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Local Development Framework for Wirral - Annual Monitoring Report 2011

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1 Executive Summary

1.1 The Annual Monitoring Report is a statutory document setting out progress on the delivery of the Council's Local Development Scheme and the extent to which the policies set out in Local Development Documents are being achieved.

1.2 This is the seventh Annual Monitoring Report for Wirral, covering the period of twelve months ending on 31 March 2011. Changes to be introduced through the Localism Bill mean that this could be the last time that monitoring information is presented in the format of a single annual report.

Context

1.3 Previous Annual Monitoring Reports have identified that the main challenges for Wirral were to promote economic revitalisation; tackle deprivation and inequality; progress urban regeneration; improve and maintain environmental standards, reduce dependence on the private car; improve public transport; minimise anti-social behaviour; and provide for more sustainable development. Public consultation has confirmed these issues as local priorities.

1.4 The main spatial priorities for the Borough have now been set out in a Preferred Options Report and in an accompanying Revised Spatial Portrait, prepared as part of the emerging Core Strategy Development Plan Document for the Borough. The Preferred Spatial Vision and Spatial Objectives for the Core Strategy are reproduced in Section 6 of this Annual Monitoring Report.

Monitoring Policy Implementation

1.5 For consistency, the format and indicators contained within earlier Annual Monitoring Reports have been retained wherever possible.

1.6 The prolonged national recession has continued to have a noticeable impact on a wide range of indicators.

Population

1.7 The latest national statistics estimate that 308,800 people were resident in Wirral in mid-2010, a slight increase of 300 people since mid-2009, with a continued increase in the number of retired people.

Economy and Retail

1.8 Economic activity within the local population fell back to 71% in 2010 and the number of residents who were economically inactive increased to 54,400 people. 40,530 working age residents were claiming key benefits in February 2011 but the number of residents claiming Job Seekers Allowance had increased to 8,919 people in July 2011.

1.9 The overall amount of completed employment floorspace was six times higher than in 2009/10 but was still less than half the level completed during 2008/09. A major warehouse development of over 18,500 square metres was, however, still under construction at the end of the reporting period.

1.10 The amount of completed retail floorspace was a third lower than in 2009/10 but a number of major projects were still under construction⁽¹⁾. By contrast, the amount of new completed leisure floorspace had almost reached the total for 2007/08, after no completions were recorded in 2009/10.

1.11 The majority of new retail and leisure projects were, however, continuing to take place outside existing town centres.

Housing

1.12 Gross housing completions reduced further from 340 in 2009/10 to 272 in 2010/11. Net performance was also affected by an increase in the number of demolitions, to 175 in 2010/11.

1.13 The proportion of dwellings completed on previously developed land continued to exceed the regional target of 80%. Over half the dwellings completed were within the Newheartlands Housing Market Renewal Pathfinder Area and the number of affordable housing completions increased to 159 units in 2010/11.

1.14 The majority of new dwellings continued to be within 30 minutes public transport time of essential services such as a doctor's surgery, school, retail centre or employment area but only two-thirds were within 30 minutes public transport time of a hospital.

1.15 An annual average of 653 net additional dwellings would now be needed to reach the Regional Spatial Strategy target of 9,000 new homes by 2021. Initial indications are that completions will continue to run below the level anticipated in the Regional Spatial Strategy until the market recovers.

Environment and Resources

1.16 Twelve public open spaces, again, obtained a Green Flag Award in 2011.

1.17 The Environment Agency submitted only one objection to a planning application on issues related to flood risk, which was approved subject to appropriate conditions.

1.18 The amount of waste sent to landfill has reduced by a third since 2004/05 and the amount composted or recycled has more than trebled, to 40% in 2010/11.

1 including Aldi in Moreton; Morrisons in New Brighton and Asda in Birkenhead

Monitoring Plan Preparation

1.19 Consultation on the Preferred Options for the Core Strategy Development Plan Document, which took place in November 2010, was reported in July 2011. Consultation on Settlement Area Policies will be undertaken in early 2012, with a Proposed Submission Draft Core Strategy published in mid-2012. The target date for the adoption of the Core Strategy is now July 2013.

1.20 A Site Allocations Development Plan Document will be prepared following the adoption of the Core Strategy.

1.21 Consultation on the Preferred Options for the Joint Waste Development Plan Document for Merseyside and Halton took place in May 2010 and on additional sites in May 2011. A Proposed Submission Draft Waste DPD will be published in November 2011. The target date for adoption is now December 2012.

1.22 Three local community groups have now been awarded national status as Neighbourhood Planning "Front Runners" - Devonshire Park Residents Association, Hoylake Village Life and Central Liscard Area Residents Association.

Questions and Comments

1.23 Any questions and comments on the data or analysis provided in this Annual Monitoring Report should be directed to Laura Myles in the Regeneration, Housing and Planning Department at Wallasey Town Hall, Brighton Street, Wallasey, Wirral CH44 8ED, who can be contacted on 0151 691 8225 or at lauramyles@wirral.gov.uk.

1.24 The Council is keen to identify ways to improve the range and quality of the monitoring information provided and would encourage approaches to provide regular, up-to-date data sets for relevant indicators.

2 Introduction

Background

2.1 This document is the seventh Annual Monitoring Report for Wirral (AMR) prepared under Section 35 of the Planning and Compulsory Purchase Act 2004.

2.2 The AMR is a statutory document setting out progress on the delivery of the Council's Local Development Scheme and the extent to which the policies set out in Local Development Documents are being achieved.

2.3 This AMR principally covers the period of twelve months ending on 31 March 2011 but also includes more up-to-date information where this is available.

2.4 National changes to be introduced through the Localism Bill mean that this could be the last time that monitoring information is presented in this format. In future, the Council is likely to be required to publish monitoring information as soon as it becomes available rather than in a single annual report.

Contents

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

2.6 Section 4 of the AMR sets out the extent to which the policy priorities for the area are being achieved under the heading of monitoring policy implementation.

2.7 Section 5 of the AMR sets out progress on the delivery of the Council's Local Development Scheme under the heading of monitoring plan preparation.

2.8 Section 6 provides a summary of the spatial vision and spatial objectives which are now being included the emerging Core Strategy Development Plan Document for the Borough.

3 Policy Context

3.1 This section of the AMR seeks to set out the latest position with regard to existing Development Plans and other significant policy initiatives.

3.2 Local policies and initiatives are strongly influenced by national legislation and by national planning policies.

3.3 The Government is currently proposing to change the national planning system through the Localism Bill and related changes to national Regulations⁽²⁾ and has consulted on a new National Planning Policy Framework⁽³⁾.

The Development Plan for Wirral

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

- the Regional Spatial Strategy for the North West, issued by the Secretary of State in September 2008⁽⁴⁾; and
- the Unitary Development Plan for Wirral, adopted by the Council in February 2000⁽⁵⁾.

3.5 The Localism Bill includes proposals to abolish Regional Strategies, which is not expected to take place until early in 2012.

3.6 In the meantime, the Regional Spatial Strategy remains a material consideration in future planning decisions and must continue to be taken into account in plan making.

Regional Spatial Strategy

3.7 The Regional Spatial Strategy (RSS) divides Wirral into three spatial areas, which are illustrated on Picture 3.1 below:

2 the background to the proposals can be viewed at

<http://www.communities.gov.uk/localgovernment/decentralisation/localismbill/>

3 the consultation documents can be viewed at

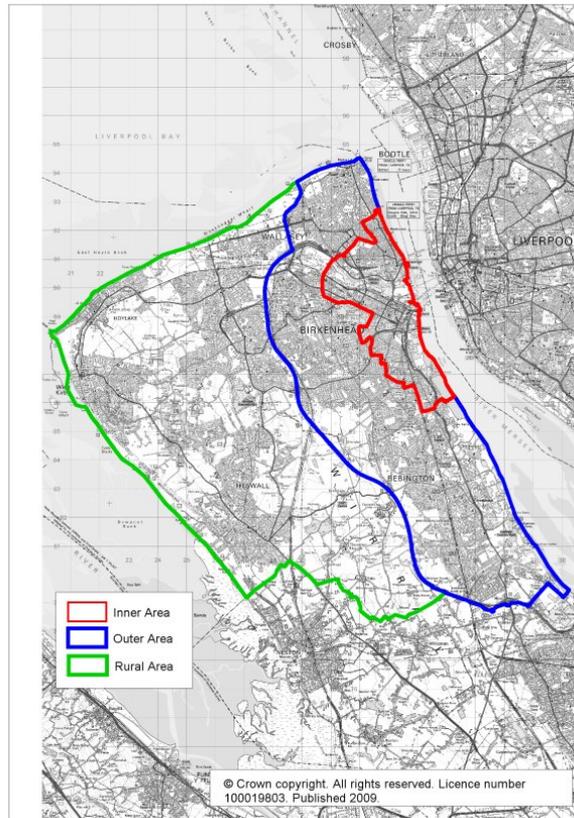
<http://www.communities.gov.uk/publications/planningandbuilding/draftframework>

4 the North West of England Plan Regional Spatial Strategy to 2021 (Government Office for the North West, September 2008) can be viewed at

<http://webarchive.nationalarchives.gov.uk/20100528142817/http://www.gos.gov.uk/497468/docs/248821/RSS%20resolution>

5 The text of the UDP can be viewed at <http://www.wirral.gov.uk/udp> and the

Proposals Maps can be viewed at <http://www.wirral.gov.uk/udpmaps/index.html>.



