastal locations including Hoylake and West Kirby. <p>L. Proposals for visitor <u>and tourist</u> facilities in the Rural Area will be supported where, if applicable, they meet the tests of national Green Belt Policy.</p>

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
<p>Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.</p>			
			<p>Implementation</p> <p>Designated Employment Areas</p> <p>3.102 It is recognised that the Permitted Development rights offer a wide flexibility to changes of use within designated employment areas. However, where planning permission is required for new floorspace as it relates to clauses A. to E. of Policy WS 4 the following definitions are used: 'main employment uses'⁹⁵ and 'wider employment generating uses'⁹⁶.</p> <p>Footnote 95 Main employment uses are those uses normally found in industrial estates or business parks, requiring dedicated land or buildings. They include uses within Use Class B2 (General industrial) and Use Class B8 (Storage or distribution) from the Town and Country (Use Classes) Order 1987 (as amended) as well as aspects of Use Class E, such as purpose built offices (where not subject to a sequential test or having met the test), light industrial and research establishments. They do not include buildings designed or converted to allow, as their primary purpose, the selling of convenience or comparison retail goods to the general public or for other uses that would normally serve the general public in a town centre or other accessible, central location.</p> <p>Footnote 96 Wider employment generating uses are land uses generating permanent on-site employment and may include certain 'non-residential institution' uses, where the scale or nature of the operation or lack of the need for regular public access would make a location in a town centre or central to where people live less necessary. Examples might include training facilities of various sorts (Class F.1), or some Class E uses that are not in the 'main employment uses' category, such as some trade counter retail operations or leisure businesses that are not suited to town centres,</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
<p>Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.</p>			
			<p>creches that serve people working in the employment areas themselves or types of health clinics that provide for specialised needs and are only occasionally visited. They may include sui generis uses which typically operate from employment sites such as car repair garages, taxi firms, or home recycling centres. Unless in a town centre location, they will exclude retail or leisure uses that fall within the category of main town centre uses; retail use can sometimes form an ancillary part of an employment proposal, such as a factory shop, which may be acceptable subject to other considerations such as access and parking. They would not include any of the Use Class C residential type uses</p> <p>3.103 In respect of uses that do not meet these definitions, under clause <u>clause criterion</u> C.1. the site should have been continuously and appropriately marketed for employment uses at realistic prices for a period of at least 12 months. The Council will expect robust and verifiable evidence to this effect, together with evidence of other market signals such as vacancy rates, to be provided in the Planning Statement supporting the application. The matter of compatibility of use in clause <u>clause criterion</u> C.2. will be considered in relation to the potential impact of the new proposed use on the existing activities in the area in line with the 'agent of change' principle set out in Policy WS 7.3 <u>WD 21</u> Agent of Change and supported by NPPF paragraph 187 <u>national planning policy</u> together with potential mitigation.</p> <p>3.104 <i>[text unchanged]</i></p> <p>Port Related Uses</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>3.105 New port development is particularly liable to affect adjacent international nature conservation sites through impacts related to ship movements, dredging, water quality and the introduction of additional port-related infrastructure, which can only be permitted subject to the completion of additional project-level screening and assessment under the Habitats Regulations⁹⁷ and Water Environment Regulations⁹⁸, in addition to any impacts under criteria set out for new employment development. In addition, of relevance to considerations regarding development is the North West England Inshore and North West England Offshore Marine Plan. New port development will be expected to deliver biodiversity net gain in accordance with Policy WS 5 <u>criteria D and E</u>.4 L. and M.</p> <p>Safeguarding Port-Related Development and Infrastructure</p> <p>3.106 In the first instance, port locations are to be retained for uses that require such a location, and this includes the landing and handling of minerals in line with Policy WM 3 Safeguarding Mineral Reserves and Infrastructure. However, there may be instances where the safeguarded area can be used for supply chain uses related to the port without prejudicing port operations. Policy WS 4.3 allows for this at criteria G – H. Port West (West Float, Birkenhead DKS-SA2.2) has been assessed as an area that may be suitable for change and therefore has been specifically identified as a potential area for Use Classes B2 and B8 uses if they do not prejudice the port operations. Routing protocols for traffic and any required mitigation will be outlined within Transport Assessments which, where appropriate, will be submitted for approval to Wirral Council and neighbouring authorities where development may impact on neighbouring authority transport networks (refer Appendix 8).</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Tourism Development</p> <p>3.107 Policy WS 4-4 criteria I. & K. identify preferred areas for tourism related development.</p> <p>Criterion K. of Policy WS 4-4 does not preclude the development of hotels and guest houses providing overnight accommodation, without facilities for non-resident in any suitable location including in Primarily Residential Areas. Urban Tourism Areas are also listed in Appendix 7.</p>
MM 12	84-85	Paragraphs 3.124-3.129	<p>3.124 The Liverpool City Region Ecological Network comprises a Core Biodiversity Area of designated nature and geological sites and Priority Habitats (including BAP priority habitats) and also includes linking networks, together with strategic and district priorities for protection, management and enhancement of the City Region's natural assets. An important element of the Ecological Network is the mapping of the LCR Nature Improvement Area which covers the whole City Region. Due to the degree of urbanisation and fragmentation of natural assets across the City Region, the Nature Improvement Area has been split into 17 Focus Areas of opportunity ("NIA Focus Areas") to help to achieve delivery at a more local scale across the City Region. There are six NIA Focus Areas wholly within the Wirral Borough boundary, plus the Mersey Estuary NIA Focus Area, which is cross-boundary with Liverpool and Halton (refer Figure 2.6). <u>The broad extent of the NIA Focus Areas are shown on the Policies Map. NIA Focus Areas are areas of land which could benefit from habitat improvements as part of the pathway toward nature recovery. They have been applied across the Liverpool City Region. Inclusion of a particular site within an NIA Focus Area is not in itself indicating that the site is of value or that development cannot take</u></p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p><u>place, but development which takes place should incorporate measures to support the NIA as a whole, to enhance biodiversity and habitat and connectivity for wildlife. The Statutory Biodiversity Metric incentivises BNG habitat delivery within areas of Strategic Significance for nature. The NIA focus areas are considered to be of Strategic Significance. Development projects that create, enhance or recover habitat in offsite locations which are within areas of Strategic Significance will get a higher biodiversity value in the Statutory Biodiversity Metric calculation tool than they would in other locations because they are in a more strategic location for nature recovery.</u></p> <p>3.125 National policy requires that councils protect and enhance biodiversity, while minimising impacts and securing measurable net gains¹⁰⁹ and this Local Plan also <u>takes into account</u> prepares for the requirements of the Environment Act 2021 regarding Biodiversity Net Gain. to be introduced.</p> <p>Footnote 109: NPPF, Paragraph 174</p> <p>3.126 Developers and landowners will need on-site ecological assessments combined with a completed Defra Biodiversity Metric in order to identify how measurable net gains will be provided on-site alongside development. Under the statutory framework for Biodiversity Net Gain introduced by the 2021 Environment Act, every grant of planning permission (subject to some exemptions) is deemed to have been granted subject to a general biodiversity gain condition to secure the biodiversity gain objective, the aim of which is to ensure that the new development achieves at least a 10% increase when measured against the baseline pre-development biodiversity value.</p>

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
<p>Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.</p>			
			<p><u>This objective can be met through a combination of on-site biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits, in line with the biodiversity net gain hierarchy. The Liverpool City Region Combined Authority Council will prepare a Local Nature Recovery Strategies and (LNRS) which will need to be in place by March 2025. The Liverpool City Region LNRS will also replace the Liverpool City Region Ecological Network evidence base on completion. The LNRS will also help in the mapping of the national Nature Recovery Networks being developed by central government with partners including the Council. These will identify the strategic locations and priorities for off-site Biodiversity Net Gain provision where on-site provision is not possible and build upon the work already undertaken to identify networks and improvement areas. The strategy will identify where action to achieve net gain will have the most impact and encourage action in these locations through the way the biodiversity net gain is calculated. Development projects that create, enhance or recover habitat in locations which are mapped in a local nature recovery strategy will get a higher biodiversity value in the Statutory Biodiversity Metric calculation tool than they would in other locations because they are in a more strategic location for nature recovery. In the interim, prior to the requirements of the Environment Act being in place, net gains in biodiversity will still be sought under the NPPF, and Policy WS 5 identifies priority areas for improvement.</u></p> <p>3.127. Whilst householder <u>and some other forms of</u> developments are likely to be exempt from the mandate in the Environment Act, any scale of development can make a contribution if the owner is willing, such as with bird, bat or insect boxes, or bee bricks. Indeed the mandatory requirement is not a cap, and the Council welcomes further biodiversity net gains from development, and this is</p>

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>also addressed in Policy WD 1 Landscaping. In order to demonstrate our commitment to delivering natures recovery through Biodiversity Net Gain, the Council has committed to deliver measurable net gains of 20% on all Council owned land¹¹⁰.</p> <p>Footnote 110: <u>the Council's corporate priorities are set out in the Wirral Council Environment and Climate Change Emergency Policy Statement 2021.</u></p> <p>3.128 [text unchanged] Footnote 113: NPPF para 11 footnote 7 and para 180</p> <p>3.129 Biodiversity Net Gain must only be applied once the <u>Development should demonstrate that the mitigation hierarchy, as set out in the NPPF (Paragraphs 180–182), has been fully followed in line with relevant national planning policy.</u> In the first instance harm to biodiversity should be avoided by locating development to an alternative site with less harmful impacts. If this avoidance is not possible then mitigation measures must be implemented in order to minimise the impacts and prevent or reduce as much as is reasonably possible any potential negative effects of the development. Examples might include wildlife crossings, non-developed habitat buffer zones, dark corridors and sensitive lighting schemes or multifunctional landscaping. As a last resort impacts can be offset through compensatory measures such as re-creation of habitat in an off-site location. Compensating for impacts by offsetting such as off-site habitat creation, should only be considered as a last resort due to the difficulties associated with establishing a biodiverse habitat in an alternative location. The following Policy WS 5 <u>Strategy for Green and Blue Infrastructure, Biodiversity and Landscape Protection</u> and WD 3 Biodiversity and Geodiversity deal with the requirements for development in this regard.</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
MM 13	86-90	Policy WS 5	<p>Policy WS 5 Strategy for Green and Blue Infrastructure, Open Space, Biodiversity, and Landscape Protection</p> <p>Policy WS 5.1 Green and Blue Infrastructure Networks</p> <p>A. Development proposals will contribute to high quality, coherent and resilient networks of blue and green infrastructure in Wirral. This will be achieved by:</p> <ol style="list-style-type: none"> 1. Protecting, <u>maintaining and enhancing</u> existing green and blue infrastructure <u>through policies in this Plan.</u> and ecological assets and networks. The loss of green and blue infrastructure is unacceptable and would only be considered in exceptional circumstances and where provision is made for appropriate compensatory measures, mitigation or replacement in line with the relevant legislation. 2. Enhancing the quality, accessibility (where ecologically appropriate) and functionality of green and blue infrastructure including for children's play, footpath networks, making space for water and providing net social gains and measurable biodiversity gains. 3. Creating new accessible green and blue infrastructure as part of landscape and space requirements in new development and supporting urban greening measures within the built environment including landscaping, public realm and sustainable drainage systems. 4. Connecting green and blue infrastructure with the built environment and with other open space, including the creation, extension or enhancement of greenways, green and blue corridors, public rights of way and cycleways.

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>5. Maintaining the quality of the blue and green <u>and blue</u> infrastructure assets</p> <p>B. Development proposals will be required to contribute appropriately towards the protection, enhancement, creation, connection and/or maintenance of green and blue infrastructure of a proportionate size, type and standard relative to the development. Contributions will be required to reflect: the physical characteristics of the site; the type and function of the development proposed; and the character of the surrounding area. Where on site provision is not possible, financial contributions will be ought <u>required</u> to make appropriate provision elsewhere with regard to the relevant priority opportunities as highlighted in Policy WS 5.1 C. and WS 5.4 criteria C-E.</p> <p>C. The protection, enhancement, creation, connection and maintenance of green and blue infrastructure will secure multi-functional green and blue infrastructure benefits from development which will, where relevant, contribute to priority opportunities having regard to: the Green and Blue Infrastructure Study; Liverpool City Region Recreational Disturbance Avoidance and Mitigation Strategy for nature conservation; the Tree, Hedgerow and Woodland Strategy; forthcoming Local Nature Recovery Strategy and Nature Recovery Network; and the North West River Basin Management Plan and River Dee Basin Management Plan. At all times appropriate plant and tree species should be selected which includes native species and those of local provenance.</p> <p><i>Policy WS 5.2 and Policy WS 5.3 have been amalgamated to new policy WD 24 to make clear that it is a detailed rather than strategic policy.</i></p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Policy WS 5.4 Ecological Networks L.D. Where relevant, development proposals must ensure that the biodiversity assets of the Borough are protected, enhanced and functionally connected with coherent and resilient ecological networks. Biodiversity Net Gain will be delivered appropriately in response to the site characteristics and location:</p> <ol style="list-style-type: none"> 1. Priority should <u>normally</u> be given to enhancing the quality, connectivity and resilience of habitat within the Liverpool City Region Ecological Network, Local Nature Recovery Strategy and Nature Recovery Network, including the Liverpool City Region Nature Improvement Area, Priority Habitat creation, restoration or enhancement, or the Nature Improvement Area Focus Areas shown on the Policies Map at: <ol style="list-style-type: none"> i. North Wirral Coast and Liverpool Bay (NIA-1) ii. Dee Estuary (NIA-2) iii. West Wirral Heathlands and Arrowe Park (NIA-3) iv. River Birket Corridor (NIA-4) v. Mersey Estuary (NIA-5) vi. East Wirral Heathlands (NIA-6) vii. Dibbinsdale, Raby Mere and Eastham Country Park (NIA-7) 2. Development within the Nature Improvement Focus Areas shown on the Policies Map, should:

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<ul style="list-style-type: none"> i. Enable the effective functioning of the Nature Improvement Area; Contribute to the opportunities for habitat creation, restoration or enhancement as set out in the Nature Improvement Area Focus Area Profiles; and ii. Deliver biodiversity enhancement measures where the proposed development may have a potential impact on the Nature Improvement Area. <p>ME. Following the application of the biodiversity harm, avoidance, mitigation and compensation hierarchy (set out in Policy WD 3 Biodiversity and Geodiversity), all <u>applicable</u> development must deliver a minimum 10% biodiversity net gain <u>in relation to the pre-development biodiversity value of the onsite habitat in line with the Environment Act 2021, calculated using the DEFRA metric Statutory Biodiversity Metric Calculation Tool.</u> Where development is located on Council owned land it must deliver minimum 20% biodiversity net gain. If recent detrimental change or damage has occurred to the biodiversity value of the site then the most recent survey undertaken before the change, or an appropriate habitat typology will be applied as the baseline from which net gain will be calculated.</p> <p>Policy WS 5.5 Mitigating Recreational Disturbance on International Sites for Nature Conservation</p> <p>N.F. Following screening, developments that are deemed likely to have a significant adverse effect (either individually or in combination with other developments) on European Designated Sites for Nature Conservation must satisfy the requirements of the Habitats Regulations, determining site specific impacts and avoiding or mitigating significant adverse impacts where identified. A</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>precautionary approach to each stage of the Habitats Regulations Assessment process must be taken.</p> <p>Q.G. Where appropriate, contributions from developments will be secured towards mitigation measures identified in the LCR Recreational Disturbance Avoidance and Mitigation Strategy (RMS) which will be completed during the early part of the Plan period. It is intended that the RMS will be implemented via a Supplementary Planning Document in cooperation with all LCR authorities and Natural England and it will be funded by developer contributions in respect of residential and tourism accommodation developments.</p> <p>P.H. Prior to the completion of the RMS, the Council will seek contributions as set out in the Information and Guidance Note: <u>Interim</u> Approach to Avoid and Mitigate Recreational Pressure in Wirral, where appropriate, from residential proposals of 10 or more dwellings to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitats Regulations and Habitats Directive.</p> <p>Policy WS 5.6 Protecting Geodiversity</p> <p>Q.I. Where relevant, development proposals must ensure that the geodiversity assets shown on the Policies Map are protected and development is compatible with: retaining the earth science interest of the site; enhancement of the earth science interest; and public access to the site.</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Applications for development likely to affect a geodiversity asset must be accompanied by a geological impact assessment.</p> <p>Policy WS 5.7 Maintenance of Green Infrastructure and Open Space Provision R. Developments involving new on-site and/or off-site provision of all types of green infrastructure and open space will be required to include a management Plan securing appropriate arrangements for ongoing management and maintenance throughout the lifetime of the development.</p> <p>Policy WS 5.8 Landscape Character S.J. New development should have regard to the recommendations of the most recent Landscape Character Assessment for the Borough. Special attention should be given to protecting <u>and enhancing</u> the landscape <u>character features</u> and visual appearance of the Areas of Special Landscape Value (ASLV) shown on the Policies Map and listed below:</p> <ul style="list-style-type: none"> i. Central Wirral Sandstone Hills ASLV - Bidston Hill (LAN-SA3.1) ii. Central Wirral Sandstone Hills ASLV- Caldy Hill (LAN-SA 6.1) iii. Dee Estuary ASLV (LAN-SA8.1) iv. Thornton Hough Estates (LAN-SA8.2) v. Central Wirral Sandstone Hills ASLV - West Wirral (LAN-SA8.3) <p>T.K. Development will not be permitted where should ensure that the landscape and/or visual impact on the local and wider landscape would <u>not lead to unacceptable harm</u> be inappropriate in</p>

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>terms of character, appearance and landscape setting of the surrounding area, <u>taking into account appropriate mitigation measures.</u></p> <p>Policy WS 5.9 Evidence of approach U. Planning applications will be required to be accompanied by a statement setting out how the benefits required in this Policy have been achieved and how the proposal will meet the requirements specified, and contribute to the aims of this Policy.</p> <p>Implementation 3.132 The provision of the requirements set out in Policy WS 5 <u>and Policy WD 24</u> on site are expected to be made in a manner that enables multiple uses of the space provided in most instances. There is not an additional quantum standard over the standard for the provision of open space in <u>Policy WD 24</u>. There is an expectation however, that the 10% (or 20% on Council owned land)-net biodiversity gain will be achieved, which is considered to be a qualitative standard, and that the on site space provided by development, including landscaping proposals contributes to the green and blue infrastructure networks. A considered approach is therefore required to the handling of open space including green and blue infrastructure in design and an explanation of how the proposal fulfils the requirements of Policy WS 5 <u>and Policy WD 24</u> is expected to be provided as part of the Planning Statement for the application. This explanation includes where the fulfilment of the policies is is to be in the form of offsite contributions in cases where it is not possible to do so on site. Further guidance will be provided by the Council and Policy WD 1 Landscaping should also be addressed.</p>

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Contributions to the Green and Blue Infrastructure Network</p> <p>3.133 Development proposals should identify the contribution to be made on site to the green infrastructure network in respect of the details outlined in <u>critierion</u> clause B of Policy WS 5 as explained in clauses <u>criteria C, E D and M E</u>. An appropriate size, type and function of space will be determined by: the scale of the development, hence the population demands it is likely to place on infrastructure; the deficits outlined in the Open Space Assessments; the Green and Blue Infrastructure Strategy actions as relevant to the particular site; and biodiversity net gain as noted in Policy WS 5.4. <u>criteria D and E</u>. In addition landscaping can contribute to food growing in the form of individual or group fruit trees for example providing a community resource.</p> <p>3.134 Natural England has published fifteen principles of Green Infrastructure¹¹⁷ that should be used to support design. A forthcoming Green Infrastructure Standards Framework is also being produced by Natural England and should also be used once in place. The Ecological Networks of the Borough are identified in the Liverpool City Region Network Mapping and in time this will be further advanced into a detailed Local Nature Recovery Strategy as mandated by the Environment Act 2021. Habitat Network Maps are also available¹¹⁸</p> <p><i>Paragraphs 3.135 to 3.141 relating to Contributions to Open Space and Contributions to Outdoor Sport and Recreation are to be amalgamated with new Policy WD 24.</i></p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Contribution to Biodiversity Net Gain</p> <p>3.142 Biodiversity Net Gain is sought from all applications for development and will be mandatory when the Environment Act measures come into force. The current biodiversity value of the site and the gain will be measured using the latest version of the Defra Biodiversity Metric. In the rare case of a site being subject to recent damage or detrimental change then the most recent survey undertaken before the change, or an appropriate habitat from a typology will be applied as the base line from which net gain is calculated. The gain will be secured through the use of Section 106 agreements. Applicants will need to submit a Biodiversity Net Gain Plan with their planning application including a completed Biodiversity Metric. All supporting evidence including calculations, justification, distinctiveness and condition assessments must be submitted as part of a separate Biodiversity Net Gain Report, provided in addition to an Ecological Impact Assessment or any other specific ecological reports required. Details of habitat provision, management and maintenance for a 30 year period are also required. Prior to the submission of a relevant planning application applicants are encouraged to consider biodiversity net gain early in the development process and factor it into site selection and design. Once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved prior to the commencement of development. The Biodiversity Gain Pplan-will be reviewed and agreed by the Council if it fulfils the statutory requirements and a Section 106 agreement will be signed and the Council is satisfied that the habitat enhancements are achievable. Gains can be secured through a combination of planning conditions, planning obligations or conservation covenants in line with the Biodiversity Net Gain hierarchy. In the case of off-site or significant on-site enhancements, planning conditions or obligations will include specific and proportionate monitoring requirements. Habitat monitoring of</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p><u>on-site enhancements or offsite enhancements provided directly by the developer will be the responsibility of the developer and should be set out in the Biodiversity Gain Plan. In rare circumstances, the applicant will submit confirmation that they have purchased conservation credits that account for the Biodiversity Net Gain of the scheme.</u></p> <p><u>Within Schedule 14 of the Environment Act 2021, measures are included that allow planning authorities to recognise any habitat degradation and to take the earlier habitat state as the baseline for the purposes of biodiversity net gain. An earlier baseline habitat state will be taken for any degradation which was not part of an existing planning permission if it occurred after 30 January 2020. If the site has been degraded as part of an existing planning permission any degradation after 25 August 2023 will need to consider the pre-degradation habitat baseline. All available information will be used which could include aerial imagery or data sets from that time.</u></p> <p>3.143 Although biodiversity net gain does not apply to statutory designated sites, <u>clauses criteria F, G and H N, O and P</u> note the requirements for mitigation of impacts on sites of international importance. The detailed requirements are found in the Information and Guidance Note¹¹⁹. This interim approach will be used until the LCR Recreational Disturbance Avoidance and Mitigation Strategy is adopted, the timeframe for which is June 2023, 2024. Policy WD 3 Biodiversity and Geodiversity is also very important in this respect.</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			3.144 The requirement at clause R regarding management and maintenance of the green infrastructure and/or open space on site is separate to any statutory duty for management of a biodiversity asset, such as habitat delivered through biodiversity net gain.
MM 14	94	Policy WS 6	<p>Policy WS 6 Placemaking for Wirral</p> <p>Policy WS 6.1 Placemaking Principles</p> <p>A. Development proposals must demonstrate that the following placemaking principles have been adhered to in a manner which is commensurate with the scale and nature of development and which responds well to the local context and character of the area. Developments are required to:</p> <ol style="list-style-type: none"> 1. provide high quality and well-designed development to promote healthy and active lifestyles, vibrant communities, and contribute positively to the efficient revitalisation and regeneration of existing neighbourhoods; 2. enhance the key features, visual amenity, character, and distinctiveness of existing settlements; 3. ensure permeability within the site through the provision of a choice of safe, direct and attractive routes, and provide for positive integration with adjacent communities and services, and public realm, and where relevant and safe to do so, waterfront access; 4. contribute to and where relevant provide for the strategic provision of

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			facilities for open space and recreation, shops, schools and health services; 5. provide high quality, sustainable connections and access internally and externally to the site, with priority given to walking, cycling and public transport within the design, ensuring that people of different ages, abilities and characteristics can move around internally and externally without difficulty over the lifetime of the development; 6. be flood resilient throughout its lifetime and incorporate sustainable drainage and water management systems and adaptability to address climate change; 7. Conserve and positively enhance trees, street trees, landscapes, habitats and biodiversity and provide appropriate green and blue infrastructure including landscaping and amenity space including giving consideration to the use of communal space for growing food; 8. conserve, sustain and enhance the character, integrity and setting of the historic environment, including designated and non designated heritage assets; 9. create natural surveillance and prevent the opportunity for crime and anti-social behaviour in a way that enhances community cohesion and the character of the area; 10. deliver appropriate public art in the public realm; an 11. provide for the long term management of the shared public realm and

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p style="text-align: center;">community space throughout the lifetime of the development proposed.</p> <p>Policy WS 6.2 Gateway Areas</p> <p>B. Major development within the G<u>gateway</u> and within 100m of the gateways<u>Areas</u> shown on the Policies Map <u>and listed below</u>, will only be permitted where its design is of a high quality, appropriate to the location and context of the <u>Gateway Area</u>:</p> <ul style="list-style-type: none"> ii. <u>Seacombe Ferry Gateway (GTW-RA1.1)</u> iii. <u>Dock Road/ Birkenhead Road Gateway (GTW-RA2.1)</u> iv. <u>Woodside Ferry Gateway (GTW-RA3.1)</u> v. <u>Queensway Gateway (GTW-RA5.1)</u> <p>C. New landmark buildings of exceptional quality will be supported in these locations where they help to define or emphasise the significance of the <u>Gateway Area</u>.</p> <p>Policy WS 6.3 Masterplan Areas</p> <p>C <u>D</u>. Development proposals within the following Masterplan Areas shown on the Policies Map, must be in conformity with a Masterplan which has been endorsed by the Council:</p> <p style="background-color: #4a7ebb; color: white; padding: 5px;">Masterplan Area</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>MPA-RA1.1 – Wallasey Town Hall Quarter and Toronto Street/Demesne Street and Borough Road East Waterside Neighbourhood</p> <p>MPA-RA2.1 – Birkenhead Road Masterplan Area</p> <p>MPA-RA2.2 – East Street Masterplan Area</p> <p>MPA-RA3.1 – Woodside and A41 Gyrotory</p> <p>MPA-RA4.1 – Birkenhead Commercial District and Mixed Use Quarter</p> <p>MPA-RA4.2 – Charing Cross Quarter</p> <p>MPA-RA4.3 – Dock Branch Park (Northern section)</p> <p>MPA-RA5.1 – Hind Street Urban Garden Village</p> <p>MPA-RA5.2 – St. Werburgh's</p> <p>MPA-RA6.1 – East Float</p> <p>MPA-RA6.2 – MEA Park, Birkenhead</p> <p>MPA-RA6.3 – Bidston Dock</p> <p>MPA-RA7.1 – Britannia Residential Led Mixed Use <u>Cleveland Street</u> Neighbourhood</p> <p>MPA-RA9.1 – Liscard</p> <p>MPA-RA10.1 – Marine Promenade, New Brighton</p> <p>MPA-RA11.1 – New Ferry</p> <p>MPA-SA6.1 – West Kirby Concourse</p> <p>MPA-SA4.1 – Former D1 Oils, Bromborough</p> <p>MPA-SA4.2 – Former MOD and Riverside Office Park, Bromborough</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>D. E. [text unchanged] E. F. [text unchanged] F. G. [text unchanged] G. H. [text unchanged] H. I. [text unchanged]</p>
MM 15	99	Policy WS 7	<p>Policy WS 7 Principles of Design</p> <p>Policy WS 7.1 Design Principles</p> <p>A. Development proposals will be required to demonstrate that the development has been planned so that its function and appearance will enhance the character of the area and provide a high standard of amenity for existing and future occupiers, having regard to: Policy WS 8 Strategy for Sustainable Construction Energy Use, Renewable and Low Carbon Energy; published advice in the Council's Supplementary Planning Documents and Design Codes; and the National Design Guide or any superseding guidance.</p> <p>B. Development proposals should in particular demonstrate how they have, where appropriate, addressed the following design principles and requirements:</p> <ol style="list-style-type: none"> 1. be inclusive, enabling use by all, irrespective of their physical ability and other characteristics such as, but not limited to, age and gender; 2. be visually attractive and positively enhance the character, appearance and setting of the surrounding area;

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<ol style="list-style-type: none"> 3. ensure that the density, height, scale, massing and siting is appropriate in context; 4. incorporate high quality materials which complement and enhance surrounding areas and adjacent development; 5. provide a high standard of internal and external amenity that creates comfortable places to live, work and visit - addressing thermal and acoustic comfort; 6. use active design principles to make active travel and physical activity an easy, practical and attractive choice; 7. contribute to the creation of adaptable, safe and accessible places with active frontages; 8. Provide for the protection and enhancement of existing healthy trees and hedgerows <u>of visual and wildlife in accordance with their value</u>; 9. provide or protect high quality landscaping including unifying features such as gates, piers, walls, boundary treatment between public and private areas; 10. ensure that extensions to existing buildings will match or complement the design and materials of the existing buildings; 11. Provide underground service ducts to enable future connections for open source cable, broadband and electronic communications, electric car charging, waste collection and district heating networks, where relevant, and minimise the need for external apparatus;

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
<p>Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.</p>			
			<ol style="list-style-type: none"> 12. provide an appropriate standard of sustainable transport and highway access, including for emergency services, delivery and waste collection vehicles; 13. provide integrated waste storage and on site provision for collection, recycling and management of waste likely to be generated by the development; 14. provide level access and appropriate internal and external space for lifetime needs; 15. address any issues related to public health and where relevant submit an appropriate Health Impact Assessment; 16. in flatted development to provide for communal space for social purposes and for the storage of belongings where appropriate. <p><i>Policy WS 7.2 is to be amalgamated in new Policy WD 23 to make clear that they are detailed rather than strategic policy.</i></p> <p><i>Policy WS 7.3 and supporting paragraph 3.167 are to be amalgamated in new Policy WD 21 to make clear that it is a detailed rather than strategic policy.</i></p> <p><i>Policy WS 7.4 and supporting paragraph 3.168 is to be amalgamated in new Policy WD 22 to make clear that it is a detailed rather than strategic policy.</i></p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<i>Policy WS 7.5 and supporting paragraphs 3.164 and 3.170 are to be amalgamated in new Policy WD 23 to make clear that they are detailed rather than strategic policy.</i>
MM 16	107-109	Policy WS 8	<p>Moving to Zero Carbon- Strategy for sustainable construction <u>energy use</u>, renewable and low carbon energy</p> <p>3.172 A net zero carbon building is first and foremost an energy efficient building within which the amount of energy used for heating and cooling is minimised, as is the demand on energy supply. ¹²⁴. <u>The switch to renewable energy has a key role in reaching 'net zero'.</u> The supply of renewable energy should be maximised to decarbonise the energy supply and more standalone renewable energy generation including combined heat and power networks support the decentralisation of the power grid. In Wirral these measures are <u>also</u> important due to the limitations of the power grid locally¹²⁵.</p> <p>Footnote 124 Operational carbon is 40–65% of a buildings whole life carbon impact. ¹²⁵ Wirral Local Plan Climate Change and Renewable Energy Study 2020 Arup p 181-182, 3.8 & Figure 46</p> <p>3.173 This Local Plan approach focuses on: the energy hierarchy; the role of passive design; the consideration of retrofit strategies for buildings that are not zero carbon hence 'zero carbon ready by design' approaches; targets for the levels of energy efficiency that can be achieved through a 'design for performance' methodology (and are being achieved with current construction and materials technology;¹²⁶ measures to ensure overheating of buildings is avoided; the</p>

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>measurement and verification of performance; the use of post occupancy monitoring for buildings that are not designed for performance; and renewable energy. In addition, water efficiency is considered that both saves energy and manages the water resource. <u>These detailed requirements are included in Policies WS 8 Strategy for Energy Use, Renewable and Low Carbon Energy and WD 23 Design Details.</u></p> <p>Footnote 126: For example LETI Climate Change Emergency Design Guide: How new buildings can meet UK climate change targets January 2020 London Energy Transformation Initiative.</p> <p>Energy Hierarchy</p> <p>3.174 The energy hierarchy (see Figure 3.10)¹²⁷ should be implemented for any development as identified in <u>clause criterion A. of Policy WS 8.</u> and its use explained in the Energy and Climate Statement required by clause K.</p> <p>¹²⁷ By Philip R Wolfe - Own work, CC BY-SA 3.0, https://commons.wikimedia.org/w/index.php?curid=24801433</p> <p>Figure 3.10 The Energy Hierarchy [<i>figure unchanged</i>] Figure 3.11 Carbon Reduction from Construction and Costs</p> <p>3.177 There are limits to passive design gains for energy efficiency depending upon site conditions, such as shade, which means that not all buildings in a largely fabric first development might be able to meet the target. To reach net zero carbon, the ultra low energy demand of</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
<p>Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.</p>			
			<p>designed for performance buildings or the remaining energy demand (compared to net zero) of buildings not designed for performance (the residual demand) should be met by on site renewable energy supply or new offsite renewable energy provision.</p> <p>3.178 If the buildings use a design for performance methodology then a pre construction certificate and a certification of build standard will be required. If a performance design methodology is not used then an estimate of energy demand from the development will be required with the planning application and a post occupancy check on performance will be required to understand the actual carbon footprint of the building. This is because there is a widely recognised performance gap.132 between the expected performance of many designs that take a compliance approach, and the actual post construction performance.</p> <p>Footnote 132: The Future Buildings Standards Consultation January 2021 MHCLG Section 3.3</p> <p>Sustainable Construction – Overheating and Cooling</p> <p>3.180 As our climate changes, it is expected that overheating in buildings will become more of an issue in the UK. Therefore Clause B.4 asks that developers consider this matter in the design of buildings and avoid mechanical cooling methods where possible since they use energy. Therefore the cooling hierarchy is highlighted.</p> <p>Policy WS 8 Strategy for Sustainable Construction <u>Energy Use, Renewable and Low Carbon Energy</u></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
<p>Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.</p>			
			<p>Policy WS 8.1 Energy Hierarchy A. <u>New</u> Ddevelopment proposals should implement the energy hierarchy within the design of new buildings by prioritising fabric first, passive design, and landscaping measures to minimise energy demand for heating, lighting and cooling. The design of buildings in order of importance should:</p> <ol style="list-style-type: none"> 1. minimise energy demand (using less energy and managing energy demand during construction and operation); and 2. maximise energy efficiency (include measures in the development to use energy efficiently); and 3. utilise renewable energy (maximise the use of building mounted and local sources of renewable energy); 4. utilise low carbon energy (where renewable energy is not an option); 5. utilise other energy sources (where low carbon and renewable energy is not an option); 6. compensate or offset residual carbon emissions on site; 7. compensate of offset residual carbon emissions off site. <p><i>Policy WS 8.2 and paragraphs 3.175, 3.176 and 3.180 and Figure 3.11 are to be amalgamated in new Policy WD 23 to make clear that they are detailed rather than strategic policy.</i></p> <p><i>Policy WS 8.3 and supporting paragraphs 3.179 and paragraph 3.191 are to be amalgamated in new Policy WD 2 to make clear that it is a detailed rather than strategic policy.</i></p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Policy WS 8.4 On site Renewable and Low Carbon Energy E. <u>B.</u> Development proposals should demonstrate <u>consider</u> how residual carbon emissions can be addressed through the use of onsite renewable and low carbon energy supplies, unless it is demonstrated that the scheme is not suitable or <u>and seek to provide for this form of energy generation where feasible.</u> for this form of energy provision.</p> <p>Policy WS 8.5 Carbon Compensation through Renewable and Low Carbon Energy F. Where a development proposal cannot demonstrate that net zero carbon can be met on-site, applicants should demonstrate how residual carbon emissions can be addressed with renewable energy sources off site, and make provision where feasible.</p> <p>Policy WS 8.6 Heat and Power Networks G. C. All new development proposals in proximity of an existing or proposed district heat or power network, combined heat and power (CHP), combined cooling, heat and power (CCHP) station will be expected to:</p> <ol style="list-style-type: none"> 1. connect to the network unless it can be demonstrated that the scheme is not suitable or feasible for this form of energy provision; or