Picture 3.1 RSS Areas

3.8 The regional priorities for the sub-region are the Regional Centre of Liverpool and the surrounding Inner Areas. In Wirral, the key priorities include:

- **Inner Area** - to support major regeneration and population growth including housing market renewal at the heart of the urban area, to maximise economic potential and promote urban renaissance and social inclusion.
- **Outer Area** - to promote economic development, maximise employment potential, address worklessness, expand the quality and choice of housing and enhance the role of existing centres.
- **Rural Area** - to focus development on key service centres, address barriers to affordability, meet identified local needs and enhance the value of the rural environment.

3.9 Once RSS has been revoked, local decisions will need to be guided by the Unitary Development Plan, until local priorities are re-set as part of the emerging Local Development Framework.

Unitary Development Plan

3.10 The Unitary Development Plan for Wirral (UDP) provides for urban regeneration across the Borough, supported by a tight Green Belt, with priority given to regeneration within the older inner urban areas and the (former) outer Council estates.

3.11 The UDP will be progressively replaced by the Development Plan Documents contained within the Council's emerging Local Development Framework. The programme for the preparation of Development Plan Documents is set out in Section 5 of this document.

3.12 A review of the policies set out in the UDP was undertaken during 2007. Appendix 1 lists the policies and proposals that are no longer in force, following the Direction issued by the Secretary of State in September 2007⁽⁶⁾.

Local Development Framework

3.13 The following Local Development Documents have already been adopted and are now in force within the area:

Document	Date of adoption
Statement of Community Involvement	December 2006
SPD1 - Designing for Development by Mobile Phone Mast Operators	October 2006
SPD2 - Designing for Self-Contained Flat Development and Conversions	October 2006
SPD3 - Hot Food Takeaways, Restaurants, Cafes and Drinking Establishments	October 2006
SPD4 - Parking Standards	June 2007
Local Development Scheme (Third Review)	February 2010

Table 3.1 Adopted Documents

3.14 The Localism Bill proposes to introduce a number of changes to the system for preparing Local Development Frameworks, which will in future be called "Local Plans".

Liverpool City Region Structures

3.15 Local authorities across Merseyside and the surrounding areas work together as part of a sub-regional collective which includes a City Region Cabinet and a series of supporting policy boards. A Housing and Spatial Planning Board has been established to deal with spatial planning issues.

3.16 A City Region Development Programme; Employment Strategy; Housing Strategy; Low Carbon Economy Strategic Plan; and Visitor Economy Management Plan have already been agreed to provide a consistent framework through which sub-regional priorities can be delivered. The councils have also worked together on joint evidence base studies and are preparing a Joint Waste Development Plan Document for Merseyside and Halton.

6 The Direction can be viewed at www.wirral.gov.uk/downloads/1856

3.17 An Overview Study, to look at the wider pattern of supply and demand for housing and employment across local authority boundaries, was completed in May 2011.

3.18 A Spatial Priorities Plan is being considered, to set out the parameters for future cross-boundary working following the abolition of the Regional Strategies.

Local Enterprise Partnership

3.19 Proposals for a Liverpool City Region Local Enterprise Partnership (LEP) were approved in October 2010, to consider matters related to economic regeneration, housing and transport, as well as support for the delivery of major projects and accelerating business development. The shadow LEP is currently considering its priorities, structure and potential delivery models.

Wirral Sustainable Community Strategy

3.20 The Sustainable Community Strategy (SCS) prepared by the Wirral Partnership was adopted by the Council in May 2009⁽⁷⁾.

3.21 The SCS sets out how statutory agencies, the private sector and the community and voluntary sectors will work collectively to deliver six strategic aims:

- a strong local economy;
- safer, stronger communities in all parts of the Borough;
- the best possible health and well-being for all families and individuals;
- excellent life chances for children and young people;
- a high quality living and working environment; and
- sustainable, appropriate housing for all.

3.22 The SCS also expresses the intention to ensure that the increased prosperity resulting from a stronger local economy is accessible to all and the intention to narrow the gap between the most affluent and most deprived communities in Wirral, in terms of health, education and crime.

3.23 A series of eleven Area Forum Neighbourhood Plans will be completed, following extensive public consultation, in October 2011. These plans will establish how the Council should focus its resources and how it should deliver local services to improve the area. They are not local land use plans, which are being brought forward on a trial basis as Neighbourhood Development Plans in 3 areas.

7 Wirral 2025 - More Prosperous, More Equal can be viewed at <http://www.wirral.gov.uk/downloads/990>

Wirral Council Corporate Plan 2011-2014

3.24 The Council's latest Corporate Plan was approved in March 2011, with targets including re-balancing the local economy, attracting new investment and increasing the involvement of voluntary, community and faith sector organisations, under the headings of Your Family, Your Neighbourhood, Your Economy and Your Council⁽⁸⁾.

Wirral Investment Strategy

3.25 Wirral's Investment Strategy, originally published in 2007, recognised that a successful economy is fundamental to the Borough's future prosperity and to achieve social equity outcomes. The Strategy aimed to deliver a Borough founded on a strong, vibrant economy, with high levels of employment and investment, where businesses flourish and all Wirral residents have the skills and opportunities to work.

3.26 The original Strategy and evidence base has been reviewed and updated, through in-depth consultation with the businesses community and strategic partners, against the backdrop of changing economic conditions and a rapidly shifting national policy landscape.

3.27 The refreshed Strategy sets out how the Council and its partners will drive economic growth and increase investment in Wirral over the next five years, including the key programmes and projects that will form the direction of travel to 2016⁽⁹⁾. It also sets out key principles to build on the significant progress made over the last four years, to further enhance the responsiveness of the Council to working in partnership with key private sector partners to achieve maximum value from the investment made in economic regeneration.

3.28 The Strategy sets out a number of drivers that will be used to develop the employment and entrepreneurial skills of Wirral people, to make Wirral the most business friendly place to invest and locate, focused on three themes: People; Place and Business, to form the basis of a clear, delivery focused Investment Prospectus that will:

- provide a strategic context for guiding regeneration and co-ordinating investment in Wirral;
- set a clear vision and programme of activity to further enhance partnership with the private sector;
- drive investment marketing;
- ensure that economic growth is linked to supporting local people into employment; and
- align with existing and emerging key policies and initiatives.

8 The Corporate Plan 2011-14 can be viewed at <http://www.wirral.gov.uk/downloads/3121>

9 The Wirral Investment Strategy 2011-2016 can be viewed at <http://www.wirral.gov.uk/downloads/3548>

3.29 The key priorities of the refreshed Strategy include a commitment to:

- tackle barriers to work and low skills in parts of Wirral and within disadvantaged groups;
- increase the number of jobs and employment opportunities for Wirral residents;
- ensure young people have excellent skills and opportunities for employment;
- ensure that economic growth is linked to tackling worklessness;
- promote and expand the portfolio of high quality employment sites;
- support the development of key sectors by facilitating investment into specific key projects, such as infrastructure for offshore wind;
- continue to improve the interface with the private sector to attract key investment;
- maximise available resources by co-ordinating business support services through an Investment Support Services Framework delivered by Invest Wirral;
- enable an increasing role for social enterprise in the Wirral economy;
- play a lead role in promoting Wirral as an investment location on an international stage, to support Wirral businesses to access new markets and opportunities; and
- attract and support the development of successful businesses, particularly in key growth sectors.

Interim Planning Policy for New Housing Development

3.30 The Council initially adopted an Interim Planning Policy for New Housing Development in December 2003 in response to the spatial priorities set out in Regional Planning Guidance for the North West (RPG13, March 2003). The Interim Planning Policy was further revised in October 2005 to more strongly focus new housing development into identified regeneration priority areas, including the Newheartlands Housing Market Renewal Pathfinder Area⁽¹⁰⁾.

3.31 The Interim Planning Policy was reviewed in March 2009, in response to the publication of the North West of England Plan and the findings of two planning appeals; and again in July 2010, following the initial proposals to revoke the Regional Spatial Strategy. The Interim Planning Policy will now remain unaltered until replaced by the emerging Core Strategy Development Plan Document.