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>2. where a development is not to be connected to a heat network, but its location is suitable for a future network, the proposal should demonstrate how the design makes the development 'district heat network ready' to enable connection at a later date.</p> <p>H. D. Any developments of combined heat and power (CHP), combined cooling heat and power (CCHP) station or district energy networks for heat or power must demonstrate:</p> <ol style="list-style-type: none"> 1. a minimum of 85% of the energy supplied is from renewable or low-carbon sources; and 2. how any heat produced will be productively used on site or linked to a district energy network; and 3. how the design and capacity for future expansion to facilitate incorporation of new development enables additional low carbon technology, such as waste heat recovery, heat pumps and electric heating. <p>I. E. The Birkenhead Heat Network Demand Assessment Area identified for a future heat network is shown on the Policies Map (DHNA-1). Proposals within this Area will be required to comply with clause G <u>criteria C</u> above and Policy WS 10.</p> <p>Policy WS 8.7 Stand-alone Renewable and Low Carbon Energy Schemes</p> <p>J.<u>F.</u> Development proposals for renewable and low carbon energy schemes will be supported in appropriate locations, with particular emphasis on the use of decentralised energy networks and in identified areas of opportunity subject to national Green Belt policy.</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Policy WS 8.8 Climate Change and Energy Statement K. All major development will be required to submit an Energy and Climate Statement. This will demonstrate compliance with all relevant aspects of Policy WS 8. The statement will incorporate a Whole Life Cycle Carbon Emissions Assessment, using a recognised methodology, to demonstrate actions taken to reduce operational and embodied carbon from the land use change, construction and use of the building over its entire life.</p> <p>Implementation Sustainable Construction Energy Efficiency, Overheating, Cooling and Water Usage 3.187 Clause B.1. means making decisions on layout and orientation of buildings at the outset of the design process to maximise the passive benefits of a site. It avoids leaving this to technical choices and assessment at the Building Regulations stage, by which time the opportunity may have been lost. The preference is for no retrofit to be needed but it requires that any retrofit needed to meet carbon targets at a later date is practical, and high levels of energy efficiency have been dealt with at design stage.</p> <p>3.188 Clause B.2. seeks all schemes, other than household extensions, to use the PassivHaus Planning Package or equivalent design methodology where it is feasible and viable to do so. When a performance design methodology is used then a pre-construction compliance check completed by an accredited designer and a certification prior to occupation will both be secured by condition.</p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>3.189 Clause B.3. requires the developer of a consented housing scheme not using a design methodology and certification to undertake a Post Occupancy Evaluation, including actual metered energy use, and to submit the report to the Local Planning Authority. This will be required by condition which will only be discharged if any recommended actions to rectify any performance gap have been made or compensated for via renewable energy projects. Clause B.4. expects the cooling hierarchy to be addressed in the design of buildings whilst Clause C requires consideration of water efficiency measures in design.</p> <p>3.190 The Council recognises that whilst the design and building of low energy development is happening in the UK the local supply chains and expertise may take time to mature before the industry is capable of delivering all development at net zero using design for performance approaches. Therefore, the expectation is that developers strive to meet the exacting requirements that the low Energy Use Intensities requested by Policy WS 8 seek and any compensation occurs through the delivery of renewable energy provision, on and off site wherever this is feasible.</p> <p>3.191 In respect of clause D. consideration of improvements to historic buildings, acceptable levels of adaptation will depend upon the significance of the heritage asset. As identified in Policy WD 2 Heritage Assets, where works would harm the heritage asset's integrity or significance, that harm will be weighed against the public benefit of the proposal. Proposals for works to heritage assets will need to demonstrate a thorough understanding of the building via the submission of the following:</p> <p>i. survey of existing construction, to include walls, floors, ceilings and roofs;</p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>ii. measured data of existing environmental performance of the building's fabric; iii. baseline energy consumption data before and after improvements have taken place; and iv. description of measures to be implemented to achieve the expected performance.</p> <p>Energy and Climate Statement</p> <p>3.192 The Energy and Climate Statement should include the following explanation of how the clauses in Policy WS 8 have been addressed:</p> <p>i. — How the development has addressed the energy hierarchy; ii. — A passive design capacity assessment; iii. — In the event of needing retrofit measures to achieve zero carbon an explanation of what those measures are and how they will be achieved; iv. — An assessment of the proposal to minimise regulated and unregulated emissions, the embodied emissions and emissions associated with maintenance, repair and replacement of the new building(s), as well as its dismantling, demolition and eventual material disposal; v. — A calculation of the energy and carbon emissions covered by the Building Regulations and, separately, the energy demand and carbon emissions from any other part of the development that are not covered by Building Regulations i.e. regulated and unregulated energy demand; vi. — The proposal to reduce carbon emissions beyond the Future Homes Standard and current Building Regulations through energy efficient design of the site, buildings and services, and preferably a design for performance approach; vii. — The proposal to further reduce carbon emissions through the use of zero or low carbon decentralised energy where feasible;</p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p> viii. — The proposal to further reduce carbon emissions by maximising opportunities to produce and use renewable energy on site, using storage technologies where appropriate; ix. — The identification of residual carbon emissions for the purposes of carbon compensation; x. — The proposal for a demand side response, specifically through installation of smart meters, minimising peak energy demand and promoting short term energy storage; xi. — An analysis of the expected costs to occupants associated with the proposed energy strategy; xii. — An assessment of the Land Use, Land Use Change and Forestry (LULCF- national inventory emissions reporting category) emissions arising as a result of development impacts to semi-natural habitats; xiii. — A Whole Life Cycle Carbon Emissions Statement, using a recognised methodology/ </p> <p> <u>Energy Hierarchy and On-Site Renewables</u> <u>Applicants of major schemes are encouraged to include an explanation of how they have addressed the energy hierarchy and provided for onsite renewable energy in the Planning Statement accompanying the application.</u> </p> <p> Stand-alone Renewable Energy Schemes 3.193 The opportunity areas for renewable energy technologies are identified in the Renewable Energy and Climate Change Study produced for the Council¹³⁷. </p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
MM 17	114	Policy WS 9	<p>Transport Strategy 3.194 – 3.199 [<i>text unchanged</i>]</p> <p>3.200 The distribution of development in the strategy of this Plan has been chosen with the consideration of the impact of travel on carbon emissions from the outset and the intent to enable genuine modal choice that will reduce reliance on the private car. This Local Plan seeks to promote a low carbon pattern of travel for the Borough and ensure that the transport impacts of development are effectively managed, in addition to improving connectivity. In this regard, other policies in the Local Plan support these aims including those relating to the specific development of the regeneration areas and inclusion of active transport networks within them, and measures such as the requirement for the provision of electric vehicle charging in the Car Parking Standards, Appendix 8.</p> <p>3.201 The threads of the Local Plan and transport plan strategy with respect to sustainable transport and enabling connectivity are: <u>set out in Policy WS 9 A.</u></p> <p>i. remove overengineered roads to support development opportunities and create new sustainable transport connections to, between, and within regeneration areas; ii. introduce new high quality active travel networks and improve the quality of existing routes for people with differing needs across the Borough in line with the latest technical design guidance;</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>iii. deliver innovative, transformative and progressive public transport in regeneration areas and ensure that existing public transport networks within Wirral are improved;</p> <p>iv. provide a safe, effective and efficient highway network to improve road safety and improve air quality;</p> <p>v. support efficient movements of goods and people through prioritisation of the Liverpool City Region Key Route Network;</p> <p>vi. support Wirral's transport network as a key gateway through greater access to Port facilities;</p> <p>vii. incorporate high quality design standards and optimise the condition of our highway network for all road users to maximise highway safety for all modes of transport such as segregated cycle lanes, footways, crossing points, sight lines and visibility splays, and other traffic management features;</p> <p>viii. support the provision of the most attractive possible sustainable travel options in the existing urban areas around Wirral; and</p> <p>ix. ensure modal choice for access to employment, training and education and wider opportunities such as healthcare, leisure and recreation.</p> <p>3.202 Having regard to the transport modelling and assessments in the Local Plan evidence base (including those for the Draft Birkenhead 2040 Framework) and to ensure that land is safeguarded the Local Plan transport strategy will facilitate the delivery of schemes to support the spatial strategy as identified in Policy WS 1 The Development and Regeneration Strategy for Wirral 2021-</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>2037 and Policy WS 9. Additional detail of the specific schemes is found in Part 4 or 5 of the Plan under the relevant regeneration area or site policy¹⁴⁸ and Appendix 9.</p> <p>3.203 Development proposals are expected to assist in the aims of increasing active travel and public transport use and reducing carbon emissions, operate effectively and safely and not create severe impacts on networks . Policy WS 9 seeks provisions in that meets these aims.</p> <p>3.204 Facilities for overnight lorry parking are provided at the Port of Eastham and Twelve Quays Ro Ro Ferry terminal. Any proposals for additional facilities will be treated in line with WS 9.5 and on their merits but primarily will be directed toward existing employment locations that are designated as such.</p> <p>Policy WS 9 Strategy for Transport <u>Approach to Transport</u> A. <u>The transport needs of the Borough will be met through, as appropriate:</u></p> <ol style="list-style-type: none"> 1. <u>redesigning overengineered roads to support development opportunities and create new sustainable transport connections to, between, and within regeneration areas;</u> 2. <u>introducing new high quality active travel networks and improve the quality of existing routes;</u> 3. <u>providing a safe, effective and efficient highway network to improve road safety and improve air quality;</u>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>4. <u>supporting efficient movement of goods and people through prioritisation of the Liverpool City Region Key Route Network, through improved access to Port facilities, and provision of high quality public transport;</u></p> <p>5. <u>ensuring and improving highway safety for all modes of transport and all users; and</u></p> <p>6. <u>ensuring modal choice for access to employment, training and education and wider opportunities such as healthcare, leisure and recreation.</u></p> <p>Policy WS 9.1 Transport Schemes A. <u>B.</u> [Text unchanged] B. <u>C.</u> [Text unchanged] C. <u>D.</u> [Text unchanged]</p> <p>Policy WS 9.2 Accessibility and Sustainable Transport D. <u>E.</u> [Text unchanged] E. <u>F.</u> The following Regeneration Areas should connect to inland and waterfront walking and cycling routes to ensure access to promenades and Liverpool City skyline views by all members of the community: Seacombe River Corridor (RA 1), Scotts Quay (RA 2), Birkenhead Waterfront (RA 3), Central Birkenhead (RA 4), Hind Street & St Werburgh's (RA 5), Wirral Waters (RA 6), Hamilton Park (RA 7) and New Brighton (RA 10).</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p><i>Policy WS 9.3 and supporting paragraphs 3.203, 3.206 and 3.207 from the supporting text are to be amalgamated in new Policy WD 22 to make clear that it is a detailed rather than strategic policy.</i></p> <p><i>Policy WS 9.4</i> <i>Impact on Networks</i></p> <p>G. Development proposals must demonstrate that the resulting cumulative impacts on the efficient operation of the highway and wider transport network, within and outside the Borough, will not be severe. ¹⁴⁹</p> <p>H. Proposals for major development will be required to provide a Transport Statement, Traffic Assessment and/or Travel Plans where appropriate <u>in accordance with the Transport Assessment and Travel Plan thresholds in Appendix 8.</u></p> <p>I. Development proposals will not create hazardous highway conditions.</p> <p>J. Where appropriate, development proposals will be required to demonstrate how they will not result in a material increase or significant change in the character of traffic using a rail crossing, unless it can be demonstrated that safety will not be compromised in consultation with Network Rail.</p> <p>Footnote 149: For definition of 'severe' refer to glossary</p> <p><i>Policy WS 9.5, along with paragraph 3.204 from the supporting text are to be amalgamated in new Policy WD 22 to make clear that it is a detailed rather than strategic policy.</i></p>

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Implementation</p> <p>3.205 A mass transit system in Birkenhead will link Wirral Waters developments to the town centre and other new neighbourhoods identified for regeneration. In respect of safeguarding land a new active travel corridor (The Dock Branch Park) bisecting the Regeneration Areas in central Birkenhead will provide a further walking and cycling corridor from Wirral Waters to Hind Street (refer to Part 4 of this Local Plan) and new rail stations are proposed at Woodchurch, Beechwood and Town Meadow. Further information on planned improvements is set out in Appendix 9.</p> <p>3.208 Proposals that generate a significant amount of movement must be supported by a Transport Statement or Transport Assessment and will normally be required to provide a Travel Plan. Transport Assessments, where appropriate, will also be submitted for approval to neighbouring authorities where development may impact on wider transport networks. Development that will generate a significant number of heavy goods vehicle movements will be required to demonstrate by way of a Routing Management Plan that no severe impacts are caused to the safe and efficient operation of the transport network and no material harm caused to the living conditions of residents. A Construction Traffic Management Plan may also be requested as appropriate.</p> <p>3.209 The thresholds for proposals to be accompanied by a Transport Statement or Transport Assessment or Travel Plan are set out in Appendix 8. <u>Transport Assessments and Travel plans</u> may also be required in the following situations: in areas where the road capacity is already under</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>stress or may come under stress as a result of the planned development; for applications for extensions to car parks; and where an extension to an existing development causes the travel impact of the site to exceed the threshold for a transport assessment. Travel Plans should be a long term strategy to maximise sustainable travel and to reduce the proposition of single occupancy car trips to and from a site. Within the document, mode based targets should be set using the Transport Assessment and a Travel Plan Co-ordinator should be identified along with a monitoring and implementation strategy.</p> <p>3.210 The expected contributions from developments for transport infrastructure will relate to access to <u>accessibility of sites, and site specific requirements by all modes or mitigating impact of traffic generated by the development.</u> Larger transport schemes are expected to be grant funded during the Local Plan period. <u>Site specific requirements will be assessed through discussion with the Local Planning and Highways Authority and through the provision of Transport Statements, Transport Assessments and Travel Plans. Policy WS 9, Appendix 8 and the Council's Development Management Validation Checklist provide the requirements for Transport Statements and Assessments and Travel Plans.</u></p> <p><u>A section 278 agreement may be used where planning permission has been granted for a development that requires improvements to, or changes to, public highways.</u></p> <p><u>Where a Travel Plan is required for development a Travel Plan monitoring payment will normally be required. Major proposals will be liable for an annual review per year for 5 years after completion.</u></p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
MM 18	117-119	Policy WS 10	<p>Infrastructure planning</p> <p>3.211. The Council supports the principle of investment in infrastructure to respond to the needs of the Borough. Infrastructure is key to the delivery of sustainable development and economic and social growth and meeting development needs. The Council will be supportive of <u>desirable</u> infrastructure investment which facilitates the delivery of wider sustainable development and meets environmental objectives.</p> <p>3.212. Most new development places some additional demand on the infrastructure that supports it ranging from the use of open spaces, utilities and transport to health care and sports provision. Therefore, managing this demand is important and how the <u>critical and essential</u>necessary new infrastructure <u>necessary for development to go ahead</u> will be delivered is an <u>critical important</u> aspect of new development. This demand can present as a need to increase the capacity of existing infrastructure such as improvements to highway junctions or to provide new infrastructure such as a new school to educate the children living in a large new housing development. The range of infrastructure encompasses transport provision including cycling and walking routes, utilities including digital infrastructure for Wi-Fi connection, flood and surface water management measures, open space, emergency services, health care, leisure, community and cultural facilities. Policy WS 10 sets out the requirements in respect of managing the matter of infrastructure in development proposals and of protecting valued infrastructure.</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>3.213. The responsibility for delivering the infrastructure varies according to the type. The Council is responsible for delivering some infrastructure directly, and other types in partnership. Where the Council is not directly responsible then the responsible body has significant control over how this will happen, for example, models of health care delivery continue to change and the roles of the Health Care Trust and individual General Practitioners are key.</p> <p>3.214 The funding for the range of infrastructure also comes from different sources ranging from loans or grants from central government or devolved funding via the Liverpool City Region Combined Authority, to part funding by the Council and contributions from the developers of the schemes. Developer provision for <u>critical and essential</u> infrastructure tends to vary depending upon the size of the scheme, with larger schemes often providing for most of the required infrastructure on site, whilst others will involve a payment <u>through a planning obligation</u> as a contribution toward the cost of delivery calculated by the additional demands placed on the infrastructure by the particular development.</p> <p>3.215 Some <u>critical or essential</u> infrastructure will be strategic (such as proposals for a Birkenhead Heat Network and improvements to the highways network) and support the delivery of a number of sites. In such instances it is likely that contributions will need to be pooled and combined with other funding sources. The developer contributions <u>for critical or essential infrastructure</u> will be secured by the Council through planning obligations, planning conditions, and s278 Highways agreements where appropriate. Should the Council pursue a Community Infrastructure Levy or successor levy then this will also be a mechanism for gaining funding for infrastructure.</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>3.216 The Council has produced a detailed Infrastructure Delivery Plan which sits alongside this Local Plan and it will be regularly updated. It contains information in respect of: the infrastructure required to support the development contained in this Local Plan; the costs; the period over which it needs to be delivered in relation to the development it supports; which organisation is responsible for it and how it will be funded.</p> <p>3.217 The delivery of infrastructure must keep pace with growth and phasing of large scale development must be clearly related to the phasing of its supporting infrastructure. Development is expected to make best use of existing infrastructure in the first instance, and where necessary provide or contribute toward provision of infrastructure at a rate and scale that meets the needs and requirements expected to arise from the development. The calculation of developer contributions to infrastructure has been informed by the viability assessments underlying this Local Plan¹⁵¹.</p> <p>3.218 The infrastructure to support significant regeneration of areas of eastern Wirral includes investment by central government which, among other functions, supports the commercial viability of redevelopment of derelict and underused land that would be difficult to bring forward without public sector support. This is explained in detail in Part 4 of the plan, the Infrastructure Delivery Plan and the Wirral Local Plan Housing Delivery Strategy accompanying this Local Plan.</p> <p>3.219 A range of infrastructure to support development is required to meet needs and ensure well being. As well as providing for new infrastructure, 152 Policy WS 10 seeks to protect current</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>infrastructure in Wirral against development that may negatively impact on capacity and service provision.</p> <p>Policy WS 10 Infrastructure Delivery</p> <p>Policy WS 10.1 Provision of Infrastructure</p> <p>A. Proposals for development should, where appropriate, have regard to the Infrastructure Delivery Plan, which sets out the infrastructure required for the implementation of the Local Plan.</p> <p>B. Proposals <u>will be supported where they must demonstrate that there is sufficient appropriate critical or essential infrastructure capacity to support the development, or that such capacity will be delivered by the proposed development, or that such capacity will exist at the point the development is to be brought into use.</u></p> <p>C. Developers will be expected to provide <u>make</u> on-site provision where essential to the acceptable required for the delivery of the development, or where appropriate a financial contribution towards either off-site provision or the enhancement of existing off-site facilities to mitigate the impact of development. This will be determined on a site- by- site basis.</p> <p>D. <u>Major D</u> development proposals in masterplan areas and included in the Infrastructure Delivery</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Plan must be accompanied by a comprehensive, site-wide infrastructure strategy, including that for surface and foul water drainage.</p> <p>E. Planning permission will normally be granted unless:</p> <p>1. existing or proposed infrastructure would not be capable of supporting the scale or nature of the development proposed without significant environmental or other harm assessed in consultation with utilities or other infrastructure providers and any relevant statutory agencies; and 2. a capacity issue exists of which there is no prospect of resolution prior to the delivery of the proposed development.</p> <p>F. E. [text unchanged]</p> <p>Policy WS 10.2 District Heat Networks <u>Utilities Infrastructure</u></p> <p><u>F. Proposals for critical utilities infrastructure development and expansion to meet the needs of the Borough and realise opportunities for large scale development will generally be supported.</u></p> <p><u>G. Development proposals which would be detrimental to, or result in the loss of critical utilities infrastructure and facilities should clearly demonstrate that:</u></p> <ol style="list-style-type: none"> 1. <u>the service or facility is no longer needed; and</u> 2. <u>it is no longer practical, desirable or viable to retain.</u>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>G. H. Major developments located within 500m of a planned future district heat or power network, or combined (cooling) heat and power network, which is considered by the Council likely to be operational within 3 years of a grant of a planning permission, will be required to provide a means to connect to that network and developers shall provide a reasonable financial contribution for the future costs of connection and a commitment to connect via a legal agreement or contract, unless a feasibility assessment demonstrates that connection is not reasonably possible.</p> <p>H. I. All development proposals within the Birkenhead Heat Network area (as shown on the Policies Map) or in proximity to an existing or proposed district heat or power network, combined heat and power (CHP), combined cooling, heat and power (CCHP) station will be expected to comply with Policy WS 8.6-criteria C-E- Heat and Power Networks.</p> <p>I. J. Land shown on the Policies Map at Marcus Street (ENG-SA2.1), Canning Street (ENG- SA2.2) and at Woodside Waterfront (ENG SA2.3) will be <u>is</u> safeguarded for the provision of future energy centres for Birkenhead Heat Network.</p> <p>Policy WS 10.3 Enabling Broadband Connection J.-K. <i>[text unchanged]</i> Policy WS 10.4</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Facilities for Education, Health and Emergency Services</p> <p>K. <u>L.</u> Developer contributions <u>and/or on-site provision</u> will be sought for education and health services where needed and in line with the requirements in Appendix 10.</p> <p>L. <u>M.</u> Development proposals which would be detrimental to, or result in the loss of, essential facilities and services that meet community needs <u>should</u> will be permitted where it can be clearly demonstrated that:</p> <ol style="list-style-type: none"> 1. the service or facility is no longer needed <u>or can be provided elsewhere</u>; and 2. it is no longer practical, desirable or viable to retain. <p>Policy WS 10.5</p> <p><u>Indoor Community, Sport, Leisure and Cultural Facilities</u></p> <p>M. <u>N.</u> Developer contributions will be sought <u>from major development proposals for indoor</u> community, sport, leisure and cultural facilities where needed and in line with the requirements in Appendix 10.</p> <p>N. <u>O.</u> Proposals that would result in the loss of <u>indoor</u> facilities currently or last used for the provision of community, sport, leisure or cultural activities will be permitted if it is <u>should</u> demonstrated through an up-to-date needs assessment that:</p> <ol style="list-style-type: none"> 1. the facility is no longer needed for any of the functions it can perform; and 2. it is no longer practical, desirable or viable to retain them.

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>O. P. The loss of facilities for sport and recreation shown on the Policies Map and listed in Appendix 11 will only be permitted if it is demonstrated that any necessary replacement facilities and provision for their ongoing maintenance is secured before alternative development will be permitted. Where the needs assessment under criterion O demonstrates that there is still a need for all or part of the facility, then any necessary replacement facilities of the appropriate quality to meet the identified need and provision for ongoing maintenance shall be secured before the alternative development is commenced. Particular regard should be had to those indoor sites and facilities listed in Appendix 11.</p> <p><u>Policy WS 10.6</u> <u>Protection of Open Space</u></p> <p>P. Q. Development that would be incompatible with the continued use and benefits of the sites and facilities shown on the Policies Map and listed as open space in Appendix 12 or for sport and recreation in Appendix 11 will not be permitted unless:</p> <ol style="list-style-type: none"> 1. the proposal is for ancillary development <u>or for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use</u> for visitors, sport or play that would support the continued use of the site for public amenity, sport or recreation; 2. appropriate provision would still be made in line with the standards for open space set out within this Local Plan or in line with the requirements identified in an approved strategic assessment for the provision of the type of facility to be lost; and

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>3. an up-to-date needs assessment demonstrates that the site is not needed <u>surplus to requirements</u> for any alternative identified open space or recreational purpose</p> <p>Q. R. <u>The loss of playing field land including grass sports pitches and facilities for outdoor sport or children's play will not be permitted unless they are replaced by equal or better provision of quality and quantity on an alternative site and suitable location.</u></p> <p>R. S. <i>[text unchanged]</i></p> <p>S. T. <i>[text unchanged]</i></p> <p>Implementation</p> <p>3.220 Applicants of all major schemes will need <u>are strongly advised</u> to discuss proposals through the Council's Pre-Application Advice Service and with relevant infrastructure and utility providers to ensure that the developments they propose, and future occupiers, can be properly serviced in the interests of supporting a sustainable community. They will take into account the relevant business plans and programmes produced by infrastructure and service providers to demonstrate how provision will be bought forward. In assessing infrastructure and service requirements, the Council will have regard to the cumulative impacts of development in the locality and across the Borough. Developers will be expected to demonstrate that together, the existing capacity and capacity provided by new infrastructure associated with the proposal will be sufficient and sustainable. The Council will liaise with United Utilities and Dwr Cymru Welsh Water to confirm there is sufficient</p>

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			headroom in the existing discharge consent to accommodate the growth planned for Wirral over the entire Plan period. if constraints are identified, housing delivery will need to be phased to keep in line with the available waste water treatment infrastructure.
MM 19	121	New paragraphs inserted after 3.230	<p><u>When an application is received in 'outline', and the number and type of dwellings are unknown permission will only be granted subject to a condition and/ or obligation ensuring that the appropriate infrastructure provision is made for the eventual scale of the development.</u></p> <p><u>Developer contributions for education will only be sought for new housing development which creates additional demand for education infrastructure, in excess of what is available and accessible. Only 'major' residential development proposals will be assessed for their impact on education provision. Non-residential developments would not be expected to have an impact on education provision, therefore are exempt from conditions and developer contributions for education. Furthermore, the following residential developments would not be expected to yield any children and are therefore similarly exempt:</u></p> <ul style="list-style-type: none"> <u>- Student accommodation</u> <u>- Housing for Older People</u> <p><u>Where it is determined by the Local Education Authority that there is insufficient capacity and schools and other education facilities cannot accommodate the anticipated number of new pupils, the Council will, in collaboration with the respective schools/facilities, consider whether the schools can be physically extended, or in rare instances if a new school is required. Provision to accommodate additional necessary capacity to support needs arising from new housing</u></p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p><u>development will be secured through planning conditions or planning obligations, either by direct provision of buildings or facilities or through appropriate developer contributions. In exceptional circumstances planning conditions or other planning obligation agreements may be appropriate to secure other requirements, such as the provision of sufficient land, to allow for the delivery of additional school or education capacity necessary to serve the development.</u></p> <p><u>Major residential development proposals will be assessed for their impact on healthcare provision, i.e., those with 10 or more dwellings or a site of 0.5 hectares or more. Non-residential developments would not be expected to have an impact on healthcare provision, therefore are exempt from conditions and developer contributions for healthcare.</u></p> <p><u>In order to determine whether there is sufficient projected capacity in healthcare services, the NHS Cheshire and Merseyside Integrated Care Board will assess and liaise with the GP practices which serve the area of a development. Where it is determined there is insufficient capacity and services cannot accommodate the anticipated number of new residents (this may be in relation to the impact of the development alone or taken in conjunction with other planned developments), the NHS Cheshire and Merseyside Integrated Care Board will, in collaboration with the respective practices, consider whether the facilities can be physically extended, or if there are other measures which could increase the capacity of the practices. Where this is deemed possible a developer contribution(s) will be sought.</u></p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<u>There may be instances where healthcare infrastructure is required on-site, as identified in the IDP or by NHS Cheshire and Merseyside to support the delivery of development. In this instance free land/ property transfers may be required to facilitate provision.</u>
MM 20	123	Policy WS 11	<p>Policy WS 11 Strategy for Town and Local Centres</p> <p>Policy WS 11.1 Meeting the Strategy A. <i>[text unchanged]</i></p> <p>Policy WS 11.2 Hierarchy of Retail Centres Sub-Regional Centre B. Birkenhead Town Centre (TC-SA2.1) shown on the Policies Map is the Borough's main comparison shopping destination and the primary focus for retail, office, leisure, service, arts, culture and tourist development, community facilities and other main town centre uses of Borough wide significance <u>consistent with the role and function of the centre.</u></p> <p>Town Centres C. The Town Centres of Heswall (TC-SA7.1), Liscard (TC-SA1.1), Moreton (TC-SA5.1) and West Kirby (TC-SA6.1), shown on the Policies Map, will be the main focus for development and</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>investment in shops, services, leisure and community facilities outside Birkenhead <u>consistent with the role and function of the centre.</u></p> <p>District Centres D. The District Centres of Bromborough Village (TC-SA4.1), Hoylake (TC-SA6.2) and Woodchurch Road, Prenton (TC-SA3.1), shown on the Policies Map, will be the focus for district level shops, services and community facilities. at a level above local centres. <u>consistent with the role and function of the centre.</u></p> <p>Local Centres E. The focus for local level shops, services and community facilities to serve everyday needs <u>consistent with the role and function of the centre</u> will be the Local Centres shown on the Policies Map at: Prenton Park, Borough Road (TC-SA3.4) Claughton Village (TC-SA3.3) Dacre Hill (TC-SA3.6) Eastham Rake (TC-SA4.4) Greasby Village (TC-SA5.3) Irby Village (TC-SA7.2) Laird Street (TC-SA3.7) Lower Bebington (TC-SA4.3) New Ferry (TC-SA4.2)</p>

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Oxton Village (TC-SA3.2) Poulton Road, Seacombe (TC-SA1.2) Seabank Road, New Brighton (TC-SA1.4) Tranmere Urban Village (TC-SA3.5) Upton Village (TC-SA5.2) Victoria Road, New Brighton (TC-SA1.5) Wallasey Village (TC-SA1.3) Argyle Street, Birkenhead (TC-SA2.2) Grange Road West/Oxton Road (TC-SA2.3)</p> <p>Smaller Parades and Individual Premises in Primarily Residential Areas F. Providing for some every day needs make up the remaining retail locations of smaller parades and individual premises in Primarily Residential Areas. <u>Proposals within shopping parades and individual premises in Primarily Residential Areas will be subject to Policy WD 10.</u></p> <p>Policy WS 11.3 Town and Local Centre Impact Assessments G. Development proposals for main town centre uses that are edge of centre or outside a Town, District or Local Centre shown on the Policies Map will only be permitted where it can be demonstrated that:</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification												
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.															
			<p>1. no alternative, suitable sites are available, first within, and then at the edge of a Town, District or Local Centre shown on the Policies Map in line with the sequential test (<u>excepting applications for small scale rural offices or other small scale rural development</u>); and</p> <p>2. the site is easily accessible by a choice of means of transport and is, or will be, well-connected to a Town, District or Local Centre shown on the Policies Map.</p> <p>3. they do not undermine the vitality and viability of existing centres.</p> <p>H. Development proposals for new retail, and leisure floorspace, in edge or out-of-centre locations not designated for such use will be required to submit an impact assessment, that includes consideration of impact on relevant centres in adjoining districts. The applicable thresholds for an impact assessment of proposed new edge-of-centre and out-of-centre floorspace are:</p> <table border="1" data-bbox="757 1018 1928 1361"> <thead> <tr> <th colspan="2" data-bbox="757 1018 1928 1074">Sub-Regional Centre</th> </tr> </thead> <tbody> <tr> <td data-bbox="757 1074 1370 1134">Birkenhead Town Centre (TC-SA2.1)</td> <td data-bbox="1370 1074 1928 1134">1,500 square metres (gross) retail</td> </tr> <tr> <th colspan="2" data-bbox="757 1134 1928 1190">Town Centres</th> </tr> <tr> <td data-bbox="757 1190 1370 1251">Liscard Town Centre (TC-SA1.1)</td> <td data-bbox="1370 1190 1928 1251">1,250 square metres (gross) retail</td> </tr> <tr> <td data-bbox="757 1251 1370 1311">Heswall Town Centre (TC-SA7.1)</td> <td data-bbox="1370 1251 1928 1311">1,000 square metres (gross) retail</td> </tr> <tr> <td data-bbox="757 1311 1370 1361">Moreton Town Centre (TC-SA5.1)</td> <td data-bbox="1370 1311 1928 1361">1,000 square metres (gross) retail</td> </tr> </tbody> </table>	Sub-Regional Centre		Birkenhead Town Centre (TC-SA2.1)	1,500 square metres (gross) retail	Town Centres		Liscard Town Centre (TC-SA1.1)	1,250 square metres (gross) retail	Heswall Town Centre (TC-SA7.1)	1,000 square metres (gross) retail	Moreton Town Centre (TC-SA5.1)	1,000 square metres (gross) retail
Sub-Regional Centre															
Birkenhead Town Centre (TC-SA2.1)	1,500 square metres (gross) retail														
Town Centres															
Liscard Town Centre (TC-SA1.1)	1,250 square metres (gross) retail														
Heswall Town Centre (TC-SA7.1)	1,000 square metres (gross) retail														
Moreton Town Centre (TC-SA5.1)	1,000 square metres (gross) retail														

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification														
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.																	
			<table border="1"> <tr> <td data-bbox="757 443 1370 491">West Kirby Town Centre (TC-SA6.1)</td> <td data-bbox="1370 443 1930 491">1,000 square metres (gross) retail</td> </tr> <tr> <td colspan="2" data-bbox="757 491 1930 544">District Centres</td> </tr> <tr> <td data-bbox="757 544 1370 596">Bromborough Village (TC-SA4.1)</td> <td data-bbox="1370 544 1930 596">750 square metres (gross) retail</td> </tr> <tr> <td data-bbox="757 596 1370 655">Woodchurch Road, Prenton (TC-</td> <td data-bbox="1370 596 1930 655">750 square metres (gross) retail</td> </tr> <tr> <td data-bbox="757 655 1370 715">Hoylake District Centre (TC-SA6.2)</td> <td data-bbox="1370 655 1930 715">400 square metres (gross) retail</td> </tr> <tr> <td colspan="2" data-bbox="757 715 1930 767">Local Centres</td> </tr> <tr> <td data-bbox="757 767 1370 826">All Local Centres</td> <td data-bbox="1370 767 1930 826">350 square metres (gross) retail</td> </tr> </table> <p data-bbox="721 890 1980 986">Should any assessment demonstrate that there would be a significant adverse impact on the existing, committed or planned investment in the centre or its vitality or viability then the application will normally be refused.</p> <p data-bbox="721 1038 954 1114">Policy WS 11.4 Meanwhile Use</p> <p data-bbox="721 1123 2123 1283">I. Meanwhile use and pop-up shops within buildings, <u>and on land</u> where they are complementary to the surrounding uses will be permitted provided they do <u>should</u> not compromise the longer-term development of a site and <u>should</u> contribute to a diverse offer of activities that reflects the individuality of the centre.</p> <p data-bbox="721 1337 954 1372">Policy WS 11.5</p>	West Kirby Town Centre (TC-SA6.1)	1,000 square metres (gross) retail	District Centres		Bromborough Village (TC-SA4.1)	750 square metres (gross) retail	Woodchurch Road, Prenton (TC-	750 square metres (gross) retail	Hoylake District Centre (TC-SA6.2)	400 square metres (gross) retail	Local Centres		All Local Centres	350 square metres (gross) retail
West Kirby Town Centre (TC-SA6.1)	1,000 square metres (gross) retail																
District Centres																	
Bromborough Village (TC-SA4.1)	750 square metres (gross) retail																
Woodchurch Road, Prenton (TC-	750 square metres (gross) retail																
Hoylake District Centre (TC-SA6.2)	400 square metres (gross) retail																
Local Centres																	
All Local Centres	350 square metres (gross) retail																

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Ground Floor Uses <i>[text unchanged]</i></p> <p>Policy WS 11.6 Residential Development in Centres K. In all centres and parades, residential development <u>should be located:</u> will be permitted at appropriate sites in the following circumstances:</p> <ol style="list-style-type: none"> 1. on upper floors within retail and commercial frontages including within primary shopping areas, where identified; 2. on back-land sites with no street level retail and commercial frontages including within primary shopping areas where identified; 3. within any area that has been formally identified for planned contraction through a future review or masterplan; 4. provided so as to not adversely affect <u>that the operations of existing and future businesses and community facilities. are not adversely affected</u> <p>Implementation Impact Assessments 3.239 In respect of Policy WS 11 clauses <u>criteria</u> G. and H. edge or out of centre proposals include new buildings, alterations, extensions, and changes of use, or to vary or remove conditions in respect of the range of goods sold or service provided. Edge-of-centre proposals must</p>

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>demonstrate how the proposal will be connected to the centre, encourage linked trips and enhance the vitality and viability of the centre. Where commercial proposals meet the policy criteria, appropriate planning conditions will be used if necessary to control the type, mix and quantum of gross and net retail floorspace; the range of goods sold; size of units; and number of operators per building; to protect existing centres.</p> <p>3.240 The impact tests will be undertaken in a proportionate and locally appropriate manner, commensurate with the scale of development proposed as stipulated by Planning Policy Guidance. The level of detail will be agreed during the pre-application process to avoid onerous requests.</p> <p>3.241 The floorspace thresholds identified in the adopted Local Plan of an adjoining authority will be applied to proposals likely to fall within the catchment of a centre within an adjoining authority.</p>
MM 21	126	Paragraph 3.244 WS 12	<p>Plan Monitoring and Review</p> <p>3.244 In order to maintain up to date policies, and ensure that the Local Plan policies are effective, the Council must regularly monitor the impacts of the Local Plan, where possible, and be prepared to amend <u>update</u> policy if this proves necessary. There is a legal requirement to review the Plan <u>at least every five years and revise it update the Plan where this is found necessary a review demonstrates that update is needed. As noted in relevant national planning policy, reviews should be completed no later than five years from the adoption date of a Plan and should take into account changing circumstances affecting the area, or any relevant changes in national policy. Relevant strategic policies will need updating at least once every five years if their applicable local housing need figure has changed significantly; and they are likely to require earlier review if local</u></p>

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p><u>housing need is expected to change significantly in the near future. Planning Practice Guidance sets out a range of circumstances that might lead to update of policy following review.</u></p> <p><u>The Liverpool City Region Authority is producing a Spatial Development Strategy that is part of the Devolution Deal. It requires approval of all constituent authorities and is expected to be adopted as part of the Development Plan for Wirral within five years of the adoption of the Wirral Local Plan. The Spatial Development Strategy may trigger a review of the Wirral Local Plan if key strategic matters are not aligned.</u></p> <p><u>Policy WS 12 reinforces the commitment to the monitoring and review process and identifies the circumstances that may lead to a review of the Wirral Local Plan prior to any statutory five-year period.</u></p> <p>Policy WS 12 Monitoring and Review</p> <p><u>A. The Council will monitor the implementation of the Local Plan policies and infrastructure provision using the Monitoring Framework. The results will be reported annually. on an annual basis. Should the results indicate that there is significant failure to meet the development trajectories or a change in circumstances that significantly impacts on changes in demand for land the Council will review the Plan prior to the relevant five year period for review.</u></p> <p><u>B. The Council will commence a review of the Local Plan earlier than the 5-year period after</u></p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p><u>adoption set out in national policy. The following factors will be taken into account in deciding the scope and nature of that review and whether the Plan should be updated:</u></p> <ol style="list-style-type: none"> 1. <u>Annual housing delivery falls below 90% of the annualised requirement in the stepped housing trajectory for three consecutive years post adoption;</u> 2. <u>The expected delivery timescales for key sites has altered to such a degree that they impact on the ability of the Plan to deliver against the trajectory;</u> 3. <u>Funding which is crucial for the delivery of key sites in the Regeneration Areas has not been secured or is significantly reduced or delayed;</u> 4. <u>Implications of the Liverpool City Region Spatial Development Strategy review indicate that an early review of the Wirral Local Plan will be necessary;</u> 5. <u>Other factors have constrained or hindered the delivery, or prospects of the delivery, of the adopted regeneration strategy.</u>

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification						
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.									
MM 22	130	Policy RA 1	<p>Policy RA 1 Seacombe River Corridor Regeneration Area</p> <p>A. The Seacombe River Corridor Regeneration Area, shown on the Policies Map, is identified as a focus for neighbourhood renewal and the creation of new sustainable waterside residential communities and a new mixed use quarter adjoining Wallasey Town Hall. It will provide for approximately <u>a minimum of</u> 340 new dwellings, during the Local Plan period, to support the delivery of the development and regeneration strategy as set out in Policy WS 1:</p> <table border="1" data-bbox="745 799 1921 1002"> <thead> <tr> <th data-bbox="745 799 999 938">Site Ref</th> <th data-bbox="999 799 1480 938">Location</th> <th data-bbox="1480 799 1921 938">Size and <u>Minimum Dwelling Capacity</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="745 938 999 1002"></td> <td data-bbox="999 938 1480 1002">Other developable areas</td> <td data-bbox="1480 938 1921 1002">340 units</td> </tr> </tbody> </table> <p>B. Applications within the Seacombe River Corridor Regeneration Area will be permitted subject to <u>should meeting</u> the following requirements and other relevant policies of the Local Plan. Development proposals should:</p> <ol style="list-style-type: none"> 1. ensure that the design of buildings and public realm reflects and enhances the appearance of the Seacombe River Corridor area and its riverside setting; 2. incorporate distinctive and climate resilient landscaping and public realm to reflect the area's distinctive coastal environment; 	Site Ref	Location	Size and <u>Minimum Dwelling Capacity</u>		Other developable areas	340 units
Site Ref	Location	Size and <u>Minimum Dwelling Capacity</u>							
	Other developable areas	340 units							

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<ol style="list-style-type: none"> 3. protect and preserve or enhance the significance of the area's heritage assets and their settings and strategic views of the river frontage and landmark heritage buildings, including Wallasey Town Hall, The Brighton Public House and the Seacombe Ferry Terminal and the strategic views of the river frontage; 4. incorporate safe walking and cycling routes, and enhance connectivity to local amenities, including waterfront promenades and the Wirral Circular Trail. <p>Wallasey Town Hall Quarter and Toronto/Desmesne Street and Borough Road East Waterside Neighbourhood Masterplan Area (MPA-RA1.1)</p> <p>C. Development proposals within the Masterplan Area shown on the Policies Map must be in conformity with a Masterplan and Design Code which has been endorsed by the Council and provide, as appropriate, for:</p> <ol style="list-style-type: none"> 1. the creation of residential led mixed use waterside neighbourhood or 'Town Hall Quarter' based on the redevelopment of redundant Council offices and car parks, and rationalisation and/or improvement of other uses adjoining Wallasey Town Hall and along the river corridor; 2. appropriate alternative <u>viable</u> uses for the Wallasey Town Hall Building <u>consistent with its heritage status</u>; 3. ensuring that the preservation or enhancement of the significance of the area's historic environment, heritage assets and their settings of the heritage assets at including Wallasey Town Hall, The Brighton Public House and the Seacombe Ferry Terminal are protected and enhanced;

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>4. the regeneration of the existing Toronto/ Demense Street and Borough Road East residential neighbourhood as a high quality and attractive waterside neighbourhood through:</p> <p>i. appropriate residential revitalisation, infill development, public realm improvements; and retrofit energy efficiency improvements;</p> <p>ii. provision of new and/or relocation of existing community facilities.</p> <p>Brighton Street Improvement Corridor (IMP-RA1.1) <i>[text unchanged]</i></p>
MM 23	134-135	Paragraph 4.20 Policy RA 2	<p>Scotts Quay Regeneration Area</p> <p>4.20 Scott's Quay Regeneration Area (see Figure 4.2) is a natural extension to the new Wirral Waters East Float residential area (RA6), to the immediate south west. The area lies between two key transport gateways: the 12 Quays Ferry terminal; and the Seacombe Ferry Terminal, which mark important interchange points providing access to Scott's Quay, north Birkenhead and Wallasey.</p> <p>4.21 The Draft Birkenhead 2040 Framework (2021) has identified the potential to deliver early and medium term opportunities for high quality residential led mixed use redevelopment within an improved waterfront environment with opportunities for new modern employment premises to support local economic growth.</p> <p>4.22 The area comprises three broad sub areas (see Figure 4.2):</p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>East of A554 Birkenhead Road 4.23 The area to the east of the A554 Birkenhead Road enjoys high quality vistas across the River Mersey to the Liverpool waterfront and skyline. The central part of this sub area consists of a range of existing employment uses, including logistics, offices, training facilities and the Wallasey Waste Water Pumping Station. The southern boundary of the area comprises the Alfred Dock ship berth, river dock gate and lock which are part of the operational port.</p> <p>West of A 554 Birkenhead Road – Seacombe Church Hills 4.24 The area west of Birkenhead Road and north of Wheatland Lane (Seacombe Church Hills) comprises an area of predominantly Victorian housing and narrow terraced streets together with a mix of housing dating from the post-war period onwards including recent infill development. This area is characterised by significant levels of social and economic deprivation, poor integration with neighbouring communities and a challenging physical environment. The area still lacks an overall sense of identity and was identified as an area for intervention under the previously nationally funded Housing Market Renewal Initiative (HMRI).</p> <p>West of A554 Birkenhead Road 4.25 The area west of Birkenhead Road and South of Wheatland Lane comprises a mix of generally poorer quality employment premises and vacant land.</p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Housing Delivery</p> <p>4.26 The Local Plan allocates one main housing site within this Regeneration Area, to the east of the A544 Birkenhead Road, which will deliver up to 450 new dwellings in two main phases as part of a new mixed use neighbourhood. It is anticipated that an additional 250 new dwellings will also be delivered during the Plan period within the Regeneration Area.</p> <p>4.27 Masterplans have been identified for Birkenhead Road (MPA-RA2.1), and East Street (MPA-RA 2.2) to ensure that the new mixed use neighbourhood complements the regeneration objectives of the neighbouring Regeneration Areas at Wirral Waters (RA6) and the Seacombe River Corridor (RA1).</p> <p>4.28 Higher density development proposals will be expected within this Regeneration Area (as a minimum of 70 dwellings per hectare), to make the best use of available land and the waterfront location, whilst strategic views of the docklands, river frontage and landmark buildings are protected and enhanced.</p> <p>Policy RA 2 Scott's Quay Regeneration Area</p> <p>A. The Scott's Quay Regeneration Area, shown on the Policies Map, will become a sustainable residential led mixed use area with improved connections to the Mersey waterfront and will provide for approximately 700 new dwellings. The following site is allocated for residential use within the</p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification												
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.															
			<p>Regeneration Area to support the delivery of the development and regeneration strategy as set out in Policy WS1:</p> <table border="1"> <thead> <tr> <th data-bbox="714 568 896 600">Site Ref</th> <th data-bbox="976 568 1111 600">Location</th> <th data-bbox="1816 568 2092 600">Size and Capacity</th> </tr> </thead> <tbody> <tr> <td data-bbox="714 612 896 644">RES- RA 2.1</td> <td data-bbox="976 612 1693 644">Land East of Birkenhead Road, Seacombe (North)</td> <td data-bbox="1756 612 2092 644">1.90 hectares, 200 units</td> </tr> <tr> <td data-bbox="714 657 896 689">RES- RA 2.2</td> <td data-bbox="976 657 1693 689">Land East of Birkenhead Road, Seacombe (South)</td> <td data-bbox="1756 657 2092 689">1.57 hectares, 250 units</td> </tr> <tr> <td colspan="2" data-bbox="976 699 1335 730">Other developable areas</td> <td data-bbox="1877 699 2018 730">250 units.</td> </tr> </tbody> </table> <p>B. Applications within the Scott's Quay Regeneration Area will be permitted subject to meeting the following requirements and other relevant policies of the Local Plan. Development proposals should:</p> <ol style="list-style-type: none"> 1. ensure that the design of buildings and public realm maximises and enhances key vistas through the docklands, river frontage and of landmark buildings; 2. protect and enhance the settings and strategic views of the river frontage and landmark heritage buildings, including the Hydraulic Tower and the Seacombe Ferry Terminal; 3. incorporate distinctive and climate resilient landscaping and public realm to reflect the area's distinctive coastal environment; 4. take into account potential flood risk within the regeneration area; and 5. incorporate safe walking and cycling routes, and enhance connectivity to local amenities, including waterfront promenades, the Wirral Circular Trail and the Birkenhead Road Boulevard. 	Site Ref	Location	Size and Capacity	RES- RA 2.1	Land East of Birkenhead Road, Seacombe (North)	1.90 hectares, 200 units	RES- RA 2.2	Land East of Birkenhead Road, Seacombe (South)	1.57 hectares, 250 units	Other developable areas		250 units.
Site Ref	Location	Size and Capacity													
RES- RA 2.1	Land East of Birkenhead Road, Seacombe (North)	1.90 hectares, 200 units													
RES- RA 2.2	Land East of Birkenhead Road, Seacombe (South)	1.57 hectares, 250 units													
Other developable areas		250 units.													