Newheartlands Housing Market Renewal Pathfinder

3.32 Newheartlands was a long term national regeneration project to tackle the causes and symptoms of housing market failure, vacancy and decline at the heart of the Merseyside conurbation. In Wirral, the boundary designated by the Government in April 2002, included parts of Bidston, Birkenhead, Liscard, Tranmere and Seacombe.

10 The Interim Housing Policy can be viewed at <http://www.wirral.gov.uk/downloads/1807> and the area to which it applies at http://democracy.wirral.gov.uk/Data/Cabinet/20051020/Agenda/ERCS051013REP4C_17940.jpg



Picture 3.2

3.33 While national Housing Market Renewal Initiative funding ceased prematurely in March 2011, the objectives of housing market renewal continue to form a prominent part of the Council's Housing Strategy and the Council's ongoing Housing Investment Programme is based on the completion of previous priorities and initiatives in Birkenhead, Rock Ferry, Tranmere and Wallasey⁽¹¹⁾.

Mersey Heartlands Growth Point

3.34 The Mersey Heartlands Growth Point was designated by the Government in December 2008 to deliver accelerated housing growth within the older urban areas of north Liverpool and east Wirral. The boundary to the Growth Point in Wirral was the same as for the Newheartlands Pathfinder Area.

11 the Wirral Housing Strategy 2011-2026 can be viewed at <http://www.wirral.gov.uk/downloads/3590>

3.35 The Programme of Development, submitted to the Government in October 2008, showed the capacity to deliver up to 19,110 new dwellings (gross) and to raise the Borough's housing delivery to 600 net new dwellings each year between April 2008 and March 2017. National Growth Point funding also ceased in March 2011.

3.36 The Growth Point included "Wirral Waters", which has the potential to deliver up to 20,700 new jobs and up to 25,000 new dwellings over a thirty year period. A Strategic Regeneration Framework for the emerging proposals was set out in partnership with Peel Holdings and an Integrated Regeneration Study for Birkenhead and Wirral Waters was commissioned to produce a single comprehensive spatial regeneration plan to inform the emerging Core Strategy Development Plan Document⁽¹²⁾.

3.37 Planning applications for up to 15,100 dwellings and over half a million square metres of mixed commercial floorspace have already been approved at East Float. A 228,300 square metre International Trade Centre has now also been approved at the West Float within Birkenhead Docks and the Council remains committed to promoting the area for large scale, mixed-use, private sector-led regeneration at the heart of the older urban area.

3.38 A large part of this area will now form part of the proposed Mersey Waters Enterprise Zone, announced by the Government in March 2011.

3.39 A Green Infrastructure Investment Framework is being developed by the Forestry Commission, Mersey Forest and Groundwork Merseyside, to set the scene for Wirral Waters within the surrounding areas over the next three years.

12 the study can be viewed at <http://democracy.wirral.gov.uk/mgConvert2PDF.aspx?ID=13990> and at <http://democracy.wirral.gov.uk/mgConvert2PDF.aspx?ID=13991>

4 Monitoring Policy Implementation

4.1 This section of the AMR seeks to provide additional background information on the extent to which the policy priorities for the area are being achieved, based on contextual information drawn from nationally published data sets and locally collected statistics.

4.2 The Government has recently amended the list of data that local government is expected to provide and the need to report on the delivery on National Core Output Indicators has been withdrawn. For consistency, the data provided in this section of the AMR has however retained the format provided over previous years, wherever possible.

4.3 Future indicators will now be set through consultation on the emerging Core Strategy DPD and Joint Waste DPD for Merseyside and Halton.

4.4 An fuller overview of the main characteristics of the Borough is contained within the Revised Spatial Portrait for the emerging Core Strategy DPD, which was subject to public consultation in November 2010⁽¹³⁾.

Population

4.5 Wirral's population has declined from 355,800 in 1971. The ONS Mid-Year Estimate for 2010 shows a slight increase from 308,500 in mid-2009 to 308,800 in mid-2010⁽¹⁴⁾. The latest ONS 2008-based population projections expect the population to decrease to 303,700 by 2033:

People (Thousands)	2008	2013	2018	2023	2028	2033	% change 2008-2033
Wirral	308.5	305.8	305.0	305.2	304.6	303.7	-1.6%
Merseyside	1,350.2	1,350.1	1,353.8	1,360.5	1,367.4	1,372.1	+1.6%

Table 4.1 Population Projections

4.6 The latest national household projections expect the number of households to increase to 144,000 in 2033, significantly lower than previous projections⁽¹⁵⁾.

Households (Thousands)	2008	2013	2018	2023	2028	2033	% change 2008-2033
Wirral	135.0	136.0	139.0	141.0	143.0	144.0	6.6%
Merseyside	581.0	595.0	611.0	625.0	638.0	648.0	11.5%

Table 4.2 Household Projections

13 The Revised Spatial Portrait can be viewed at <http://www.wirral.gov.uk/downloads/2748>

14 Mid-Year Population Estimates 2010 (ONS 2011)

15 CLG 2008-based household projections (November 2010)

4.7 Table 4.3 shows how the demographic structure has changed since 2002⁽¹⁶⁾.

Mid Year Population (Wirral)	Young People (0-15 years)	Working Age (males 16-64 & females 16-59) ⁽¹⁷⁾	Retired (males 65 & over & females 60 & over)
2010	58,700	180,600	69,600
2009	58,900	180,600	69,000
2008	58,900	182,300	68,200
2007	59,452	183,307	67,396
2006	60,300	184,200	66,700
2005	56,800	198,500	57,700
2004	57,600	197,900	57,600
2003	58,400	197,900	57,500
2002	59,400	197,500	57,400

Table 4.3 Population Change

Social Context

4.8 Almost a third of the Wirral population lives in areas ranked as having some of the greatest social, economic and environmental needs. These localities score poorly across the full range of indicators for income; employment; health and disability; education, skills and training; living environment; and crime and disorder. Picture 4.1 shows the spatial distribution of need from the Index of Multiple Deprivation in England 2010.

4.9 There is still a significant gap in life expectancy between the poorest and most affluent areas, with a ten-year gap in average life expectancy at birth between Birkenhead and Heswall. Rates of coronary heart disease, obesity and hypertension are all higher than national and regional averages. Rates of diabetes are still slightly higher than the regional average but are now lower than the national average⁽¹⁸⁾.

4.10 84% of 15 year olds achieved five or more A*-C GCSEs in 2011, ahead of the national average of 79%⁽¹⁹⁾.

4.11 Wirral has the lowest rate of recorded crime per thousand people on Merseyside, which decreased further by 12% during the year to 2011. Rates of burglaries, violent crimes, robberies and vehicle crimes are also among the lowest in the country⁽²⁰⁾. Crime rates are, however, disproportionately higher in some areas.

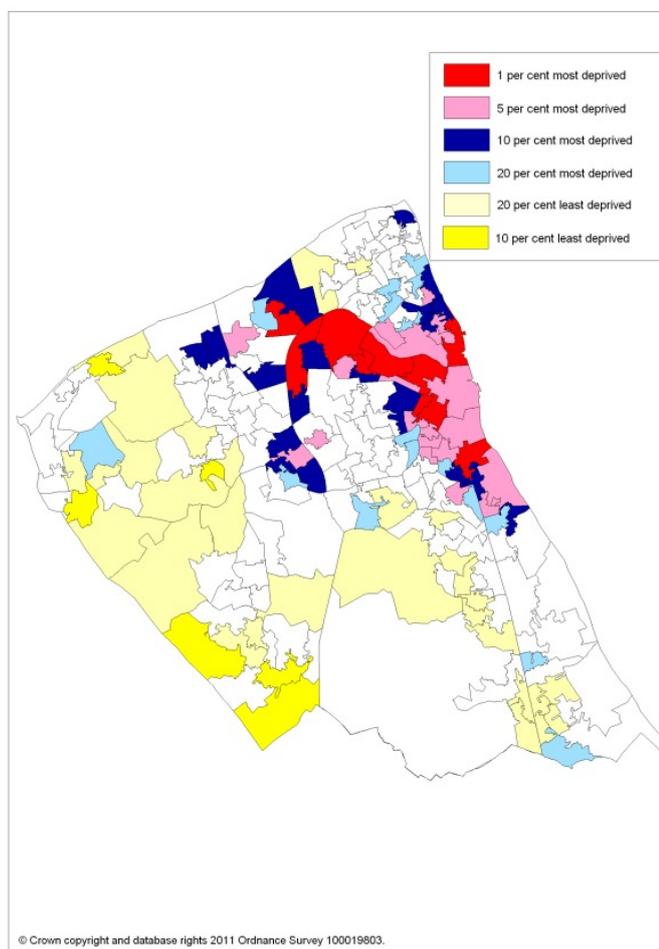
16 ONS Mid-2010 Population Estimates: Selected Age Groups for Local Authorities in the United Kingdom, Table 8b. The estimated resident population was re-based in 2006