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Birkenhead Road Masterplan Area (MPA-RA2.1) C. Development proposals within the Masterplan Area shown on the Policies Map must be in conformity with a Masterplan and Design Code which has been endorsed by the Council and provide, as appropriate, for:</p> <ol style="list-style-type: none"> 1. a high quality, attractive and vibrant residential neighbourhood; and 2. provides for east-west pedestrian and cycling links between the riverfront promenade from Birkenhead Road; and 3. small scale retail provision to serve the day to day needs of the immediate community incorporated within the residential development at ground floor level, with a frontage to Birkenhead Road; and 4. mitigation measures to ensure that the operation of port related businesses are not impacted on by adjoining residential uses and that appropriate residential amenity is achieved. <p>East Street Masterplan Area (MPA-RA2.2) D. Development proposals within the Masterplan Area shown on the Policies Map must be in conformity with a Masterplan and Design Code which has been endorsed by the Council and provide, as appropriate, for:</p> <ol style="list-style-type: none"> 1. a high quality, attractive and vibrant neighbourhood with a mix of sustainable residential and employment uses which complement the regeneration objectives of the neighbouring areas at Wirral Waters and the Seacombe River Corridor; 2. provides for east-west pedestrian and cycling links between the riverfront from Brighton Street; and

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>3. responds to its riverside setting in an appropriate scale, height and design.</p> <p><i>Criterion E is to be amalgamated into Policy WP 2 so that the mixed-use proposal can be retained.</i></p> <p>Implementation</p> <p>4.29 Development proposals within the area are expected to come forward through private sector investment during the life of the Local Plan.</p> <p>Birkenhead Road Masterplan Area (MPA-RA2.1)</p> <p>4.30 The Council is currently preparing a Neighbourhood Framework for the Regeneration Area which includes the Birkenhead Road Masterplan Area (MPA-RA2.1). The Framework will provide the context for the wider regeneration of this area as a residential led mixed use area whilst the Birkenhead Road Masterplan (MPA-RA2.1) will identify a detailed spatial strategy for the residential allocations RES-RA2.1 and RA2.2 east of Birkenhead Road. The Masterplan and detailed development proposals for residential allocations RES-RA2.1 and RA2.2 must demonstrate to the satisfaction of the Council that:</p> <p>i. The potential environmental impacts arising from the operation of the United Molasses Tank Storage facility and the Alfred Dock ship berth are fully considered and appropriate mitigation measures adopted to ensure that appropriate residential amenity is achieved; and</p> <p>ii. residential development will not impact on the normal operation of port related operations or businesses.</p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>4.31 Freestanding retail development is not considered appropriate in this location and should be provided as part of a mixed use residential development.</p> <p><i>East Street Masterplan Area (MPA- RA2.2)</i></p> <p>4.32 The Council is currently preparing a Neighbourhood Framework for the area which will provide the context for the regeneration of this area as a residential led mixed use area. A developer led masterplan will provide the spatial context for the creation of a mixed use neighbourhood which takes advantage of the exceptional views of the Liverpool waterfront.</p> <p><i>Seacombe Church Hills Residential Area</i></p> <p>4.33 Working with registered housing providers, private owners and land owners in the existing residential area north of Wheatland Lane as shown on Figure 4.2 the Council will, subject to funding being available, develop proposals for appropriate public realm and traffic management improvements together with possible energy efficiency measures.</p> <p>4.34 Given its exposed riverside location, all development proposals within this regeneration area should consider the use of appropriate materials to withstand the local climate.</p> <p><i>Paragraph 4.35 is to be amalgamated into Policy WP 2 supporting text so that the mixed-use proposal can be retained.</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification																	
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.																				
MM 24	139	Policy RA 3	<p>Policy RA 3 Birkenhead Waterfront Regeneration Area</p> <p>A. The Birkenhead Waterfront Regeneration Area shown on the Policies Map will be developed as a residential led mixed use area with associated cultural and commercial uses set in a high quality waterside public realm with strong connections to Birkenhead Town Centre, and will provide for <u>a minimum of approximately 630 594 new dwellings over the Plan period</u>. The following sites are allocated for residential use within the Regeneration Area to support the delivery of the development and regeneration strategy set out in Policy WS 1:</p> <table border="1" data-bbox="745 794 1921 1050"> <thead> <tr> <th data-bbox="745 794 1008 890">Site Ref</th> <th data-bbox="1008 794 1498 890">Location</th> <th data-bbox="1498 794 1921 890">Size and <u>Minimum Dwelling Capacity</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="745 890 1008 986">RES-RA3.4</td> <td data-bbox="1008 890 1498 986">Rose Brae, Church Street, Woodside</td> <td data-bbox="1498 890 1921 986">1.96 hectares, 480 <u>138</u> units</td> </tr> <tr> <td colspan="2" data-bbox="745 986 1498 1050">Other developable areas</td> <td data-bbox="1498 986 1921 1050">450 <u>456</u> units</td> </tr> </tbody> </table> <p>B. The following site is allocated for <u>main</u> employment use within the Regeneration Area to support the delivery of the development and regeneration strategy as set out in Policy WS 1:</p> <table border="1" data-bbox="745 1193 1921 1353"> <thead> <tr> <th data-bbox="745 1193 972 1353">Site Ref</th> <th data-bbox="972 1193 1375 1353">Location</th> <th data-bbox="1375 1193 1630 1353">Uses</th> <th data-bbox="1630 1193 1921 1353"><u>Area (ha) Size and Capacity</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="745 1193 972 1353">EMP-RA3.1</td> <td data-bbox="972 1193 1375 1353">Twelve Quays, North <u>South</u> of Morpeth Wharf, Birkenhead</td> <td data-bbox="1375 1193 1630 1353">B2, B8/Port related</td> <td data-bbox="1630 1193 1921 1353">1.58 hectares</td> </tr> </tbody> </table>	Site Ref	Location	Size and <u>Minimum Dwelling Capacity</u>	RES-RA3.4	Rose Brae, Church Street, Woodside	1.96 hectares, 480 <u>138</u> units	Other developable areas		450 <u>456</u> units	Site Ref	Location	Uses	<u>Area (ha) Size and Capacity</u>	EMP-RA3.1	Twelve Quays, North <u>South</u> of Morpeth Wharf, Birkenhead	B2, B8/Port related	1.58 hectares
Site Ref	Location	Size and <u>Minimum Dwelling Capacity</u>																		
RES-RA3.4	Rose Brae, Church Street, Woodside	1.96 hectares, 480 <u>138</u> units																		
Other developable areas		450 <u>456</u> units																		
Site Ref	Location	Uses	<u>Area (ha) Size and Capacity</u>																	
EMP-RA3.1	Twelve Quays, North <u>South</u> of Morpeth Wharf, Birkenhead	B2, B8/Port related	1.58 hectares																	

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>B. <u>C.</u> Applications within the Birkenhead Waterfront Regeneration Area will be permitted subject to should meeting the following requirements and other relevant policies of the Local Plan.</p> <p>Development proposals should:</p> <ol style="list-style-type: none"> 1. complement the ongoing regeneration of the waterfront and the wider area with priority given to uses which support the adjoining Twelve Quays RoRo terminal in the case of EMP-RA3.1, subject to the provision of adequate boundary treatment and screening of port uses within the site; 2. be designed to reflect the area's riverside setting, and protect <u>preserve and or</u> enhance key views of Liverpool's waterfront; 3. incorporate distinctive and climate resilient landscaping and public realm to reflect the area's distinctive coastal environment; 4. protect preserve and or enhance the <u>character or appearance and significance of the</u> area's historic environment, including views from and to Birkenhead Park, Hamilton Square Conservation Area, and Birkenhead Priory; 5. where appropriate provide for ancillary retail and community uses to support the day to day needs of the new residential community; 6. provide or contribute proportionately and appropriately to the provision of the following comprehensive network of high quality public realm incorporating active travel improvements and enhancing connectivity within the waterfront area and to the town centre, Hamilton Square, Shore Road, the Birkenhead Priory, Dock Branch Park, Morpeth Dock and the Wirral Circular Trail (shown on Figure 4.4 and Figure 4.5 below); <ol style="list-style-type: none"> i. Dockside Boardwalks;

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<ul style="list-style-type: none"> ii. Time Gun Park and bridge; iii. Dock Branch Park; iv. Woodside Yard; v. Bridge Street Link; vi. Hamilton Place; vii. Birkenhead Waterfront; viii. Water Street and Clover's Park; ix. Ivy Way and Monk's Ferry Park; and x. Priory Gardens. <ul style="list-style-type: none"> 7. support and integrate with the delivery of Phase 1 of Dock Branch Park as strategic open space for the Regeneration Area and wider areas; 8. contribute proportionately and appropriately to primary school place provision; 9. incorporate active ground floor use frontages in appropriate locations to ensure street level vitality and surveillance; and 10. avoid any residential development in areas at risk of flooding within the Regeneration Area unless appropriate mitigation can be demonstrated. <p>Woodside Masterplan Area (MPA-RA3.1) G. D. <i>[text unchanged]</i></p> <p>Rose Brae Village (RES-RA3.4) D. E. <i>[text unchanged]</i></p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Dock Branch Park (Northern Section) Masterplan Area (MPA-RA4.3) <i>[text unchanged]</i></p> <p>Mixed Use Neighbourhoods E. F. <i>[text unchanged]</i></p> <p>Implementation 4.46 – 4.47 <i>[text unchanged]</i> 4.48 The Council will lead the delivery of the public realm network as listed in Policy RA 3 <u>crit</u>erion <u>C.6B.5.</u> above and shown in Figure 4.4 and Figure 4.5 but will expect developments within the Area to provide or contribute to these enhancements where appropriate. The design of public realm works will be informed by the Birkenhead Design Guide SPD. The delivery of public realm works will be subject to further masterplanning and detailed design.</p>
MM 25	147-148	Policy RA 4	<p>Policy RA 4 Central Birkenhead Regeneration Area A. Development within the Central Birkenhead Regeneration Area shown on the Policies Map will comprise a new commercial office quarter with new residential- led mixed use neighbourhoods which will provide for <u>a minimum of approximately 1,450-989</u> new dwellings <u>over the Plan period</u>. The following sites are allocated for residential development within the Regeneration Area to support the delivery of the development and regeneration strategy set out in Policy WS 1:</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification															
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.																		
<table border="1" data-bbox="745 453 1921 927"> <thead> <tr> <th data-bbox="745 453 981 552">Site Ref</th> <th data-bbox="981 453 1547 552">Location</th> <th data-bbox="1547 453 1921 552">Size and <u>Minimum Dwelling Capacity</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="745 552 981 639">RES-RA4.1</td> <td data-bbox="981 552 1547 639">WGC Town Centre Plot E, Hemingford Street, Birkenhead</td> <td data-bbox="1547 552 1921 639">1.38 hectares, 172 <u>125</u> units</td> </tr> <tr> <td data-bbox="745 639 981 751">RES-RA4.2</td> <td data-bbox="981 639 1547 751">WGC Town Centre Plot G, South of Conway Park Station, Birkenhead</td> <td data-bbox="1547 639 1921 751">1.24 hectares, 92 <u>110</u> units</td> </tr> <tr> <td data-bbox="745 751 981 863">RES-RA4.3</td> <td data-bbox="981 751 1547 863">WGC Town Centre Plots I and J, North of Conway Park Station, Birkenhead</td> <td data-bbox="1547 751 1921 863">1.43 hectares, 185 <u>130</u> units</td> </tr> <tr> <td colspan="2" data-bbox="745 863 1547 927">Other developable areas</td> <td data-bbox="1547 863 1921 927">1000 <u>624</u> units</td> </tr> </tbody> </table> <p data-bbox="712 970 2119 1091">B. Applications within the Central Birkenhead Regeneration Area will be permitted subject to <u>should</u> meeting the following requirements and other relevant policies of the Local Plan. Development proposals should:</p> <ol data-bbox="808 1098 2141 1391" style="list-style-type: none"> <li data-bbox="808 1098 2141 1219">1. protect <u>preserve and</u> or enhance the <u>character or appearance and significance of the area's</u> historic environment, including views from and to Birkenhead Park, Hamilton Square Conservation Area, Birkenhead Priory, and Clifton Park Conservation Area; <li data-bbox="808 1225 2141 1305">2. incorporate distinctive and climate resilient landscaping and public realm to reflect the area's coastal environment; and <li data-bbox="808 1311 2141 1391">3. provide or contribute proportionately and appropriately to the provision of a comprehensive network of high quality public realm, including Dock Branch Park Phase 1 as identified in the 				Site Ref	Location	Size and <u>Minimum Dwelling Capacity</u>	RES-RA4.1	WGC Town Centre Plot E, Hemingford Street, Birkenhead	1.38 hectares, 172 <u>125</u> units	RES-RA4.2	WGC Town Centre Plot G, South of Conway Park Station, Birkenhead	1.24 hectares, 92 <u>110</u> units	RES-RA4.3	WGC Town Centre Plots I and J, North of Conway Park Station, Birkenhead	1.43 hectares, 185 <u>130</u> units	Other developable areas		1000 <u>624</u> units
Site Ref	Location	Size and <u>Minimum Dwelling Capacity</u>																
RES-RA4.1	WGC Town Centre Plot E, Hemingford Street, Birkenhead	1.38 hectares, 172 <u>125</u> units																
RES-RA4.2	WGC Town Centre Plot G, South of Conway Park Station, Birkenhead	1.24 hectares, 92 <u>110</u> units																
RES-RA4.3	WGC Town Centre Plots I and J, North of Conway Park Station, Birkenhead	1.43 hectares, 185 <u>130</u> units																
Other developable areas		1000 <u>624</u> units																

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Birkenhead Design Guide SPD;</p> <ol style="list-style-type: none"> 4. incorporate active travel improvements and enhance permeability and connectivity within the regeneration area; <u>and</u> 5. contribute proportionately and appropriately to primary school place provision. <p>Birkenhead Commercial District <u>and</u> Mixed Use Quarter Masterplan Area (MPA-RA4.1)</p> <p>C. Development proposals within the Masterplan Area shown on the Policies Map must be in conformity with a Masterplan and Design Code which has been endorsed by the Council and provide, as appropriate, for:</p> <ol style="list-style-type: none"> 1. the delivery of a mixed use commercial quarter and residential neighbourhood; 2. a high quality distinctive design framework and public realm strategy that is designed to reflect its relationship to the waterfront and adjoining neighbourhoods; 3. inclusion of one or more building/s of appropriate scale and height to create a landmark and sense of place having regard to the impact on heritage assets and strategic views to and along the Birkenhead waterfront, including planned development within the Birkenhead Waterfront (RA 3), Hind Street and St Werburgh's (RA 5), <u>and</u> Wirral Waters (RA 6) and Scott's Quay (RA 2) Regeneration Areas, and across the peninsula <p>Charing Cross Quarter Masterplan Area (MPA-RA4.2)</p> <p>D. <i>[Text unchanged]</i></p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Dock Branch Park (Northern section) Masterplan Area (MPA-RA4.3)</p> <p>E. Development proposals within this Masterplan Area shown on the Policies Map must be in conformity with a Masterplan and Design Code which has been endorsed by the Council and provide, as appropriate for the delivery of a world class linear park and mixed use residential led neighbourhood, to complement Birkenhead Park through an approach which:</p> <ol style="list-style-type: none"> 1. conserves, protects and interprets <u>the</u> important railway heritage features; 2. ensures inclusive accessibility and provides safe and legible movement networks suitable for all users, connected along its whole route; 3. is safe and inviting during the day and night time and which provides a range of activities, uses and experiences for people of all ages and abilities; 4. provides opportunities for people to improve their health and well being; 5. incorporates appropriate cultural, leisure and community facilities; 6. creates a destination that will make a significant contribution to the Borough's visitor economy; 7. uses interpretation to educate and inspire residents and visitors about what makes Birkenhead a special place; 8. incorporates innovative, best practice in design and robust solutions that are cost effective to construct, maintain and renew; 9. provides opportunities for social interaction, active and passive physical activity, with places for children, young and old people to have fun, play, learn and relax in a creative and stimulating environment. Designs should include artworks, and be able to accommodate events;

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification									
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.												
			<p>10. addresses climate change and promotes environmental awareness through sustainable design including SuDs, low energy lighting, and biodiversity; <u>and</u></p> <p>11. provides the context for and is closely integrated with new mixed use development along its route.</p> <p>Mixed Use Neighbourhoods F.<i>[text unchanged]</i></p>									
MM 26	153	Policy RA 5	<p>Policy RA 5 Hind Street and St Werburgh's Regeneration Area</p> <p>A. Within the Hind Street and St Werburgh's Regeneration Area shown on the Policies Map a new exemplar low carbon urban garden village will be developed at Hind Street, to the north of Green Lane and Appin Road; and a new gateway residential mixed use quarter will be developed at St Werburgh's, to the north of Borough Road and Borough Road East. The Regeneration Area will provide for <u>a minimum of approximately 1,640</u> 1,130 <u>new dwellings over the Plan period</u>. The following sites are allocated for residential use within the Regeneration Area to support the delivery of the development and regeneration strategy as set out in Policy WS 1:</p> <table border="1" data-bbox="745 1134 1921 1396"> <thead> <tr> <th data-bbox="745 1134 1010 1241">Site Ref</th> <th data-bbox="1010 1134 1482 1241">Location</th> <th data-bbox="1482 1134 1921 1241">Size and <u>Minimum Dwelling Capacity</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="745 1241 1010 1342">RES-RA5.1</td> <td data-bbox="1010 1241 1482 1342">Land at Hind Street, Tranmere</td> <td data-bbox="1482 1241 1921 1342">14.65 <u>15.79</u> hectares, 1400 <u>960</u> units</td> </tr> <tr> <td data-bbox="745 1342 1010 1396"></td> <td data-bbox="1010 1342 1482 1396"><u>Other developable areas</u></td> <td data-bbox="1482 1342 1921 1396"><u>240</u> 170 units</td> </tr> </tbody> </table>	Site Ref	Location	Size and <u>Minimum Dwelling Capacity</u>	RES-RA5.1	Land at Hind Street, Tranmere	14.65 <u>15.79</u> hectares, 1400 <u>960</u> units		<u>Other developable areas</u>	<u>240</u> 170 units
Site Ref	Location	Size and <u>Minimum Dwelling Capacity</u>										
RES-RA5.1	Land at Hind Street, Tranmere	14.65 <u>15.79</u> hectares, 1400 <u>960</u> units										
	<u>Other developable areas</u>	<u>240</u> 170 units										

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>B. Applications within the Hind Street and St Werburgh's Regeneration Area will be permitted subject to <u>should</u> meeting the following requirements and other relevant policies of the Local Plan. Development proposals should contribute proportionately and appropriately to:</p> <ol style="list-style-type: none"> 1. the provision of a comprehensive network of high quality public realm, including Dock Branch Park (Southern section) shown on the Policies Map (OS-SA2.7); 2. incorporate distinctive and climate resilient landscaping, sustainable drainage and public realm to reflect the area's coastal environment; and 3. primary school place provision. <p>Hind Street Urban Garden Village Masterplan Area (MPA- RA5.1)</p> <p>C. Development proposals within the Masterplan Area shown on the Policies Map must be in conformity with a Master Plan and Design Code which has been endorsed by the Council and provide, as appropriate, for the delivery of a high quality, low carbon village which:</p> <ol style="list-style-type: none"> 1. incorporates a new highway network to accommodate changes arising from the removal of Borough Road (A5277) and Queensway Tunnel flyovers and to provide <u>provides</u> appropriate vehicular access to the site; and 2. provides high quality, safe and convenient pedestrian and cycling links; 3. is well designed as a principle gateway to Birkenhead to reflect its relationship to the waterfront, and to include one or more landmark buildings of appropriate scale and height that create a sense of place and focal points of interest, having regard to: strategic views in context with the waterfront skyline including planned development within the Birkenhead

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Waterfront (RA3), and Wirral Waters (RA6) and Scott's Quay (RA2) Regeneration Areas and the St Werburgh's Masterplan Area (MPA-RA5.2) and; <u>preserves or enhances the character or appearance of the historic environment and the significance of the area's</u> the need to preserve or enhance the setting of heritage assets and their settings including the designated Conservation Areas at Clifton Park (CON-SA3.6), Hamilton Square (CON-SA2.1) and Birkenhead Park (CON- SA3.2);</p> <p>4. incorporates strong green design principles and promotes healthy living through a network of open space, green infrastructure and public realm including a new community park that links to the southern section of Dock Branch Park to provide an appropriate network of high quality strategic open space for the Masterplan Area and wider communities, and provides <u>the opportunity for appropriate high quality links to be created:</u></p> <ul style="list-style-type: none"> i. to Birkenhead Central and Green Lane Merseyrail stations, Birkenhead Town Centre, the new residential quarter at St Werburgh's (MPA-RA5.2), Birkenhead Priory, the Mersey Waterfront, and Rock Retail Park; and ii. between the two phases of Dock Branch Park via a surface link in addition to any direct link between the northern and southern sections of Dock Branch Park provided by the existing tunnels; <p>5. capitalises on its proximity to Birkenhead Town Centre at its northern extent by providing a new high quality gateway to Central Birkenhead Regeneration Area (RA4);</p> <p>6. promotes intensification of development around the transport provision at the railway stations;</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<ol style="list-style-type: none"> 7. provides for the design of public realm treatment of Central Station to reflect its prominence as a gateway to the Hind Street Urban Garden Village and the Central Birkenhead Regeneration Area (RA4); 8. provides a site for a primary school, and proportionate and appropriate contributions towards primary school provision; 9. allows for the provision of ancillary uses including Commercial, Business and Service uses (Use Class E), Local Community and Learning Uses (Use Class F) and Hotels (Use Class C1) <u>that</u> will also be considered within the Regeneration Area boundary to the north of Hind Steet and Waterloo Place where it can be demonstrated that these uses are complementary to Birkenhead Town Centre Sub- Regional Centre and Birkenhead Commercial District or the uses cannot be practically or successfully accommodated within the designated Sub-Regional Centre/ Commercial District. <p>St Werburgh's Masterplan Area (MPA-RA5.2)</p> <p>D. Development proposals within the Masterplan Area shown on the Policies Map must be in conformity with a Masterplan and Design Code which has been endorsed by the Council and provide, as appropriate, for:</p> <ol style="list-style-type: none"> 1. an appropriate gateway design for Birkenhead to reflect its relationship to the waterfront, and to include one or more landmark buildings of appropriate scale and height that create a sense of place and focal points of interest, having regard to: strategic views in context with the waterfront skyline including planned development within the Birkenhead Waterfront (RA 3), <u>and Wirral Waters (RA 6) and Scott's Quay (RA 2)</u> Regeneration Areas and the Hind Street

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text.
The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Urban Garden Village Masterplan Area (MPA-RA5.1) and; the need to preserve or enhance the setting of heritage assets including the designated Conservation Areas at Clifton Park (CON-SA3.6), Hamilton Square (CON-SA2.1) and Birkenhead Park (CON-SA3.2);</p> <p>2. appropriate arrangements for a new highway network to accommodate changes arising from the removal of the Borough Road (A5227) and Queensway Tunnel flyovers and to provide appropriate vehicular access to the site;</p> <p>3. high quality, safe and convenient pedestrian and cycling links to the Birkenhead Commercial District and Mixed Use Quarter (MPA-RA4.1); the Hind Street Urban Garden Village (MPA-RA5.1); Birkenhead Priory, the Mersey waterfront; and Rock Retail Park</p> <p>4. provides proportionate and appropriate contributions towards primary school provision.</p> <p>Implementation</p> <p>Hind Street Urban Garden Village (MPA-RA5.1)</p> <p>4.85 The Council is working with other key landowners including National Grid, Ion Developments and Merseytravel to prepare a masterplan for the site which will be submitted as part of an outline/hybrid planning application for the whole regeneration area <u>Masterplan Area (MPA-RA5.1)</u></p> <p>4.86. <i>[text unchanged]</i></p> <p>4.87. <i>[text unchanged]</i></p> <p>4.88. <i>[text unchanged]</i></p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification								
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.											
			<p><u>The new community park that links to the southern section of Dock Branch Park will be provided and agreed within the endorsed Masterplan and Design Code based on the principles contained in Policy WS5.</u></p> <p>4.89. <i>[text unchanged]</i></p>								
MM 27	158-160	Policy RA 6	<p>Policy RA 6 Wirral Waters Regeneration Area</p> <p>A. Wirral Waters is identified as a strategic regeneration site and the Council will support the development of the area for a major, residential-led mixed use, urban regeneration project.</p> <p>B. The Wirral Waters Regeneration Area shown on the Policies Map will provide for <u>a minimum of approximately 3,230-2,738</u> new dwellings <u>over the Plan period</u>. The following sites are allocated for residential and <u>main</u> employment uses within the Regeneration Area to support the delivery of the development and regeneration strategy set out in Policy WS 1:</p> <p>East Float</p> <p>Northbank</p> <table border="1" data-bbox="745 1177 1921 1383"> <thead> <tr> <th data-bbox="745 1177 931 1270">Site Ref</th> <th data-bbox="931 1177 1393 1270">Location</th> <th data-bbox="1393 1177 1594 1270">Uses</th> <th data-bbox="1594 1177 1921 1270">Size and <u>Minimum Dwelling Capacity</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="745 1270 931 1383">RES-RA6.6</td> <td data-bbox="931 1270 1393 1383">Wirral Waters - Northbank West 1, Dock Road, Seacombe (Legacy)</td> <td data-bbox="1393 1270 1594 1383">Residential</td> <td data-bbox="1594 1270 1921 1383">2.16 hectares, 500 units</td> </tr> </tbody> </table>	Site Ref	Location	Uses	Size and <u>Minimum Dwelling Capacity</u>	RES-RA6.6	Wirral Waters - Northbank West 1, Dock Road, Seacombe (Legacy)	Residential	2.16 hectares, 500 units
Site Ref	Location	Uses	Size and <u>Minimum Dwelling Capacity</u>								
RES-RA6.6	Wirral Waters - Northbank West 1, Dock Road, Seacombe (Legacy)	Residential	2.16 hectares, 500 units								

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification			
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.						
			RES-RA6.4	Wirral Waters - Northbank West 2, Dock Road, Seacombe (Peel/Urban Splash)	Residential	1.50 hectares, 230 units
			RES-RA6.3	Wirral Waters - Northbank East 1, Dock Road, Seacombe (Peel/Urban Splash)	Residential	0.80 hectares, 120 units
			RES-RA6.7	Wirral Waters - Northbank East 2, Dock Road, Seacombe (Belong Extra Care Village)	Residential including C2	0.50 hectares, 34 self-contained apartments (part of 72 care spaces facility)
			RES-RA6.5	Wirral Waters - Northbank East 3, Dock Road, Seacombe (Tower Road)	Residential	0.50 hectares, 150 units

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification																								
<p>Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.</p>																											
<p><i>Four Bridges</i></p> <table border="1" data-bbox="745 496 1921 767"> <thead> <tr> <th>LP Site Ref</th> <th>Location</th> <th>Uses</th> <th>Area (ha) <u>Size and Capacity</u></th> </tr> </thead> <tbody> <tr> <td>EMP-RA6.5</td> <td>Former Hydraulic Tower, Tower Road, Seacombe (Maritime Knowledge Hub)</td> <td>Research & Development, Education and Training, Offices and Café</td> <td>0.95 hectares, 5,575 square metres</td> </tr> </tbody> </table> <p><i>Vittoria Studios and Sky City</i></p> <table border="1" data-bbox="745 855 1921 1086"> <thead> <tr> <th>LP Site Ref</th> <th>Location</th> <th>Uses</th> <th>Size and <u>Minimum Dwelling Capacity</u></th> </tr> </thead> <tbody> <tr> <td>RES-RA6.2</td> <td>Wirral Waters - Vittoria Studios and Sky City, Duke Street, Birkenhead</td> <td>Residential</td> <td>7.24 <u>12.30</u> hectares, 2,200 <u>1,704</u> units</td> </tr> </tbody> </table> <p><i>West Float</i></p> <table border="1" data-bbox="745 1174 1921 1356"> <thead> <tr> <th>Site Reference and .</th> <th>Location</th> <th>Uses</th> <th>Area (ha) <u>Size Capacity</u></th> </tr> </thead> <tbody> <tr> <td>EMP-RA6.1</td> <td>MEA Park West, Beaufort Road, Birkenhead</td> <td>B2, B8, R&D</td> <td>4.8 <u>0.3</u> hectares</td> </tr> </tbody> </table>				LP Site Ref	Location	Uses	Area (ha) <u>Size and Capacity</u>	EMP-RA6.5	Former Hydraulic Tower, Tower Road, Seacombe (Maritime Knowledge Hub)	Research & Development, Education and Training, Offices and Café	0.95 hectares, 5,575 square metres	LP Site Ref	Location	Uses	Size and <u>Minimum Dwelling Capacity</u>	RES-RA6.2	Wirral Waters - Vittoria Studios and Sky City, Duke Street, Birkenhead	Residential	7.24 <u>12.30</u> hectares, 2,200 <u>1,704</u> units	Site Reference and .	Location	Uses	Area (ha) <u>Size Capacity</u>	EMP-RA6.1	MEA Park West, Beaufort Road, Birkenhead	B2, B8, R&D	4.8 <u>0.3</u> hectares
LP Site Ref	Location	Uses	Area (ha) <u>Size and Capacity</u>																								
EMP-RA6.5	Former Hydraulic Tower, Tower Road, Seacombe (Maritime Knowledge Hub)	Research & Development, Education and Training, Offices and Café	0.95 hectares, 5,575 square metres																								
LP Site Ref	Location	Uses	Size and <u>Minimum Dwelling Capacity</u>																								
RES-RA6.2	Wirral Waters - Vittoria Studios and Sky City, Duke Street, Birkenhead	Residential	7.24 <u>12.30</u> hectares, 2,200 <u>1,704</u> units																								
Site Reference and .	Location	Uses	Area (ha) <u>Size Capacity</u>																								
EMP-RA6.1	MEA Park West, Beaufort Road, Birkenhead	B2, B8, R&D	4.8 <u>0.3</u> hectares																								

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification			
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.						
			EMP-RA6.2	MEA Park West, Wallasey Bridge Road, Birkenhead	B2, B8	8.84 <u>5.35</u> hectares
			EMP-RA6.3	MEA Park East, Beaufort Road, Birkenhead	B2, B8, Port related	9.02 hectares
			EMP-RA6.4	MEA Park Phase 2, Beaufort Road, Birkenhead	B2, B8, <u>Port related</u>	1.76 hectares
			<p>East Float Masterplan Area (MPA-RA6.1)</p> <p>C. Development proposals within the Masterplan Area shown on the Policies Map must be in conformity with a Masterplan and Design Code which has been endorsed by the Council and provide, as appropriate for:</p> <ol style="list-style-type: none"> 1. a new high quality, attractive and vibrant waterside neighbourhood with a mix of sustainable residential, community and employment uses which support and complement the ongoing regeneration of the neighbouring areas including Birkenhead, Liscard and Seacombe; 2. non-residential ground floor uses in areas at risk of flooding; 3. the protection of dockland and riverside views <u>the preservation or enhancement of the character or appearance of the historic environment including the significance of the area's of the setting of heritage assets and their settings</u> including the Conservation Areas at Birkenhead Park (CON-SA3.2) and Hamilton Square (CON-SA2.1), <u>and of dockland and riverside views</u>; 			

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<ol style="list-style-type: none"> 4. incorporation of distinctive and climate resilient landscaping and public realm to reflect the area's distinctive coastal environment; 5. measures to monitor and maintain the structural condition of the dock walls and lock gates; 6. proportionate and appropriate contributions to primary school place provision; and 7. proportionate and appropriate contributions to health services provision. <p>MEA Park Masterplan Area (MPA-RA6.2) D. <i>[text unchanged]</i></p> <p>Bidston Dock Masterplan Area (MPA-RA6.3) E. Development proposals within the Masterplan Area shown on the Policies Map must be in conformity with a Masterplan and Design Code which has been endorsed by the Council and provide, as appropriate, for:</p> <ol style="list-style-type: none"> 1. mixed use development comprising leisure, community and health uses (Use Classes C1; E, and F) where it can be demonstrated that these uses are complementary to, and/or, cannot be accommodated within the Birkenhead Town Centre Sub-Regional Centre and Birkenhead Commercial District; 2. incorporation of distinctive and climate resilient landscaping and public realm to reflect the area's distinctive coastal environment; 3. provision of cycle and pedestrian access to the adjoining Bidston Moss recreational area; ND <u>and</u> 4. proportionate and appropriate contribution to health services provision.

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification								
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.											
			<p><u>Implementation</u></p> <p>4.110 – 4.118 <i>[text unchanged]</i></p> <p>4.119 MEA Park East (EMP-RA6.3): This area will be prioritised for the relocation of existing businesses from East Float specifically to enable the development of Vittoria Studios (RES-RA6.2) or other uses which require a port location and this site has been included in the Port and Maritime Zone (WS 4.3).</p> <p>4.120 - 4.139 <i>[text unchanged]</i></p>								
MM 28	164-165	Policy RA 7	<p>Policy RA 7 Hamilton Park Regeneration Area</p> <p>A. <i>[Text unchanged]</i></p> <p>B. The area will provide for <u>a minimum of approximately 1,025 482</u> dwellings during the Local Plan period, to support the delivery of the development and regeneration strategy as set out in Policy WS 1:</p> <table border="1" data-bbox="745 1177 1921 1375"> <thead> <tr> <th data-bbox="745 1177 943 1273">Site Reference</th> <th data-bbox="943 1177 1314 1273">Location</th> <th data-bbox="1314 1177 1570 1273">Uses</th> <th data-bbox="1570 1177 1921 1273">Size and <u>Minimum Dwelling Capacity</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="745 1273 943 1375"></td> <td data-bbox="943 1273 1314 1375">Other developable areas</td> <td data-bbox="1314 1273 1570 1375">Residential</td> <td data-bbox="1570 1273 1921 1375">1,025 <u>482</u> units</td> </tr> </tbody> </table>	Site Reference	Location	Uses	Size and <u>Minimum Dwelling Capacity</u>		Other developable areas	Residential	1,025 <u>482</u> units
Site Reference	Location	Uses	Size and <u>Minimum Dwelling Capacity</u>								
	Other developable areas	Residential	1,025 <u>482</u> units								

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification								
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.											
			<p>C. The following site is allocated for <u>main</u> employment uses within the Regeneration Area to support the delivery of the development and regeneration strategy as set out in Policy WS 1:</p> <table border="1" data-bbox="745 536 1921 743"> <thead> <tr> <th data-bbox="745 536 1025 632">Site Reference</th> <th data-bbox="1025 536 1429 632">Location</th> <th data-bbox="1429 536 1615 632">Uses</th> <th data-bbox="1615 536 1921 632">Area (ha) Size and Capacity</th> </tr> </thead> <tbody> <tr> <td data-bbox="745 632 1025 743">EMP-RA7.1</td> <td data-bbox="1025 632 1429 743">Kern's Warehouse, Cleveland Street Birkenhead</td> <td data-bbox="1429 632 1615 743">B2, B8</td> <td data-bbox="1615 632 1921 743">0.98 Hectares</td> </tr> </tbody> </table> <p>D. Applications within Hamilton Park Regeneration Area will be permitted subject to <u>should</u> meeting the following requirements and other relevant policies of the Local Plan. Development proposals should:</p> <ol style="list-style-type: none"> 1. protect and maximise strategic views into Wirral Waters and landmark buildings <u>preserve or enhance the significance of the area's historic environment, (including the settings of heritage assets); and their settings, and the strategic views into Wirral Waters and landmark buildings;</u> and; 2. be based on the historic grid iron street pattern and connect to local amenities and facilities by the creation of high-quality green streets providing safe cycle and walking routes in particular: <ol style="list-style-type: none"> i. Birkenhead Park (TPT-RA5.1/OS-SA3.1); and Birkenhead Park Merseyrail Station, Duke Street; and Vittoria Studios waterfront via Duke Street, Livingston Street and Vittoria Street (RES-RA6.1); and ii. Dock Branch Park (OS-SA2.7) and the Town Centre (TC-SA2.1) via Corporation Road Boulevard, Cleveland Street and Price Street; and 	Site Reference	Location	Uses	Area (ha) Size and Capacity	EMP-RA7.1	Kern's Warehouse, Cleveland Street Birkenhead	B2, B8	0.98 Hectares
Site Reference	Location	Uses	Area (ha) Size and Capacity								
EMP-RA7.1	Kern's Warehouse, Cleveland Street Birkenhead	B2, B8	0.98 Hectares								

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>3. allow provision for ancillary retail and community uses to support the day-to-day needs of the new residential community.</p> <p>Britannia Residential Led Cleveland Street Neighbourhood Mixed Use Masterplan Area (MPA-RA7.1) E. <i>[Text unchanged]</i></p> <p>Mixed Use Neighbourhoods F. <i>[Text unchanged]</i></p> <p>Implementation Britannia Residential Led Cleveland Street Neighbourhood Mixed Use Masterplan Area (MPA-RA7.1) 4.140-4.143 <i>[Text unchanged]</i></p> <p>Retention of Existing Employment Uses 4.144 The Primarily Employment Area area shown on the Policies Map, to the west of Duke Street, between Price Street and Corporation Road will be retained for employment uses in accordance with Policy WS 4 Strategy for Economy and Employment.</p> <p>4.145-4.146 <i>[Text unchanged]</i></p>
MM 29	168	Policy RA 8	Policy RA 8

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification												
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.															
			<p>Northside Regeneration Area</p> <p>A. The Northside Regeneration Area shown on the Policies Map will provide for new employment floorspace to support general industry and employment needs over the Local Plan period. The following sites are allocated for <u>main</u> employment uses with the Regeneration Area to support the delivery of the development and regeneration strategy set out in Policy WS 1:</p> <table border="1" data-bbox="745 663 1921 943"> <thead> <tr> <th data-bbox="745 663 983 754">Site Ref</th> <th data-bbox="983 663 1391 754">Location</th> <th data-bbox="1391 663 1626 754">Uses</th> <th data-bbox="1626 663 1921 754">Area (ha) <u>Size and Capacity</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="745 754 983 847">EMP-RA8.1</td> <td data-bbox="983 754 1391 847">Northside West, Dock Road, Poulton</td> <td data-bbox="1391 754 1626 847">B2, B8/sui generis</td> <td data-bbox="1626 754 1921 847">6.28 hectares</td> </tr> <tr> <td data-bbox="745 847 983 943">EMP-RA8.2</td> <td data-bbox="983 847 1391 943">SMM Business Park, Dock Road, Seacombe</td> <td data-bbox="1391 847 1626 943">B2, B8</td> <td data-bbox="1626 847 1921 943">6.83 <u>5.38</u> hectares</td> </tr> </tbody> </table> <p>B. Applications within the Northside Regeneration Area will be permitted subject to <u>should</u> meeting the following requirements and other relevant policies of the Local Plan. Development proposals should:</p> <ol style="list-style-type: none"> 1. safeguard the continued attractiveness of the Area for employment use; and 2. help to deliver a thriving high quality business community with a mix of sustainable employment uses to complement the regeneration of the neighbouring areas at Wirral Waters (RA6) and Scotts Quay (RA2) 3. ensure that the design of buildings and external space will enhance the appearance of the area; 	Site Ref	Location	Uses	Area (ha) <u>Size and Capacity</u>	EMP-RA8.1	Northside West, Dock Road, Poulton	B2, B8/sui generis	6.28 hectares	EMP-RA8.2	SMM Business Park, Dock Road, Seacombe	B2, B8	6.83 <u>5.38</u> hectares
Site Ref	Location	Uses	Area (ha) <u>Size and Capacity</u>												
EMP-RA8.1	Northside West, Dock Road, Poulton	B2, B8/sui generis	6.28 hectares												
EMP-RA8.2	SMM Business Park, Dock Road, Seacombe	B2, B8	6.83 <u>5.38</u> hectares												