17 the ONS figure for males and females 16-64 in 2010 was 190,900

18 Wirral Compendium of Health Statistics (NHS Wirral 2011)

19 GCSE and Equivalent Results in England, 2010/11 (DCSF, 2011)

20 Local Authority Areas: Recorded Crime for Seven Key Offences and Recorded Crime BCS comparator 2009-10 to 2010-11 (Home Office, 2011)



Picture 4.1 Pattern of Multiple Deprivation

Economy

4.12 The general economic context in Wirral continues to be characterised by relatively poor economic performance.

GVA per Capita (£)	1997	2003	2004	2005	2006	2007	2008	Change 2007-2008 ⁽²¹⁾
Wirral	7,666	10,153	10,514	10,638	10,889	11,297	11,478	1.6%
Merseyside	8,783	12,107	12,565	12,917	13,492	14,226	14,698	3.3%
North West	11,027	14,526	15,164	15,594	16,317	17,155	17,604	2.6%
UK	12,682	17,044	17,896	18,538	19,538	20,525	21,103	2.8%

Table 4.4 Gross Value Added (GVA)

21 More recent data is not yet available

4.13 GVA per capita in Wirral continues to lag behind national, regional and sub-regional averages⁽²²⁾.

Total Employees (2008)	Full Time (percentage) ⁽²³⁾	Part Time (percentage) ⁽²⁴⁾	Job Density ⁽²⁵⁾
Wirral	63.0%	37.0%	0.57
Merseyside	66.4%	33.6%	0.67
North West	69.1%	30.9%	0.75
Great Britain	68.8%	31.2%	0.78

Table 4.5 Total Employees

4.14 The most recent data shows 96,400 employee jobs in Wirral in 2008, down by 1.2% from 2007. A higher proportion of jobs were part-time, compared with the averages for Merseyside, the North West and Great Britain⁽²⁶⁾. The ratio of total jobs to the working-age population (job density) is considerably lower than national, regional and sub-regional averages⁽²⁷⁾.

Percentage of Employee Jobs (2010)	Wirral MBC	Merseyside	North West	Great Britain
Agriculture, forestry & fishing	0.1%	0.1%	0.5%	0.8%
Mining, quarrying & utilities	1.3%	0.8%	1.1%	1.3%
Manufacturing	8.7%	7.1%	10.3%	8.8%
Construction	4.1%	3.7%	4.5%	4.4%
Motor trades	1.7%	1.4%	1.8%	1.8%
Wholesale	2.0%	2.4%	3.8%	4.1%
Retail	11.8%	11.2%	10.7%	10.3%
Transport & storage	2.8%	4.4%	4.5%	4.6%
Accommodation & food services	6.0%	6.9%	6.7%	6.7%
Information & communication	1.2%	1.8%	2.4%	3.7%
Financial & insurance	1.4%	3.3%	3.3%	3.9%
Property	1.2%	1.1%	1.1%	1.4%
Professional scientific & technical	6.5%	5.2%	6.5%	6.9%
Business admin & support	6.4%	7.0%	7.9%	8.0%
Public admin & defence	6.2%	8.9%	6.1%	5.8%
Education	11.7%	10.7%	9.2%	9.6%
Health	21.4%	19.2%	14.7%	13.3%
Arts, entertainment, recreation etc	5.4%	4.9%	4.7%	4.6%

Table 4.6 Employee Jobs by Industry

- 22 ONS Headline GVA Per Head at Current Basic Prices 2008, Table 3:2
- 25 Nomis ONS Jobs Density 2009 (including employees, self-employed, Government-supported trainees and HM Forces)
- 24 Nomis ONS Annual Business Inquiry Employee Analysis, Employee Jobs (excluding self-employed, Government-supported trainees and HM Forces)
- 23 Nomis ONS Annual Business Inquiry Employee Analysis, Employee Jobs (excluding self-employed, Government-supported trainees and HM Forces)
- 26 ONS Annual Business Inquiry 2008 (Employee Analysis)
- 27 ONS Job Density (2009)

4.15 Wirral has a high reliance on service-related employee jobs, with a higher than average proportion of employee jobs in health, retail, education and public administration. Tourism-related jobs are now counted within arts, entertainment and recreation and accommodation and food services and can no longer be separately identified.

4.16 Latest figures show a total of 6,760 VAT registered and/or PAYE based enterprises in Wirral in 2010, which represents almost a quarter (24%) of all VAT registered and/or PAYE based enterprises in Merseyside⁽²⁸⁾.

Percentage of Working Age Population (2010)	Economically Active	In Employment (employees)	In Employment (self-employed)	Economically Inactive
Wirral	71.3%	56.9%	7.9%	28.7%
Merseyside	72.1%	57.8%	6.3%	27.9%
North West	74.9%	60.3%	8.0%	25.1%
Great Britain	76.2%	60.8%	9.1%	23.8%

Table 4.7 Economic Activity

4.17 Economic activity in Wirral has fallen back from 75.3% in 2008. By 2010, 138,500 people were classified as economically active, with 128,000 people in employment including 16,200 self employed. The number of people who were economically inactive increased from 53,500 in 2009 to 54,400 in 2010⁽²⁹⁾.

Average Household Income (£)	2005	2007	2009	2010
Wirral	£28,326	£31,232	£34,452	£33,172
Sefton	£29,018	£30,932	£30,659	£32,929
St Helens	£27,868	£30,795	£30,223	£32,331
Liverpool	£25,251	£28,239	£26,380	£29,283
Knowsley	£25,238	£28,286	£28,143	£29,312
United Kingdom	£31,000	£33,706	£35,000	£35,299

Table 4.8 Household Incomes

28 UK Business: Table B1.3 (ONS 2010)

29 ONS Annual Population Survey 2010 (NOMIS)

4.18 Although average household incomes continued to be among the highest in Merseyside, the average household income in Wirral has declined by 3.7% since 2009⁽³⁰⁾.

Average Weekly Earnings	Gross Weekly Pay by Workplace (Full-time Workers)			Gross Weekly Pay by Residence (Full-time Workers)		
	2008/09	2009/10	2010/11	2008/09	2009/10	2010/11
Wirral	£420.00	£406.20	£414.80	£452.50	£482.70	£507.80
Merseyside	£447.30	£460.60	£469.60	£441.60	£452.60	£472.60
North West	£450.20	£460.00	£467.10	£451.30	£460.20	£471.20
Great Britain	£479.10	£490.00	£500.40	£479.30	£491.00	£501.80

Table 4.9 Gross Weekly Pay

4.19 Average weekly earnings for employees working in Wirral remained below national, regional and sub-regional levels and below the average weekly earnings for employees living in Wirral⁽³¹⁾.

Claimants (Percentage of Working Age Population)	Key Benefit Claimants (May 2008) ⁽³²⁾	Key Benefit Claimants (February 2009) ⁽³³⁾	Key Benefit Claimants (February 2010) ⁽³⁴⁾	Key Benefit Claimants (February 2011) ⁽³⁵⁾
Wirral	20.8%	22.7%	21.8%	21.2%
Merseyside	22.5%	22.7%	23.2%	22.6%
North West	17.3%	19.1%	18.4%	17.8%
Great Britain	13.9%	15.6%	15.1%	14.7%

Table 4.10 Key Benefits Claimants

4.20 In February 2011, 40,530 working age residents in Wirral were claiming one or more key benefits, down by 2.5% since February 2010 but still ahead of national and regional averages⁽³⁶⁾.

30 CACI Income Data, 2010

31 ONS Annual Survey of Hours and Earnings (NOMIS, September 2011)

35 Nomis DWP Benefit Claimants Working Age Client Group (February 2011)

34 Nomis DWP Benefit Claimants Working Age Client Group (February 2010)

33 Nomis DWP Benefit Claimants Working Age Client Group (February 2009)

32 Nomis DWP Benefit Claimants Working Age Client Group (May 2008)

36 key benefits include bereavement benefit, carers allowance, disability living allowance, incapacity benefit, severe disablement allowance, income support, jobseekers allowance and widows benefit

Claimants (Percentage of Working Age Population)	JSA Claimants (October 2008) ⁽³⁷⁾	JSA Claimants (September 2009) ⁽³⁸⁾	JSA Claimants (August 2010) ⁽³⁹⁾	JSA Claimants (July 2011) ⁽⁴⁰⁾
Wirral	3.7%	5.6%	4.5%	4.7%
Merseyside	4.5%	6.3%	5.4%	5.7%
North West	3.0%	4.7%	4.0%	4.3%
Great Britain	2.6%	4.1%	3.6%	3.8%

Table 4.11 JSA Claimants

4.21 By July 2011, 8,919 people in Wirral were actively seeking work as claimants for Jobseekers' Allowance, an increase of 3.2% since August 2010. The highest numbers of claimants continued to be focused in the east of the Borough, in the Electoral Wards of Birkenhead and Tranmere; Bidston and St James; Seacombe; and Rock Ferry.

Floorspace (thousand square metres)	April 2005	April 2006	April 2007	April 2008
Offices	275	281	283	283
Industrial	1,170	1,070	1,070	1,006
Warehousing	481	476	478	493
Total	1,827	1,827	1,831	1,782

Table 4.12 Business Floorspace

4.22 The most recent figures show that total business floorspace in Wirral had declined by 3% since April 2007, due to a 6% decrease in the amount of industrial floorspace (Use Class B2)⁽⁴¹⁾.

4.23 The latest Valuation Office Agency (VOA) data showed that industrial land values in Birkenhead ranged from £190k to £250k per hectare compared with Liverpool at £175k to £330k per hectare in 2009 and that land values for Birkenhead and Liverpool had both decreased by at least £15k between 2008 and 2009⁽⁴²⁾.

40 Nomis ONS Jobseekers Allowance Claimants (July 2011)

39 Nomis ONS Jobseekers Allowance Claimants (August 2010)

38 Nomis ONS Jobseekers Allowance Claimants (September 2009)

37 Nomis ONS Jobseekers Allowance Claimants (October 2008)

41 The most recent figures for April 2008, were published in April 2009. CLG consulted on proposals to change the coverage and frequency of commercial and industrial floorspace statistics in February 2010. The conclusions suggested that biennial publication would be acceptable, although a greater geographic disaggregation would be preferred. The next release of data for commercial and industrial floorspace is expected in December 2011

42 VOA Property Market Report Capital and Rental Values at 1 July 2009. The VOA Property Market Report for 2010 reduced the number of locations covered and no longer includes data for Birkenhead

4.24 A higher than average proportion of Wirral's factory, office and warehouse stock originates from between 1940 and 1970. The percentage of stock built since 1990 had, however, begun to move slightly ahead of national and regional averages, prior to the onset of the recession⁽⁴³⁾.

Business Development

Floorspace (square metres)	Use Class B1(a)	Use Class B1(b)	Use Class B1(c)	Use Class B2	Use Class B8	Total Floorspace
Total gross completed floorspace	1,426	Nil	Nil	11,919	440	13,785
Total net completed floorspace	1,154	Nil	Nil	1,609	86	2,849
Total gross completed on previously developed land	1,426	Nil	Nil	11,919	440	13,785
Percentage on previously developed land	100%	100%	100%	100%	100%	100%

Table 4.13 Amount of Floorspace Developed by Type and on Previously Developed Land 2010/11

4.25 The year to April 2011 saw a significant increase in new employment floorspace but the total amount was still just under half that completed in 2008/09. Table 4.14 shows the changing trend over time.

Completed Floorspace (square metres)	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Use Class B1(a)	961	4,857	8,542	3,801	8,803	275	1,426
Use Class B1(b)	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Use Class B1(c)	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Use Class B2	23,497	24,407	13,576	12,797	19,099	1,948	11,919
Use Class B8	Nil	Nil	53	Nil	Nil	Nil	440
Total Floorspace	24,458	29,264	22,171	16,598	27,902	2,223	13,785

Table 4.14 Amount of Floorspace Developed by Type (Gross)

4.26 Projects to provide 47 square metres of office floorspace (Use Class B1), 2,296 square metres of industrial floorspace (Use Class B2) and 18,544 square metres of warehouse floorspace (Use Class B8) were under construction at the end of the reporting period. All of the new warehouse floorspace is being provided by a single project in Bromborough.

Land Area (hectares)	Birkenhead Docks SRS ⁽⁴⁴⁾	WIBP SRS ⁽⁴⁵⁾	Borough Total
Allocated for B1 Uses ⁽⁴⁶⁾	0.00	0.00	1.50
Allocated for B1, B2 and B8 Uses ⁽⁴⁷⁾	0.78	23.46	84.32
Primarily Industrial Areas ⁽⁴⁸⁾	18.53	24.73	89.02
Other Land with Planning Permission ⁽⁴⁹⁾	0.00	0.00	1.41
Total	19.31	48.19	176.25

Table 4.15 Employment Land Available by Type (April 2011)

4.27 The Unitary Development Plan for Wirral (UDP) set aside 843 hectares of land across the Borough for employment uses falling within Use Classes B1, B2 and B8, with 658 hectares within the Primarily Industrial Areas and 185 hectares on allocated Employment Development Sites. Just under half the land allocated as an Employment Development Site remained undeveloped at April 2011(46%).

4.28 The UDP also identified 227 hectares within the Dock Estates at Birkenhead and Eastham, subject to UDP Policy EM10. Land for port-related uses within the Dock Estates is identified by Act of Parliament and is subject to permitted development rights. Policy EM10 of the UDP, which provided for uses falling within Use Classes B1, B2 and B8 to be permitted within the Dock Estates, was removed from the Development Plan as a result of the Direction issued by the Secretary of State in September 2007. The areas formerly subject to UDP Policy EM10 now have no notation and are no longer included in Table 4.15. There was an additional 55.85 hectares of vacant land within the Dock Estates at April 2011⁽⁵⁰⁾.

4.29 The Strategic Regional Site at Twelve Quays was de-designated by NWDA in July 2009 as NWDA considered the project had now been successfully delivered.

4.30 An update of the forecasts contained within the Council's Employment Land and Premises Study 2009 is expected to be commissioned in November 2011.

45 Wirral International Business Park Strategic Regional Site, Bromborough

44 Designated by NWDA in July 2010

46 Land allocated in the UDP under Proposal EM2 - Conway Park, is allocated for uses falling within Use Class B1

47 Land allocated in the UDP under Proposal EM1 – Former Cammell Laird's Shipyard; Proposal EM3 – Land for General Employment Use; Proposal EM4 – Expansion Land for Existing Businesses; and Proposal EM5 – Land at Dock Road South, Bromborough, is allocated for uses falling within Use Class B1 and/or Use Class B2 and/or Use Class B8

48 UDP Policy EM8 provides for uses falling within Use Classes B1, B2 and B8 within Primarily Industrial Areas

49 with planning permission for B1, B2 or B8 Uses at 31 March 2011

50 Further information on the supply of employment land can now be found within the Wirral Employment Land and Premises Study (BE Group, 2009)

Town Centres

4.31 RSS identifies Birkenhead as the sub-regional service and retail centre for the Borough. Croft Retail Park in Bromborough is now the second largest destination for comparison spending behind Birkenhead Town Centre.

4.32 A large amount of spending by Wirral residents on comparison (non-food) goods continues to leak outside the Borough to places like Liverpool, Chester and the Cheshire Oaks retail outlet in Ellesmere Port. Internet sales are also forming an increasingly significant part of comparison expenditure. Expenditure on convenience goods is largely contained within the Borough.

4.33 Liverpool is a significant destination for visits to restaurants, pubs, bars and nightclubs, museums and art galleries and theatres and concerts, in addition to existing centres and attractions in Wirral⁽⁵¹⁾.

Use Class	Completed Floorspace (square metres)				% in Town Centres	
	Town Centre		Borough Total		Gross	Net
	Gross	Net	Gross	Net		
Use Class A1	370	260	1,603	1,236	23%	21%
Use Class A2	-	-	-	-	-	-
Use Class B1a	67	67	1,426	1,154	5%	6%
Use Class D2	1,008	1,008	3,739	3,739	27%	27%

Table 4.16 Total Amount of Floorspace for 'Town Centre Uses' 2010/11

4.34 Table 4.16 shows the total amount of new floorspace completed for 'town centre' uses during 2010/11. The majority of new Use Class A1 (retail), Use Class D2 (leisure) and Use Class B1a (office) floorspace was completed outside an existing town centre. Table 4.17 shows the changing trend over time.

Completed Floorspace (square metres)	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Use Class A1 (gross)	4,963	5,363	2,385	10,366	967	2,484	1,603
(percentage in town centres)	36%	11%	28%	66%	63%	0%	23%
Use Class A1 (sales)	4,239	4,602	1,786	7,844	559	1,767	1,236
(percentage in town centres)	28%	8%	28%	58%	59%	0%	21%
Use Class A2	-	-	-	-	-	-	-
(percentage in town centres)	-	-	-	-	-	-	-
Use Class D2	522	5,594	488	4,044	1,826	-	3,739

51 Further information on local spending is contained within the Wirral Town Centres Retail and Commercial Leisure Study (Roger Tym and Partners, 2009)

Completed Floorspace (square metres)	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
(percentage in town centres)	0%	8%	34%	14%	6%	-	27%

Table 4.17 Completed "Town Centre" Floorspace 2004/05 to 2010/11

4.35 A Town, District and Local Centre Study and Delivery Framework, to guide future action within each the Borough's twenty-three existing centres (excluding Birkenhead), was completed in July 2011. A phased programme of individual centre Action Plans is now in preparation.