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification									
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.												
			<ol style="list-style-type: none"> 4. incorporate a layout which is orientated to maximise the use of land through appropriate storage, parking and servicing layouts, including the use of decking and mezzanine floors; 5. maximise opportunities to create and connect to walking and cycling routes throughout the Regeneration area and to local neighbourhoods. 									
MM 30	172	Policy RA 9	<p>Policy RA 9 Liscard Regeneration Area</p> <p>A. The Liscard Regeneration Area shown on the Policies Map will see the development of vacant and underutilised land and buildings for residential use to revitalise the Town Centre and the Cherry Tree Centre at its core. The Regeneration Area will provide for approximately <u>a minimum of 200 dwellings during the Local Plan period</u>. The following sites are allocated for residential use within the Regeneration Area to support the delivery of the development and regeneration strategy set out in Policy WS 1:</p> <table border="1" data-bbox="745 1007 1921 1251"> <thead> <tr> <th data-bbox="745 1007 1005 1107">Site Reference</th> <th data-bbox="1005 1007 1554 1107">Location</th> <th data-bbox="1554 1007 1921 1107">Size and <u>Minimum Dwelling Capacity</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="745 1107 1005 1190">RES-RA9.1</td> <td data-bbox="1005 1107 1554 1190">Former Municipal Buildings, Seaview Road, Liscard</td> <td data-bbox="1554 1107 1921 1190">100 units</td> </tr> <tr> <td data-bbox="745 1190 1005 1251"></td> <td data-bbox="1005 1190 1554 1251">Other developable areas</td> <td data-bbox="1554 1190 1921 1251">100 units</td> </tr> </tbody> </table> <p>Liscard Town Centre Masterplan (MPA-RA9.1)</p> <p>B. Development proposals within the Masterplan Area shown on the Policies Map must be in</p>	Site Reference	Location	Size and <u>Minimum Dwelling Capacity</u>	RES-RA9.1	Former Municipal Buildings, Seaview Road, Liscard	100 units		Other developable areas	100 units
Site Reference	Location	Size and <u>Minimum Dwelling Capacity</u>										
RES-RA9.1	Former Municipal Buildings, Seaview Road, Liscard	100 units										
	Other developable areas	100 units										

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			conformity with a Masterplan and Design Code which has been endorsed by the Council and provide, as appropriate, for: <ol style="list-style-type: none"> 1. the conversion or redevelopment of the former municipal buildings at Seaview Road and the development of its adjoining car park for residential use; and 2. the retention of active frontages with safe and improved access for pedestrians and cyclists between Seaview Road and Egerton Grove; and 3. mixed use commercial and residential development on upper floors above the Cherry Tree Shopping Centre and on its associated backland sites and surplus car park areas; and 4. the appropriate remodelling and realignment of the Liscard Gyrotory and Liscard Way to improve traffic flows and pedestrian and cycling safety; and 5. retaining an active frontage at ground floor along Liscard Way; and 6. the conversion and or redevelopment of Dominick House for residential led mixed use development.
MM 31	176	Policy RA 10	<p>Policy RA 10 New Brighton Regeneration Area</p> <p>A. Within the New Brighton Regeneration Area shown on the Policies Map the focus of regeneration will see new mixed-use development on the Marine Promenade area comprising leisure, residential and hotel uses. The Regeneration Area will provide for <u>a minimum of approximately 315-302</u> new dwellings <u>over the Plan period</u>. The following sites are allocated residential use within the Regeneration Area to support the delivery of the development and regeneration strategy set out in Policy WS 1:</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification															
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.																		
			<table border="1" data-bbox="745 496 1921 963"> <thead> <tr> <th data-bbox="745 496 1003 596">Site Ref</th> <th data-bbox="1003 496 1541 596">Location</th> <th data-bbox="1541 496 1921 596">Size and <u>Minimum Dwelling Capacity</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="745 596 1003 697">RES-RA10.1</td> <td data-bbox="1003 596 1541 697">Former Grand Hotel, Marine Promenade, New Brighton</td> <td data-bbox="1541 596 1921 697">0.15 hectares, 12 units</td> </tr> <tr> <td data-bbox="745 697 1003 788">RES-RA10.2</td> <td data-bbox="1003 697 1541 788">Egerton Street Playground, New Brighton</td> <td data-bbox="1541 697 1921 788">0.13 hectares, 13 units</td> </tr> <tr> <td data-bbox="745 788 1003 904">RES-RA10.3</td> <td data-bbox="1003 788 1541 904">New Palace Amusements, Marine Promenade, New Brighton</td> <td data-bbox="1541 788 1921 904">0.53 hectares, 40 units</td> </tr> <tr> <td data-bbox="745 904 1003 963"></td> <td data-bbox="1003 904 1541 963"><u>Other developable areas</u></td> <td data-bbox="1541 904 1921 963"><u>250 units</u></td> </tr> </tbody> </table> <p data-bbox="712 1010 2107 1126">B. Applications within New Brighton Regeneration Area will be permitted subject to <u>should</u> meeting the following requirements and other relevant policies of the Local Plan. Development proposals should:</p> <ol data-bbox="857 1137 2114 1299" style="list-style-type: none"> <li data-bbox="857 1137 2114 1214">1. incorporate distinctive and climate resilient landscaping and public realm to reflect the area's distinctive coastal environment; and <li data-bbox="857 1222 2114 1299">2. incorporate safe walking and cycling routes, and enhance connectivity to local amenities, including waterfront promenades; and 	Site Ref	Location	Size and <u>Minimum Dwelling Capacity</u>	RES-RA10.1	Former Grand Hotel, Marine Promenade, New Brighton	0.15 hectares, 12 units	RES-RA10.2	Egerton Street Playground, New Brighton	0.13 hectares, 13 units	RES-RA10.3	New Palace Amusements, Marine Promenade, New Brighton	0.53 hectares, 40 units		<u>Other developable areas</u>	<u>250 units</u>
Site Ref	Location	Size and <u>Minimum Dwelling Capacity</u>																
RES-RA10.1	Former Grand Hotel, Marine Promenade, New Brighton	0.15 hectares, 12 units																
RES-RA10.2	Egerton Street Playground, New Brighton	0.13 hectares, 13 units																
RES-RA10.3	New Palace Amusements, Marine Promenade, New Brighton	0.53 hectares, 40 units																
	<u>Other developable areas</u>	<u>250 units</u>																

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>3. protect and maximise strategic views of the waterfront and the settings of <u>preserve or enhance the significance of the areas heritage assets and their settings</u> including Fort Perch Rock and the Lighthouse and strategic views of the waterfront; and</p> <p>4. contribute proportionately and appropriately to the provision of the public realm and active travel improvements;</p> <p>5. <u>protect the open spaces along Kings Parade and Coastal Drive in accordance with their designations (OS-SA1.6, OS-SA1.7, OS-SA1.9, OS-SA1.11, LGS-SA1.8, LGS-SA1.12, LGS-SA1.13, OS-SA1.3 and CREC-SA8.1).</u></p> <p>Marine Promenade Masterplan Area (MPA-RA10.1) C. <i>[text unchanged]</i></p> <p>Victoria Quarter (TC-SA1.5) D. <i>[text unchanged]</i></p> <p>Seabank Road (TC-SA1.4) E. <i>[text unchanged]</i></p> <p>Fort Perch Rock & Lighthouse F. <i>[text unchanged]</i></p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text.
The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification																								
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.																											
MM 32	179	Policy RA 11	<p>Policy RA 11 New Ferry Regeneration Area A. The New Ferry Regeneration Area shown on the Policies Map will see the regeneration of vacant and underutilised land in and adjoining the Local Centre by residential mixed uses development. The Regeneration Area will provide for <u>a minimum of approximately 109 73 new dwellings over the Plan period</u>. The following sites are allocated for residential use within the Regeneration Area to support the delivery of the development and regeneration strategy as set out in Policy WS 1:</p> <table border="1"> <thead> <tr> <th>Site Ref</th> <th>Location</th> <th>Uses</th> <th>Size and <u>Minimum Dwelling Capacity</u></th> </tr> </thead> <tbody> <tr> <td>RES-RA11.1</td> <td>43 Bebington Road, New Ferry</td> <td>Residential Led Mixed use</td> <td>0.09 hectares, 20 units</td> </tr> <tr> <td>RES-RA11.2</td> <td>Woodhead Street Car Park, New Ferry</td> <td>Residential Led Mixed use</td> <td>0.77 hectares, 37 <u>29</u> units</td> </tr> <tr> <td>RES-RA11.3</td> <td>Land at Grove Street and Bebington Road, New Ferry</td> <td>Residential Led Mixed use</td> <td>0.29 hectares, 14 units</td> </tr> <tr> <td>RES-RA11.4</td> <td>Site of 78, 78A and 82 Bebington Road, New Ferry</td> <td>Residential Led Mixed use</td> <td>0.06 hectares, 11 units</td> </tr> <tr> <td>RES-RA11.5</td> <td>100 New Chester Road, New Ferry</td> <td>Residential Led Mixed Use</td> <td>0.26 hectares, 27 <u>10</u> units</td> </tr> </tbody> </table>	Site Ref	Location	Uses	Size and <u>Minimum Dwelling Capacity</u>	RES-RA11.1	43 Bebington Road, New Ferry	Residential Led Mixed use	0.09 hectares, 20 units	RES-RA11.2	Woodhead Street Car Park, New Ferry	Residential Led Mixed use	0.77 hectares, 37 <u>29</u> units	RES-RA11.3	Land at Grove Street and Bebington Road, New Ferry	Residential Led Mixed use	0.29 hectares, 14 units	RES-RA11.4	Site of 78, 78A and 82 Bebington Road, New Ferry	Residential Led Mixed use	0.06 hectares, 11 units	RES-RA11.5	100 New Chester Road, New Ferry	Residential Led Mixed Use	0.26 hectares, 27 <u>10</u> units
			Site Ref	Location	Uses	Size and <u>Minimum Dwelling Capacity</u>																					
			RES-RA11.1	43 Bebington Road, New Ferry	Residential Led Mixed use	0.09 hectares, 20 units																					
			RES-RA11.2	Woodhead Street Car Park, New Ferry	Residential Led Mixed use	0.77 hectares, 37 <u>29</u> units																					
			RES-RA11.3	Land at Grove Street and Bebington Road, New Ferry	Residential Led Mixed use	0.29 hectares, 14 units																					
			RES-RA11.4	Site of 78, 78A and 82 Bebington Road, New Ferry	Residential Led Mixed use	0.06 hectares, 11 units																					
			RES-RA11.5	100 New Chester Road, New Ferry	Residential Led Mixed Use	0.26 hectares, 27 <u>10</u> units																					

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>B. Applications within New Ferry Regeneration Area will be permitted subject to <u>should</u> meeting the following requirements and other relevant policies of the Local Plan. Development proposals should:</p> <ol style="list-style-type: none"> 1. support the reconfiguration of the shopping centre at Woodhead Street and along Bebington Road, where alternative uses including appropriate high-density residential development will be encourage and shown on the Policies Map (TC-SA4.2); 2. protect preserve and <u>or enhance the character or appearance and the significance of the area's maximise views and the setting of heritage assets and their settings including the designated Conservation Area at Port Sunlight Village (CON-SA4.1);</u> 3. contribute proportionately and appropriately to and/or not prejudice the provision of public realm and highways improvements, including the proposed partial reopening of Bebington Road. <p>New Ferry Masterplan (MPA-RA11.1)</p> <p>C. Development proposals within the Masterplan Area shown on the Policies Map must be in conformity with a Masterplan and Design Code which has been endorsed by the Council and provide, as appropriate, for:</p> <ol style="list-style-type: none"> 1. Mixed use residential led development on land in and around the New Ferry Local Centre shown on the Policies Map where: <ol style="list-style-type: none"> i. High quality flexible premises will be delivered to be adaptable in response to changing circumstances and promote sustainable economic growth over the lifetime of the development; and

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<ul style="list-style-type: none"> ii. a high standard of amenity for all future occupiers will be achieved: and iii. There would be no unreasonable restrictions on the operation, or future development of adjacent businesses, uses or sites. <p>2. Residential development of the Woodhead Street Car Park (RES- RA11.2) shown on the Policies Map will be permitted <u>should</u> be subject to the delivery of:</p> <ul style="list-style-type: none"> i. The removal of obsolete hard surfaces and associated equipment to create a new high quality residential area with active frontages that will support and complement the regeneration of New Ferry Local Centre and preserve and or <u>enhance</u> heritage assets and Port Sunlight Village and Hesketh Hall; and ii. A permeable layout which will give priority to cycle and pedestrian routes into the Local Centre.

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
MM 33	184-188	Policy WP 1	<p>Introduction</p> <p>5.1 As set out in Policy WS 1.4 <u>criteria B, Homes</u>, the Wirral Local Plan will provide for <u>seeks to enable the provision of</u> a minimum of 13,360 <u>14,400</u> new dwellings over the Plan <u>plan</u> period. This will be achieved through the comprehensive regeneration of defined Regeneration Areas across the Borough, including at Birkenhead; renewal projects and mixed-used development within town centres; and the re-use of brownfield sites across the Borough.</p> <p>5.2– 5.13 <i>[text unchanged]</i></p> <p>Policy WP 1 Policy for Wallasey Policy WP 1.1 Conservation Areas Wellington Road (CON-SA1.1) A. Proposals within the Wellington Road Conservation Area will be supported where they, <u>amongst other considerations</u>:</p> <ol style="list-style-type: none"> 1. <u>preserve or enhance the character or appearance of</u> the grade II listed Victorian Villas, and conserve the character, that of the immediate and wider setting of these assets, in addition to the terraced gardens extending to Pilots Way, boundary walls and ornate cast iron railings and balconies;

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>2. retain, preserve and <u>or</u> enhance the following common aspects of villa design on existing buildings:</p> <ul style="list-style-type: none"> i. roof design; ii. barge – boarding; iii. stuccoed elevations; iv. decorated friezes; v. cast iron balconies and railings; and vi. stone boundary walls. <p>3. preserve, retain and <u>or</u> enhance the open aspect of views into, and out of the Conservation Area together with the unobstructed views of the listed buildings and green open and leisure space to the immediate north;</p> <p>4. preserve and <u>or</u> enhance the nature and character <u>or appearance</u> of Marine Park for formal open – air public recreation;</p> <p>5. retain and enhance the character, style and building materials of Marine Mansions, Marine Park and Portland Court;</p> <p>6. respect the villa form in terms of mass, scale, tone and texture and preserve and <u>or</u> enhance the character <u>or appearance</u> of the area.</p> <p>The Magazines (CON-SA1.2)</p> <p>B. Proposals within the Magazines Conservation Area will be supported where they, <u>amongst other considerations</u>:</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification								
<p>Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.</p>											
			<ol style="list-style-type: none"> 1. <u>preserve or</u> enhance the consistency of scale, massing and separations between neighbouring buildings; 2. <u>preserve or enhance</u> the setting and character <u>or appearance</u> of the historic riverside village; 3. <u>preserve or enhance</u> the formal character <u>or appearance</u> and layout of Vale Park; 4. <u>preserve or enhance</u> the area's urban green spaces; and 5. <u>preserve or enhance</u> the variety of buildings, materials and designs including highly decorative details, balconies and roofscapes; 6. retain and improve unifying features such as landscaping and boundary treatment, including stone and brick boundary walls; 7. ensure the material palette, landscaping, boundary treatments and building design respect the character of the Conservation Area. <p>Policy WP 1.2 Residential Sites C. Sites of 1-9 units shown on the Policies Map and listed at Appendix 18 are expected to yield a total of 8 dwellings, in addition to existing commitments. D. C. C. The following sites of 10 units or more, shown on the Policies Map, are allocated for residential development:</p> <table border="1" data-bbox="748 1206 1926 1372"> <thead> <tr> <th data-bbox="748 1206 1099 1372">ID</th> <th data-bbox="1099 1206 1397 1372">Name</th> <th data-bbox="1397 1206 1621 1372">Approximate Minimum Dwelling Capacity</th> <th data-bbox="1621 1206 1926 1372">Anticipated Delivery</th> </tr> </thead> <tbody> <tr> <td colspan="4" style="height: 40px;"> </td> </tr> </tbody> </table>	ID	Name	Approximate Minimum Dwelling Capacity	Anticipated Delivery				
ID	Name	Approximate Minimum Dwelling Capacity	Anticipated Delivery								

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification			
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.						
			RES-SA1.1	Rear of The Lighthouse Public House, Wallasey Village	10	2025/26 onwards
			RES-SA1.2	Land at Gibson House, Seabank Road, Egremont	15-114	2023/24 onwards
			RES-SA1.3	Rear of Gibson House, Maddock Road, Egremont	87	2024/25 onwards
			RES-SA1.5	Old Manor Club, Withens Lane, Liscard	10	2023/24 onwards
MM 34	191	Policy WP 2 (Criterion F moved from Policy RA 2 E.)	<p>Policy WP 2 Policy for the Birkenhead Commercial Core Policy WP 2.4 Conservation Areas Hamilton Square (CON-SA2.1)</p> <p>A. Proposals within the Hamilton Square Conservation Area will be supported where they, <u>amongst other considerations</u>:</p> <ol style="list-style-type: none"> 1. preserve and <u>or</u> enhance the historic character, formal setting and sense of enclosure within the central square; 2. retain the unity of design and elevational treatment of buildings and the cohesive 			

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>frontages overlooking the central gardens;</p> <p>3. preserve and <u>or</u> enhance <u>the character or appearance of</u> buildings and spaces that contribute positively to the significance and character of the Conservation Area;</p> <p>4. secure where appropriate, economic, residential and leisure activity within the Area, that will secure a sustainable future for heritage at risk;</p> <p>5. retain the historic and formal character of the central garden area; and</p> <p>6. <u>in the case of any</u> new development of buildings or sites neutral or negative to the conservation area, <u>such proposals</u> should acknowledge the street context, and reflect the scale, proportions and materiality of the surrounding area.</p> <p>B. Buildings of scale located beyond the Square should not be overly dominant and should not detract from the cohesive character of the formal garden and the townhouses. New buildings which are not of the highest design quality will not be permitted.</p> <p>Policy WP 2.2 Residential Sites C. There are no residential sites of 1-9 units, in addition to existing commitments.</p> <p>Policy WP 2.3 Employment Sites</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification												
<p>Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.</p>															
<p>D. C. The following sites, shown on the Policies Map, are allocated for <u>development new for main employment uses</u>. development. The specific site requirements are set out below:</p> <table border="1" data-bbox="748 528 1928 802"> <thead> <tr> <th data-bbox="748 528 972 587">ID</th> <th data-bbox="972 528 1440 587">Name</th> <th data-bbox="1440 528 1637 587">Area (ha)</th> <th data-bbox="1637 528 1928 587">Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="748 587 972 707">EMP-SA2.1</td> <td data-bbox="972 587 1440 707">Cammell Laird South, Campbeltown Road, Birkenhead</td> <td data-bbox="1440 587 1637 707">5.52</td> <td data-bbox="1637 587 1928 707">B2, B8/Port related</td> </tr> <tr> <td data-bbox="748 707 972 802">EMP- SA2.2</td> <td data-bbox="972 707 1440 802">Twelve Quays, north of Tower Wharf, Birkenhead</td> <td data-bbox="1440 707 1637 802">1.06</td> <td data-bbox="1637 707 1928 802">B2, B8/ Port related</td> </tr> </tbody> </table> <p>Site EMP – SA2.1 Cammell Laird South, Campbeltown Road, Birkenhead (5.52ha)</p> <p>E. D. This site is allocated for main employment uses. –including industrial processes, research and development, storage and distribution, with priority given to uses which would support the <u>maritime port</u> sector. Development of this site should:</p> <ol style="list-style-type: none"> 1. Take a comprehensive design approach providing flexible business premises that can be adapted in response to changing circumstances that: <ol style="list-style-type: none"> i. connects to the highways network at either the existing access to the car park at the east of the site or by a new junction on Campbeltown Road, adjacent but offset from the existing access to Lairdside Laser Engineering Centre; ii. provides a permeable layout that connects buildings with pedestrian and cycle routes within the site to the Wirral Circular Trail; 				ID	Name	Area (ha)	Uses	EMP-SA2.1	Cammell Laird South, Campbeltown Road, Birkenhead	5.52	B2, B8/Port related	EMP- SA2.2	Twelve Quays, north of Tower Wharf, Birkenhead	1.06	B2, B8/ Port related
ID	Name	Area (ha)	Uses												
EMP-SA2.1	Cammell Laird South, Campbeltown Road, Birkenhead	5.52	B2, B8/Port related												
EMP- SA2.2	Twelve Quays, north of Tower Wharf, Birkenhead	1.06	B2, B8/ Port related												

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p style="margin-left: 40px;">iii. uses landscaping to soften the visual impact of new buildings and enhances the Campbelltown Road frontage; and</p> <p style="margin-left: 20px;">2. Demonstrate that the potential for unscheduled archaeological remains has been evaluated.</p> <p>Site EMP – SA2.2 Twelve Quays, Tower Wharf, Birkenhead (1.06ha)</p> <p>F. <u>E.</u> This site is allocated for main employment uses, including industrial processes, research and development, storage and distribution with priority given to uses which support the adjoining Twelve Quays Ro-Ro terminal</p> <p><u>Mixed Use Area</u></p> <p><u>E.</u> The area at Kelvin Road (MUA-SA2.1) shown on the Policies Map is designated for mixed commercial and residential uses, where appropriate development will be supported where a high standard of residential amenity for all future occupiers will be achieved and there would be no unreasonable restrictions on the operation or future development of adjacent businesses, uses or sites.</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
MM 35	197-199	Policy WP 3	<p>Policy WP 3 Policy for Suburban Birkenhead Policy WP 3.1 Conservation Areas Bidston Village (CON-SA3.1) A. Proposals within Bidston Village Conservation Area will be supported where they, <u>amongst other considerations</u>:</p> <ol style="list-style-type: none"> 1. preserve and <u>or</u> enhance the rural character <u>or appearance</u> of the historic village and retain the visual separation of the village from the modern, built-up areas nearby; 2. retain and <u>or</u> enhance the character, scale and setting of remaining agricultural buildings and cottages; 3. preserve unifying features of design, such as window treatments, stone parapets, gabled entrance porches, the mix between brick and stone as building materials, stone paving flags, and stone boundary walls; 4. retain tree-belts on the lower slopes of Bidston Hill behind Bidston Hall, and on land between Lennox Lane and Bidston Village Road; 5. ensure land -uses within the precincts of Church Farm, Ivy Farm, Yew Tree Farm and Bidston Hall Farm acknowledge and respect the former agricultural and rural character of the sites, and new proposed uses are sympathetic; 6. retain the open aspect of land between Boundary Road and Bidston Hall, and at the junction of Lennox Lane and Bidston Village Road.

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Birkenhead Park (CON-SA3.2) B. Proposals within Birkenhead Park Conservation Area will be supported where they <u>sustain and enhance its significance and amongst other considerations:</u></p> <ol style="list-style-type: none"> 1. conserve <u>preserve or</u> and enhance the <u>character or appearance of the</u> Park's historic context <u>through sensitive development and attention to matters including in</u> volume, scale, form, materials and quality; 2. preserve and <u>or</u> enhance the setting, character and <u>or</u> appearance of an extensive Victorian public park including its buildings backing on to the Park such as lodges, terraces and villas; 3. retain unifying features of design, such as gate piers, boundary fences and walls, and the nature and extent of landscaping throughout the Conservation Area; 4. give priority to the residential use of historic buildings; 5. preserve uninterrupted, tree-lined, open vistas within the "inner park" as delineated by the route of Park Drive; 6. introduce an effective landscaping treatment to Park Drive which allows glimpsed views only of houses backing on to the Park; 7. avoid development of backland areas facing the park consistent with the restrictive covenants affecting private land beyond the periphery of Park Drive. <p>Oxton Village (CON-SA3.3) C. Proposals within Oxton Village Conservation Area will be supported where they, <u>amongst other considerations:</u></p>

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<ol style="list-style-type: none"> 1. conserve <u>preserve</u> and or enhance <u>the character or appearance</u> of the essential unifying features of the landscape and street scene throughout the area, particularly the extensive canopy of mature trees and historic sandstone boundary walls; 2. conserve the diversity of its architectural and historic interest exemplified in its five zones; 3. within garden areas, demonstrate that the scale, form and design will preserve or enhance the setting of the parent and adjacent buildings and the character of the immediate locality; 4. within the village centre, demonstrate that they will not generate environmental impacts likely to harm the mixed retail, business, and residential character of the centre, and that design of shopfronts will preserve <u>and or</u> enhance its character; 5. retain existing areas of York stone flags. <p>Rock Park (CON-SA3.4)</p> <p>D. Proposals within Rock Park Conservation Area will be supported where they, <u>amongst other considerations</u>:</p> <ol style="list-style-type: none"> 1. preserve <u>and or</u> enhance the original character <u>or appearance</u>, design and layout of the former merchants' estate; 2. preserve <u>and or</u> enhance public access along the Esplanade and views across the Mersey Estuary; 3. retain unifying features, including but not limited to the irregular, looped, landscaped driveway and the density, scale, massing and woodland setting of the developed areas: 4. retain the open, landscaped character of Rock Park Linear Open Space and Rock Park Esplanade Open Space.

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Flaybrick Cemetery (CON-SA3.5) E. Proposals within Flaybrick Cemetery Conservation Area (<u>a Grade II* registered park and garden</u>) will be supported where they <u>preserve or enhance its significance and amongst other considerations</u>:</p> <ol style="list-style-type: none"> 1. <u>preserve</u> retain and <u>or enhance</u> the landscape quality and <u>the character or appearance of the</u> quiet, diverse characters of the various sections of the High Victorian cemetery; 2. <u>preserve and reinstate</u> <u>or enhance</u> glimpsed views of Birkenhead across the River Mersey to Liverpool through tree management and control of development in the immediate vicinity of the cemetery which affects its setting; 3. <u>preserve or</u> retain and <u>enhance</u> unifying features, such as stone walls and gate piers, railing, symmetrical composition and the Gothic style of chapels and lodges; 4. <u>preserve or enhance</u> the visual dominance and style of the main processional avenue; 5. through Conservation Area Consent protect pre 1925 monuments and gravestones from being laid down or removed. <p>Clifton Park (CON-SA3.6) F. Proposals within Clifton Park Conservation Area will be supported where they, <u>amongst other considerations</u>:</p> <ol style="list-style-type: none"> 1. conserve <u>preserve and</u> <u>or enhance</u> the historic character and <u>or</u> appearance of a Victorian suburb and its landscaped setting;

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<ol style="list-style-type: none"> 2. retain and enhance the consistency of scale, massing and separation between neighbouring buildings; 3. retain the variety of buildings together with highly decorative details and roofscapes, their materials and design; 4. retain, create and improve unifying features such as boundary treatment, including stone walls, sandstone flags and railings and attractive landscaping within public vantage points as well as protect the tree scape within the Park area. <p>Mountwood (CON-SA3.7)</p> <p>G. Proposals within Mountwood Conservation Area will be supported where they, <u>amongst other considerations</u>:</p> <ol style="list-style-type: none"> 1. preserve and<u>or</u> enhance the intrinsic charm and character <u>or appearance</u> of the Conservation Area of large houses of eclectic and varied architecture set within mature grounds; 2. retain key views out of the Conservation Area to north Wales and Liverpool, and the setting of Prenton Reservoir, St Stephen's Church, Prenton War Memorial and the Merchant Marine Memorial; 3. preserve <u>or</u> and regenerate <u>enhance</u> the extensive canopy of woodland to retain and enhance the character and increase biodiversity; 4. in proposals for new residential development, maintain the character of a single substantial building set within an appropriate plot size, rather than a series of smaller dwellings; 5. retain and reinstate existing architectural features of boundary treatments including sandstone walls, pillars, gateposts, fences and hedges.

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification												
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.															
			<p>Policy WP 3.2 Proposals in Devonshire Park H. <i>[Text unchanged]</i></p> <p>Policy WP 3.3 Residential Sites I. Sites of 1–9 units shown on the Policies Map and listed at Appendix 18 are expected to yield a total of 8 dwellings, in addition to existing commitments. <u>J. I.</u> The following sites of 10 units or more, shown on the Policies Map, are allocated for residential development:</p> <table border="1" data-bbox="750 943 1928 1297"> <thead> <tr> <th data-bbox="750 943 965 1094">ID</th> <th data-bbox="965 943 1415 1094">Name</th> <th data-bbox="1415 943 1624 1094">Approximate Minimum Dwelling Capacity</th> <th data-bbox="1624 943 1928 1094">Anticipated Delivery</th> </tr> </thead> <tbody> <tr> <td data-bbox="750 1094 965 1209">RES-SA3.1</td> <td data-bbox="965 1094 1415 1209">Former Gladstone Liberals, Dial Road, Tranmere</td> <td data-bbox="1415 1094 1624 1209">31</td> <td data-bbox="1624 1094 1928 1209">2023/24 onwards</td> </tr> <tr> <td data-bbox="750 1209 965 1297">RES-SA3.2</td> <td data-bbox="965 1209 1415 1297">Redcourt School, 7 Devonshire Place, Oxton</td> <td data-bbox="1415 1209 1624 1297">30</td> <td data-bbox="1624 1209 1928 1297"><u>2023/24 onwards</u></td> </tr> </tbody> </table>	ID	Name	Approximate Minimum Dwelling Capacity	Anticipated Delivery	RES-SA3.1	Former Gladstone Liberals, Dial Road, Tranmere	31	2023/24 onwards	RES-SA3.2	Redcourt School, 7 Devonshire Place, Oxton	30	<u>2023/24 onwards</u>
ID	Name	Approximate Minimum Dwelling Capacity	Anticipated Delivery												
RES-SA3.1	Former Gladstone Liberals, Dial Road, Tranmere	31	2023/24 onwards												
RES-SA3.2	Redcourt School, 7 Devonshire Place, Oxton	30	<u>2023/24 onwards</u>												

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification										
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.													
			RES-SA3.3	Sevenoaks, Phase 2B, Chatham Road, Rock Ferry	43	2022/23 2022/23 onwards							
			RES-SA3.4	Atherton Hall, Westbourne Road, Birkenhead	15	2022/23 2022/23 onwards							
			RES-SA3.9	Former Christ Church, Park Road South, Birkenhead	16 10	2026/27 2026/27 onwards							
Policy WP 3.4													
Employment Sites													
K.J. The following sites, shown on the Policies Map, are allocated for <u>development new for main employment uses</u> . development . The specific site requirements are set out below:													
<table border="1"> <thead> <tr> <th data-bbox="748 991 965 1054">ID</th> <th data-bbox="965 991 1491 1054">Name</th> <th data-bbox="1491 991 1720 1054">Area (ha)</th> <th data-bbox="1720 991 1928 1054">Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="748 1054 965 1158">EMP-SA3.1</td> <td data-bbox="965 1054 1491 1158">Land west of Prenton Way, North Cheshire Trading Estate, Prenton</td> <td data-bbox="1491 1054 1720 1158">0.58</td> <td data-bbox="1720 1054 1928 1158">B2, B8</td> </tr> </tbody> </table>						ID	Name	Area (ha)	Uses	EMP-SA3.1	Land west of Prenton Way, North Cheshire Trading Estate, Prenton	0.58	B2, B8
ID	Name	Area (ha)	Uses										
EMP-SA3.1	Land west of Prenton Way, North Cheshire Trading Estate, Prenton	0.58	B2, B8										
Site EMP-SA3.1 Land West of Prenton Way North Cheshire Trading Estate, Prenton (0.58 ha)													
L.K. The site is allocated for main employment uses. offices/ light industry, research and development general industry, storage and distribution (B2, B8) . Development of this site should:													

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<ol style="list-style-type: none"> 1. provide flexible business premises that can be adapted in response to changing circumstances; and 2. provide a landscape buffer with the M53.
MM 36	204-209	Policy WP 4	<p>Policy WP 4 Policy for Bebington, Bromborough and Eastham Policy WP 4.1 Conservation Areas Port Sunlight (CON-SA4.1)</p> <p>A. Proposals within Port Sunlight Conservation Area will be supported where they, <u>amongst other considerations</u>:</p> <ol style="list-style-type: none"> 1. preserve and <u>or enhance the character or appearance of</u> the area's unifying features such as scale, massing and design of buildings including use of superblocs and landscape setting;

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<ol style="list-style-type: none"> 2. preserve and <u>or</u> enhance the character and layout of Registered landscapes: The Dell, The Diamond and The Causeway; 3. preserve <u>or enhance</u> the historic factory frontage overlooking the village from Wood Street; 4. preserve and <u>or</u> enhance the visual setting of the village, its buildings, including all designed views and vistas, monuments, public art and landscaped areas: 5. preserve and <u>or</u> enhance the quality and nature of the key approaches and entrances to the village; 6. retain the largely unbroken skyline, and preserve the sense of enclosure and separation, limit the height and scale of buildings in close proximity to the village; 7. enhance the public realm and accessibility for the Conservation Area; 8. retain the primarily residential uses within the village whilst allowing complementary adaptive use of buildings that enhance the character and ensure its long term sustainability; 9. provide complementary uses within the Unilever factory site. <p>Bromborough Village (CON-SA4.1)</p> <p>B. Proposals within Bromborough Village Conservation Area will be supported where they, <u>amongst other considerations</u>:</p> <ol style="list-style-type: none"> 1. preserve and <u>or</u> enhance the historic core character <u>or appearance</u> of Bromborough Village including <u>preserving or enhancing heritage assets such as the architecture, setting and environment around Bromborough Market Cross and the significance of St Barnabas' Church, its spire, precincts, curtilage and courtyard, Hall, school, schoolhouse and lych-gate enhancing its surrounding landscaping</u>;

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<ol style="list-style-type: none"> 2. retain and maintain its unifying character and features including but not limited to, shared architectural design, materials, boundary walls, red sandstone structures and narrow lanes; 3. preserve the village's rurality by retaining, <u>and</u> maintaining and conserving the stock of trees, shrubs, and hedgerows which act to characterise and screen it from adjacent commercial and urban uses. <p>Bromborough Pool (CON-SA4.3)</p> <p>C. Proposals within Bromborough Pool Conservation Area will be supported where they, <u>amongst other considerations</u>:</p> <ol style="list-style-type: none"> 1. preserve and or <u>enhance</u> the character <u>or appearance</u> of a mid-19th century housing area; 2. preserve and or <u>enhance</u> the <u>character or appearance of the</u> five different types of significant, simply detailed, brick built, Welsh slate roofed, Grade ii Listed terraced housing; 3. retain the pattern and detail of windows; 4. preserve <u>or enhance</u> the open aspect of land providing an important separation function from surrounding modern industrial uses; 5. retain <u>preserve or enhance</u> and maintain the buildings of architectural importance including, but not limited to the school, church, village hall and social club, <u>In relation to Bromborough together with the Court House site Scheduled Monument, development proposals should avoid any unacceptable harm whilst preserving or enhancing its significance</u>; 6. retain, conserve and maintain the green open spaces, set out as a grid pattern within the square informed by heritage buildings;

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>7. retain the front garden areas of all the properties as unfettered buffer zones.</p> <p>Lower Bebington (CON-SA4.4)</p> <p>D. Proposals within Lower Bebington Conservation Area will be supported where they, <u>amongst other considerations</u>:</p> <ol style="list-style-type: none"> 1. preserve and <u>or enhance the character or appearance and</u> the sense of a village in a rural setting and retain the mixture of period buildings, rural cottages, merchant's houses and modern Civic Centre; 2. sustain and enhance the sense of enclosure provided by the sandstone boundary walls; 3. preserve the pre-industrial and rural origins of the village core; 4. retain and maintain, in private residences and public spaces, the good quality specimen trees and encourage further tree planting; 5. conserve and <u>preserve or enhance</u> Mayer Hall, Mayer library, Pennant House and Mayer Park including the parks sense of quiet and peace; 6. maintain the contrast between Mayer Hall complex and the modern Civic Centre. 7. sustain and <u>preserve or enhance</u> the setting of St. Andrews Church which may contain important archaeological deposits. <p>Policy WP 4.2</p> <p>Residential Sites</p> <p>E. Sites of 1-9 units shown on the Policies Map and listed at Appendix 18 are expected to yield a total of 11 dwellings, in addition to existing commitments.</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification																												
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.																															
			<p>F. <u>E</u>. The following sites of 10 units or more, shown on the Policies Map, are allocated for residential development. The specific site requirements are set out below for sites over 50 dwellings:</p> <table border="1" data-bbox="752 568 1939 1347"> <thead> <tr> <th data-bbox="752 568 1005 716">ID</th> <th data-bbox="1005 568 1431 716">Name</th> <th data-bbox="1431 568 1644 716">Approximate Minimum Dwelling Capacity</th> <th data-bbox="1644 568 1939 716">Anticipated Delivery</th> </tr> </thead> <tbody> <tr> <td data-bbox="752 716 1005 815">RES-SA4.1</td> <td data-bbox="1005 716 1431 815">Land at Civic Way, Bebington</td> <td data-bbox="1431 716 1644 815">60</td> <td data-bbox="1644 716 1939 815">2024/25 onwards</td> </tr> <tr> <td data-bbox="752 815 1005 914">RES-SA4.2 / MPA-SA4.2</td> <td data-bbox="1005 815 1431 914">Former MOD, Old Hall Road, Bromborough</td> <td data-bbox="1431 815 1644 914">250<u>249</u></td> <td data-bbox="1644 815 1939 914">2024/25 onwards</td> </tr> <tr> <td data-bbox="752 914 1005 1026">RES-SA4.3 / MPA-SA4.2</td> <td data-bbox="1005 914 1431 1026">Riverside Office Park, Riverwood Road, Bromborough</td> <td data-bbox="1431 914 1644 1026">200<u>217</u></td> <td data-bbox="1644 914 1939 1026">2024/25 onwards</td> </tr> <tr> <td data-bbox="752 1026 1005 1125">RES-SA4.5</td> <td data-bbox="1005 1026 1431 1125">Eastham Youth Centre, Lyndale Road <u>Avenue</u></td> <td data-bbox="1431 1026 1644 1125">15</td> <td data-bbox="1644 1026 1939 1125">2024/25 onwards</td> </tr> <tr> <td data-bbox="752 1125 1005 1236">RES-SA4.6</td> <td data-bbox="1005 1125 1431 1236">Former Croda, Prices Way, Bromborough Pool</td> <td data-bbox="1431 1125 1644 1236">100<u>124</u></td> <td data-bbox="1644 1125 1939 1236">2024/25 onwards</td> </tr> <tr> <td data-bbox="752 1236 1005 1347">RES-SA4.7/ MPA-SA4. 1</td> <td data-bbox="1005 1236 1431 1347">Former D1 Oils, Dock Road South, Bromborough</td> <td data-bbox="1431 1236 1644 1347">1,225<u>1,000</u></td> <td data-bbox="1644 1236 1939 1347">2024/25 onwards</td> </tr> </tbody> </table>	ID	Name	Approximate Minimum Dwelling Capacity	Anticipated Delivery	RES-SA4.1	Land at Civic Way, Bebington	60	2024/25 onwards	RES-SA4.2 / MPA-SA4.2	Former MOD, Old Hall Road, Bromborough	250 <u>249</u>	2024/25 onwards	RES-SA4.3 / MPA-SA4.2	Riverside Office Park, Riverwood Road, Bromborough	200 <u>217</u>	2024/25 onwards	RES-SA4.5	Eastham Youth Centre, Lyndale Road <u>Avenue</u>	15	2024/25 onwards	RES-SA4.6	Former Croda, Prices Way, Bromborough Pool	100 <u>124</u>	2024/25 onwards	RES-SA4.7/ MPA-SA4. 1	Former D1 Oils, Dock Road South, Bromborough	1,225 <u>1,000</u>	2024/25 onwards
ID	Name	Approximate Minimum Dwelling Capacity	Anticipated Delivery																												
RES-SA4.1	Land at Civic Way, Bebington	60	2024/25 onwards																												
RES-SA4.2 / MPA-SA4.2	Former MOD, Old Hall Road, Bromborough	250 <u>249</u>	2024/25 onwards																												
RES-SA4.3 / MPA-SA4.2	Riverside Office Park, Riverwood Road, Bromborough	200 <u>217</u>	2024/25 onwards																												
RES-SA4.5	Eastham Youth Centre, Lyndale Road <u>Avenue</u>	15	2024/25 onwards																												
RES-SA4.6	Former Croda, Prices Way, Bromborough Pool	100 <u>124</u>	2024/25 onwards																												
RES-SA4.7/ MPA-SA4. 1	Former D1 Oils, Dock Road South, Bromborough	1,225 <u>1,000</u>	2024/25 onwards																												