4.36 An update of the retail capacity figures contained within the Council's Town Centres, Retail and Commercial Leisure Study 2009 was commissioned in November 2011.

Tourism

4.37 The Council's Destination Marketing team seeks to effectively and efficiently market the Wirral Peninsula as a quality investment and visitor destination and to create a sustainable environment that benefits both the local community and businesses alike. The Council's Destination Marketing Implementation Plan 2011 highlights the current activities planned to support these objectives.

4.38 Since the last AMR, significant changes have been made to the STEAM model used to produce tourism figures for Merseyside, to better align the figures to other parts of the North West, use locally collected data rather than national proxies and more accurately reflect Wirral's share of tourism. Table 4.18 shows an overall 3% increase in the economic impact of tourism between 2009 and 2010.

Analysis by Sector of Expenditure (£'s millions)	2009	2010	% change
Accommodation	16.10	20.34	26%
Food & Drink	43.62	43.21	-1%
Recreation	11.49	11.52	0%
Shopping	81.29	79.23	-3%
Transport	17.76	17.41	-2%
Indirect Expenditure	65.19	66.43	2%
VAT	25.54	30.05	18%
Total	260.99	268.19	3%

Table 4.18 Visitor Spending by Sector

Housing

4.39 Wirral has many areas of attractive high quality housing but large concentrations of poorer stock remain, particularly in east Wirral. It is currently estimated that up to 19,900 private sector dwellings (16%) are subject to Category 1 Hazards under the new Housing Health and Safety Rating System⁽⁵²⁾.

Dwelling Stock by Sector (number of dwellings)	Total Stock	Vacant	Percentage Vacant
Registered Social Landlord	23,074	881	3.8%
Private Sector	122,679	5,267	4.0%
Awaiting Demolition (All Tenures)		241	100.0%
Totals	145,753	6,389	4.4%

Table 4.19 Wirral Dwelling Stock (April 2011)

4.40 Wirral had 145,753 residential properties in April 2011. 84% were privately owned and 16% were owned by registered social landlords. The vast majority of vacancies (82%) were within the private sector housing stock. The vacancy rate for both private sector dwellings and dwellings managed by a Registered Social Landlord were higher than the RSS target of 3%⁽⁵³⁾.

4.41 Average house prices increased by 3% in Wirral in the year to March 2011, ahead of the decline for Merseyside (2%) but lower than the increase for the rest of the North West Region (3.5%).

Average House Prices	Wirral	Merseyside	North West
Overall	£120,945	£111,866	£114,210
Detached	£272,174	£222,110	£221,908
Semi-detached	£136,635	£118,130	£116,509
Terraced	£78,668	£67,734	£68,772
Flat/Maisonette	£100,506	£113,477	£108,468

Table 4.20 Average House Prices (March 2011)

4.42 The average property price for the Borough as a whole was nearly three and a half times the average income for the Borough in March 2011⁽⁵⁴⁾.

4.43 A full review of the Council's Housing Strategy to 2026 was completed in June 2011⁽⁵⁵⁾

52 Wirral Private Sector House Condition and Home Energy Survey 2008

53 RSS Policy L3 (September, 2008)

54 Land Registry House Prices Index - Custom Reports

55 The Wirral Housing Strategy 2011-2026 can be viewed at <http://www.wirral.gov.uk/downloads/3590>

Housing Land Supply

4.44 The Borough's gross housing land supply with planning permission at 31 March 2011 was 3,082 units, including new build and net change from conversions with planning permission, down from 3,403 units at March 2010. The proportion of units on previously developed land stood at 93%⁽⁵⁶⁾.

4.45 Table 4.21 shows the capacity assessed in the Council's Strategic Housing Land Availability Assessment in April 2008 and an initial assessment of the revised capacity in April 2011, to take account of completions and new and lapsed planning permissions:

Source of Supply	April 2008	April 2011
Category 1 Sites - developable within five years	2,582	2,330
Category 2 Sites - deliverable within ten years	4,753	4,658
Category 3 Sites - not currently deliverable	10,639	10,608
Small Sites - below 0.4 hectares	1,091	881

Table 4.21 Capacity of Housing Land Supply (dwellings)

4.46 An initial calculation of the Five-Year Housing Land Supply at April 2011 is set out in Appendix 3 to this AMR. A full update of the Strategic Housing Land Availability Assessment, to April 2011, will report in early 2012.

Housing Requirements

4.47 Table 4.22 shows the number of additional dwellings that would be needed to meet the requirements of the Regional Spatial Strategy to 2021, at the end of March 2011:

Net Annual Average Dwelling Requirements	Total Net Housing Provision 2003-2021	Annual Average (number of net dwellings)	Net Completions (2003/04 -2010/11)	Remaining	Annual Implied Target (2011/12 -2020/21)
RSS (September 2008) Table 7.1	9,000	500	2,466	6,534	653

Table 4.22 Plan Period and Housing Targets

⁵⁶ A number of extant permissions were assessed in accordance with the earlier national definition of previously developed land, which was changed to exclude residential gardens in June 2010. Appendix 4 shows the changes in definition applied

Housing Trajectory

4.48 Gross completions continued to decline to 272 units during 2010/11, while the number of demolitions increased to 175 units for the year. The majority of demolitions continued to occur within the Newheartlands Pathfinder Area (91%).

4.49 Picture 4.2 and Table 4.23 below set out the housing trajectory for Wirral based on the annual housing requirement of 500 net additional dwellings set out in the Regional Spatial Strategy.

4.50 The trajectory shows actual net completions achieved between 2003/04 and 2010/11 and projected net completions based on the findings of the Wirral Strategic Housing Land Availability Assessment (SHLAA) amended to take account of completions and changes to planning permissions and to avoid double counting⁽⁵⁷⁾.

4.51 The trajectory assumes that the Current Five-Year Housing Land Supply of 4,247 will be delivered between 2011/12 and 2015/16. Category 1 Sites, identified in the SHLAA as developable within the first five years, have been included for the years 2011/12 to 2015/16. Category 2 Sites, identified as deliverable within years six to ten, are included for the years 2016/17 - 2020/21.

4.52 Demolitions within the Newheartlands Pathfinder Area have been based on planned demolitions for 2011/12 - 2015/16, equivalent to 150 demolitions each year over a five year period. Demolitions beyond 2015/16 are based on the average number of actual demolitions since 2003 which were not funded as part of the Housing Market Renewal Initiative, which equates to approximately 20 demolitions each year.

4.53 Demolitions outside the Newheartlands Pathfinder Area have been calculated using the median of actual demolitions between 2003/04 and 2010/11 within the RSS Outer Area and RSS Rural Area, equivalent to 50 demolitions each year.

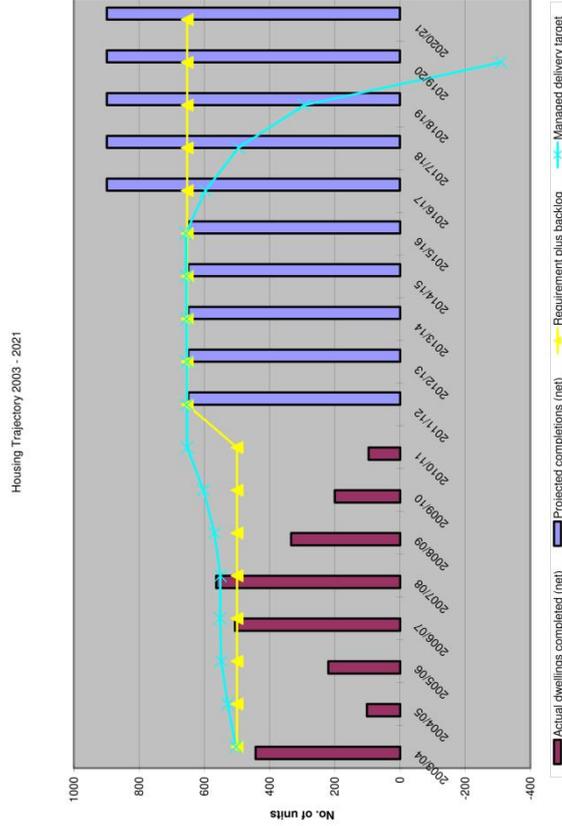
4.54 The managed delivery targets reflect the number of dwellings that would be needed each year to achieve the overall housing requirement by 2021⁽⁵⁸⁾.