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification			
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.						
			RES-SA4.11	Unilever Research, Quarry Road East, Bebington	120	2023/24 onwards
<p>Site RES-SA4.1 Land at Civic Way, Bebington (0.84ha) approx 60 dwellings</p> <p>G-F. Development of this site should:</p> <ol style="list-style-type: none"> 1. take a comprehensive approach to create a sustainable residential area with active frontages to Civic Way; 2. <u>preserve</u> conserve or and enhance the <u>character or appearance of the</u> Lower Bebington Conservation Area and integrate with neighbouring housing and the police station. 3. complete the front building line along Toleman Avenue and enhance the appearance of the area in context with the landscaped setting across open space toward the Village; 4. promote wildlife corridors into the neighbouring woodland and trees, Mayer Park and surrounding open space; 5. retain access to Wirral Evolutions/ Highcroft Centre from Civic Way through the site; and 6. retain pedestrian connections to Heath Road <p>Sites RES-SA4.2, RES- SA4.3 [MPA-SA4.2] Land South of Riverwood Road and Old Hall Road, Bromborough (14.50ha) Bromborough approx 450- <u>466</u> dwellings</p> <p>H. G. Development of these sites should be in conformity with a comprehensive masterplan and</p>						

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>design code which has been endorsed by the Council to coordinate the built form and landscape that demonstrates the delivery of an integrated sustainable community that delivers:</p> <ol style="list-style-type: none"> 1. a permeable layout with cycle and pedestrian routes through and to the sites; 2. appropriate infrastructure as set out in the Infrastructure Delivery Plan including appropriate provision for: <ol style="list-style-type: none"> i. the maintenance of a 5-metre wide natural wildlife foraging buffer zone adjacent to the Long Plantation Woodland and Local Wildlife Site along the southern boundary of the eastern part of the sites; ii. public access to the coast, Eastham Country Park and Leverhulme playing fields for cyclists and pedestrians with continuous links to the Wirral Circular Trail; 3. <i>[text unchanged]</i> <p>Site RES-SA4.6 Former Croda, Prices Way, Bromborough Pool (4-62 <u>3.97</u>ha) approx 400 <u>124</u> dwellings L. <u>H.</u> <i>[text unchanged]</i></p> <p>Site RES-SA4.7 [MPA-SA4.1] Former D1 Oils, Dock Road South, Bromborough (23.05ha) approx 1,225 <u>1,000</u> dwellings.</p>

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification				
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.							
			<p> J. I. Development of this site should be in conformity with a comprehensive masterplan and design code which has been endorsed by the Council to coordinate the built form and landscape which demonstrates the delivery of an integrated sustainable community that delivers: </p> <ol style="list-style-type: none"> 1. a high-quality design, residential area with accessible public open space including children’s play within the site and along the Mersey waterfront; 2. coherent active frontages facing Bromborough Pool Conservation Area on Dock Road South and throughout the public realm that encourages social interaction and enhance the setting of the buildings; 3-6 <i>[text unchanged]</i> <p> Site SA4.11 Unilever Research, Quarry Road East, Bebington (3.42ha) approx 120 dwellings K. J. <i>[text unchanged]</i> </p> <p> Policy WP 4.3 Employment Sites L. K. The following sites, shown on the Policies Map, are allocated for <u>development</u> new <u>for main employment uses.</u> development. The specific site requirements are set out below: </p> <table border="1" data-bbox="752 1262 1928 1316"> <thead> <tr> <th data-bbox="752 1262 1122 1316">ID</th> <th data-bbox="1122 1262 1503 1316">Name</th> <th data-bbox="1503 1262 1749 1316">Area (ha)</th> <th data-bbox="1749 1262 1928 1316">Uses</th> </tr> </thead> </table>	ID	Name	Area (ha)	Uses
ID	Name	Area (ha)	Uses				

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification			
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.						
			EMP-SA4.1	Land South of Riverbank Road, Bromborough	1.01	B2, B8
			EMP-SA4.2	Sun Valley expansion, Commercial Road, Bromborough	0.97	B2, B8
			EMP-SA4.3	Land north of Caldbeck Road, east of Welton Road, Bromborough	2.35	B2, B8
			EMP-SA4.4	Tulip expansion, Plantation Road, Bromborough	2.05	B2, B8
			EMP-SA4.5	North Road Business Park, North Road, Eastham	9.28	B2, B8
<p>Site EMP SA4.1 Land south of Riverbank Road, Bromborough (1.01ha) M. L. The site is allocated for main employment uses _ industrial processes, research and development storage and distribution (B2, B8). Development of this site should: 1.- 5. <i>[Text unchanged]</i></p> <p>Site EMP- SA4.2 Sun Valley expansion, Commercial Road, Bromborough (0.97ha) N. M The site is allocated for main employment uses. - industrial processes, research and development storage and distribution (B2, B8). Development of this site should: 1. – 4. <i>[Text unchanged]</i></p>						

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Site EMP- SA4.3 Land north of Caldbeck Road, east of Welton Road, Bromborough (2.35ha) Q. N. The site is allocated for main employment uses. – industrial processes, research and development storage and distribution (B2, B8). Development of this site should: 1.- 5. <i>[Text unchanged]</i></p> <p>Site EMP SA4.4 – Tulip expansion, Plantation Road, Bromborough (2.05ha) P. O. The site is allocated for main employment uses. – industrial processes, research and development storage and distribution (B2, B8). For possible future expansion of the existing Tulip factory or separate development, subject to there being no adverse impact on the operation of the existing business and satisfactory boundary arrangements being put in place. Development of this site should: 1.- 5. <i>[Text unchanged]</i></p> <p>Site EMP- S4.5 North Road Business Park, North Road, Eastham (9.28ha) Q. P. The site is allocated for main employment uses. – industrial processes, research and development storage and distribution (B2, B8). Development of this site should: 1.- 5. <i>[Text unchanged]</i></p>
MM 37	217 - 226	Policy WP 5	<p>...</p> <p>Priorities for Leasowe, Moreton, Upton, Greasby and Woodchurch 5.43 The priorities <u>for Leasowe, Moreton, Upton, Greasby and Woodchurch</u> Mid Wirral are to:</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>1. Maintain and enhance the open aspect of the northern coastline; the national and international importance of the inter-tidal foreshores and their supporting habitats, (part of which are in unfavourable recovering condition); and public access to the facilities and open spaces associated with the North Wirral Coastal Park, <u>through mitigation measures identified in the LCR Recreational Disturbance Avoidance and Mitigation Strategy (RMS)</u> the Interim Approach to Avoid and Mitigate Recreation Pressure in Wirral¹⁷³ and other policies in the plan, in particular WS 5 Strategy for Green and Blue Infrastructure, Open Space, Biodiversity and Landscape Protection and WD 3 Biodiversity and Geodiversity Assets.</p> <p>2-6 <i>[text unchanged]</i></p> <p>7. Address the local shortfall in natural and semi natural open space, allotments and playing pitches and improve the unfavourable condition of Meols Meadows SSSI, through land allocations, <u>Policy</u> WS 5 Strategy for Green and Blue Infrastructure, Open Space, Biodiversity and Landscape Protection and <u>Policy</u> WD 3 Biodiversity and Geodiversity Assets.</p> <p><u>8. Protect Heritage Assets</u></p> <p>Footnote 173: Information and Guidance Note: Interim Approach to Avoid and Mitigate Recreation Pressure in Wirral (2022). This will be replaced by the LCR Recreational Disturbance Avoidance and Mitigation Strategy due June 2023</p> <p>5.44 <i>[text unchanged]</i></p> <p>Policy WP 5</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification																								
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.																											
			<p>Policy for Leasowe, Moreton, Upton, Greasby and Woodchurch</p> <p>Policy WP 5.1</p> <p>Residential Sites</p> <p>A. Sites of 1–9 units shown on the Policies Map and listed at Appendix 18 are expected to yield a total of 18 dwellings, in addition to existing commitments.</p> <p>B. <u>A.</u> The following sites of 10 units or more, shown on the Policies Map, are allocated for residential development. Where, relevant, the additional site requirements below apply:</p> <table border="1" data-bbox="752 740 1928 1372"> <thead> <tr> <th data-bbox="752 740 949 908">ID</th> <th data-bbox="949 740 1415 908">Name</th> <th data-bbox="1415 740 1624 908">Approximate Minimum Dwelling Capacity</th> <th data-bbox="1624 740 1928 908">Anticipated Delivery</th> </tr> </thead> <tbody> <tr> <td data-bbox="752 908 949 1003">RES-SA5.1</td> <td data-bbox="949 908 1415 1003">Moreton Family Centre, Pasture Road</td> <td data-bbox="1415 908 1624 1003">75<u>80</u></td> <td data-bbox="1624 908 1928 1003">2023/24 <u>onwards</u></td> </tr> <tr> <td data-bbox="752 1003 949 1099">RES-SA5.3</td> <td data-bbox="949 1003 1415 1099">East of Typhoo, Reeds Lane, Leasowe</td> <td data-bbox="1415 1003 1624 1099">100<u>150</u></td> <td data-bbox="1624 1003 1928 1099">2024/25 <u>onwards</u></td> </tr> <tr> <td data-bbox="752 1099 949 1195">RES-SA5.4</td> <td data-bbox="949 1099 1415 1195">Former Foxfield School, Douglas Drive, Moreton</td> <td data-bbox="1415 1099 1624 1195">65</td> <td data-bbox="1624 1099 1928 1195">2024/25 <u>onwards</u></td> </tr> <tr> <td data-bbox="752 1195 949 1291">RES-SA5.5</td> <td data-bbox="949 1195 1415 1291">Former Stirrup PH, Arrowe Park Road, Woodchurch</td> <td data-bbox="1415 1195 1624 1291">45<u>15</u></td> <td data-bbox="1624 1195 1928 1291">2024/25 <u>onwards</u></td> </tr> <tr> <td data-bbox="752 1291 949 1372">RES-SA5.7</td> <td data-bbox="949 1291 1415 1372">Land at Knutsford Road, Moreton</td> <td data-bbox="1415 1291 1624 1372">36<u>45</u></td> <td data-bbox="1624 1291 1928 1372">2024/25 <u>onwards</u></td> </tr> </tbody> </table>	ID	Name	Approximate Minimum Dwelling Capacity	Anticipated Delivery	RES-SA5.1	Moreton Family Centre, Pasture Road	75 <u>80</u>	2023/24 <u>onwards</u>	RES-SA5.3	East of Typhoo, Reeds Lane, Leasowe	100 <u>150</u>	2024/25 <u>onwards</u>	RES-SA5.4	Former Foxfield School, Douglas Drive, Moreton	65	2024/25 <u>onwards</u>	RES-SA5.5	Former Stirrup PH, Arrowe Park Road, Woodchurch	45 <u>15</u>	2024/25 <u>onwards</u>	RES-SA5.7	Land at Knutsford Road, Moreton	36 <u>45</u>	2024/25 <u>onwards</u>
ID	Name	Approximate Minimum Dwelling Capacity	Anticipated Delivery																								
RES-SA5.1	Moreton Family Centre, Pasture Road	75 <u>80</u>	2023/24 <u>onwards</u>																								
RES-SA5.3	East of Typhoo, Reeds Lane, Leasowe	100 <u>150</u>	2024/25 <u>onwards</u>																								
RES-SA5.4	Former Foxfield School, Douglas Drive, Moreton	65	2024/25 <u>onwards</u>																								
RES-SA5.5	Former Stirrup PH, Arrowe Park Road, Woodchurch	45 <u>15</u>	2024/25 <u>onwards</u>																								
RES-SA5.7	Land at Knutsford Road, Moreton	36 <u>45</u>	2024/25 <u>onwards</u>																								

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification														
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.																	
			RES-SA5.8	Former Dodd's Builders Merchants, Bermuda Road, Moreton	14	2023/24 onwards											
<p>Site RES-SA5.3 East of Typhoo, Reeds Lane, Leasowe (5.01ha) approx 100<u>150</u> dwellings G.B.<i>[text unchanged]</i></p>																	
<p>Site RES-SA5.4 Former Foxfield School, Douglas Drive, Moreton (1.44ha) approx 65 dwellings D.C.</p>																	
<p>Policy WP 5.2 Employment Sites E. D. The following sites, shown on the Policies Map, are allocated for <u>development new for main employment uses</u>. development. Site requirements below apply:</p>																	
<table border="1"> <thead> <tr> <th data-bbox="752 1070 994 1129">ID</th> <th data-bbox="994 1070 1541 1129">Name</th> <th data-bbox="1541 1070 1727 1129">Area (ha)</th> <th data-bbox="1727 1070 1928 1129">Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="752 1129 994 1219">EMP-SA5.1</td> <td data-bbox="994 1129 1541 1219">Peninsula Business Park, Reeds Lane, Moreton</td> <td data-bbox="1541 1129 1727 1219">1.1</td> <td data-bbox="1727 1129 1928 1219">B2, B8</td> </tr> <tr> <td data-bbox="752 1219 994 1327">EMP-SA5.2</td> <td data-bbox="994 1219 1541 1327">Land north of Premier/ Typhoo access Road, Reeds Lane, Moreton</td> <td data-bbox="1541 1219 1727 1327">1.46</td> <td data-bbox="1727 1219 1928 1327">B2, B8</td> </tr> </tbody> </table>						ID	Name	Area (ha)	Uses	EMP-SA5.1	Peninsula Business Park, Reeds Lane, Moreton	1.1	B2, B8	EMP-SA5.2	Land north of Premier/ Typhoo access Road, Reeds Lane, Moreton	1.46	B2, B8
ID	Name	Area (ha)	Uses														
EMP-SA5.1	Peninsula Business Park, Reeds Lane, Moreton	1.1	B2, B8														
EMP-SA5.2	Land north of Premier/ Typhoo access Road, Reeds Lane, Moreton	1.46	B2, B8														

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification			
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.						
			EMP-SA5.3	Land south of Premier/ Typhoo access Road, Reeds Lane, Moreton	1.93	B2, B8
			EMP-SA5.4	Land south of Tarran Way North, Moreton	0.25	B2, B8
<p>Site EMP-SA5.1 Peninsula Business Park, Reeds Lane, Moreton (1.1ha) F. E. The site is allocated for main employment uses. —industrial processes, research and development storage and distribution (B2, B8). Development of this site should: 1. -.3. <i>[Text unchanged]</i></p> <p>Site EMP-SA5.2 Land north of Premier/Typhoo access Road, Reeds Lane, Moreton (1.46ha) G. E. The site is allocated for main employment uses. —industrial processes, research and development storage and distribution (B2, B8). Development of this site should: 1. -.3. <i>[Text unchanged]</i></p> <p>Site EMP-SA5.3 Land south of Premier/ Typhoo access Road, Reeds Lane, Moreton (1.93ha) H. G. The site is allocated for main employment uses. —industrial processes, research and development storage and distribution (B2, B8). Development of this site should: 1. -.4. <i>[Text unchanged]</i></p> <p>Site EMP- SA5.4 Land south of Tarran Way North, Moreton (0.25ha) I. H. The site is allocated for main employment uses. —industrial processes, research and</p>						

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>development storage and distribution (B2, B8). Development of this site should:</p> <p>1. -5. [<i>Text unchanged</i>]</p> <p>Policy WP 5.3 Town Centre Proposals 1. 1. [<i>Text unchanged</i>]</p>
MM 38	228-229	Policy WP 6	<p>Policy WP 6 Policy for West Kirby and Hoylake Policy WP 6.1 Conservation Areas Caldy (CON-SA6.1) A. Proposals within Caldly Conservation Area will be supported where they, <u>amongst other considerations</u>:</p> <ol style="list-style-type: none"> 1. retain and preserve <u>enhance</u> the character <u>or appearance</u> of a maturely landscaped suburb with substantial houses in large grounds; 2. retain the unifying features of spatial design, layout and building materials within the old village core; 3. in proposals for new residential development, maintain the character of a single substantial building set within an appropriate plot size, rather than a series of smaller dwellings; 4. preserve and <u>enhance</u> the unity of strongly enclosed boundary treatment incorporating high walls, dense landscaping or dark-stained, close-boarded, timber fences in the area outside the old village core;

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<ol style="list-style-type: none"> 5. preserve the tree cover and encourage supplementary tree planting; 6. maintain views out of the Conservation Area to the Dee Estuary and of the North Wales coast beyond. <p>West Kirby Old Village (CON-SA6.2) B. Proposals within West Kirby Old Village Conservation Area will be supported where they, <u>amongst other considerations:</u></p> <ol style="list-style-type: none"> 1. preserve <u>or enhance</u> the remaining semi-rural, low density character <u>or appearance</u> of a former medieval hamlet in a woodland setting; 2. preserve or <u>enhance</u> the open aspect of remnant fields and pasture which originally surrounded the village; and 3. retain the scale and massing of buildings at the Village core, between 4-32, Village Road, and the open setting of The Ring O' Bells, The Rectory and St. Bridget's Church and former agricultural buildings: and 4. retain unifying features, such as woodland, tree groups, stone walls, and narrow unmade paths. <p>Kings Gap Hoylake (CON-SA6.3) C. Proposals within Kings Gap Hoylake Conservation Area will be supported where they, <u>amongst other considerations:</u></p>

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<ol style="list-style-type: none"> 1. preserve and <u>or</u> enhance the character and <u>or</u> appearance of a Victorian and Edwardian seaside resort and commuter settlement; 2. preserve <u>or enhance</u> particular aspects of historic building design such as barge boards and blind boxes, gate piers, setts, and cast iron railings; 3. retain unifying features such as the style, scale, massing and setting of property, the gridiron pattern of roads, grass verges, street trees, granite kerb stones, sandstone and other boundary walls, mature hedges and trees, and close boarded timber fences; 4. retain and enhance the open views across the Royal Liverpool Golf Course, the Dee Estuary and Liverpool Bay. <p>Meols Drive (CON-SA6.4)</p> <p>D. Proposals within Meols Drive Conservation Area will be supported where they, <u>amongst other considerations</u>:</p> <ol style="list-style-type: none"> 1. preserve or enhance the historic character and <u>or</u> appearance of a wealthy late Victorian and Edwardian commuter suburb and the setting, landscape and skyline of the Royal Liverpool Golf Course; 2. retain the consistency of scale, massing and separation between neighbouring buildings; 3. preserve <u>or enhance</u> the style and variety of buildings and materials linked by a common design approach, including highly decorative details and roofscapes; 4. retain unifying features such as grass verges, street trees, building lines, generous landscaping and boundaries, including mature hedges and sandstone and red brick walls; 5. preserve and <u>or</u> enhance the public buildings located in the area's gateways;

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification				
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.							
			<p>6. ensure that new development within gardens is of a scale that preserves or enhances the setting of the original building and the character of the immediate locality, <u>and responds appropriately to the existing built form</u>;</p> <p>7. promote a more unified treatment along the boundary with the Royal Liverpool Golf Course;</p> <p>8. enhance the public realm.</p> <p>Policy WP 6.2 Hoylake Neighbourhood Plan Area E. <i>[text unchanged]</i></p> <p>Policy WP 6.3 Residential Sites F. Sites of 1–9 units shown on the Policies Map and listed at Appendix 18 are expected to yield a total of 23 dwellings, in addition to existing commitments.</p> <p>G.<u>E.</u> The following sites of 10 or more, shown on the Policies Map, are allocated for residential development:</p> <table border="1" data-bbox="752 1198 1928 1340"> <thead> <tr> <th data-bbox="752 1198 1032 1340">ID</th> <th data-bbox="1032 1198 1335 1340">Name</th> <th data-bbox="1335 1198 1615 1340">Approximate Minimum Dwelling Capacity</th> <th data-bbox="1615 1198 1928 1340">Anticipated Delivery</th> </tr> </thead> </table>	ID	Name	Approximate Minimum Dwelling Capacity	Anticipated Delivery
ID	Name	Approximate Minimum Dwelling Capacity	Anticipated Delivery				

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification			
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.						
			RES-SA6.4	Land at Grange Hill Farm, Grange Old Road, West Kirby	35	2024/25 onwards
			<p>Site RES-SA6.4 Land at Grange Hill Farm, Grange Old Road <u>(1.13ha) approx 35 dwellings</u> H. G. <i>[text unchanged]</i></p> <p>West Kirby Concourse Masterplan Area <u>(MPA-SA6.1)</u> I. H. <i>[text unchanged]</i></p> <p>Policy WP 6.4 Town Centre Proposals J. I. <i>[text unchanged]</i></p>			
MM 39	233	Policy WP 7	<p>Policy WP 7 Policy for Irby, Thingwall, Pensby, Heswall and Gayton Policy WP 7.1 Conservation Areas Gayton Village (CON-SA7.1) A. Proposals within Gayton Conservation Area will be supported where they, <u>amongst other considerations, preserve or enhance:</u></p> <ol style="list-style-type: none"> 1. preserve and enhance the character <u>or appearance</u> of a small farming village in a woodland setting at the urban fringe; 			

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
<p>Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.</p>			
			<p>2. conserve and enhance the <u>significance</u> wooded and open grounds of the Gayton Hall Estate and it's setting;</p> <p>3. conserve and enhance the sequence of open views to the Dee Estuary and the North Wales coast beyond;</p> <p>4. conserve and enhance the rural character which includes, but is not limited to, its unmade paths, country lanes, hedges and the duck stone surface of Gayton Farm Road.</p> <p>Heswall Lower Village (CON-SA7.2)</p> <p>B. Proposals within Heswall Lower Village Conservation Area will be supported where they, <u>amongst other considerations,</u> preserve and <u>or</u> enhance:</p> <ol style="list-style-type: none"> 1. the diversity of its architectural and historic interest as illustrated by its three distinctive character zones; The Village Road Area; The late Victorian development around The Mount and Dee View Road and the Dawston Road and Wallrake area; and 2. the essential unifying features of the landscape and street scenes throughout the area, in particular the extensive canopy of mature trees and historic sandstone boundary walls; and 3. the historic character of Dawstone Park. <p>Policy WP 7.2</p> <p>Residential Sites</p> <p>C. Sites of 1–9 units shown on the Policies Map and listed at Appendix 18 are expected to yield a total of 11 dwellings, in addition to existing commitments.</p> <p>c. D. C. <u>C.</u> The following sites of 10 units or more, shown on the Policies Map, are allocated for residential development:</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification														
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.																	
<table border="1"> <thead> <tr> <th data-bbox="752 440 927 592">ID</th> <th data-bbox="927 440 1301 592">Name</th> <th data-bbox="1301 440 1615 592">Approximate Minimum Dwelling Capacity</th> <th colspan="3" data-bbox="1615 440 2145 592">Anticipated Delivery</th> </tr> </thead> <tbody> <tr> <td data-bbox="752 592 927 719">RES-SA7.2</td> <td data-bbox="927 592 1301 719">Former Heswall Gospel Hall, Pensby Road, Heswall</td> <td data-bbox="1301 592 1615 719">23</td> <td colspan="3" data-bbox="1615 592 2145 719">2023/24 onwards</td> </tr> </tbody> </table>						ID	Name	Approximate Minimum Dwelling Capacity	Anticipated Delivery			RES-SA7.2	Former Heswall Gospel Hall, Pensby Road, Heswall	23	2023/24 onwards		
ID	Name	Approximate Minimum Dwelling Capacity	Anticipated Delivery														
RES-SA7.2	Former Heswall Gospel Hall, Pensby Road, Heswall	23	2023/24 onwards														
MM 40	237-239	Policy WP 8	<p>Policy WP 8 Policy for the Rural Area</p> <p><i>WP 8.1 is to be amalgamated into Policy WS 1 to make clear that it is a strategic policy.</i></p> <p>Policy WP 8.2 Agricultural Land</p> <p>B.A. Proposals in the Rural Area should safeguard the beneficial and productive use seek to avoid the loss of best and most versatile agricultural land; areas of poorer quality land should be preferred. for food production and where development is necessary, avoid the use of land of high environmental or economic value. Where the loss of best and most versatile agricultural land cannot be avoided, the harm involved will be weighed against the benefits of the proposal.</p> <p>C. B. Proposals that would lead to the significant loss of agricultural land should in particular be accompanied by:</p>														

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			1. a description of the extent of hard development and of the extent and depth of disturbance to soil structure proposed; and 2. 1. an appropriate up-to-date soil survey and technical land quality assessment; to determine whether the site is best and most versatile agricultural land; and 2. <u>a description of the extent of hard development and of the extent and depth of disturbance to soil structure proposed, relative to the quality of elements of the site (if different), and</u> 3. <u>where the development would lead to the loss of best and most versatile agricultural land, the proposal should be accompanied by a viability and impact assessment for each farm unit affected, to understand the potential effect on the farm and the local economy.</u> D. Proposals involving the loss of best and most versatile agricultural land will normally be refused unless it can be demonstrated that: 1. it would still be practicable to maintain or return the land to its former quality if the development took place; or 2. there is an overriding need for the development and no alternative site of lower environmental or economic value is available; and 3. the impact on agriculture and the rural environment would not be significant. Policy WP 8.3 Public Rights of Way and Access E. C. [text unchanged] Policy WP 8.4

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Conservation Areas</p> <p>Barnston Village (CON-SA8.1) F. <u>D.</u> Proposals within Barnston Village Conservation Area will be supported where they, <u>amongst other considerations</u>:</p> <ol style="list-style-type: none"> 1. conserve <u>preserve or enhance</u> the settlement's distinct agricultural and rural character <u>or appearance</u>, its setting and visual character; 2. <u>preserve or enhance</u> the wooded corridor and surrounding field systems; 3. conserve <u>preserve or enhance</u> the significance of historic landmark buildings dating back to C18; the Church, the Vicarage, the Hall and Beech Farm; 4. retain and reinstate the characteristic use of historic cobbled lane surfaces and local red sandstone boundary treatments to domestic properties as well as agricultural wooden gates and a variety of stone pillar entrances. <p>Eastham Village (CON-SA8.2) G. <u>E.</u> Proposals within Eastham Village Conservation Area will be supported where they, <u>amongst other considerations</u>:</p> <ol style="list-style-type: none"> 1. retain the design, architecture, grouping and setting of the roadside cottages, the back-to-front houses and the larger properties; 2. preserve and <u>preserve or enhance</u> the C12 Church of St Mary, its churchyard, war memorial and 1800 year old yew tree; 3. <u>preserve or enhance</u> retain and maintain the winding mediaeval street pattern;

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<ol style="list-style-type: none"> 4. include street furniture that is designed to enhance the Conservation Area as it is an important component in character definition; 5. <u>preserve or</u> retain and enhance the unifying features of the landscape and street scene, including the extensive canopy of mature trees, historic sandstone boundary walls and gateposts; 6. <u>preserve or enhance</u> maintain the setting of the village within the landscape. <p>Frankby Village (CON-SA8.3) H. F. Proposals within Frankby Village Conservation Area will be supported where they, <u>amongst other considerations</u> conserve and preserve <u>or enhance</u>:</p> <ol style="list-style-type: none"> 1. the character and <u>or</u> appearance of an historic rural village, isolated from neighbouring settlement; 2. the winding unadopted lanes with their enclosed character; 3. local sandstone walls and decorative gateposts; 4. the mixtures of construction materials and finishes; 5. the range of agricultural buildings and their layout; 6. the area of common land known as Frankby Green. <p>Saughall Massie Village (CON-SA8.4) I. G. Proposals within Saughall Massie Conservation Area will be supported where they, <u>amongst other considerations</u>:</p>

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<ol style="list-style-type: none"> 1. conserve <u>preserve or enhance</u> the <u>character or appearance of the</u> settlement's distinct compact, architectural setting and form; 2. retain the rural setting, scale and character of the old Village core; 3. retain unifying features, including but not limited to, sandstone boundary walls, narrow mature hedgerow, enclosed lands, courtyard laid out building groups, with all structures and buildings constructed from consistent and sympathetic materials; 4. ensure that conversions of buildings sustain <u>preserve or enhance</u> the Conservation Area's agricultural character and conserve <u>preserve or enhance</u> the villages overall character and setting. <p>Thurstaston (CON-SA8.5) <u>J.H</u> Proposals within Thurstaston Conservation Area will be supported where they, <u>amongst other considerations</u>:</p> <ol style="list-style-type: none"> 1. preserve and <u>or enhance</u> the essential features, character <u>or appearance</u>, grouping, size, mass, design, and style of an historic English hamlet with its Manor house, Church, farmhouse and farm buildings grouped around a public green; 2. preserve <u>or enhance</u> its rural character, retaining its sandstone boundary walls and close cut hedges; 3. preserve <u>or enhance</u> the fundamental countryside elements of its rural character including but not limited to its landscape setting, cobbled surfaces, rough 'unmetalled' tracks and soft verges;

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<ol style="list-style-type: none"> 4. preserve <u>or enhance</u> the distinctive character <u>or appearance</u> of the Conservation Areas sub zones that exemplify different historic periods and land use; 5. preserve <u>or enhance</u> the area of open land in front of St Bartholomew's known as 'the Green'; 6. retain trees and woodland including but not limited to, the North of Thurstaston Hall, to the south west of the Station Road/ Telegraph Road roundabout, and to the east of Station Road between the two lodges. <p>Thornton Hough (CON-SA8.6)</p> <p>K. I. Proposals within Thornton Hough Conservation Area will be supported where they, <u>amongst other considerations</u>:</p> <ol style="list-style-type: none"> 1. conserve <u>preserve and or enhance</u> <u>the character or appearance of</u> a compact settlement pattern within the setting of the historic country estate; 2. preserve <u>or enhance</u> the consistency of scale, and the variety of design, building materials and architectural detailing of individual buildings and cottage terraces within the Area; 3. preserve <u>or enhance</u> the significance, including their settings, of St George's Church and All Saints Parish Church, as focal points within the Village; 4. retain the open character of Thornton Hough Recreation Ground, to preserve the visual setting of the Village; 5. retain the contrast between the areas of the village developed by Joseph Hirst and those subsequently by William Lever; 6. retain and <u>preserve or</u> enhance the wide variety of architectural design and visual richness that Hirst and Lever introduced;

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>7. maintain views and vistas including but not limited to the Neston Road to the village, St Georges and All Saints churches, the thatched cricket pavilion and those in and out of the village;</p> <p>8. retain views into and out of the Village.</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text.

The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
MM 41	243	Policy WD 1	<p>Landscaping</p> <p>6.2 Appropriate and effective use of landscaping, including trees, hedgerows and planting, is fundamental to ensuring high quality design of development which maintains and enhances the distinct character and heritage of all areas in Wirral. It can positively contribute towards sustainable development by improving the visual impact of new development, contributing to networks of natural habitats, helping to alleviate flood risk through the use of permeable surfaces, improving air quality and promoting health, well-being and amenity for users of the development. This matter links directly to Policy<u>ies</u> WS 5 Strategy for Green and Blue Infrastructure, Open Space, Biodiversity and Landscape Protection, <u>Policy</u> WS 6 Placemaking for Wirral, WS 7 Principles of Design and WD 4 Coastal Protection, Flood Risk, Sustainable Drainage and Natural Water Management <u>and Policy WD 24 Open Space and Outdoor Sports Provision.</u></p> <p>6.3 Policy WD 1 sets out the main considerations that the Local Planning Authority will take into account in assessing the adequacy of landscaping proposals. These will primarily relate to the individual circumstances of the site, the location and the nature of the development proposed, and the protection of any characteristic features already present on the site. The existing value of vegetation and trees on site will be measured using the DEFRA Biodiversity Metric as part of the approach to Biodiversity Net Gain outlined in Policy WS 5.4 <u>criteria D and E.</u> Ecological Networks, and WD 23 <u>WD 23</u> Biodiversity and Geodiversity.</p> <p>6.4 – 6.6 [<i>Text unchanged</i>]</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Policy WD 1.1 Landscaping proposals <i>[Text unchanged]</i></p> <p>Policy WD 1.2 Trees F. In assessing the protection to be given to trees on development sites the Local Planning Authority will consider the general health, structure, size and life expectancy of trees, their visual value within the locality and their value for nature conservation and will require that buildings, structures and hard surfaces are sited in order to:</p> <ol style="list-style-type: none"> 1. Substantially preserve the wooded character of the site or of the surrounding area; 2. Provide for the protection of trees <u>and hedgerows of greatest-visual or wildlife value and other vigorous healthy trees and hedgerows, in accordance with their value;</u> 3. Ensure that the trees to be retained have adequate space in order to prevent damage to their canopy or root structure during construction and allow for the future growth of canopy and roots to normal mature sizes; 4. Avoid future pressure in respect of retained trees or hedgerows for their removal or reduction (on grounds of living conditions or health and safety); prevent the removal of trees by occupiers of the development to obtain reasonable sunlight to habitable rooms, secure an open unshaded garden area, or to remove perceived dangers to life and property; and

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>5. Protect trees on adjacent land which may be affected by the development proposed.</p> <p>G. <i>[Text unchanged]</i></p> <p>H. Where development involving the loss of trees is to be permitted, the Local Planning Authority will normally require replacement trees to be planted, in a suitable location with the most appropriate species, <u>and</u> where this is required in order to protect or conserve local amenity, having regard to the Council's Tree, Hedgerow and Woodland Strategy.</p> <p>I. <i>[Text unchanged]</i></p> <p>J. <i>[Text unchanged]</i></p>
MM 42	245	Moved paragraph (3.179) Policy WD 2	<p>Heritage Assets</p> <p>6.10 <i>[text unchanged]</i></p> <p>6.11 <i>[text unchanged]</i></p> <p>3.179 The Council seeks to ensure a balanced approach between protecting the heritage assets of Wirral and ensuring they contribute to tackling climate change and reducing carbon emissions in the Borough. Adaptive use or continued use of a building gives significant carbon savings in terms of embodied carbon in the fabric of the building. The focus of Clause F of this policy is to enhance the performance of heritage buildings as much as practical without damaging their significance.</p> <p>6.12-6.14 <i>[text unchanged]</i></p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Policy WD 2 Heritage Assets Policy WD 2.1 Protecting Heritage Assets</p> <p>A. Development proposals which <u>preserve</u> conserve or <u>and where appropriate</u> enhance Wirral's historic environment will be supported.</p> <p>B. <i>[Text unchanged]</i></p> <p>C. <i>[Text unchanged]</i></p> <p>D. Development proposals likely to cause less than substantial harm to the significance of the heritage asset or its setting will only be supported where it is clearly demonstrated that the harm will be outweighed by the public benefits of the proposal, including where appropriate securing <u>optimum</u>at-viable use.</p> <p>E. <u>Development proposals will be supported where they seek to retain and enhance a non-designated heritage asset. Proposals affecting the significance of a non-designated heritage asset will be assessed with regard to the degree of any harm or loss and the significance of the heritage asset and the public benefit of the proposal. Where harm would result to a non-designated asset a balanced judgement will be taken having regard to the scale of any harm or loss and the significance of the heritage asset.</u></p> <p><u>Improvements to Heritage Assets</u></p> <p><u>F. Proposals to enhance the environmental performance of heritage assets will be supported where a sensitive approach to design and specification <u>has taken into account</u> ensures that the</u></p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>significance of the asset <u>and that any conflict between the conservation of the asset and the proposal is avoided or minimised.</u> not compromised. Any works should be undertaken based on a thorough understanding of the building's historic evolution and construction (where these matters relate to the heritage significance of the asset), architectural and historic significance and demonstration of the buildings environmental performance. Planning applications should be accompanied by an assessment of the buildings current fabric and energy performance and that expected on completion of the works.</p> <p>Policy WD 2.2 Conservation Areas F. <u>G.</u> Development proposals that <u>preserve</u> conserve and/or enhance the special character and/or appearance of Wirral's Conservation areas will be supported. Proposals will be assessed using, where relevant, <u>the applicable conservation area policy,</u> any Conservation Area appraisals, management plans and/or masterplans for the area which have been approved by the Council. Demolition will only be supported within a Conservation Area as part of approved plans for the redevelopment or treatment of the site, where proposals are compatible with the wider objectives of Conservation Area designation. G. <u>H.</u> <i>[text unchanged]</i></p> <p>Policy WD 2.3 Archaeological Assets H. <u>I.</u> <i>[text unchanged]</i></p>

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
<p>Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.</p>			
			<p>Implementation 6.15 <i>[text unchanged]</i> 3.191 In respect of Clause criterion F. D. consideration of improvements to historic buildings, <u>heritage assets</u>, acceptable levels of adaptation will depend upon the significance of the heritage asset. As identified in Policy WD 2 Heritage Assets, where works would harm the heritage asset's integrity or significance, that harm will be weighed against the public benefit of the proposal. Proposals for works to heritage assets will need to demonstrate a thorough understanding of the building via the submission of the following:</p> <ul style="list-style-type: none"> i. survey of existing construction, to include walls, floors, ceilings and roofs; ii. measure data of existing environmental performance of the building's fabric; iii. baseline energy consumption data before and after improvements have taken place; and iv. description of measures to be implemented to achieve the expected performance; <u>and</u> v. <u>a Heritage Statement.</u> <p>6.16 <i>[text unchanged]</i> 6.17 <i>[text unchanged]</i></p>
MM 43	247	Policy WD 3	<p>Policy WD 3 Biodiversity and Geodiversity <u>A. Where significant harm to biodiversity resulting from development cannot be avoided, adequately mitigated or, as a last resort, compensated for, then planning permission will be refused.</u> A. B. [Text unchanged] B. C. Following the application of the biodiversity harm avoidance, mitigation and compensation hierarchy, development which may cause significant harm to other designated sites of nature or</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>geological conservation importance, Priority Habitats, legally protected species and Priority Species of conservation concern will only be permitted on:</p> <ol style="list-style-type: none"> 1. <i>[Text unchanged]</i> 2. <i>[Text unchanged]</i> 3. Sites including Irreplaceable Habitats (as defined in the NPPF <u>national planning policy</u> and including ancient woodlands and aged <u>ancient</u> or veteran trees) or Priority Habitats where there are wholly exceptional reasons and a suitable mitigation or compensation strategy exists. <p>C. Where it has been demonstrated that significant harm to biodiversity from development cannot be avoided, appropriate mitigation, replacement or other compensatory provision will be required.</p> <p><u>D. Adequate buffer zones to protect the asset must be incorporated into the design for any development adjacent to or affecting a designated biodiversity or geodiversity asset; a priority habitat or priority species of conservation concern; legally protected species; and irreplaceable habitats including ancient woodland; and ancient or veteran trees. Such buffer zones should be maintained as semi- natural vegetation ecologically appropriate to the asset concerned.</u></p> <p>D. Where significant harm to biodiversity resulting from development cannot be avoided, adequately mitigated or, as a last resort, compensated for, then planning permission will be refused.</p> <p>E. <i>[text unchanged]</i></p> <p>F. <i>[text unchanged]</i></p> <p>G. <i>[text unchanged]</i></p> <p>H. <i>[text unchanged]</i></p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Implementation</p> <p>6.21 Policy WD 3 will apply to all planning applications <u>on, adjacent to, or likely</u> with the potential to affect a designated biodiversity or geodiversity asset; a priority species of conservation concern; legally protected species; and irreplaceable habitats including ancient woodland; and aged or veteran trees. Protected wildlife and geological sites are shown on the Local Plan Policies Map and designations are shown on Figure 2.5-6. <u>These should be regarded as a point in time representation because the network of Local Wildlife Sites is subject to periodic review through the Wirral Local Sites Partnership. This review uses an agreed site selection process and site selection criteria produced by the Cheshire Wildlife Trust prior to designation. The potential Local Wildlife Sites shown on Figures 2.6 and 3.8 are not shown on the Local Plan Policies Map or included in the list of sites in Appendix 17 because they have still to complete the process of designation Potential. Local Wildlife Sites are however included on the Development Management Hazards system so that the appropriate local nature conservation body is consulted on planning applications likely to affect them. Policy WD 3 H will provide protection for these sites, once designated, pending their inclusion on the Policies Map and Appendix 17 in a subsequent revision of the Local Plan.</u></p> <p>6.22 – 6.28 [text unchanged]</p> <p>6.29 Preliminary Ecological Appraisal (PEA) and Ecological Impact Assessment (EclA) required under Policy WD 3.E. must be undertaken by a suitably qualified ecologist, using current best practice guidance at an appropriate time of year, in suitable weather conditions to ensure robustness of findings. Further guidance on the required content of a PEA or EclA is set out in the</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Council's Development Management Validation Checklist. EclA is a process of identifying, quantifying and evaluating the potential effects of development- related or other proposed actions on habitats, species and ecosystems. <u>Further guidance on the required content of a PEA or EclA is set out in the Council's Development Management Validation Checklist.</u> When determining the requirement for EclA, significance is a concept related to the weight that should be attached to effects when decisions are made. For the purpose of EclA, a 'significant effect' is one that either supports or undermines biodiversity conservation objectives for 'important ecological features' or for biodiversity in general. Conservation objectives may be specific (e.g. for a designated site) or broad (e.g. national/ local conservation policy) or more wide-ranging enhancement of biodiversity. Effects can be considered significant at a wide range of scales from international to local. A significant effect is an effect that is sufficiently important to require assessment and reporting so that the Council is adequately informed of the environmental consequences of permitting a project. Reports should accord with the guidance given by relevant professional bodies e.g. Chartered Institute for Ecology and Environmental Management (CIEEM).</p> <p>6.30 - 6.34 [<i>text unchanged</i>]</p>
MM 44	252	Policy WD 4	<p>Coastal Protection, Flood Risk, Sustainable Drainage & Natural Water Management</p> <p>6.35 Wirral is a low lying peninsula, bounded by the River Mersey, the Irish Sea and the River Dee, with a comprehensive network of “ordinary watercourses”, many of which are culverted. With some of the focus of growth near Wirral’s considerable coastline, it is important that the issues of coastal erosion and flooding are taken into account when determining planning applications. Sea defence measures are a key part of coastal management to reduce the risks of flooding and erosion. The</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Council's policies for coastal defence and management are set out in the Shoreline Management Plan¹⁸⁰ and the Wirral Coastal Strategy¹⁸¹. In addition, the North West England Marine Plan of the Marine Management Organisation is material to decisions regarding coastal development. Based on a review of the available evidence, the Council considers that designation of one or more Coastal Change Management areas along the Borough's coastline would be not be justified or necessary in this Local Plan. However, the need for a Coastal Change Management Area requirements should be reconsidered again when the Local Plan is reviewed or replaced, and take into account in light of any further information, additional evidence or policy change in the Shoreline Management Plan which becomes available in the interim.</p> <p>6.36 The main river catchments in the Borough are the River Birket and the Dibbinsdale Brook <u>with</u> and a sandstone ridge running from West Kirby to Heswall marks the watershed between the Mersey and Dee Estuaries, with m. Much of the Borough founded <u>is</u> that <u>which</u> forms an aquifer.</p> <p>6.37 National planning policy directs development away from areas at risk of flooding through application of the sequential and exception tests. This Local Plan is supported by SFRA Level 1 and 2 modelling but at the time of publication the Environment Agency awaits new allowances for climate change. Therefore, the onus is on the applicant to assess this aspect of flood risk and Policy WD 4 identifies this requirement. <u>The Environment Agency publish Climate Change allowances at https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</u></p>