57 Wirral Strategic Housing Land Availability Assessment April 2008 (Roger Tym and Partners, July 2010)

58 managed delivery targets are calculated by subtracting the cumulative net completions to date from the total housing requirement for the period 2003-2021 and dividing this answer by the number of years left in the plan period. For example, cumulative net completions over the period 2003/04 to 2010/11 stood at 2,466. The total housing requirement for 2003-2021 is 9,000 and at April 2011 there were 10 years left of the plan period. The managed delivery target is therefore calculated as $9,000 \text{ minus } 2,466/10 = 653$. This means that to continue to meet the overall requirement by 2021, Wirral would need to register at least 653 net completions during 2011/12

	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
Actual dwellings completed (net)	443	102	220	506	564	334	200	97	849	849	849	849	849	849	849	849	849	849	849
Projected completions (gross)									200	200	200	200	200	200	200	200	200	200	200
Projected demolitions									649	649	649	649	649	649	649	649	649	649	649
Projected completions (net)									500	500	500	500	500	500	500	500	500	500	500
RSS Target (net)	500	500	500	500	500	500	500	500	3,115	3,765	4,414	5,063	5,713	6,612	7,511	8,410	9,310	10,209	
Cumulative Completions	443	545	765	1,271	1,835	2,169	2,369	2,466	3,115	3,765	4,414	5,063	5,713	6,612	7,511	8,410	9,310	10,209	
Number of years left in plan	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0	
Managed delivery target (net)	503	528	549	552	551	569	603	653	654	654	654	656	657	597	496	295	-310		

Table 4.23 Housing Trajectory to 2021



Picture 4.2

Completed Dwellings (gross)	RSS Inner Area	RSS Outer Area	RSS Rural Area	Whole Borough	IPPA ⁽⁵⁹⁾
Total Dwellings	145	103	24	272	214
New Build	137	97	24	258	206
Conversions	8	6	0	14	14
% on PDL				93%	

Table 4.24 New and Converted Dwellings and Percentage on Previously Developed Land 2010/11

4.55 Development on previously developed land continued to exceed the RSS target of 80%⁽⁶⁰⁾. Flats accounted for 43% of gross completions in 2010/11, down from 45% in 2009/10 and 61% in 2008/09. Table 4.25 sets out a breakdown of the various components of the Borough's housing delivery over the last six years.

Completed Dwellings	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Gross New Build	442	606	639	422	284	258
Demolitions	277	215	230	242	131	175
Net New Build	165	391	409	180	153	83
Gross Conversions	69	130	181	177	56	14
Net Conversions	55	115	155	154	47	14
Total Gross Additional	511	736	820	599	340	272
Total Net Additional	220	506	564	334	200	97

Table 4.25 Components of Housing Delivery 2005/06 to 2010/11

4.56 Table 4.26 shows how the geographical pattern of development has changed across the Borough since April 2005. Housing development has been increasingly focused in the Interim Planning Policy Area, with a declining contribution from areas to the west of the M53 Motorway⁽⁶¹⁾.

Completed Dwellings (gross)	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
RSS Inner Area ⁽⁶²⁾	72	177	189	211	120	145
	14%	24%	23%	35%	35%	53%
RSS Outer Area	306	473	528	311	137	103
	60%	64%	64%	52%	40%	38%
RSS Rural Area	133	86	103	77	83	24
	26%	12%	13%	13%	25%	9%
Interim Planning Policy Area ⁽⁶³⁾	248	354	509	433	278	214
	49%	48%	62%	72%	82%	79%

59 Interim Planning Policy Area

60 RSS (September 2008) Table 7.1. The calculation in Table 4.24 is based on the revised definition of previously developed land, introduced in June 2010

61 within the RSS Rural Area

62 the boundary to the RSS Inner Area is the same as the boundary to the Newheartlands Pathfinder Area and the Mersey Heartlands Growth Point

63 completions within the IPPA are already counted in either the Inner, Outer or Rural Areas

Completed Dwellings (gross)	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Total Borough	511	736	820	599	340	272

Table 4.26 Distribution of Dwellings Completed 2005/06 to 2010/11

Gypsies and Travellers

4.57 Wirral does not have any existing pitches for gypsies or travellers.

Affordable Housing

4.58 The number of affordable housing completions increased from 73 units in 2009/10 to 159 in 2010/11. The new dwellings were located in Poulton (52 units), Tranmere (37), Egremont (30), Rock Ferry (21), Leasowe (14) and Liscard (5).

4.59 A Strategic Housing Market Assessment Update and an Affordable Housing Viability Assessment were carried out during 2010 to take account of the current economic climate. A target of 10% of new dwellings to be affordable was recommended within the Newheartlands Pathfinder Area, with a target of 20% across the rest of Wirral. It was also recommended that targets for affordable housing should apply to sites with a capacity of 5 dwellings and above.

4.60 The aspiration for the longer-term, once the market recovers, is a target of 40% across the Borough as a whole.

Affordable Housing (number of dwellings)	Gross Completions
Number of new social rented dwellings	114
Number of new intermediate dwellings	45
Total number of new affordable dwellings	159

Table 4.27 Gross Affordable Housing Completions 2010/11

Environmental Quality

Heritage

4.61 Wirral has a significant built heritage, with 710 Listed Buildings and structures, twenty-five designated Conservation Areas, nine Scheduled Ancient Monuments and four Historic Parks and Gardens.

4.62 The following buildings, conservation areas, monuments and parks are currently included on the English Heritage Heritage at Risk Register⁽⁶⁴⁾:

- Storeton Hall, Storeton Village (North Wing)
- Fort Perch Rock, New Brighton
- Birkenhead Priory
- Bromborough Court House (Moated Site and Fishponds)
- Overchurch (Site of former Church and Churchyard)

64 English Heritage Heritage at Risk Register 2011

- Thornton Manor, Bebington
- Clifton Park, Tranmere
- Flaybrick Cemetery, Bidston
- Hamilton Square Conservation Area, Birkenhead
- Rock Park Conservation Area, Rock Ferry

4.63 The Council consulted on a draft Wirral Heritage Strategy in May 2011.

Landscape

4.64 The UDP designated four Areas of Special Landscape Value and three Areas Requiring Landscape Renewal. These designations have now been superseded by the Wirral Landscape Character Assessment 2009, which divides the Borough's open countryside into thirteen character areas.

4.65 Seven of the character areas are identified for conservation but the following character areas are identified as needing some element of enhancement and/or restoration:

- Birkett Floodplain Farmland - Enhance and Restore;
- Clatterbrook and Dibbin Valley - Enhance;
- Eastham Former Wooded Estate - Enhance and Restore;
- Heswall Dales - Conserve and Enhance;
- Landican and Thingwall Rural Fringe - Enhance;
- North Fender Urban Fringe - Restore and Create;
- Pensby and Irby Urban Fringes - Enhance; and
- Raby Rural Farmland - Conserve and Enhance.

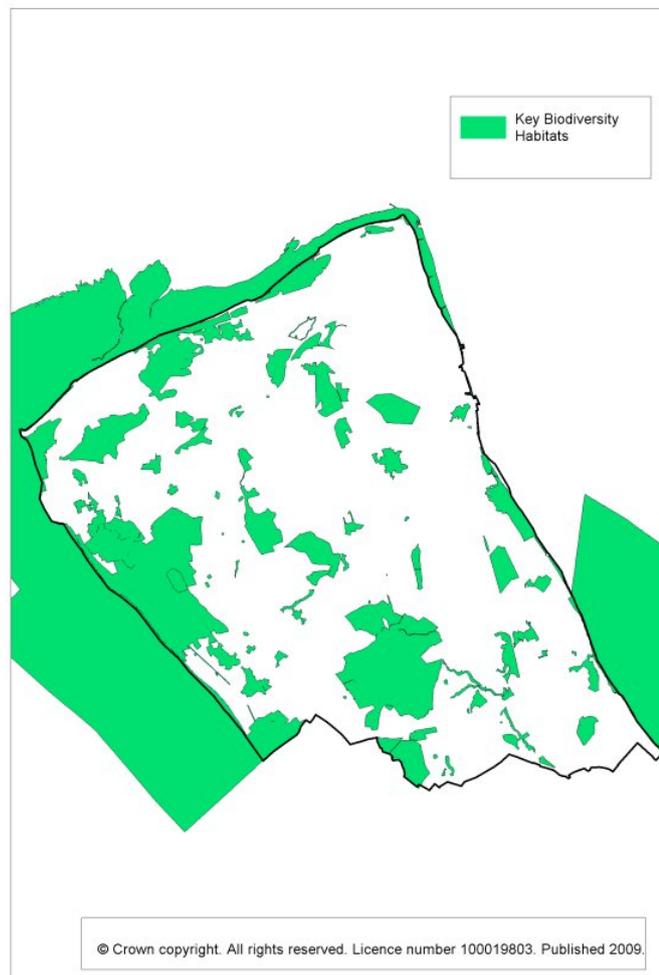
Biodiversity

4.66 Wirral has an extensive biodiversity resource. Picture 4.3 shows the Key Existing Biodiversity Areas identified in the Wirral Biodiversity Audit 2009.