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>6.38 Increased urbanisation impacts the water cycle and if not carefully managed can lead to increased risk of flooding. The sustainable drainage systems (SuDS) approach to surface water management supports urban areas to better cope with severe rainfall by slowing down and reducing the quantity of surface water runoff from a developed area to manage downstream flood risk and reduce the risk of that runoff causing pollution.</p> <p>6.39 Water quality can be impacted by the pollution of surface or ground water, and wastewater treatment works or sewerage system overflows. The Water Framework Directive¹⁸² aims to raise the standard of water quality for all bodies of water with water management in river basin districts. All water bodies located within the Wirral are currently considered to be in moderate or poor state¹⁸³. Policy WD 4 seeks to improve upon this position in line with the Water Framework Directive. Accordingly, the North West and Dee Basin River Basin Management Plans¹⁸⁴ have been developed to identify the main issues and pressures on the water environment and appropriate actions. The Environment Agency operates licensing systems that protect watercourses including issuing permits for certain activities within an 8m buffer of designated watercourses and flood defence structures. <u>The Environmental Permitting (England and Wales) regulations 2016 require a permit or exemption to be obtained for any activities which will take place:</u></p> <ul style="list-style-type: none"> • <u>on or within 8 metres of a main river (16 metres if tidal)</u> • <u>on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)</u> • <u>on or within 16m of a sea defence</u> • <u>involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert</u>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
<p>Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.</p>			
			<ul style="list-style-type: none"> • <u>in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and planning permission is not already in place.</u> <p><u>The Lead Local Flood Authority (LLFA) lead in managing local flood risks and ordinary watercourses, whereas the role of the EA is to manage water quality across all water bodies as well as flood risk on Main Rivers.</u></p> <p>Policy WD 4 Coastal Protection, Flood Risk, Sustainable Drainage & Natural Water Management Policy WD 4.1 Coastal Defence and Erosion</p> <p>A. Proposals for new coastal protection and sea defence works in line with the adopted Shoreline Management Plan and Wirral Coastal Strategy, and development allocations as well as windfall developments will be permitted where it is <u>should</u> demonstrates that there will be no adverse effects on coastal processes, designated biodiversity or geodiversity assets, heritage assets and water quality. Public access to and along the coast should be preserved and where possible, enhanced.</p> <p>B. Development proposals within areas likely to be affected by coastal erosion will only be permitted where it can be demonstrated that erosion or landslip are not likely to occur during the lifetime of the development and it is therefore safe, in line with national policy.</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Policy WD 4.2 Flood Risk <i>[text unchanged]</i></p> <p>Policy WD 4.3 Sustainable Drainage Systems (SuDS) and Natural Flood Management J. Applications should be supported by strategies for foul and surface water management. <u>Development will be required to make provision for foul and surface water drainage in accordance with the drainage hierarchy including using sustainable drainage systems where technically possible and viable.</u> K. Surface water should be managed as close to its source as possible. Measures such as rainwater recycling, green roofs, water butts and permeable surfaces will be expected to be considered to mitigate the impact of potential flood risk and climate change. <u>L. Planning applications which may affect the water status within a biodiversity asset must show how they will maintain suitable water supply to the asset for the lifetime of the development.</u> E. <u>M.</u> Planning applications for major developments, and other developments where flood risk is likely, must clearly demonstrate how sustainable drainage will manage surface water run off on the site. This must be in line with surface water drainage principles by integrating SuDS into the fabric of development using landscaped spaces and the construction profile of buildings and having regard to technical guidance produced by the Local Lead <u>Local</u> Flood Authority; unless there is clear evidence that this would be inappropriate. Applicants should consider site topography, any naturally occurring flow paths and any low lying areas where water will naturally accumulate.</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Resultant layouts should take account of such existing circumstances to ensure the most sustainable drainage and flood resilient solution is achieved.</p> <p>M <u>N.</u> Sustainable drainage must be considered early in the design process and integrated with other aspects of site design, especially multifunctional green and blue infrastructure. Landscaping proposals will be expected to be integrated with the strategy for surface water management. This can include hard and soft landscaping to reduce the volume and rate of surface water discharge (for example permeable surfaces and bioretention areas). Applicants will be expected to incorporate site drainage as part of a high quality green and blue environment. Unless a below ground infiltration system is proposed for the management of surface water, applicants will be expected to manage surface water through sustainable drainage features with multifunctional benefits.</p> <p>N. O. Where the SuDS system will not be adopted by the Water and Sewerage Company or other public body, p <u>P.</u> Proposals will need to show that suitable arrangements will be in place for the implementation, operation, maintenance, access to, and management of sustainable drainage systems over the lifetime of the development. Any communal components must be legally and physically accessible to those who will be served by the system.</p> <p>Q. P. <i>[text unchanged]</i></p> <p>P. Q. <i>[text unchanged]</i></p> <p>Q. R. <i>[text unchanged]</i></p> <p>R. S. Outside of Groundwater Source Protection Zones <u>Appropriate source control measures, taking account of Groundwater Source Protection Zones,</u> such as rainwater harvesting and permeable paving must be incorporated, where appropriate, to manage rainfall close to where it falls and treat frequent but smaller polluting events.</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>S. T. SuDS schemes must be designed to manage surface water up to and including the 1 in 100 year six hour event and:</p> <ol style="list-style-type: none"> 1. limit discharge rates and volumes to the greenfield equivalent for green field sites, and as close to greenfield rates <u>as reasonably practicable</u> with a minimum 50% betterment on brownfield sites; or 2. <i>[text unchanged]</i> 3. <i>[text unchanged]</i> 4. <i>[text unchanged]</i> 5. <i>[text unchanged]</i> 6. <i>[text unchanged]</i> <p>T. U. <i>[text unchanged]</i> U. V. <i>[text unchanged]</i></p> <p>Policy WD 4.4 Wider Flood Risk Benefits V. W. <i>[text unchanged]</i></p> <p>Implementation 6.40 Proposals for coastal defence works along Wirral's shoreline should be designed to avoid adverse impacts on the coastal and marine environment. Proposals which could add to physical change of the coast will not be supported.</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
<p>Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.</p>			
			<p>6.41 Sequential and exception tests may be required in flood zone 1 where development is proposed in locations identified as at risk of surface water flooding on Environment Agency flood risk maps or Wirral's Strategic Flood Risk Assessment (SFRA).</p> <p>6.42 When assessing flood risk, surface water <u>and sewer</u> flood risk should be afforded equal standing in importance and consideration as fluvial and tidal flood risk, given the increase in rainfall intensities due to climate change and the increase in impermeable land use due to development. This includes possible withdrawal, redesign or relocation for sites at significant surface water <u>or sewer flood risk</u>.</p> <p>6.43 Planning permission for at-risk sites may only be granted where, after consultation, the site-specific Flood Risk Assessment (FRA) demonstrates that the development will remain safe for its lifetime (with a suitable emergency plan) and has passed the exception test if required. The site-specific FRA must demonstrate no loss of floodplain storage, adverse effect on flood defences nor increase in off-site flood risk (taking into account climate change).</p> <p>6.44 <u>While drainage solutions should allow surface water to be discharged in accordance with the drainage hierarchy, developments should also consider on-site re-use such as rain water harvesting.</u> SuDS need to be incorporated as appropriate and previously developed sites will achieve a discharge rate/volume as close to greenfield as reasonably practicable. The existing rate needs to be based on hydraulic assessment of the existing piped system and exclude overland flow.</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>6.45 SuDS components can be “soft” (often referred to as “green or “landscaped”) or “hard” (often referred to as “grey” or “engineered”). To derive the maximum benefit from SuDS, priority must be given to soft SuDS or SuDS schemes utilising a combination of hard and soft components, fully taking into account site opportunities and constraints. SuDS should be used to achieve water quality improvements and amenity benefits as well as achieving compliance to the hydraulic criteria. Best practice in achieving water quality protection should be used, as should the Council's Sustainable Drainage and Surface Water Management Technical Guidance.</p> <p>6.46 Source control components should be included on all new developments, including extensions, managing rainfall close to where it falls, to handle and treat some of the more frequent but smaller polluting events (at least 5mm), known as “interception storage”.</p> <p>6.47 Where necessary a phased approach to development may be utilised to ensure that any sites at risk of causing flooding to other sites are developed first, ensuring that flood storage measures are in place and operational before other sites are developed, thus contributing to a sustainable approach to site development during all phases of construction. It may be possible that flood mitigation measures put in place at sites upstream could alleviate flooding at downstream or nearby sites.</p> <p>6.48 Development phasing within large strategic sites of multiple developments should also be considered where parts of such sites are at flood risk.</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>6.49 The performance of a SuDS system is dependent on the system being maintained as envisioned at the time of design, for the lifetime of the development. It is preferable that to manage flood risk and avoid excessive financial burden on residents that SuDS systems are designed to adoptable standards and communal components offered to the Water and Sewerage Company or other public body for adoption.</p> <p>6.50 Where a SuDS system is proposed in which communal components will not be offered for adoption, or where management of flood risk is reliant upon property level SuDS remaining in situ and operational for the lifetime of the development, maintenance shall be secured by planning obligation.</p> <p><u>Groundwater Source Protection Zones are shown on Figure 6.1 below.</u></p>
MM 45	258	Policy WD 9	<p>Policy WD 9 Accommodation for Gypsies, Travellers and Travelling Show People</p> <p>A. Development proposals <u>and provision</u> for permanent and/or temporary pitches for Gypsies and Travellers or for Travelling Showpeople will be permitted where it can be <u>should</u> demonstrated that the proposed development will:</p> <ol style="list-style-type: none"> 1. contribute towards meeting local identified <u>needs</u>; 2. not be located on land unsuitable for general housing <u>in terms of living conditions</u>, and flood risk and drainage can be adequately mitigated; 3. be of an appropriate scale having regard to the setting and surrounding uses;

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<ol style="list-style-type: none"> 4. not result in an <u>unacceptable</u> detrimental change or harm to the character of the area and the built and historic environment and can be <u>suitably</u> integrated with the existing community to provide an attractive, safe and peaceful environment; 5. be designed with high quality landscaping including boundary treatment to relate well in the context with its surroundings and to secure privacy and a high standard of amenity for future occupiers and neighbouring uses; 6. not cause nuisance <u>undue effects</u> to neighbouring uses, particularly in relation to vehicle movements, servicing and outdoor activities; 7. provide safe and convenient access for the manoeuvring, parking and storage of caravans and related vehicles into, out and within the site, without causing obstruction or a hazard in the neighbouring area; 8. provide adequate provision <u>space</u> for safe children's play; 9. be served by an adequate water and energy supply, water treatment and waste collection infrastructure; and 10. be within walkable distance of <u>suitably accessible to</u> local services and public transport. <p>B. In the case of applications for temporary permission, the applicant should demonstrate how the proposal will incorporate provision to restore the site to a condition consistent with the character of the surrounding area when it ceases to be used.</p> <p>C. Permanent sites will normally be required to provide a warden's office.</p>
MM 46	259	Paragraph 6.68	Proposals for permanent or temporary pitches will be assessed based on identified need for this type of housing and on the suitability and accessibility of the site. <u>The location should provide</u>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<u>healthy living conditions and not be subject to pollution such as ground or air pollution including noise.</u>
MM 47	259	Policy WD 10	<p><u>Non-Residential Uses-Development in Primarily Residential Areas</u></p> <p><u>A. New residential development will be considered to be appropriate in principle within the Primarily Residential Areas shown on the Policies Map.</u></p> <p><u>A.</u>B. Proposals for non-residential and community uses within the Primarily Residential Areas shown on the Policies Map <u>should</u> will be permitted subject to the proposal:</p> <ol style="list-style-type: none"> 1. being of a scale and use appropriate to the surrounding neighbourhood; 2. complementing rather than detracting from the character of the area; 3. not resulting in harm to the amenity of neighbouring residents, including privacy; 4. not resulting in unacceptable impact on neighbouring uses, such as noise and disturbance, on-street parking and deliveries by vehicle use and other outdoor activities; 5. having satisfactory vehicular access with appropriate provision being made within the site for the vehicles of staff and occupiers; 6. incorporating reasonable provision for the safe setting down and picking up of visitors. Where such arrangements can only take place within the highway, there should be no parking restrictions on the highway fronting the site and it should not be likely to cause a hazard or obstruction to other road users; and 7. incorporating adequate noise insulation and attenuation where appropriate.

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
MM 48	261	Policy WD 12	<p>Policy WD 12 Hot Food and Drink</p> <p>A. Proposals for hot food takeaways will be permitted within centres where it can be should demonstrated that the proposal will:</p> <ol style="list-style-type: none"> 1. contribute positively to local environmental quality, including the experience for visitors and users of the area; 2. have a frontage at least 40 metres from the main <u>ground floor</u> elevation of any dwelling house and/or a residential institution, when measured along the public highway; 3. include appropriate measures to mitigate the impact of odours, noise and litter to safeguard local amenity; 4. result in no more than 10% of units in a street frontage being in use as a hot food takeaway; 5. result in not adjoining hot food take-away in any frontage up to 10 units; and <u>6-5.</u> would not result in other uses having a hot food takeaway on both sides. <p>B. Outside designated centres and subject to the above criteria, proposals that result in the sale of hot food over the counter for consumption off the premises will only be approved where it can be demonstrated the premises will not be within 400 metres walking distance of a <u>secondary</u> school.</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
MM 49	261	Policy WD 13	<p>Policy WD 13 Telecommunications Development A. Development proposals for telecommunications apparatus will be approved where it can be <u>should</u> demonstrated that: 1- 2 <i>[text unchanged]</i> 3. the development is sited, designed, and where appropriate camouflaged, to <u>integrate appropriately with its surroundings</u> achieve the best environmental solution, prevent clutter and minimise its impact on the appearance and character of the area and the amenity of neighbouring occupiers; 4-6. <i>[text unchanged]</i> B. <i>[text unchanged]</i></p> <p>Implementation 6.8478 To minimise visual disruption, the provision of telecommunications apparatus will need to ensure a sensitive integration with the surrounding area. The development should be designed to minimise visual impact with consideration to siting, clutter, scale, skyline and camouflage. For example, telecommunications apparatus can be disguised with appropriate materials and colour to blend in with surroundings, or be screened by buildings or vegetation.</p>
MM 50	265	Policy WD 16	<p>Policy WD 16.1 New Development A1 – A6 <i>[text unchanged]</i></p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>7. the wider land-use implications of the proposal, beyond the boundary of the site, including the possibility of the proposal prejudicing the realization of the land-use and other environmental planning objectives set out elsewhere in the Development Plan</p> <p>B. <i>[text unchanged]</i></p> <p>Policy WD 16.2 Development Near Notifiable Hazards</p> <p>C. <i>[text unchanged]</i></p> <p>D. Only proposals that would not expose significant numbers of people to unacceptable levels of risk or require the modification or revocation of an existing Hazardous Substances Consent will be permitted.</p>
MM 51	267	Policy WD 17	<p>Policy WD 17 Safeguarded aAreas aAround aAerodromes <u>and Navigation Beacons</u></p> <p>A. <i>[text unchanged]</i></p>
MM 52	268	Policy WD 19	<p>Policy WD 19 Temporary Buildings, Structures and Uses</p> <p>Temporary <u>buildings</u>, structures and uses will only be permitted <u>supported</u> in appropriate locations and for a period of up to and not exceeding three years unless material considerations indicate otherwise.</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
MM 53	TBC	<u>Moved from WS 2 to new Policy WD 20</u>	<p><i>To be inserted after Implementation section for WD 19</i></p> <p><u>Social Value</u></p> <p><u>3.34 Social value goes beyond using money as the main indicator of value and seeks to value the importance of people's experiences.</u> The Council has adopted a definition of Social Value as "A commitment to using our influence and resources to help deliver the Wirral Plan: to drive economic growth, improve the local environment and support vulnerable people – while ensuring the best possible value for money while providing goods and services for the people of Wirral⁴⁵. The social value achieved from new development in the Borough <u>is distinct from the monetary value that might be gained.</u> It is extremely important to the Council and is one of the underlying principles of the regeneration of the Borough. Many of the policies in this Plan seek to ensure social value is added to the lives of the people who live and work here through the provision of jobs, schools, great places to live and play and recreation provision, as well as clean air and a good, well maintained, well designed local environment to live in that fosters neighbourhoods and neighbourliness within communities. This is not always made apparent as development happens so the Council seeks a clear explanation of the benefits of proposals by developers through the use of Policy <u>WD 20 WS-2</u>. The aspect of social value that is perhaps not so obvious is that which can be directly achieved during the construction phase of development and so the provisions that relate to local labour policy seek to achieve direct benefit from skills and jobs for local people in line with paragraph 82 of the NPPF <u>national planning policy</u> in respect of a strategy that positively and proactively ensures sustainable economic growth. <u>The Council seeks to use the mechanism of the social value statement to engage with the developer regarding their provision of local labour and locally sourced</u></p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
<p>Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.</p>			
			<p><u>products. These discussions are encouraged at the earliest opportunity. In respect of major development proposals, where applicable, the Council will seek to enter into a planning agreement and/or impose conditions relating to the use of local labour and provision of training and skills for local communities using an agreed employment and skills plan.</u></p> <p><u>Policy WD 20</u> <u>Social Value</u></p> <p>A. Major development will be required to demonstrate that it is located, designed, constructed and operated in a manner that, where appropriate, delivers not social gain in support of the economic, health and cultural wellbeing of the local community. <u>Proposals for major development should demonstrate how they are designed and are to be delivered in a way that seeks to increase social value, as defined in supporting text to this policy and in a manner proportionate to the nature of the development proposed.</u></p> <p>B. Major development proposals will include <u>are required to provide</u> a social value statement that explains how the development will secure and deliver social benefits <u>value</u> that would arise from the proposals, over the lifetime of the development including as appropriate:</p> <ol style="list-style-type: none"> 1. Local labour policy for construction and occupation of the development covering skills and training provision including apprenticeships; and 2. Local sourcing of products and materials <u>for construction.</u> <p>C. In respect of major development proposals, where appropriate, the Council will seek to enter into a planning agreement and/or impose conditions relating to the use of local labour and provision of training and skills for local communities using an agreed employment and skills plan.</p>

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Implementation 3.35 The Council expects a social value statement to be included as part of a supporting Planning Statement for the proposal. A section 106 agreement or unilateral undertaking will be expected (or a condition imposed) in relation to skills training and/ or local labour employment on major schemes in the form of an agreed construction and occupation employment and skills plan.</p>
MM 54	268	Moved from Policy WS 7.3 to New Policy WD 21	<p><i>To be inserted after Implementation section for WD 20</i></p> <p><u>The Agent of Change Principle</u> <u>It is considered particularly important that attention is paid to the principle of the agent of change in Wirral, since significant change is planned in many locations. Therefore, Policy WD 21 identifies where the responsibility lies for ensuring acceptable living conditions when an incoming use to an area might otherwise jeopardise the continued operation of an existing use. This most frequently occurs when residential uses are introduced to mixed use or commercial areas, but this is not the sole circumstance to which this policy applies.</u></p> <p><u>Policy WD 21</u> <u>Agent of Change</u> A. The responsibility for mitigating impacts of established activities or uses on the proposed new development will lie with the agent of change i.e., the proposed new development. Therefore, development proposals should be designed to ensure that established uses remain viable and can continue to grow without unreasonable restrictions being placed upon them in respect of noise and other amenity matters. <u>Where the operation of an existing business or community facility could</u></p>

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p><u>have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.</u></p> <p><u>Implementation</u> 3.167 <u>In consideration of proposals</u> the agent of change principle ensures that where an activity or use has been operating in an area its operation is not put at risk from incoming developments and uses. It is intended to preserve valuable economic and cultural activities within established locations in Wirral.</p>
MM 55	269	Moved from Policy WS 7.4, Policy 9.3 and Policy 9.5 moved to new Policy WD 22	<p><i>To be inserted after Implementation section for WD 21</i></p> <p><u>Servicing and Parking in Development</u> 3.203 Development proposals are expected to assist in the aims of increasing active travel and public transport use <u>whilst and</u> reducing carbon emissions; <u>they are required to operate effectively, and safely and not create severe impacts on networks.</u> Policy WS 9 <u>Policy WD 22 Servicing and Parking in Development</u> seeks provisions in development that <u>to ensure that development meets</u> these aims.</p> <p>3.204 Facilities for overnight lorry parking are provided at the Port of Eastham and Twelve Quays RoRo Ferry terminal. Any proposals for additional facilities will be treated in line with WS 9.5 <u>Policy WD 22</u> and on their merits but primarily will be directed toward designated existing employment locations that are designated as such.</p>

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p><u>Policy WD 22</u> <u>Servicing and Parking in Development</u></p> <p>A. Development proposals will be required to:</p> <ol style="list-style-type: none"> 1. incorporate appropriate provision for on-site servicing, parking and manoeuvring for vehicles, including commercial and freight; and <u>have regard to the guidance in Appendix 8;</u> 2. provide electric vehicle charging infrastructure in accordance with the Parking Standards in Appendix 8; and 2. Development proposals must provide well-designed, safe and appropriately supervised <u>car parking</u>, including parking for disabled people and electric vehicle charging facilities, that incorporates appropriate landscaping and materials to reduce visual impact and not dominate the street scene, in accordance with the parking standards at Appendix 8; 3. include appropriate safe, overlooked, covered cycle storage, and cycle parking; and 4. in major non-domestic proposals, <u>a suitable level of provision should be made for cyclists to include showers, bike cages and lockers enclosed within a building unless it can be demonstrated that this would be inappropriate.</u> 5. In highly accessible areas where alternative modes of transport are available that can meet the likely demand and where mitigation measures are introduced, the acceptable levels of car parking may be below the parking standards.

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Overnight Lorry Parking</p> <p>B. Overnight Lorry Parking facilities should be located in urban commercial locations where they would not prejudice residential amenity, planned regeneration or highway safety.</p> <p><u>Implementation</u></p> <p>3.206 Development proposals should be designed for active travel from the outset with the needs of pedestrians and cyclists prioritised in response to clause criteria D and E. and <u>F. of Policy WS 9 Accessibility and Sustainable Transport. Clause Criterion D.A.4. of WD 22 above,</u> relates specifically to commercial and other buildings that should make provision for staff to be able to cycle to work, <u>whilst clauses criteria F.A.1. to F.A.3 and A.5.</u> apply to all development. This package of measures alongside Policy WS 1 The Development and Regeneration Strategy for Wirral 2021–2037 aims to reduce the need to travel and the impact of traffic flows on local communities.</p> <p>3.207 The electric vehicle charging parking standards in Appendix 8 defer to the <u>electric vehicle charging</u> requirements of the Building Regulations.¹⁵⁰ This outlines electric charging provision for new residential, mixed use and other buildings as well as for material changes of use and major renovations. It also provides standards for electric vehicle charge points and cable routes.</p> <p>3.168 In recognition that everyone does not have access to a car, and in central locations they are not necessarily needed, Clause E criterion A.5. notes that the Council is prepared to reduce the</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			requirements for car parking where gains in the quality of design can be made, and <u>the impacts of</u> lower parking requirements are mitigated against with the measures such as car clubs and parking spaces for club cars.
MM 56	271 - 273	Moved from Policy WS 3.1, Policy WS 7.2, Policy WS 7.5 and Policy WS 8.2, to New Policy WD 23	<p><i>To be inserted after Implementation section for WD 22</i></p> <p><u>Design Details</u> <u>In addition to the Principles of Placemaking set out in Policy WS 6 A. and Design Principles set out in Policy WS 7, proposals should comply with Policy WD 23 Design Details.</u></p> <p><u>Amenity</u> <u>The consideration of privacy and amenity for the occupiers of buildings, especially homes, is of paramount importance in design. Detailed considerations in respect of new buildings, including their impact on the occupiers of existing buildings are set out in Policy WD 23.</u></p> <p><u>Housing Design</u> 3.37The design of homes to enable flexibility to change and adapt as the occupiers needs change is an important aspiration in respect of future housing. In this respect the Building for a Healthy Life standard is of value to designers of housing developments and is backed by Homes England.⁴⁹</p> <p>3.38A basic requirement of any home is the adequacy of room sizes. In pursuit of this aim future homes in Wirral are expected to meet the Nationally Described Space Standard <u>unless this is demonstrated to be unfeasible.</u>⁵⁰</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
<p>Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.</p>			
			<p>3.39The water supply for the peninsula comes from the south and consequently the north of the Borough presents some challenges for supply. In order to manage water supply and demand in the peninsula and take a judicious approach to the environmental impact of supplying water, the optional tighter water efficiency standard under the Building Regulations will be applied to all new homes.⁵¹.</p> <p><u>Moving to Zero Carbon Design</u></p> <p>3.40<u>The design approach to consideration of energy use, renewable and low carbon energy is the subject of Policy WS 8 which should be read alongside Policy WD 23.</u> The technology to build net zero carbon homes <u>and other types of building</u> exists, as do many built examples across the UK but this proves a challenge to many house builders. The Council is committed to meeting its obligations to a net zero carbon Wirral by 2041 and so seeks to do all in its power to ensure the right provisions are contained in planning policy. It is more cost effective to build to the highest standards of energy efficiency now, than retrofit⁵² and the Council wants to encourage such building now. The details of the standards being sought are contained in Policy WS 8 Strategy for Sustainable Construction, Renewable and Low Carbon Energy.</p> <p>3.41A key measure to achieve zero carbon and cleaner air is the electrification of transport so it is imperative that all homes make provision for electric vehicle charging identified in Policy WS 9.3 <u>WD 22 Servicing and Parking in Development.</u></p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Sustainable Construction - Energy Efficiency - Operational Energy</p> <p>3-175 Policy WS 8.2 <u>WD 23</u> sets out the ambition for buildings. This asks developers to take an approach that capitalises on passive design which uses the location, orientation, design and fabric of a building to maximise the passive energy that can be gained from the sun i.e., a 'fabric first' approach. This form of design is recognised in National Planning Policy.^{128.} and Planning Practice Guidance in the National Design Guide.^{129.} Figure 6.2 <u>3-14</u> explains how the design practice impacts on energy use and costs.</p> <p>Footnote NPPF paragraph 154 b</p> <p>Figure 3.11 Carbon reduction from Construction and Costs <u>Figure 6.2 Carbon Reduction from Construction and Costs.</u></p> <p>3-176 The Council is clear that retrofit of new buildings is an expensive route to zero carbon and prefers development to be built as zero carbon design now. However, due to viability considerations the Local Plan requires that buildings are 'Zero Carbon Ready' which means that any retrofit needed to bring the building to zero carbon, such as those needed for a change in the form of energy supply, are accounted for in the design for the new build, hence minimising the cost of retrofit. Such measures might include ensuring there is space for air source heat pump, or configuration for connection to a future heat network. However, avoiding any need for retrofit is preferable. The target performance included in Policy WS8.2 is measured by 'Energy Use Intensity' a measure of energy demand in kilowatt hours per square metre per year. This requirement</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>equates to the design methodology of PassivHaus Classic Standard, though other methodologies can achieve this such as the design methodology CIBSE TM54 Evaluating Operational Energy Performance. These 'design for performance' approaches deliver ultra low energy consumption buildings and can use a range of building materials and produce a range of architectural styles from 'traditional' to 'ultra-modern'. All are designed from the outset to be highly energy efficient. This differs from an approach that seeks to simply meet the current building regulations i.e., a 'compliance approach'. Indeed, buildings built to current building regulations will require expensive retrofit in the future if they are to meet the net zero carbon commitment of the UK.</p> <p>Sustainable Construction - Overheating and Cooling 3-180 As our climate changes, it is expected that overheating in buildings will become more of an issue in the UK. Therefore, clause B.4. <u>Policy WD 23, criterion E.</u> asks that developers consider this matter in the design of buildings and avoid using mechanical cooling methods where possible since as they use energy. Therefore, attention is drawn to the cooling hierarchy is highlighted.</p> <p>Tall Buildings 3-164 Tall buildings are not well <u>represented</u> within Wirral, but they can make a positive contribution to place making, and have the potential to significantly increase densities, provide for mixed use development, act as landmarks and gateways, provide economy of scale and efficiencies when located near to public transport hubs. Tall buildings, by their nature are a prominent development form, and care is required in their location, absolute height, proximity to areas of historic sensitivity and their role as standalone structures or as a part of a cluster of tall buildings, as well as their</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>design quality. There are locations within Wirral where the principle of tall buildings would be unacceptable, including rural villages and urban fringe locations where the overriding character is of nucleated settlements, and in some suburban areas. However, tall buildings could have a role to play in areas such as central Birkenhead, Wallasey and the west (LeftBank) of the river Mersey, where regeneration and the repair of fragmented townscapes is of critical importance. These areas already have higher densities, a tradition of larger structures and a more metropolitan character. Therefore <u>Policy WD 23</u> WS 7 includes a section on their design. In the Wirral context, in areas with a largely 2-3 storey character then a structure of 3-4 storeys would be classified as mid rise whilst a structure of 8-10 storeys would be a tall building. A proposal for a building greater than 15 storeys (around 45 metres) in height will be considered as super tall within the Wirral context, with the potential of having a significant impact on the area. The policy will apply to any building of 8 or more storeys. Any structure under this height will be required to comply with other policies in the Plan in addition to WD 23 such as WS 6 and WS 7.</p> <p><u>Policy WD 23 Design Details</u> <u>Privacy and Amenity</u></p> <p>A. Development proposals must take account of the privacy and amenity of the development's users and neighbours. Proposals will be required to:</p> <ol style="list-style-type: none"> 1. demonstrate that the proposed uses will be harmonious with neighbouring uses, avoiding unacceptable nuisance and disturbance; 2. provide adequate sunlight, daylight and open aspects to all parts of the development and adjacent buildings and land (including any private amenity space);

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<ol style="list-style-type: none"> 3. avoid direct overlooking and loss of privacy detrimental to living conditions of neighbouring residents and the residents of the proposed development; 4. not result in an overbearing or overly enclosed form of development which materially harms the outlook of occupiers of neighbouring properties or the users of the proposed development; and 5. adequately addresses issues of vibration, noise, dust, fumes, odour, light pollution, air quality, waste collection and microclimatic conditions likely to arise from any use or activities as a result of the development or from neighbouring uses or activities. <p>Housing Design Standards</p> <p>A.B. New build dwellings <u>Proposals for residential development</u> should be built to the following standards:</p> <ol style="list-style-type: none"> 1. Compliance with the nationally described space standard or any successor standard, <u>unless this is demonstrated to be unfeasible.</u> 2. Compliance with the higher water efficiency standard of 110 litres/ per person/ per day under Regulation 36 (3) of the Building Regulations or any successor standard. 3. Be 'zero carbon ready by design' in line with Policy WS 8 Strategy for Sustainable Construction, Renewable and Low Carbon Energy. 4. <u>C.</u> All new build dwellings will be accessible and adaptable in line with Part M4(2) of the Building Regulations or any successor standard, <u>unless site specific factors or evidence</u> clearly indicate an alternative approach design solution <u>is necessary,</u> or the following criteria apply:

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<ol style="list-style-type: none"> 1. On developments of 17 or more new build dwellings, at least 6% will be 'wheelchair adaptable <u>user dwellings</u>' in line with Part M4 (3) (2) (a) of the Building Regulations or any successor standard. 2. If the Council is responsible for allocating or nominating a person for immediate occupation, the 6% of relevant dwellings required under criterion C1 above will be 'wheelchair <u>accessible dwellings</u> user' in line with Part M4 (3) (2) <u>(b)</u> of the Building Regulations or any successor standard, unless site specific factors clearly indicate an alternative design solution is necessary. <p>Energy Efficiency</p> <p>B. D. All new build development proposals should take measures to address potential climate change implications. <u>Wherever possible and viable, this should include:</u></p> <ol style="list-style-type: none"> 1. reducing carbon emissions associated with the construction, operation and decommissioning of developments wherever possible thus addressing embodied carbon; and 2. All development should be 'zero carbon ready by design'⁴³⁶ to minimise<u>ing</u> the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping; and 3. <u>Seeking to minimise any retrofit.</u> <p>3. All new buildings should be certified to a PassivHaus or equivalent standard. A pre construction check and certification will be required. The energy efficiency targets sought are a space heating demand of less than 15 kWh/sq. m/yr and the following Energy Use</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
<p>Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.</p>			
			<p>Intensities:</p> <ul style="list-style-type: none"> i. Residential development – 35 kWh/sq. m/yr ii. Commercial development – 70 kWh/sq. m/yr iii. Schools – 65 kWh/sq. m/yr <p>3. Proposals for new and refurbished buildings should demonstrate that they have been tested to ensure the buildings will perform as predicted. Planning permissions granted will include a planning condition to require the provision of a Post Occupancy Evaluation Report unless exempted by Clause B2. Where the report identifies poor energy performance compared to that predicted and makes recommendations for reasonable corrective action, the applicant must demonstrate that those actions have been implemented or compensated for through renewable energy generation before the condition will be discharged.</p> <p>Footnote 136 Design that minimises the amount of energy needed to heat and cool buildings using layout, landform, orientation massing and landscaping. This means that no further adaptations are required to a building to make it net zero carbon beyond a low carbon heating system or energy supply that will be able to be installed at a later date, if required to reach net zero carbon</p> <p>Overheating and Cooling</p> <p>E. Development proposals should reduce potential overheating and reliance on air conditioning systems and demonstrate this in accordance with the following cooling hierarchy:</p> <ol style="list-style-type: none"> 1. Minimise internal heat generation through energy efficient design.

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<ol style="list-style-type: none"> 2. Reduce the amount of heat entering the building in summer through orientation, shading, albedo, fenestration, insulation and green roofs and walls. 3. Manage the heat within the building through exposed internal thermal mass and high ceilings. 4. Passive ventilation. 5. Mechanical ventilation. 6. Active cooling systems. <p>Water Usage</p> <p>F. All <u>new build</u> development should seek to identify <u>and demonstrate</u> water usage efficiencies and the reuse of water in their design. This includes consideration of rainwater harvesting and water recycling systems using grey water. Residential development is also subject to the water efficiency standards in Policy WS 3.1 Housing Design Standards.</p> <p>Tall Buildings</p> <p>G. Proposals for tall buildings must adhere to the following principles. Proposals which fail to address these matters will be refused:</p> <ol style="list-style-type: none"> 1. Design must be exceptional and of the highest quality, grounded in context. It should: <ol style="list-style-type: none"> i. add to local distinctiveness, identity and placemaking; acknowledge and respect the heritage context; and activate the streetscape; and

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
<p>Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.</p>			
			<ul style="list-style-type: none"> ii. make positive contributions to public space and the environment at ground floor level. Provide high quality private and communal space and public realm including the use of outdoor space. <p>2. The design must be inclusive in design enabling use and occupation by all generations and demonstrate positive consideration of:</p> <ul style="list-style-type: none"> i. scale; ii. form and massing; iii. proportion and silhouette; iv. detailed surface design; v. facing materials; vi. relationship to other structures; vii. impact on streetscape, near and approach views; viii. impact on cityscape, local and distant views; and ix. impact on the skyline; <u>and</u> x. <u>impact on the historic environment.</u> <p>H. Townscape and impact assessments will be required with proposals that identify the impact of the structure and assess harm against any public benefit. They should demonstrate how the structures will enhance navigation, wayfinding and landmarking where appropriate, and facilitate permeability of the townscape.</p> <p>I. Micro-climate assessments will be required which demonstrate that the proposal, either as stand - alone or as part of a cumulative series of buildings, will not damage local environmental conditions. These are to include wind modelling, shadow/ light issues, noise, air quality, privacy and amenity.</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>J. Fully detailed proposals demonstrating the quality of finish, servicing, ventilation, structure, car parking and other logistical matters should be provided rather than dealt with as part of Reserved Matters applications.</p> <p>Implementation</p> <p>Privacy and Amenity <u>The applicant is expected to be able to demonstrate that these requirements are met as they pertain to the particular type of development and its location, including neighbouring uses.</u></p> <p>Design Standards 3.59 Clauses Criteria A.1. and A. 2. of Policy WS 3.4 B.1. and B.2. of Policy WD 23 are considered to be self explanatory. In respect of clause A.3. please refer to the detail of Policy WS 8 Strategy for Sustainable Construction, Renewable and Low Carbon Energy and explanatory text.</p> <p>3.60 In respect of <u>critterion Clause A.4. C</u>, this does not exclude provision in ground floor flats, refer Policy WD 6 Self-contained flats <u>also refers</u>. Off-site provision or equivalent payment in lieu of accessible and adaptable housing will only be considered if it can be demonstrated that on- site provision would not be practicable, the approach can be robustly justified and the proposal would be more effective for achieving a mixed and balanced community, subject to the terms of a legal</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>agreement being in place to secure delivery.</p> <p><u>Energy Efficiency, Overheating, Cooling and Water Usage</u> <u>Applicants of major schemes are encouraged to include an explanation of how they have addressed the matter of reducing carbon emissions in the Planning Statement accompanying the application.</u></p> <p>Tall Buildings 3.170 Whilst tall building proposals might be accepted as outline proposals to establish the principle, these should be submitted along with the design code, basic environmental modelling to demonstrate potential impacts, a strategy that deals with ventilation, mechanical and engineering works, servicing and parking, and studies that illustrate visual and heritage impacts and proposed mitigation, including public benefits. Evidence of pre-application discussions with the Council and Historic England, engagement with the Design Review Panel and the use of Wirral's 3D digital model will be required in order to consider such proposals.</p>
MM 57	277-278	Policy WS 5.2 and Policy WS 5.3 moved to new Policy WD 24.	<p><i>To be inserted after Implementation section for WD 23</i></p> <p><u>Open Space and Outdoor Sports Provision</u> <u>The open space category of green and blue infrastructure is identified in Figure 3.7 whilst protected sites are shown on the Policies Map and listed in Appendices 11 (Sport and Recreation), 12 (Open Space), 13 (Local Green Space) and 14 (Countryside Recreation Sites). The underlying evidence is</u></p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p><u>explained in the preamble to Policy WS 5 which outlines the open space evidence. Facilities for outdoor sport have been separately assessed as noted.</u> ^{new footnote}</p> <p><u>New Footnote: Wirral Playing Pitch and Outdoor Sports Assessment and Wirral Playing Pitch and Outdoor Sports Strategy, KKP 2021</u></p> <p><u>Policies WS 5 and WD 24 seek to ensure that the people of Wirral continue to have good access to open spaces and that children's play space is provided close to home. Policy WS 10 Infrastructure Delivery protects existing open space and outdoor sports associated with new development. The strategy is set out in Policy WS 5 Strategy for Green and Blue Infrastructure, Biodiversity and Landscape Protection with an approach of seeking multiple uses for open space as a basic principle.</u></p> <p>3.118 Policy WS 5.2 <u>WD 24</u> <u>Open Space and Outdoor Sports</u> Provision is therefore based on the following assumptions:</p> <ul style="list-style-type: none"> • that all new housing development should contribute towards the overall provision of an appropriate quality and quantity of open space including that for outdoor sport at both a strategic and local level; • that contributions should be based on the provision of 37 square metres of open space per person, of which at least 2.5 square metres per person should be specifically for children and young people ¹⁰⁵;

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
<p>Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.</p>			
			<ul style="list-style-type: none"> • that all new residential areas should have safe and easy access to an open space of at least 1.5 hectares or above within 720m walking distance or to an appropriate equivalent and to a site providing a facility specifically for children's play within 400m walking distance; • that new open space should be provided in areas where these standards are not met but that any requirements should be based on the size and location of the development proposed and the ability to accommodate the particular type of facility required; • that alternative solutions would be acceptable, if an equivalent or comparable level of provision can be secured to meet the likely needs of residents; and • that where new on-site provision would not be appropriate, an equivalent financial contribution should be required towards the improvement of existing facilities. <p><u>3-119 Facilities for outdoor sport and recreation have been separately assessed</u>^(new footnote). The approach to open space and outdoor sports and recreation provision is set out in Policy WD 24 Open Space and Outdoor Sports Provision and Appendix 10 whilst policy for the protection of existing facilities is contained in Policy WS 10 Infrastructure Delivery. Alternative approaches to open space may be required in Regeneration Areas, where land values are lower, sites may be more limited, and a higher density of development is proposed. These should be set out in an appropriate neighbourhood framework or masterplan.</p> <p>New Footnote: <u>Wirral Playing Pitch and Outdoor Sports Assessment and Wirral Playing Pitch and Outdoor Sports Strategy, KKP 2021</u></p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>3.120 There is also a need to make appropriate provision for additional outdoor sport and recreation 106, and this is addressed by Policy WS 5.3 and Policy WS 10 Infrastructure Delivery.</p> <p><u>Policy WD 24</u> <u>Open Space and Outdoor Sports Provision</u></p> <p>D.A. New residential development will be required to contribute to the improvement and enhancement of open space, which may be secured through a mix of on-site provision and/or financial contributions, based on the following standards:</p> <ol style="list-style-type: none"> 1. the provision of 37 square metres of publicly accessible open space per person, of which 2.5 square metres per person will be for equipped children's play or 80 square metres per dwelling, of which 6 square metres will be for equipped children's play; and 2. that all new dwellings should be within 720 metres safe walking distance of a publicly accessible open space or designated Tourism Area of 1.5 hectares or above; and 3. that all new dwellings should be within 400m safe walking distance of an appropriately equipped open-access facility for children's play. <p>E.B. Where new on-site provision is not required or cannot be achieved, an equivalent financial contribution will be required to secure improvements to existing local facilities and/or access to</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification												
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.															
			<p>strategic provision, within the catchment of the development proposed. A residual contribution will be sought where only provision for children's play is required under Clause <u>crit</u>erion <u>F D</u> below.</p> <p><u>F. C.</u> Where 50 or more new dwellings will be further than 720 metres safe walking distance of a publicly accessible open space of 1.5 hectares or above, new on-site provision will be required at 37 square metres per person or 80 square metres per dwelling, with provision for children's play on the following basis:</p> <table border="1" data-bbox="723 738 1924 1086"> <thead> <tr> <th data-bbox="723 738 1126 826">Size of Development ⁱ</th> <th data-bbox="1126 738 1525 826">Type of play provision (or equivalent) ⁱⁱ</th> <th data-bbox="1525 738 1924 826">Minimum size of activity area for play ⁱⁱⁱ</th> </tr> </thead> <tbody> <tr> <td data-bbox="723 826 1126 914">50 dwellings (or 109 residents) or more</td> <td data-bbox="1126 826 1525 914">Local Area for Play (LAP)</td> <td data-bbox="1525 826 1924 914">100 square metres</td> </tr> <tr> <td data-bbox="723 914 1126 1002">67 dwellings (or 160 residents) or more</td> <td data-bbox="1126 914 1525 1002">Local Equipped Area for Play (LEAP)</td> <td data-bbox="1525 914 1924 1002">400 square metres</td> </tr> <tr> <td data-bbox="723 1002 1126 1086">167 dwellings (or 400 residents) or more</td> <td data-bbox="1126 1002 1525 1086">Neighbourhood Equipped Area for Play (NEAP)</td> <td data-bbox="1525 1002 1924 1086">1,000 square metres</td> </tr> </tbody> </table> <p>i. The calculation of the number of persons per dwelling will be based on the average occupancy of equivalent sized dwellings from the latest national Census of population.</p> <p>ii. The definition of Local Area for Play (LAPs), Local Equipped Area for Play (LEAPs) and Neighbourhood Equipped Area for Play (NEAPs) is set out in Fields in Trust guidance and the Glossary at Appendix 1.</p> <p>iii.. Provided at a minimum of 2.5 square metres per person.</p>	Size of Development ⁱ	Type of play provision (or equivalent) ⁱⁱ	Minimum size of activity area for play ⁱⁱⁱ	50 dwellings (or 109 residents) or more	Local Area for Play (LAP)	100 square metres	67 dwellings (or 160 residents) or more	Local Equipped Area for Play (LEAP)	400 square metres	167 dwellings (or 400 residents) or more	Neighbourhood Equipped Area for Play (NEAP)	1,000 square metres
Size of Development ⁱ	Type of play provision (or equivalent) ⁱⁱ	Minimum size of activity area for play ⁱⁱⁱ													
50 dwellings (or 109 residents) or more	Local Area for Play (LAP)	100 square metres													
67 dwellings (or 160 residents) or more	Local Equipped Area for Play (LEAP)	400 square metres													
167 dwellings (or 400 residents) or more	Neighbourhood Equipped Area for Play (NEAP)	1,000 square metres													

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
<p>Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.</p>			
			<p>G-D. Where 50 or more new dwellings will be within 720 metres safe walking distance of a publicly accessible open space of 1.5 hectares or above but not within 400m safe walking distance of an appropriately equipped facility for children's play, appropriate provision for play in line with clause criterion F-C. <u>above</u> must be made on a site (or sites) of no less than 0.40 hectares.</p> <p>H-E. Off- site provision will be accepted where this would secure an equivalent or better level of provision on an appropriate site. The cost of any agreed on-site or off-site provision will be deducted from the contribution to secure improvements to existing local or strategic facilities or strategic provision required under clause criterion D-A.</p> <p>I-F. New on-site open space should, wherever possible, be provided as a single site for public recreation, centrally located to serve the development as a whole unless additional provision is required to secure appropriate access to safe children's play within 400m of each new dwelling. Where a facility for play or outdoor sport is provided, an appropriate distance must be maintained between the main activity area and the nearest residential property boundary, to protect the amenity of neighbouring residents.</p> <p>J-G. Within Regeneration Areas, strategic provision should be identified within an appropriate masterplan or neighbourhood framework. Where appropriate on-site provision would not be achievable, alternative well- designed, high quality open space must be provided, which may include access to formal or informal areas for local recreation or play, waterfront access, tree lined streets, green roofs, access to community growing areas, bespoke approaches to community involvement in maintenance and improved access to appropriate strategic provision.</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Outdoor Sports Provision</p> <p>K. H. New residential development will also be required to contribute to the provision of appropriate facilities for outdoor sport and recreation in line with the needs identified per person within the latest Playing Pitch and Outdoor Sports Strategy for the Borough. Where on site provision would not be appropriate or achievable, an appropriate financial contribution will be required to secure improvements to existing facilities and/ or to support the delivery of appropriate strategic provision to serve the development proposed.</p> <p>Implementation</p> <p>3.132 The provision of the requirements set out in Policy WS 5 <u>and Policy WD 24</u> on site are expected to be made in a manner that enables multiple uses of the space provided in most instances. There is not an additional quantum standard <u>for green and blue infrastructure</u> over the standard for the provision of open space <u>in Policy WD 24</u>. There is not an additional quantum standard over the standard for the provision of open space. There is an expectation however, that the 10% (or 20% on Council owned land) net biodiversity gain will be achieved, which is considered to be a qualitative standard, and that the on site space provided by development, including landscaping proposals contributes to the green and blue infrastructure networks. A considered approach is therefore required to the handling design of open space including green and blue infrastructure in design and an explanation of how the proposal fulfils the requirements of Policies WS 5 and WD 24 is expected to be provided as part of the Planning Statement for the application. This explanation is to include where the fulfilment of the policy is to be in the form of any offsite contributions in cases where it is not possible to fulfil the policy on site. Further guidance will be provided by the Council and Policy WD 1 Landscaping should also be addressed.</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Contributions to Open Space</p> <p>3.135 Open space requirements will only apply to proposals for net new residential dwellings within Use Class C3 and Use Class C4. Other residential uses will be expected to provide appropriate communal usable outside space within the site, in line with other policies in the Local Plan.</p> <p>3.136 The standards for open space will be in addition to any other requirements to provide appropriate green and blue infrastructure or net gain in biodiversity unless it can be demonstrated that the proposals will be genuinely multi-functional and will not diminish provision for appropriate recreation or play. Areas of land that would be unable to provide safe, usable or accessible open space for residents will not be accepted to contribute to these requirements.</p> <p>3.137 The need to make provision for on- site open space will be assessed by the walking distance to the site on the ground (not as the crow flies) avoiding any obvious physical obstacles, such as railway lines or risks, such as major highways without appropriate pedestrian crossing facilities. Where a number of sites would combine to form a larger residential area, contributions may be required on a proportionate basis and pooled to secure provision to serve the development as a whole.</p> <p>3.138 The facilities to be provided will need to be suitable for use before the relevant number of dwellings are occupied and arrangements for future maintenance must be secured prior to</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>occupation of the development. Where provision on-site is not practical, there will be a contribution in lieu.</p> <p>3.139 Within designated Regeneration Areas, the requirements for development are more likely to be qualitative as noted in clause <u>criteria E, B and G</u>. They may also be set out within masterplans that identify provision for the specific site.</p> <p>3.140 Where financial provision in lieu of on-site provision is to be made then this will be expected at a rate equivalent to the standard set out in clause <u>criterion E, A or criteria C and/or D</u> for which costs will be annually updated. This will be spent on improvements to local sites in the first instance, and then to the improvement of strategic provision. Details will be contained in a published and annually monitored investment strategy that draws together investment in recreational space and other green and blue infrastructure. Further information on how costs and contributions will be calculated is set out within the accompanying Infrastructure Delivery Plan.</p> <p><u>When an application is received in 'outline', and the number and type of dwellings are unknown, permissions will only be granted subject to a condition and/or obligation ensuring that the appropriate provision is made in terms of the number of dwellings that will eventually be proposed.</u></p> <p>Contributions to Outdoor Sport and Recreation</p> <p>3.141. The need for additional outdoor sports facilities will be calculated using Sport England's Playing Pitch Calculator as set out in the Wirral Playing Pitch and Outdoor Sports Strategy. Per</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			person contributions for net new residential dwellings within Use Class C3 and Use Class C4 will be based on the likely demand generated for pitch sports and the annually updated associated capital and lifestyle costs of the new pitch provision required to accommodate that demand. The number of persons per dwelling will be based on the average occupancy of equivalent sized dwellings from the latest national Census of population.
MM 58	269	Policy WM 1	<p>Policy WM 1 Proposals for Minerals Development</p> <p>A. Planning permission will only be granted for minerals development where:</p> <ol style="list-style-type: none"> 1. the proposal will not result in any unacceptable impact on the natural, geological or historic environment, water resources, amenity and/or on human health and safety; and 2. if the development involves extraction, the extraction is necessary; and no other viable source is available in Wirral; and 3. the proposal will not undermine <u>has taken account of</u> the use of alternative, secondary or recycled materials; and 4. the proposal will not be <u>unacceptably</u> detrimental to local residents and businesses or to the character of the area as a result of noise, smell, dust, vibration, land stability, contamination or other nuisance or visual impact; and 5. <i>[text unchanged]</i> 6. <i>[text unchanged]</i> 7. <i>[text unchanged]</i> 8. <i>[text unchanged]</i> <p>B. <i>[text unchanged]</i>.</p>

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			C. <i>[text unchanged]</i> .
MM 59	272	Policy WM 3	<p>Policy WM 3 Safeguarding Mineral Reserves and Infrastructure</p> <p>A. The mineral reserve for clay extraction in North Wirral will be safeguarded as shown on the Policies Map (MSA-SA8.1). Non-minerals development will only be permitted within the safeguarded area where it can be demonstrated that the mineral cannot be extracted prior to development or is no longer of any economic value or potential use.</p> <p><u>B.A.</u> Facilities for landing marine-won sand and gravel will be safeguarded at Riverbank Road, Bromborough (MSA-SA4.1) within the boundaries defined on the Policies Map subject to clause D <u>criterion C.</u> below.</p> <p>C.B. <u>C.</u> The following minerals infrastructure shown on the Policies Map will also be safeguarded subject to clause D. <u>criterion C.</u> below:</p> <ol style="list-style-type: none"> 1. Ready-Mix Concrete Plant, Dock Road, Wallasey (MSA-SA1.1) 2. Asphalt Plant, Riverbank Road, Bromborough (MSA-SA4.2) 3. Ready-Mix Concrete Plant, Tarran Industrial Estate, Moreton (MSA-SA5.1)

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>D.C. Non minerals development will only be permitted within the safeguarded areas identified in <u>clause criteria A and B.</u> and B clause C. if:</p> <ol style="list-style-type: none"> 1. an alternative site can be provided within an acceptable distance, which is at least as appropriate for the use as the safeguarded site; or 2. it can be demonstrated that the infrastructure no longer meets the current or anticipated future needs of the minerals and/or construction industry. 3. <u>where practical and environmentally feasible, minerals are extracted prior to non-mineral development taking place.</u>
MM 60	273	Policy WM 4	<p>Policy WM 4 Oil and Gas Development Policy WM 4.1 Safety A. <i>[Text unchanged]</i></p> <p>Policy WM 4.2 Exploration and Appraisal B. <i>[Text unchanged]</i> C. <i>[Text unchanged]</i></p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Policy WM 4.3 Production D. <i>[Text unchanged]</i></p> <p>Policy WM 4.4 Overall Assessment E. 1-8 <i>[Text unchanged]</i> F. <i>[Text unchanged]</i></p>
MM 61	275	Policy WM 6	<p>Policy WM 6 Waste Management A. New waste management development will be permitted in accordance with the spatial strategy, policy criteria and site allocations for new waste management development set out in the Joint Waste Local Plan for Merseyside and Halton adopted in July 2013. B. Development proposals that would support improvements in the minimisation, collection, re-use and recycling of waste generated at existing facilities within the site will normally be supported. <u>A. The Council will promote the sustainable management of waste in accordance with the waste hierarchy (as defined in national planning policy). In accordance with the Merseyside and Halton Joint Waste Local Plan 2013 (or any Plan that may supersede or supplement this) it will work to:</u></p> <ol style="list-style-type: none"> 1. <u>identify and safeguard (where appropriate) waste management sites in appropriate locations;</u> 2. <u>assist in the implementation of a resource-recovery led strategy for sustainable waste management;</u>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<ol style="list-style-type: none"> 3. <u>ensure that the Borough contributes to meeting the identified sub-regional needs for waste management facilities and sites;</u> 4. <u>encourage good design in new development in order to minimise waste, promote the use of reclaimed and recycled materials and to facilitate the storage, collection and recycling of waste;</u> 5. <u>encourage the sustainable transport of waste and promote the use of mechanisms such as waste audits and waste management plans to minimise the generation of waste; and</u> 6. <u>ensure that waste management facilities are developed whilst minimising any negative impacts on the environment and communities of the Borough.</u>
Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
MM 62	280	Appendix 1	Terminology: Main Employment Uses Explanation: Main Employment Uses are those uses normally found in industrial estates or business parks, requiring dedicated land or buildings. They include Use Classes B2 (General industrial) and Use Class B8 (Storage or distribution) from the Town and Country (Use Classes) Order 1987 (as amended) as well as aspects of Use Class E, such as purpose built offices (where not subject to a sequential test or having met the test), light industrial and research establishments. They do not include buildings designed or converted to allow, as their primary purpose, the selling

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			of convenience or comparison retail goods to the general public or for <u>main town centre uses</u> . other uses that would normally serve the general public in a town centre or other accessible, central location.
MM 63	283	Appendix 1	Terminology: Qualifying development Explanation: Under Policy WS 5-4 qualifying development is that which is applied by the Environment Act 2021 for the purposes of Biodiversity Net Gain.
MM 64	284	Appendix 1	Terminology: Severe transport impact Explanation: Severe traffic impact is considered to be: – Regular instances of traffic blocking key junctions and queuing back on the M53 and key route network, – Impact on the wider local road network that would result in:- Delays at downstream junctions in addition to junctions where traffic first joins the highway network; subsequent impacts on key public transport routes; and inappropriate routing of traffic through a town and local centre, and residential roads (including villages).

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification																																																												
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.																																																															
MM 65	298	Appendix 4	<p><i>Replace Appendix 4 with updated housing trajectory, as shown below:</i></p> <table border="1"> <caption>Housing Supply and Requirement Data (Estimated from Chart)</caption> <thead> <tr> <th>Monitoring Year</th> <th>Total supply</th> <th>Annualised Requirement (adjusted to reflect 10% 5YHLS buffer)</th> </tr> </thead> <tbody> <tr><td>2022</td><td>750</td><td>500</td></tr> <tr><td>2023</td><td>600</td><td>500</td></tr> <tr><td>2024</td><td>500</td><td>500</td></tr> <tr><td>2025</td><td>700</td><td>500</td></tr> <tr><td>2026</td><td>600</td><td>500</td></tr> <tr><td>2027</td><td>600</td><td>500</td></tr> <tr><td>2028</td><td>1250</td><td>900</td></tr> <tr><td>2029</td><td>1100</td><td>900</td></tr> <tr><td>2030</td><td>1050</td><td>900</td></tr> <tr><td>2031</td><td>950</td><td>900</td></tr> <tr><td>2032</td><td>900</td><td>900</td></tr> <tr><td>2033</td><td>800</td><td>1000</td></tr> <tr><td>2034</td><td>700</td><td>1000</td></tr> <tr><td>2035</td><td>650</td><td>1000</td></tr> <tr><td>2036</td><td>600</td><td>1000</td></tr> <tr><td>2037</td><td>600</td><td>1000</td></tr> <tr><td>2038</td><td>600</td><td>1000</td></tr> <tr><td>2039</td><td>600</td><td>1000</td></tr> <tr><td>2040</td><td>600</td><td>1000</td></tr> </tbody> </table>	Monitoring Year	Total supply	Annualised Requirement (adjusted to reflect 10% 5YHLS buffer)	2022	750	500	2023	600	500	2024	500	500	2025	700	500	2026	600	500	2027	600	500	2028	1250	900	2029	1100	900	2030	1050	900	2031	950	900	2032	900	900	2033	800	1000	2034	700	1000	2035	650	1000	2036	600	1000	2037	600	1000	2038	600	1000	2039	600	1000	2040	600	1000
Monitoring Year	Total supply	Annualised Requirement (adjusted to reflect 10% 5YHLS buffer)																																																													
2022	750	500																																																													
2023	600	500																																																													
2024	500	500																																																													
2025	700	500																																																													
2026	600	500																																																													
2027	600	500																																																													
2028	1250	900																																																													
2029	1100	900																																																													
2030	1050	900																																																													
2031	950	900																																																													
2032	900	900																																																													
2033	800	1000																																																													
2034	700	1000																																																													
2035	650	1000																																																													
2036	600	1000																																																													
2037	600	1000																																																													
2038	600	1000																																																													
2039	600	1000																																																													
2040	600	1000																																																													

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification								
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.											
MM 66	302	Appendix 6	Location	Site Reference	Use Classes	Total Net Developable Area (ha)	2020/2025 2022/3-2027/8 (ha)	2025/2030 2028/9-2033/4 (ha)	2030/2037 2034/5-2039/40 (ha)		
			Regeneration Areas								
			<i>Seacombe Corridor</i>	<i>RA1</i>		-	-	-	-		
			<i>Scotts Quay</i>	<i>RA2</i>							
			<i>Waterfront</i>	<i>RA3</i>		1.58	1.58	-	-		
			Twelve Quays, South of Morpeth Wharf, Birkenhead	EMP-RA3.1	B2/B8/Port use	1.58	1.58	-	-		
			<i>Central Birkenhead</i>	<i>RA4</i>		-	-	-	-		
			<i>Hind Street</i>	<i>RA5</i>		-	-	-	-		
			<i>Wirral Waters</i>	<i>RA6</i>		22.37 <u>17.38</u>	6.71 <u>5.69</u>	13.86 <u>11.7</u>	1.8 <u>1.8</u>		
			MEA Park West, Beaufort Road, Birkenhead	EMP-RA6.1	B2/B8/R&D	4.8 0.3	0.3	-	4.8		
			MEA Park West, Wallasey Bridge Road, Birkenhead	EMP-RA6.2	B2/B8	8.84 5.35	4.2 6.8	4.84 <u>2.68</u>	-		
			MEA Park East, Beaufort Road, Birkenhead	EMP-RA6.3	B2/B8/Port use	9.02	-	9.02	-		

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification						
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.									
			MEA Park Ph2, Beaufort Road, Birkenhead	EMP-RA6.4	B2/B8/Sui generis	1.76	1.76	-	-
			Former Hydraulic Tower, Tower Road, Seacombe	EMP-RA6.5	R&D	0.95	0.95	-	-
			<i>Hamilton Park</i>	<i>RA7</i>		<i>0.98</i>	<i>-</i>	<i>-</i>	<i>0.98</i>
			Kern's Warehouse, Cleveland Street, Birkenhead	EMP-RA7.1	B2/B8	0.98	-	-	0.98
			<i>North Side</i>	<i>RA8</i>		13.11 <u>11.66</u>	-	9.69 <u>11.66</u>	3.42 <u>3.42</u>
			Northside West, Dock Road, Poulton	EMP-RA8.1	B2/B8/Sui generis	6.28	-	6.28	-
			SMM Business Park Dock Road, Seacombe	EMP-RA8.2	B2/B8	6.83 <u>5.38</u>	-	3.44 <u>5.38</u>	3.42 <u>3.42</u>
			<i>Liscard</i>	<i>RA9</i>		-	-	-	-
			<i>New Brighton</i>	<i>RA10</i>		-	-	-	-
			<i>West Kirby</i>	<i>RA11</i>		-	-	-	-
Settlement Areas									
			<i>Wallasey</i>	<i>SA 1</i>		-	-	-	-
			<i>Suburban Birkenhead</i>	<i>SA3</i>		<i>0.58</i>	<i>0.58</i>	-	-

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text.

The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification						
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.									
			Land west of Prenton Way, North Cheshire TE, Prenton	EMP-SA3.1	B2/B8	0.58	0.58	-	-
			<i>Commercial Core</i>	<i>SA2</i>		<i>6.58</i>	1.06 <i>6.58</i>	-	<i>5.52</i>
			Cammell Laird South, Campbeltown Road, Birkenhead	EMP-SA2.1	B2/B8/Port use	5.52	<u>5.52</u>	-	5.52
			Twelve Quays, north of Tower Wharf, Birkenhead	EMP-SA2.2	B2/B8/Port use	1.06	1.06	-	-
			<i>Bebington, Bromborough & Eastham</i>	<i>SA 4</i>		<i>15.66</i>	2.35 <i>3.36</i>	5.65 <i>4.64</i>	<i>7.66</i>
			Land south of Riverbank Road, Bromborough	EMP-SA4.1	B2/B8	1.01	<u>1.01</u>	1.01	-
			Sun Valley expansion, Commercial Road, Bromborough	EMP-SA4.2	B2/B8	0.97	-	-	0.97
			Land north of Caldbeck Road, east of Welton Road, Bromborough	EMP-SA4.3	B2/B8	2.35	2.35	-	-

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text.

The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification						
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.									
			Tulip expansion, Plantation Road, Bromborough	EMP-SA4.4	B2/B8	2.05	-	-	2.05
			North Road Business Park, North Road, Eastham	EMP-SA4.5	B2/B8	9.28	-	4.64	4.64
			<i>Leasowe, Moreton, Upton, Greasby and Woodchurch</i>	<i>SA5</i>		<i>4.74</i>	<i>3.64</i> <i>0.25</i>	<i>0.00</i> <i>3.39</i>	<i>1.1</i>
			Peninsula Business Park, Reeds Lane, Moreton	EMP-SA5.1	B2/B8	1.1	-	-	1.1
			Land north of Premier/Typhoo access Road, Reeds Lane, Moreton	EMP-SA5.2	B2/B8	1.46	1.46	<u>1.46</u>	-
			Land south of Premier/Typhoo access Road, Reeds Lane, Moreton	EMP-SA5.3	B2/B8	1.93	1.93	<u>1.93</u>	-
			Land south of Tarran Way North, Moreton	EMP-SA5.4	B2/B8	0.25	0.25	-	-
			<i>Hoylake and West Kirby</i>	<i>SA6</i>		-	-	-	-
			<i>Irby, Thingwall, Pensby, Heswall and Gayton</i>	<i>SA7</i>		-	-	-	-

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text.

The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification																		
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.																					
			TOTAL SUPPLY				65.60 59.16	15.92 18.04	29.20 31.39	20.48 9.74											
MM 67	319-326	Appendix 10	<p>Introduction</p> <p>10.1 The following appendix sets out Wirral Council's approach to assessing the impacts of new development and determining any appropriate conditions to be attached to a planning permission, and, or developer contributions to be sought, towards meeting the infrastructure and, or mitigation needs arising from development. The appendix supports <u>provides guidance regarding</u> a number of policies in the Local Plan, as indicated in Table A10.1 below. <u>Table 10.1 below provides a link to where requirements can be found in a policy or its supporting text.</u> Proposals for development should, where appropriate, have regard to the Infrastructure Delivery Plan, which sets out the infrastructure required for the implementation of the Local Plan. Latest relevant demographic data and costs for use when calculating developer contributions will be published on the Council's website.</p>																		
			Table A10.1 Developer Contribution Type and Local Plan Policy Reference																		
			<table border="1"> <thead> <tr> <th colspan="2" data-bbox="732 1106 1975 1150">Relevant policies</th> </tr> </thead> <tbody> <tr> <td data-bbox="732 1150 1352 1193">Affordable Housing</td> <td data-bbox="1352 1150 1975 1193">WS 3-3</td> </tr> <tr> <td data-bbox="732 1193 1352 1236">Biodiversity Net Gain</td> <td data-bbox="1352 1193 1975 1236">WS 5-4 (and WD 3)</td> </tr> <tr> <td data-bbox="732 1236 1352 1279">Open Space</td> <td data-bbox="1352 1236 1975 1279">WS 5-2 and WD 24</td> </tr> <tr> <td data-bbox="732 1279 1352 1323">Sport</td> <td data-bbox="1352 1279 1975 1323">WS 5-3 <u>WD 24</u> and <u>WS 10</u></td> </tr> <tr> <td data-bbox="732 1323 1352 1366">Education</td> <td data-bbox="1352 1323 1975 1366">WS 10</td> </tr> </tbody> </table>							Relevant policies		Affordable Housing	WS 3-3	Biodiversity Net Gain	WS 5-4 (and WD 3)	Open Space	WS 5-2 and WD 24	Sport	WS 5-3 <u>WD 24</u> and <u>WS 10</u>	Education	WS 10
Relevant policies																					
Affordable Housing	WS 3-3																				
Biodiversity Net Gain	WS 5-4 (and WD 3)																				
Open Space	WS 5-2 and WD 24																				
Sport	WS 5-3 <u>WD 24</u> and <u>WS 10</u>																				
Education	WS 10																				

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text.

The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification								
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.											
			<table border="1" data-bbox="732 440 1973 616"> <tr> <td>Health</td> <td>WS 10</td> </tr> <tr> <td>Recreational pressure</td> <td>WS 5-5</td> </tr> <tr> <td>Transport</td> <td>WS 9 and Appendix 8</td> </tr> <tr> <td>Other infrastructure</td> <td>WS 10</td> </tr> </table> <p data-bbox="732 663 1122 695">10.2- 10.5 <i>[text unchanged]</i></p> <p data-bbox="732 703 2123 995">10.6 <u>The requirement or method of calculation for developer contributions included within this Appendix may be updated with revised guidance due to national guidance or local evidence base studies.</u> All policy requirements within the Local Plan have been subject to viability testing. Planning applications that comply with the policy requirements are assumed to be viable. Planning applications that do not comply with the policy requirements established in the Local Plan will normally be refused. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage.</p> <p data-bbox="732 1003 1128 1035">10.7-10.11 <i>[text unchanged]</i></p> <p data-bbox="732 1086 1144 1118">Appendix 10.1 Open Space</p> <p data-bbox="732 1126 2112 1378">10.12 In respect of residential development, the basic principle applies that new housing places new demands on open space provision. Therefore, for the majority of development resulting in a net increase in the number of dwellings (including changes of use of existing buildings to residential), the Local Planning Authority will seek quantitative improvements through new provision of open space and/or improvements to the quality and/or accessibility of existing provision. This may be provided on-site, as part of new development, and/or off-site. Where these</p>	Health	WS 10	Recreational pressure	WS 5-5	Transport	WS 9 and Appendix 8	Other infrastructure	WS 10
Health	WS 10										
Recreational pressure	WS 5-5										
Transport	WS 9 and Appendix 8										
Other infrastructure	WS 10										

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>requirements cannot be met, proposals for new housing may be determined not to represent sustainable development and the application may be refused.</p> <p>10.13 Policy <u>WD 24 WS 5.2</u> provides for the securing of a mix of on-site provision and off site contribution depending on the size, type and location of the development proposed. The basic level of requirement will be equivalent of providing 34.5sqm new open space, and 2.5sqm for play for children and youth per person.</p> <p>Thresholds and Exemptions</p> <p>10.14 All major residential development will be required to contribute to Open Space provision. The level of off site financial contribution will be reduced by the cost of equivalent open space provision to be provided on site.</p> <p>10.15 – 10.17 <i>[text unchanged]</i></p> <p>How contributions will be spent</p> <p>10.18 The expectation will generally be that off-site contributions for open space will be spent on improvements to local sites or strategic locations¹⁹⁵.</p> <p>Footnote 195 Strategic locations are larger sites which also provide higher level strategic provision. Defined as 10ha plus with a catchment of up to 1.2km or 15 minute walk time.</p> <p>10.19 When an application is received in 'outline', and the number and type of dwellings are unknown permission will only be granted subject to a condition and/ or obligation ensuring that the appropriate provision is made in terms of the number of dwellings that will eventually be proposed.</p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Appendix 10.2 Sports Provision</p> <p>10.20 An assessment of current and future demand arising from Local Plan growth has been undertaken for Playing Pitches and Outdoor Sport and Indoor Sport and Built Facilities alongside Sport England. Policy-WD 24 and WS 10 provide for the securing of the provision of playing pitches and outdoor sport and indoor and built facilities including developer contributions.</p> <p>Thresholds and Exemptions</p> <p>10.21 New residential development will be required to contribute to the provision of appropriate facilities for outdoor sport and recreation in line with the needs identified within the latest Playing Pitch and Outdoor Sports Strategy and Indoor Sports and Build Facility Strategy. Where on-site provision would not be appropriate or achievable, an appropriate financial contribution will be required to secure improvements to existing facilities and/or to support the delivery of appropriate strategic provision to serve the development proposed.</p> <p>Levels and Standards of Provision</p> <p>10.22 <i>[text unchanged]</i></p> <p>10.23 When an application is received in 'outline', and the number and type of dwellings are unknown permission will only be granted subject to a condition and/ or obligation ensuring that the appropriate provision is made in terms of the number of dwellings that will eventually be proposed.</p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>How contributions will be spent</p> <p>10.24 The expectation will generally be that playing pitch contributions will be spent on improvements to local sites in accordance with the Playing Pitch and Outdoor Sport Assessment and Strategy however contributions may also be spent at strategic locations. Contributions to indoor sport and built facilities will be spent on improvements in accordance with the latest Indoor and Built facilities Assessment and Strategy, and the Leisure Facilities Masterplan 196 Footnote 196: The latter is due to be agreed by Wirral Council in Summer 2022</p> <p>10.25 For other outdoor sports where facilities are being replaced the contribution will be assessed on a case by case basis, based on the scale and type of facility to be lost and replaced.</p> <p>Appendix 10.3 Education</p> <p>10.26 New housing resulting in population growth in an area will increase the number of pupils, which will place additional demands on local schools and education facilities. Where these pupils cannot be accommodated within the capacity of existing schools, it is necessary to ensure that additional capacity is created through direct provision, or to collect capital funding through developer contributions to expand the capacity of schools and education facilities. Where the impacts of development on schools and education cannot be mitigated, new housing proposals may be determined not to represent sustainable development and any application may be refused.</p> <p>10.27 Developer contributions for education will only be sought for new housing development which creates additional demand for education infrastructure, in excess of what is available and accessible¹⁹⁷</p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Footnote 197: CIHT Guidance for Providing Journeys on Foot suggests a desirable walking distance of 500m for school journeys, an acceptable walking distance of 1000m and a maximum distance of 2000m.</p> <p>Thresholds and Exemptions</p> <p>10.28 Only 'major' residential development proposals reflecting the legal planning definition of such development will be assessed for their impact on education provision, i.e., those with 10 or more dwellings or a site of 0.5 hectares or more.</p> <p>10.29 Non-residential developments would not be expected to have an impact on education provision, therefore are exempt from conditions and developer contributions for education. Furthermore, the following residential developments would not be expected to yield any children and are therefore similarly exempt:</p> <ul style="list-style-type: none"> – Student accommodation – Housing for Older People <p>Identifying relevant schools / education provision and capacity</p> <p>10.30 Schools which are considered to be directly related to a development will most often be community primary schools within the relevant school catchment area and wider Local Education Authority school planning area. For secondary school provision there is one secondary school catchment area covering the entire Borough. Special Educational Needs and Disability (SEND) provision does not conform to catchment areas in the way that schools do.</p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>10.31 The Council reviews and updates the net capacity of schools on an annual basis which underpins the Planned Admission Number. When assessing future demand for school places these elements will be considered such as variations in birth data and other housing developments: within a school catchment area or adjoining it, where there may be other schemes already under construction, or approved but not yet being built that will affect pupil numbers in future years. Early years provision will be appraised based on capacity in school rather than private settings. There are a number of settings for post 16 education and appraisal will be based on school settings.</p> <p>10.32 Where it is determined by the Local Education Authority that there is insufficient capacity and schools and other education facilities cannot accommodate the anticipated number of new pupils, the Council will, in collaboration with the respective schools/facilities, consider whether the schools can be physically extended, or in rare instances if a new school is required. Provision to accommodate additional necessary capacity to support needs arising from new housing development will be secured through planning conditions or planning obligations, either by direct provision of buildings or facilities or through appropriate developer contributions. In exceptional circumstances planning conditions or other planning obligation agreements may be appropriate to secure other requirements, such as the provision of sufficient land, to allow for the delivery of additional school or education capacity necessary to serve the development.</p> <p>Pupil Yield 10.33 – 10.35 [<i>text unchanged</i>]</p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>10.36 When an application is received in 'outline', and the number and type of dwellings are unknown permission will only be granted subject to a condition and/ or obligation ensuring that the appropriate provision is made in terms of the number of dwellings that will eventually be proposed.</p> <p>Appendix 10.4 Health</p> <p>10.37 New housing resulting in population growth in an area will increase the number of patients seeking to register with a GP. Where these patients cannot be accommodated by existing healthcare provision, planning conditions and more typically planning obligation agreements will be used to secure the provision and or improvement and maintenance of infrastructure.</p> <p>Threshold and exemptions</p> <p>10.38 The following sets out which developments will be assessed for their impacts on healthcare provision, how those impacts will be appraised and how developer contributions will be calculated:</p> <ol style="list-style-type: none"> 1. Only 'major' residential development proposals reflecting the legal planning definition of such development will be assessed for their impact on healthcare provision, i.e., those with 10 or more dwellings or a site of 0.5 hectares or more. 2. Non-residential developments would not be expected to have an impact on healthcare provision, therefore are exempt from conditions and developer contributions for healthcare. <p>Identifying healthcare capacity</p> <p>10.39 In order to determine whether there is sufficient projected capacity in healthcare services, the NHS Wirral Clinical Commissioning Group will assess and liaise with the GP practices which serve the area of a development. Where it is determined there is insufficient capacity and services cannot</p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>accommodate the anticipated number of new residents (this may be in relation to the impact of the development alone or taken in conjunction with other planned developments), the Wirral NHS Clinical Commissioning Group will, in collaboration with the respective practices, consider whether the facilities can be physically extended, or if there are other measures which could increase the capacity of the practices. Where this is deemed possible a developer contribution(s) will be sought.</p> <p>Calculating developer contributions</p> <p>10.40 To calculate the financial contribution required from a residential development, the following formula will usually be applied: (Estimated population of the development (using Census data for average occupancy per bedroom) ^{New footnote} x the proportion of GPs per person x (the required sqm floorspace per GP x average construction cost (per sqm))</p> <p><u>New Footnote: Population specific factors relevant to the proposed development in question should be taken into account where necessary.</u></p> <p>10.41 A minimum standard GP list size is 1 GP per 1800 patients per GP. Accordingly for every person 0.000555555555 of a GP is required.</p> <p>10.42 A single GP requires approximately 150sqm of floorspace. This assumption is underpinned by the NHS England Primary Care Business Case Prioritisation and Approval Process. This includes a schedule of Size and Space Standards for Primary Medical Care Contractor premises which provides principles of best practice when assessing size requirements to accommodate overall facility space common to all primary care medical premises.</p> <p><u>Applicants should refer to the latest available best practice published by the NHS when assessing how healthcare needs arising from proposed development will need to be catered for. This will</u></p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p><u>include the average GP list size of patients per GP, and relevant floorspace requirements to accommodate additional needs likely to be generated and cost benchmarks.</u></p> <p>10.43 GP practice floorspace costs will be derived from average construction costs and local costs provided via NHS District Valuer. Costs will be periodically reviewed and modified in accordance with a relevant recognised build cost index.</p> <p>10.44 <i>[text unchanged]</i></p> <p>10.45 When an application is received in 'outline', and the number and type of dwellings are unknown permission will only be granted subject to a condition and/or obligation ensuring that the appropriate provision is made in terms of the number of dwellings that will eventually be proposed.</p> <p>Appendix 10.5 Recreational Disturbance</p> <p>10.46 This appendix relates to mitigating the impacts of new housing along Liverpool City Region's coast, and the wildlife and habitats those areas support. More specifically, this appendix addresses mitigation measures for the disturbance to the bird species, arising from increased recreational activity on the coast. It should be noted that a development may be subject to requirements for additional or alternative mitigation measures to address any other potential adverse effects of development on these protected areas.</p> <p>Thresholds and Exemptions</p> <p>10.47 The Council will seek contributions as set out in the Information and Guidance Note: Interim Approach to Avoid and Mitigate Recreation Pressure in Wirral (2022), where appropriate, from residential proposals of 10 or more dwellings to deliver all measures identified (including strategic</p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
<p>Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.</p>			
			<p>measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitats Regulations and Habitats Directive. This is set out in Local Plan Policy WS 5.5. This interim approach will be used until the LCR Recreational Disturbance Avoidance and Mitigation Strategy is adopted. The timeframe for which is June 2023.</p> <p>Calculating developer contributions</p> <p>10.48 The Information and Guidance Note: Interim Approach to Avoid and Mitigate Recreation Pressure in Wirral (2022) sets out a mitigation charging schedule including a mitigation tariff per unit, which will be published on the Council's website. The whole of the administrative area of Wirral is within the Core Zone subject to a higher tariff.</p> <p>10.49 When an application is received in 'outline', and the number and type of dwellings are unknown permission will only be granted subject to a condition and/ or obligation ensuring that the appropriate provision is made in terms of the number of dwellings that will eventually be proposed.</p> <p>Appendix 10.6 Transport</p> <p>10.50 The expected contributions from developments for transport infrastructure will relate to access to sites by all modes or mitigating impact of traffic generated by the development. Site specific requirements will be assessed through discussion with the Local Planning and Highways Authority and through the provision of Transport Statements, Transport Assessments and Travel Plans. Policy WS 9, Appendix 8 and the Council's Development Management Validation Checklist provide the requirements for Transport Statements and Assessments and Travel Plans.</p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>10.51 Developer contributions for transport may include but will not be limited to those necessary to:</p> <p>achieve highway safety in the immediate vicinity of the site, including ensuring safe access and egress by all modes;</p> <p>achieve greater connectivity such as new or upgraded pedestrian or cycle routes, crossings, or public transport enhancements and access to services; and minimise development-related impacts such as traffic congestion through capacity enhancement.</p> <p>10.52 A section 278 agreement may be used where planning permission has been granted for a development that requires improvements to, or changes to, public highways.</p> <p>10.53 Where a Travel Plan is required for development a Travel Plan monitoring payment will be required. Major proposals will be liable for an annual review per year for 5 years after completion. Travel Plan monitoring fees will be published on the Council website. The fee rate will increase depending upon the nature and complexity of the development.</p> <p>Appendix 10.75 Affordable Homes / First Homes / Mobility Housing</p> <p>Off-Site Provision and Payment in Lieu</p> <p>10.54 <u>Policy WS 3.3 D and G</u> states that in the lowest of viability areas on multiphase schemes, <u>requires for provision to</u> may be made via a S106 agreement to meet the full affordable housing requirements for on later phases of development. This effectively means that it may be possible to reduce the affordable housing requirement at initial phase of development if this is needed to enable a financially viable development. In such instances, later phases will be required to provide affordable housing, as property or land values rise.</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Affordable housing contribution calculation</p> <p>10.55 The commuted sum for affordable housing to be delivered off-site is calculated as follows:</p> <ol style="list-style-type: none"> 1. The Council accept that the units would be transferred to a Registered Social Landlord at 80% of the open market value. The 'cost' to the developer is therefore 20%; 2. The policy requirement for affordable housing is either 10% or 20%, depending on the location; 3. Therefore, the commuted sum will constitute: <ol style="list-style-type: none"> i. In areas subject to 10% provision: 2% (10% of the 20%) <u>2.65%</u> of the total open market value of the site. ii. In areas subject to 20% provision: 4% (20% of the 20%) <u>7.75%</u> of the total open market value of the site. <p><u>This contribution calculation will be subject to regular review both in terms of the mix and percentage of Open Market Value calculations.</u></p> <p>10.56 The open market value of each type of property should be based on the most up-to-date Land Registry average ward house price data<u>ge</u> or other verifiable source.</p> <p>Appendix 10.8 Biodiversity Net Gain</p> <p>10.57 All development shall deliver a net gain in biodiversity value. All major development shall deliver at least a 10% net gain in biodiversity value, and development on Council owned land will deliver a 20% net gain in biodiversity Value.</p>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			<p>Calculating developer contributions 10.58 The Defra Biodiversity Metric will be used to identify the net gains that will be provided on site with development. Local Nature Recovery Strategies and Nature Recovery Networks will identify the recipient sites for off site Biodiversity Net Gain provision where on site provision is not possible. Refer Policies WS 5 and WD 3.</p> <p>Appendix 10.9 Other contributions 10.59 Contributions will be sought for additional types of infrastructure necessary to remedy site-specific deficiencies that arise from development, or any other mitigation or compensatory measures required. These may include where relevant:</p> <ol style="list-style-type: none"> 1. Where appropriate retail units will be expected to contribute to the provision of litter bins. 2. Street trees. 3. Public realm. 4. Public art. 5. Flood protection and mitigation measures and sustainable drainage and necessary maintenance payments including those to address the adverse effects of surface water run-off, where a flood risk assessment shows it to be necessary. 6. Biodiversity where a development would have an adverse effect on a feature of biodiversity interest. 7. Future cost of connection to a planned heat network. 8. Mitigation against air quality impacts. 9. Appropriate monitoring costs e.g.,

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.			
			i. monitoring of Employment and Skills Plan for construction and lifetime of development, ii. travel planning. 10.60 In considering whether these are necessary to make development acceptable in planning terms the Council will take into account the overall impact of the proposed development in respect of the specific matters.
MM 68	327	Appendix 11	SA1 - Wallasey Insert the following entry: Reg 19 Ref <u>SR-SA1.11A</u> Site Name <u>Guinea Gap Recreation Centre</u> Proposed Designation <u>Sport and Recreation</u> Open Space Typology <u>Urban Sports Facility</u> Area (hectares) <u>0.71</u>
MM 69	354	Appendix 13	<u>SA6 - West Kirby, Hoylake and Meols</u> Reg 19 Ref LGS-SA6.3 Site Name Greenfield Estate Proposed Designation Local Green Space Open Space Typology Private Estate and Grounds Area (hectares) 2.73
MM 70	358	Appendix 15	<i>Replace Appendix 15 with the following:</i>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification										
<p>Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.</p>													
			<p><u>Wirral Local Plan Monitoring Framework</u> <u>The Monitoring Framework for the Wirral Local Plan is set out in two sections. Part 1 includes data that will be collected and reported on an annual basis from the adoption of the Local Plan including policy indicators and contextual indicators. This includes indicators that relate to conditions for an early review found in Policy WS 12 of the Local Plan. Part 2 includes data that will also be collected to inform any early review or future five-year review of the Local Plan including policy indicators, contextual indicators, and the approach relating to the use of appeals information to monitor policy effectiveness. Indicators that also assist in the monitoring of the Sustainability Appraisal are noted.</u></p> <p><u>Part 1 - Indicators for Annual Monitoring</u> <u>Table 15.1 Annual Monitoring - Policy Indicators</u> <u>Housing Delivery</u></p> <table border="1" data-bbox="730 963 2047 1377"> <thead> <tr> <th><u>Code</u></th> <th><u>Definition</u></th> <th><u>Data Source</u></th> <th><u>Purpose</u></th> <th><u>Target</u></th> </tr> </thead> <tbody> <tr> <td><u>HD1</u></td> <td><u>Net change in new build dwellings</u></td> <td><u>Local authority monitoring of planning applications, demolition consents, Building Control Records, and Council Tax records where necessary</u></td> <td><u>To monitor housing delivery against Policy WS 1 and sustainability appraisal</u></td> <td><u>Annual net gain of C3 dwellings Years 0-5 = 500 dpa Years 6-10 = 850 dpa Year 11 onward = 1,025 dpa</u></td> </tr> </tbody> </table>	<u>Code</u>	<u>Definition</u>	<u>Data Source</u>	<u>Purpose</u>	<u>Target</u>	<u>HD1</u>	<u>Net change in new build dwellings</u>	<u>Local authority monitoring of planning applications, demolition consents, Building Control Records, and Council Tax records where necessary</u>	<u>To monitor housing delivery against Policy WS 1 and sustainability appraisal</u>	<u>Annual net gain of C3 dwellings Years 0-5 = 500 dpa Years 6-10 = 850 dpa Year 11 onward = 1,025 dpa</u>
<u>Code</u>	<u>Definition</u>	<u>Data Source</u>	<u>Purpose</u>	<u>Target</u>									
<u>HD1</u>	<u>Net change in new build dwellings</u>	<u>Local authority monitoring of planning applications, demolition consents, Building Control Records, and Council Tax records where necessary</u>	<u>To monitor housing delivery against Policy WS 1 and sustainability appraisal</u>	<u>Annual net gain of C3 dwellings Years 0-5 = 500 dpa Years 6-10 = 850 dpa Year 11 onward = 1,025 dpa</u>									

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification				
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.							
					<u>verified by site visit</u>		
			<u>HD1a</u>	<u>Net change in dwellings from conversions and changes of use</u>	<u>Analysis of local authority planning applications, Building Control, Council Tax records and Local Land and Property Gazetteer, where necessary verified by site visit</u>	<u>To monitor housing delivery against Policy WS 1</u>	<u>Annual allowance of net gain 100 dpa from year 4 of Plan Period.</u>
			<u>HD1b</u>	<u>Net change in bedspaces in communal accommodation excluding those for the elderly (C2), converted to C3 equivalents</u>	<u>Local authority monitoring of planning applications, demolition consents, Building Control Records, and Council Tax records and Local Land and Property</u>	<u>To monitor housing delivery against Policy WS 1</u>	<u>N/A contributes to HD 1</u>

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification				
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.							
					<u>Gazetteer where necessary verified by site visit</u>		
			HD2	<u>Net housing delivery by Regeneration Area and 'Outside Regeneration Areas'</u>	<u>Local authority monitoring of planning applications, demolition consents, Building Control Records, and Council Tax records where necessary verified by site visit</u>	<u>To monitor progress against Policies WS 1, RA 1, RA 3-7, RA 9-11 and WP 1-7</u>	<u>Annual net gain of C3 dwellings</u> <u>Years 0-5 = 500 dpa</u> <u>Years 6-10 = 850 dpa</u> <u>Year 11 onward = 1,025 dpa</u>
			HD3	<u>Net change in bedspaces in specialist C2 accommodation for elderly people</u>	<u>Local authority monitoring of planning applications, demolition consents, Building Control Records, and Council Tax records and Local Land and</u>	<u>To monitor housing delivery against Policies WS 1 and WS 3</u>	<u>68 new C2 bedspaces per annum</u> <u>1,149 new bedspaces by 2040</u>

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification				
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.							
					<u>Property Gazetteer where necessary verified by site visit</u>		
			<u>HD4</u>	<u>Delivery of net new build windfalls outside Regeneration Areas on sites not identified within the local plan Housing Trajectory (by dwelling type, tenure, size and previous use, including self and custom build where known).</u>	<u>Local authority monitoring of planning applications, demolition consents, Building Control Records, and Council Tax records where necessary verified by site visit</u>	<u>To monitor additions to the housing supply against Policy WS 1</u>	<u>Annual allowance of 30 dpa from year 4 of Plan Period.</u>
			<u>HD5</u>	<u>National Housing Delivery Test Result</u>	<u>Nationally reported dataset</u>	<u>To report on HDT result</u>	<u>As a minimum remain above 75% (Trigger for early review if HDT result is less than 75% for three consecutive years)</u>

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification				
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.							
			<u>HD6</u>	<u>Commentary on expected progress against Housing Trajectory</u>	<u>Local authority monitoring of expected housing delivery</u>	<u>To monitor overall progress against Local Plan Housing Trajectory Appendix 4</u>	<u>Delivery broadly on track with Housing Trajectory Appendix 4</u>
<u>Affordable Housing</u>							
			<u>AH1</u>	<u>Total affordable housing units completed (by dwelling type, tenure, size and location and source by Registered Provider or market).</u>	<u>Local authority monitoring of housing delivery</u>	<u>To monitor progress against Policy WS 3 and Sustainability Appraisal</u>	<u>10% in viability zones 1 & 2 20% in viability zones 3 & 4</u>
<u>Housing Mix</u>							
			<u>HM1</u>	<u>Percentage of market homes delivered with 3 or more bedrooms</u>	<u>Local authority monitoring of housing delivery</u>	<u>To monitor progress against Policy WS 3 and sustainability appraisal</u>	<u>30% in Regeneration Areas 70% elsewhere</u>
<u>Housing Land Supply</u>							
			<u>HLS1</u>	<u>Housing Land Supply</u>	<u>Local authority monitoring of planning applications and land supply</u>	<u>To monitor progress on the future housing land supply to meet Policy WS1 and</u>	<u>Meet five-year housing land supply with 10% buffer at the time.</u>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text.

The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification			
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.						
					<u>sustainability appraisal</u>	
Masterplans						
		<u>MP1</u>	<u>Progress on masterplan production - narrative</u>	<u>Local authority monitoring of masterplan preparation stages</u>	<u>To monitor progress against Policy WS 6</u>	<u>Masterplan production in step with Housing Trajectory</u>
Employment Delivery						
		<u>E1</u>	<u>Delivery of new B2, B8 and sui generis commercial uses (including site area and floorspace, by location, sector, previous use and designation)</u>	<u>Local authority monitoring of planning applications, Building Control and Business Rate Records, where necessary verified by site visit.</u>	<u>To monitor delivery against Policy WS 1, Appendix 6, economic activity and sustainability appraisal.</u>	<u>2022/23-2027/28 = 18.04ha 2028/29-2033/34 = 31.39ha 2034/35-2039/40 = 9.74ha</u>
		<u>E2</u>	<u>Change from commercial use to residential or other non-commercial use (including by site area and floorspace, by location, sector, previous use and designation)</u>	<u>Local authority monitoring of planning applications</u>	<u>To accurately monitor net change in commercial land</u>	<u>N/A</u>
Neighbourhood Planning						

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification				
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.							
			NP1	<u>Progress on Neighbourhood Plans - narrative</u>	<u>Local authority records</u>	<u>To monitor activity on Neighbourhood Planning</u>	<u>N/A</u>
Strategic Planning							
			SP1	<u>Activity on cross boundary strategic planning matters - alignment test</u>	<u>Local authority records</u>	<u>To monitor strategic planning activity</u>	<u>N/A</u>
Table 15.2 Annual Monitoring - Contextual Indicators							
			Code	Definition	Data Source	Purpose	Target
			C1	<u>Population by age</u>	<u>ONS Sub-national Mid-Year Estimates</u>	<u>To monitor population change</u>	<u>Increase</u>
			C2	<u>Index of multiple deprivation scores</u>	<u>ONS Mid-Year Estimate by LSOA for small area populations when available</u>	<u>To monitor levels of deprivation</u>	<u>Reduction</u>
			C3	<u>Regeneration related funding attracted in the year</u>	<u>Council records of successful bids</u>	<u>To monitor the success of the Council to attract funding related to the regeneration of the Borough</u>	<u>Maximise external funding opportunities</u>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification																	
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.																				
			C4	<u>Changes in land and property prices</u>	<u>Published sources such as the UK House Price Index, Price Paid data and rental prices. Commercial land and property prices, price paid, and rental values from transactions.</u>	<u>To track land and property prices</u>	<u>Trend of increasing land and property values within Regeneration Areas.</u>													
<p><u>Part 2 Indicators for future review of the Local Plan</u> <u>Part 2 sets out the indicators which will additionally be monitored to inform any future review of the Local Plan. Hence, should an early review be triggered this data will be considered in establishing whether an update is needed, and it will be considered for any five-year review.</u></p>																				
<p><u>Table 15.3 Policy indicators for future review</u></p>																				
<table border="1"> <thead> <tr> <th data-bbox="719 1110 853 1150"><u>Code</u></th> <th data-bbox="853 1110 1256 1150"><u>Definition</u></th> <th data-bbox="1256 1110 1525 1150"><u>Data Source</u></th> <th data-bbox="1525 1110 1767 1150"><u>Purpose</u></th> <th data-bbox="1767 1110 2148 1150"><u>Target</u></th> </tr> </thead> <tbody> <tr> <td colspan="5" data-bbox="719 1150 2148 1190"><u>Housing delivery</u></td> </tr> <tr> <td data-bbox="719 1190 853 1391"><u>RH1</u></td> <td data-bbox="853 1190 1256 1391"><u>Review of Progress on Housing Trajectory by Regeneration Area and Settlement Area</u></td> <td data-bbox="1256 1190 1525 1391"><u>Local authority monitoring of housing delivery</u></td> <td data-bbox="1525 1190 1767 1391"><u>To monitor progress against Policies WS 1, RA 1, RA 3-7, RA 9-11 and WP 1-7 and</u></td> <td data-bbox="1767 1190 2148 1391"><u>Progress aligned with Housing Trajectory Appendix 4.</u></td> </tr> </tbody> </table>						<u>Code</u>	<u>Definition</u>	<u>Data Source</u>	<u>Purpose</u>	<u>Target</u>	<u>Housing delivery</u>					<u>RH1</u>	<u>Review of Progress on Housing Trajectory by Regeneration Area and Settlement Area</u>	<u>Local authority monitoring of housing delivery</u>	<u>To monitor progress against Policies WS 1, RA 1, RA 3-7, RA 9-11 and WP 1-7 and</u>	<u>Progress aligned with Housing Trajectory Appendix 4.</u>
<u>Code</u>	<u>Definition</u>	<u>Data Source</u>	<u>Purpose</u>	<u>Target</u>																
<u>Housing delivery</u>																				
<u>RH1</u>	<u>Review of Progress on Housing Trajectory by Regeneration Area and Settlement Area</u>	<u>Local authority monitoring of housing delivery</u>	<u>To monitor progress against Policies WS 1, RA 1, RA 3-7, RA 9-11 and WP 1-7 and</u>	<u>Progress aligned with Housing Trajectory Appendix 4.</u>																

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification				
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.							
						<u>anticipated delivery of housing set out in Appendix 4</u>	
			<u>RH2</u>	<u>Required plots for Self and Custom build dwellings by location, and delivery of plots</u>	<u>Local authority Self and custom build housing register and completions</u>	<u>To monitor progress against meeting demand on the self and custom build register</u>	<u>Meet demand</u>
<u>Housing Design Standards</u>							
			<u>RHDS1</u>	<u>Percentage of new dwellings permitted and delivered meeting NDSS</u>	<u>Local authority monitoring of housing delivery</u>	<u>To monitor the effectiveness of Policy WS 3</u>	<u>100% of relevant schemes</u>
			<u>RHDS2</u>	<u>Percentage of new dwellings permitted and delivered to enhanced water efficiency standard</u>	<u>Local authority monitoring of housing delivery</u>	<u>To monitor the effectiveness of Policy WS 3</u>	<u>100% of relevant schemes</u>
			<u>RHDS3</u>	<u>Percentage of new dwellings permitted and delivered at M4(2)</u>	<u>Local authority monitoring of housing delivery</u>	<u>To monitor the effectiveness of Policy WS 3</u>	<u>Sites of 16 or less = 100% of units</u> <u>Sites of 17 or more = 94% of units</u>
			<u>RHDS4</u>	<u>Percentage of new dwellings permitted and delivered at M4(3)</u>	<u>Local authority monitoring of housing delivery</u>	<u>To monitor the effectiveness of Policy WS 3</u>	<u>Sites of 17 or more = 6% of units.</u> <u>50 dwellings per annum</u>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification				
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.							
Housing Density							
			RHD	<u>Percentage of developments meeting requirements of each Density Zone</u>	<u>Local authority monitoring of planning applications and consents</u>	<u>To monitor the effectiveness of Policy WS 3</u>	<u>90% of relevant schemes meeting the minimum appropriate density (to allow for impact on character)</u> <u>Zone 1 = 70dph</u> <u>Zone 2 = 60dph</u> <u>Zone 3 = 50dph</u> <u>Zone 4 = 40dph</u> <u>Outside zones 1 Ha+ sized sites = 30dph</u>
Town and Local Centres							
			RTC1	<u>Proportion of units in non-retail uses within Primary Shopping Areas</u>	<u>Surveys to be undertaken every 2 years</u>	<u>To assess the health of the centre and effectiveness of Policy WS11</u>	<u>N/A</u>
			RTC2	<u>Percentage of new retail development that occurs in Town, District and Local Centres</u>	<u>Local authority monitoring of planning applications and consents</u>	<u>To monitor the effectiveness of Policy WS11</u>	<u>The majority of new retail development occurs in Town, District and Local Centres</u>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification				
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.							
			<u>RTC3</u>	<u>Vacancy rates in Town and District Centres</u>	<u>Town/ District Centre surveys to be undertaken every 2 years</u>	<u>To assess the health of the centre</u>	<u>N/A</u>
<u>Tourism, Open Space and Recreation</u>							
			<u>RTL1</u>	<u>New tourist development by location and type (Regeneration Area/ Settlement Area outside Regeneration Area/ bedspaces/ other facilities</u>	<u>Local authority monitoring of planning applications and consents</u>	<u>To monitor the effectiveness of Policy WS 4</u>	<u>N/A</u>
			<u>RTL2</u>	<u>Proportion of relevant schemes delivering new public access along the waterfront</u>	<u>Local authority monitoring of planning applications and consents</u>	<u>To monitor the effectiveness of Policy WS 4</u>	<u>100%</u>
			<u>RTL3</u>	<u>New publicly accessible open space delivered by size (ha), location (Regeneration Area/ Masterplan Area/ Settlement Area outside Regeneration Area) and type.</u>	<u>Local authority monitoring of planning applications and consents</u>	<u>To monitor the effectiveness of Policy WD 24</u>	<u>Increase</u>

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification				
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.							
			<u>RTL4</u>	<u>Net loss of designated open space to development by size (ha), location (Regeneration Area/ Masterplan Area/ Settlement Area outside Regeneration Area) and type including Local Green Space.</u>	<u>Local authority monitoring of planning applications and consents</u>	<u>To monitor the effectiveness of Policy WS 10</u>	<u>Zero without commensurate increase in quality of space</u>
			<u>RTL5</u>	<u>Percentage of new dwellings within 400m of an equipped open access facility for children's play</u>	<u>Local authority monitoring of planning applications and consents</u>	<u>To monitor the effectiveness of Policy WD 24 and sustainability appraisal</u>	<u>100% of relevant development</u>
			<u>RTL6</u>	<u>Percentage of new dwellings within 720m of a publicly accessible open space or designated Tourism Area of 1.5ha or above</u>	<u>Local authority monitoring of planning applications and consents</u>	<u>To monitor the effectiveness of Policy WD 24 and sustainability appraisal</u>	<u>100% of relevant development</u>
			<u>RTL7</u>	<u>New or improved outdoor sports provision delivered by size, location and type - narrative</u>	<u>Local authority monitoring of planning applications and consents</u>	<u>To monitor the effectiveness of Policy WD 24</u>	<u>N/A</u>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification				
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.							
			<u>RTL8</u>	<u>Loss of designated outdoor sports provision to non-sports related development by size, location and type</u>	<u>Local authority monitoring of planning applications and consents</u>	<u>To monitor the effectiveness of Policy WD 24</u>	<u>No net loss without appropriate re-provision</u>
<u>Green and Blue Infrastructure, Biodiversity and Geodiversity</u>							
			<u>RGBI1</u>	<u>Delivery of new green and blue infrastructure by location (including new woodland and public access) (ha)</u>	<u>Local authority monitoring of planning applications and consents</u>	<u>To monitor the effectiveness of Policy WS 5 and WD 3</u>	<u>Increase</u>
			<u>RGBI2</u>	<u>Gross area of new habitat created from the application of biodiversity net gain within and outside Nature Improvement Areas.</u>	<u>Local authority monitoring of planning applications and consents</u>	<u>To monitor the effectiveness of Policy WS 5 and WD 3 and sustainability appraisal</u>	<u>Increase</u>
			<u>RGBI3</u>	<u>Loss or harm to geodiversity assets to development by type and location - narrative</u>	<u>Wirral Local Sites Partnership data</u>	<u>To monitor the effectiveness of Policy WS 5 and WD 3</u>	<u>Zero</u>
<u>Infrastructure</u>							

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification				
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.							
			<u>RIN1</u>	<u>Progress against the Infrastructure Delivery Plan including gains and losses (due to development) of facilities for education, health and emergency services, community, sport, leisure and cultural facilities delivered by size, type, and location</u>	<u>Local authority monitoring of planning applications and consents</u>	<u>To monitor the effectiveness of Policy WS 10 and sustainability appraisal</u>	<u>Net increase in required facilities, positive progress on IDP</u>
			<u>Water Quality</u>				
			<u>RWQ1</u>	<u>Number of planning applications approved contrary to Environment Agency advice relating to water quality</u>	<u>Local authority monitoring of planning applications and consents. Nationally updated datasheet published by the Environment Agency at https://www.gov.uk/government/publications/environment-agency-objections-to-</u>	<u>To monitor the effectiveness of Policy WD 4</u>	<u>Zero</u>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification				
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.							
				<u>planning-on-the-basis-of-flood-risk</u>			
			<u>Flood Risk Management</u>				
			<u>RFRM1</u>	<u>Number of planning applications approved contrary to Environment Agency advice relating to flood risk</u>	<u>Local authority monitoring of planning applications and consents. Nationally updated datasheet published by the Environment Agency at https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk</u>	<u>To monitor the effectiveness of Policy WD 4</u>	<u>Zero</u>
			<u>RFRM2</u>	<u>Number of planning applications approved contrary to Lead Local Flood Authority Advice relating to surface water drainage</u>	<u>Local authority monitoring of planning applications and consents</u>	<u>To monitor the effectiveness of Policy WD 4</u>	<u>Zero</u>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification				
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.							
			<u>RFRM3</u>	<u>Number of planning applications incorporating SuDs and/ or Natural Flood Management Measures</u>	<u>Local authority monitoring of planning applications and consents</u>	<u>To monitor the effectiveness of Policy WD 4</u>	<u>100% of relevant applications</u>
<u>Hazards</u>							
			<u>RHZ1</u>	<u>Number of planning applications approved contrary to Health and Safety Executive Advice</u>	<u>Local authority monitoring of planning applications and consents</u>	<u>To monitor the effectiveness of Policy WD 16</u>	<u>Zero</u>
<u>Minerals</u>							
			<u>RMIN1</u>	<u>Number of new facilities for minerals development by type, size, capacity and location</u>	<u>Local authority monitoring of planning applications and consents</u>	<u>To monitor the effectiveness of Policy WM 1</u>	<u>N/A</u>
			<u>RMIN2</u>	<u>Number of planning applications for non-mineral uses permitted within Minerals Safeguarded Area without complying with clause D of WM3</u>	<u>Local authority monitoring of planning applications and consents</u>	<u>To monitor the effectiveness of Policy WM 3</u>	<u>Zero</u>
			<u>RMIN3</u>	<u>Schemes where restoration has been implemented</u>	<u>Local authority monitoring of planning</u>	<u>To monitor the effectiveness of Policy WM 5</u>	<u>N/A</u>

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification													
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.																
				<u>applications and consents</u>												
<u>Social Gain</u>																
			<u>RSG1</u>	<u>Number of planning agreements containing social gain clauses</u>	<u>Local authority monitoring of planning applications and consents</u>	<u>To monitor the effectiveness of Policy WD20</u>	<u>100% of relevant major applications</u>									
			<u>RSG2</u>	<u>Number of relevant planning applications approved with a Health Impact Assessment</u>	<u>Local authority monitoring of planning applications and consents</u>	<u>To monitor the effectiveness of Policy WD18</u>	<u>100% of relevant applications</u>									
<u>Transport</u>																
			<u>RTR1</u>	<u>Percentage of dwellings/new commercial space within 800m (10 minute walk) of a railway station or high frequency bus route</u>	<u>Local authority monitoring of planning applications and consents</u>	<u>To monitor the effectiveness of Policy WS9</u>	<u>100% of relevant applications</u>									
<u>2.2 Contextual Indicators for future review.</u>																
<table border="1"> <thead> <tr> <th><u>Code</u></th> <th><u>Definition</u></th> <th><u>Data Source</u></th> <th><u>Purpose</u></th> <th><u>Target</u></th> </tr> </thead> <tbody> <tr> <td><u>Population</u></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>							<u>Code</u>	<u>Definition</u>	<u>Data Source</u>	<u>Purpose</u>	<u>Target</u>	<u>Population</u>				
<u>Code</u>	<u>Definition</u>	<u>Data Source</u>	<u>Purpose</u>	<u>Target</u>												
<u>Population</u>																

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification				
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.							
			<u>RCON1</u>	<u>Population by ethnicity</u>	<u>Census</u>	<u>To monitor baseline demographic changes</u>	<u>N/A</u>
			<u>RCON2</u>	<u>Small area populations</u>	<u>ONS Mid-Year Estimate by LSOA for small area populations, when available</u>	<u>To monitor baseline demographic changes</u>	<u>N/A</u>
			<u>RCON3</u>	<u>Population with a limiting long-term illness</u>	<u>Census</u>	<u>To monitor baseline demographic changes</u>	<u>N/A</u>
			<u>RCON4</u>	<u>Life expectancy (difference in years across the Borough)</u>	<u>ONS/ Wirral Intelligence Service Life Expectancy in Wirral Reports</u>	<u>To monitor baseline demographic changes</u>	<u>N/A</u>
<u>Employment</u>							
			<u>RCON5</u>	<u>Job density (with Merseyside, North West and GB comparators)</u>	<u>NOMIS Labour Market Profiles for Wirral and Merseyside</u>	<u>To monitor baseline economic conditions in the Borough</u>	<u>N/A</u>
			<u>RCON6</u>	<u>Employee jobs by industry (with Merseyside, North West and GB comparators)</u>	<u>NOMIS Labour Market Profiles for Wirral and Merseyside</u>	<u>To monitor baseline economic conditions in the Borough</u>	<u>N/A</u>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification				
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.							
			<u>RCON7</u>	<u>Business Counts by number and size (Enterprise and Local Units with North West comparator)</u>	<u>NOMIS Labour Market Profiles for Wirral and Merseyside</u>	<u>To monitor baseline economic conditions in the Borough</u>	<u>N/A</u>
			<u>RCON8</u>	<u>Economic activity (with Merseyside, North West and GB comparators)</u>	<u>NOMIS Labour Market Profiles for Wirral and Merseyside</u>	<u>To monitor baseline economic conditions in the Borough and sustainability appraisal</u>	<u>N/A</u>
			<u>RCON9</u>	<u>Number and percentage of workless households (with Merseyside, North West and GB comparators)</u>	<u>NOMIS Labour Market Profiles for Wirral and Merseyside</u>	<u>To monitor baseline economic conditions in the Borough</u>	<u>N/A</u>
			<u>Travel</u>				
			<u>RCON 10</u>	<u>Proportion of economically active residents living and working in Wirral Borough</u>	<u>Census</u>	<u>To monitor travel patterns and levels of commuting in the Borough</u>	<u>N/A</u>
			<u>RCON 11</u>	<u>Mode of Travel to Work</u>	<u>Census</u>	<u>To monitor travel patterns and levels of commuting in the Borough</u>	<u>N/A</u>
			<u>RCON 12</u>	<u>Levels of car ownership</u>	<u>Census</u>	<u>To monitor travel patterns and levels</u>	<u>N/A</u>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text.

The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification				
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.							
						of car ownership in the Borough	
Green and Blue Infrastructure, Biodiversity							
			<u>RCON 13</u>	<u>Percentage of Sites of Special Scientific Interest in favourable or recovering condition</u>	<u>National dataset published by Natural England at https://designatedsites.naturalengland.org.uk/</u>	<u>To monitor condition, and effectiveness of Policy WD 3</u>	<u>Improvement</u>
			<u>RCON 14</u>	<u>Change in number, area and condition of Local Wildlife Sites</u>	<u>Wirral Local Sites Partnership data</u>	<u>To monitor condition, and effectiveness of Policy WD 3</u>	<u>Improvement</u>
			<u>RCON 15</u>	<u>Percentage tree canopy cover in the Borough (refer Wirral Tree Strategy)</u>	<u>Woodland Trust measure uk.Treeequityscore.org and Forest Research Canopy Cover Webmap https://www.forestresearch.gov.uk/research/i-tree-eco/uk-urban-canopy-cover/</u>	<u>To monitor the effectiveness of Policy WD1, WS5 and other measures and sustainability appraisal</u>	<u>Improvement in tree equity scores and increase in canopy cover</u>
Heritage							

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification				
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.							
			<u>RCON 16</u>	<u>Change in number of heritage assets on Historic England's 'At Risk Register' within Wirral</u>	<u>National dataset published by Historic England at https://historicengland.org.uk/advice/heritage-at-risk/search-register/</u>	<u>To monitor status of heritage assets and sustainability appraisal</u>	<u>Reduction</u>
<u>Energy and Carbon Emissions</u>							
			<u>RCON 17</u>	<u>Total energy use by sector (domestic, transport and industry and commerce)</u>	<u>National dataset published by Department for Energy Security and Net Zero at https://www.gov.uk/government/collections/total-final-energy-consumption-at-sub-national-level</u>	<u>To monitor emissions and sustainability appraisal</u>	<u>Reduction in total</u>
			<u>RCON 18</u>	<u>Renewable electricity: installations, capacity and generation</u>	<u>National dataset published by Department for Energy Security and Net Zero at https://www.gov.uk/government/collections/total-final-energy-consumption-at-sub-national-level</u>	<u>To monitor emissions and the effectiveness of Policy WS 8</u>	<u>Increase</u>

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification				
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.							
					k/government/statistics/regional-renewable-statistics		
			<u>RCON 19</u>	<u>Household energy efficiency (energy company obligation measures)</u>	<u>National dataset published by Department for Energy Security and Net Zero at https://www.gov.uk/government/collections/household-energy-efficiency-national-statistics</u>	<u>To monitor emissions</u>	<u>Increase</u>
			<u>RCON 20</u>	<u>Households in fuel poverty</u>	<u>National dataset published by Department for Energy Security and Net Zero at https://www.gov.uk/government/collections/fuel-poverty-statistics</u>	<u>To monitor fuel poverty levels</u>	<u>Decrease</u>
			<u>RCON 21</u>	<u>On site renewable energy capacity delivered by size, type, capacity and location</u>	<u>Local authority monitoring of planning</u>	<u>To monitor emissions and effectiveness of Policy WS 8</u>	<u>Increase</u>

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification				
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.							
				<u>applications and consents</u>			
			<u>RCON 22</u>	<u>Delivery of new heat and power networks by type, capacity and location and percentage from renewable or low carbon sources</u>	<u>Local authority monitoring of planning applications and consents</u>	<u>To monitor emissions and effectiveness of Policy WS 8</u>	<u>Increase</u>
			<u>RCON 23</u>	<u>Number of heat and power network connected properties by type, size and location</u>	<u>Local authority monitoring of planning applications and consents</u>	<u>To monitor emissions and effectiveness of Policy WS 8</u>	<u>Increase</u>
			<u>RCON 24</u>	<u>Standalone renewable energy schemes delivered by size, type, capacity and location.</u>	<u>Local authority monitoring of planning applications and consents</u>	<u>To monitor emissions and effectiveness of Policy WS 8</u>	<u>Increase</u>
			<u>RCON 25</u>	<u>Progress on Carbon Budget - narrative</u>	<u>Tyndall Centre data https://carbonbudget.manchester.ac.uk/reports</u>	<u>To monitor the impact of the spatial strategy where attributable</u>	<u>Positive progress</u>
<u>2.3 Other Policy Implementation Indicators for Future Review</u>							

The modifications are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification																																				
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.																																							
			<u>The remaining policies in the Plan will be monitored against their performance in appeal decisions, in relation to decisions upheld or lost on policy grounds. They will be measured by the number of times the policy is cited in appeal and the proportion of appeals upheld or lost due to the policy requirement.</u>																																				
MM 71	367	Appendix 17	<p>Areas of Coastal Erosion</p> <p>SA4 – Bebington, Bromborough and Eastham Shorefields, New Ferry – Shore Bank to Bromborough WWTW COA SA4.1</p> <p>SA8 – Rural Area (Green Belt) Thurstaston Cliffs – Dee Sailing Club slipway to Target Road COA SA8.1</p>																																				
MM 72	368	Appendix 18	<p>Appendix 18 Housing Allocations of 1-9 Units Table A18.1 Housing Allocations of 1-9 Dwellings</p> <table border="1" data-bbox="719 954 2145 1369"> <thead> <tr> <th data-bbox="719 954 853 986">Site</th> <th data-bbox="853 954 1525 986">Site Name</th> <th data-bbox="1525 954 1749 986">Site Area (Ha)</th> <th data-bbox="1749 954 2145 986">Capacity (Dwelling)</th> </tr> </thead> <tbody> <tr> <td data-bbox="719 986 853 1018">RES SA1.4</td> <td data-bbox="853 986 1525 1018">Cleared Site, Oakdale Road, Seacombe</td> <td data-bbox="1525 986 1749 1018">0.16</td> <td data-bbox="1749 986 2145 1018">8</td> </tr> <tr> <td data-bbox="719 1018 853 1050">RES SA3.7</td> <td data-bbox="853 1018 1525 1050">4 Dingle Road, Tranmere</td> <td data-bbox="1525 1018 1749 1050">0.07</td> <td data-bbox="1749 1018 2145 1050">2</td> </tr> <tr> <td data-bbox="719 1050 853 1082">RES SA3.8</td> <td data-bbox="853 1050 1525 1082">Park Cottage, 130 Eleanor Road, Bidston</td> <td data-bbox="1525 1050 1749 1082">0.14</td> <td data-bbox="1749 1050 2145 1082">1</td> </tr> <tr> <td data-bbox="719 1082 853 1114">RES SA4.10</td> <td data-bbox="853 1082 1525 1114">Maple Grove, Bromborough</td> <td data-bbox="1525 1082 1749 1114">0.14</td> <td data-bbox="1749 1082 2145 1114">7</td> </tr> <tr> <td data-bbox="719 1114 853 1145">RES SA4.16</td> <td data-bbox="853 1114 1525 1145">Methodist Church, Lower Bebington</td> <td data-bbox="1525 1114 1749 1145">0.07</td> <td data-bbox="1749 1114 2145 1145">2</td> </tr> <tr> <td data-bbox="719 1145 853 1177">RES SA4.17</td> <td data-bbox="853 1145 1525 1177">79 Derwent Road, Higher Bebington</td> <td data-bbox="1525 1145 1749 1177">0.04</td> <td data-bbox="1749 1145 2145 1177">1</td> </tr> <tr> <td data-bbox="719 1177 853 1209">RES SA4.18</td> <td data-bbox="853 1177 1525 1209">45 Palatine Road, Bromborough</td> <td data-bbox="1525 1177 1749 1209">0.04</td> <td data-bbox="1749 1177 2145 1209">1</td> </tr> <tr> <td data-bbox="719 1209 853 1241">RES SA5.2</td> <td data-bbox="853 1209 1525 1241">Former Moreton Municipal Bldg, Knutsford Road</td> <td data-bbox="1525 1209 1749 1241">0.17</td> <td data-bbox="1749 1209 2145 1241">8</td> </tr> </tbody> </table>	Site	Site Name	Site Area (Ha)	Capacity (Dwelling)	RES SA1.4	Cleared Site, Oakdale Road, Seacombe	0.16	8	RES SA3.7	4 Dingle Road, Tranmere	0.07	2	RES SA3.8	Park Cottage, 130 Eleanor Road, Bidston	0.14	1	RES SA4.10	Maple Grove, Bromborough	0.14	7	RES SA4.16	Methodist Church, Lower Bebington	0.07	2	RES SA4.17	79 Derwent Road, Higher Bebington	0.04	1	RES SA4.18	45 Palatine Road, Bromborough	0.04	1	RES SA5.2	Former Moreton Municipal Bldg, Knutsford Road	0.17	8
Site	Site Name	Site Area (Ha)	Capacity (Dwelling)																																				
RES SA1.4	Cleared Site, Oakdale Road, Seacombe	0.16	8																																				
RES SA3.7	4 Dingle Road, Tranmere	0.07	2																																				
RES SA3.8	Park Cottage, 130 Eleanor Road, Bidston	0.14	1																																				
RES SA4.10	Maple Grove, Bromborough	0.14	7																																				
RES SA4.16	Methodist Church, Lower Bebington	0.07	2																																				
RES SA4.17	79 Derwent Road, Higher Bebington	0.04	1																																				
RES SA4.18	45 Palatine Road, Bromborough	0.04	1																																				
RES SA5.2	Former Moreton Municipal Bldg, Knutsford Road	0.17	8																																				

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Main Mod Ref	Plan page	Policy / paragraph	Main Modification	
Text in <i>bold italic</i> denotes where changes are proposed to be made to illustrations or figures in the Plan, or to the format of the Plan, such as the re-numbering of policies in the final adoption version of the Plan. Footnotes and paragraphs remain unaltered unless shown as modified and will be renumbered sequentially in the final adoption version of the Plan.				
			RES-SA5.9	Former Arrowe Hill Primary School, Woodchurch 0.32 3
			RES-SA5.11	25 Church Road, Upton 0.05 1
			RES-SA5.12	30 Salacre Crescent, Upton 0.02 1
			RES-SA5.13	Pinetree Cottage, 50 Moreton Road, Upton 0.17 4
			RES-SA5.14	2 Hendon Walk, Greasby 0.02 1
			RES-SA6.5	Adjacent 1 Cholmondeley Road, West Kirby 0.06 1
			RES-SA6.6	Rear of Majestic Wine, Column Road, West Kirby 0.13 5
			RES-SA6.7	2 Sherwood Grove, Meols 0.08 1
			RES-SA6.8	Ridge Rowans, 25 Wetstone Lane, West Kirby 0.03 1
			RES-SA6.9	Sundial, 61 Caldby Road, Caldby 0.04 7
			RES-SA6.10	174 Birkenhead Road, Meols 0.23 1
			RES-SA6.11	7 Caldby Road, West Kirby 0.14 7
			RES-SA7.3	Clan Mo, 11 Buffs Lane, Barnston 0.21 3
			RES-SA7.4	Rear Ashbourne House, Mount Avenue, Heswall 0.05 1
			RES-SA7.5	Willowbank, 33 Oldfield Road, Heswall 0.76 3
			RES-SA7.6	Strathraig, Phillips Way, Heswall 0.18 2
			RES-SA7.9	5 Thurstaston Road, Irby 0.09 2

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text.

The page numbers and Policy / paragraph numbering refer to the submission Local Plan, and do not take account of the deletion or addition of text.