4.67 The Wirral Biodiversity Action Plan was adopted in February 2003. Action Plans have now been completed for 9 of the 11 priority habitats identified and for 16 of the 19 priority species. Active management is ongoing, with a particular emphasis on improving habitat and site conditions, rather on than expanding site areas.

4.68 The latest information from monitoring undertaken by the Local Sites Partnerships, indicates that positive conservation management has been or is being implemented on 26% of the Borough's Local Wildlife Sites⁽⁶⁵⁾.

65 National Indicator 197 - Improved Local Biodiversity (Local Sites Partnership, September 2009)



Picture 4.3

4.69 The Council is not aware of any impact of completed development, management programmes and planning agreements resulting in changes to areas designated for international, national, regional, sub-regional and/or local significance during the reporting period.

4.70 Three of the Borough's ten nationally designated Sites of Special Scientific Interest (SSSI), at Dee Cliffs; Dibbinsdale; and Meols Meadows; were not considered to be meeting the Government Public Service Agreement Target to have 95% of the SSSI in favourable or recovering condition ⁽⁶⁶⁾.

4.71 An update of the Borough's Sites of Biological Importance was completed in January 2011 and of the Borough's Sites of Geological Importance in September 2011.

66 SSSI Condition Summaries (Natural England, October 2011)

4.72 A Liverpool City Region Ecological Framework, to secure and enhance ecological connectivity and resilience across the sub-region, is expected to report in early 2012.

Public Open Space

4.73 Although the same number of Council sites received Green Flag Awards in 2011 (twelve), the total area of public open space managed to Green Flag Award Standard decreased slightly to reflect Bidston Hill replacing the larger North Wirral Coastal Park. The percentage of public open space managed to Green Flag Award Standard has, nevertheless, still increased from 1% in 2005/06 to just over 30% in 2010/11.

4.74 Additionally, Birkenhead Park obtained Green Heritage Site Accreditation in recognition of achieving the required standard in the management and interpretation of a site with local or national historic importance and Tam O'Shanter Urban Farm received a Green Flag Community Award in recognition of the quality of management of green spaces managed by voluntary and community groups⁽⁶⁷⁾.

Total Public Open Space	1,192 hectares ⁽⁶⁸⁾
Area of Public Open Space Managed to Green Flag Award Standard	362.67 hectares
Percentage of Public Open Space Managed to Green Flag Award Standard	30.4%

Table 4.28 Amount of Public Open Space Managed to Green Flag Standards 2010/11

4.75 Funding has recently been awarded for the restoration of the former landfill at Bromborough, to provide additional public open space along the Mersey coastline.

Water Quality

4.76 Much of Wirral is founded on sandstone which is a major aquifer and groundwater provides around 13% of Wirral's water resources. The rest of Wirral's water supplies come from the River Dee.

4.77 The Environment Agency's River Basin Management Plans show that the Dee Estuary is currently at good biological status which is expected to be maintained in 2015⁽⁶⁹⁾ and that the status of the Mersey is currently moderate but is expected to be good by 2027⁽⁷⁰⁾.

67 The Green Flag Award® 2011

68 includes sites in the Green Belt

69 Environment Agency River Basin Management Plan, Dee River Basin District December 2009

70 Environment Agency River Basin Management Plan, North West River Basin District, December 2009

4.78 Rivers on Wirral are currently categorised as having poor⁽⁷¹⁾ or bad⁽⁷²⁾ ecological status or potential against the standards required by the Water Framework Directive⁽⁷³⁾.

4.79 Wirral's beaches are still consistently among the cleanest in the North West and all four of the Borough's European designated bathing waters, at Meols, Moreton, Wallasey and West Kirby, typically achieve a high water quality standard⁽⁷⁴⁾. Meols, Moreton and Wallasey are predicted to achieve a classification of "excellent" and West Kirby a classification of "good" when the higher standards required by the revised Bathing Water Directive are applied in 2015⁽⁷⁵⁾.

4.80 Wirral had three out of the five 'recommended' North West beaches named in the 2011 Good Beach Guide (Meols, Moreton and New Brighton), a recommendation only given to beaches that meet the highest European standard for water quality on the basis of regular testing by the Environment Agency⁽⁷⁶⁾.

Environment Agency Objections

4.81 The Environment Agency submitted only one objection to a planning application in Wirral on grounds of flood risk during 2010/11, which was resolved by applying a planning condition to regulate surface water to prevent flooding before work commenced on site⁽⁷⁷⁾.

	Flood defence	Water quality
Number of unresolved objections to planning applications	0	0

Table 4.29 Number of Planning Permissions Granted Contrary to Environment Agency Advice on Flooding and Water Quality Grounds 2010/11

4.82 UDP Policy WA7 – Heswall Drainage Catchment Area, which restricted development likely to generate additional sewage within a defined area, has not been implemented since the completion of the improvements to the Target Road Waste Water Treatment Works and was deleted in September 2007.

71 Dibbinsdale Brook

72 The Fender, Birket and Arrowe Brook

73 Environment Agency River Basin Management Plan, North West River Basin District, December 2009

74 Environment Agency, Interactive Maps for Bathing Water Quality 2011

75 Bathing Waters, Working in Partnership in England and Wales (Environment Agency, November 2010)

76 Marine Conservation Society, Good Beach Guide 2011 Recommended Beaches

77 Environment Agency - Objections to Planning Applications 2010/11: Planning Application [DPP3/10/01204](#)

Energy

4.83 Wirral is estimated to have consumed a total of 6,474 GWh of energy in 2008⁽⁷⁸⁾. The majority was taken up for domestic needs. The proportion taken up by industry and commerce had dropped from 35% in 2003 to 30% in 2008⁽⁷⁹⁾.

Total Final Energy Consumption by Sector 2008 (percentages) ⁽⁸⁰⁾	Industry & Commerce	Domestic	Transport
Wirral	30.0%	46.0%	24.0%
North West	38.2%	33.6%	28.2%
Great Britain	36.9%	33.5%	29.6%

Table 4.30 Energy Consumption by Sector

4.84 Average total domestic energy consumption per household in Wirral in 2007 was down by 6.5% since 2006 and estimated at 21,950 kWh, in line with the general reduction across the North West as a whole⁽⁸¹⁾.

4.85 Carbon emissions per capita were in the lower quartile for the UK at 6.0tCO₂ in 2007, compared with 8.4tCO₂ for the North West as a whole⁽⁸²⁾. Data has not yet been published for later years.

Energy Consumption from Renewables and Waste (percentage of total energy consumption) ⁽⁸³⁾	2005	2006	2007	2008
Wirral	0.1%	0.1%	0.1%	0.1%
North West	0.3%	0.3%	0.4%	0.3%
Great Britain	0.4%	0.4%	0.5%	0.6%

Table 4.31 Renewable Energy Consumption 2003 to 2008

4.86 A very small percentage of the total energy consumed currently comes from renewable energy and waste. The consumption of renewable energy in Wirral was estimated at 8.8GWh in 2008⁽⁸⁴⁾.

78 DECC Total Final Energy Consumption at Regional and Local Authority Level 2008 (Revised February 2011)

79 DECC Total Sub-National Final Energy Consumption 2005, 2006, 2007 and 2008 (Revised February 2011)

80 DECC Total Sub-National Final Energy Consumption 2008 (Revised February 2011)

81 DECC High Level Energy Indicators 2007 NUTS4 (May 2010)

82 DECC High Level Energy Indicators 2007 NUTS4 (May 2010)

83 DECC Total Sub-National Final Energy Consumption 2005, 2006, 2007 and 2008 (Revised February 2011)

84 DECC Total Sub-National Final Energy Consumption 2005, 2006, 2007 and 2008 (Revised February 2011)

4.87 Twenty-five wind turbines, with a total capacity of up to 90MW, capable of supplying the equivalent of up to 80,000 households, have recently been erected off the Wirral shoreline at Burbo Bank, Liverpool Bay. A proposed extension could generate up to 234MW. The power generated by the two other wind farms visible from Wirral, at North Hoyle and at Gwynt y Mor, does not come ashore within Wirral.

4.88 Provisional estimates from a pre-feasibility study indicated that tidal power from the Mersey Estuary could have been used to generate up to 1,200 GWh of annual energy but the project was stalled in June 2011, due to high construction costs and current conditions in the energy and financial markets⁽⁸⁵⁾.

4.89 In terms of the more local generation of renewable energy, seven planning applications for solar panels were approved during 2010/11⁽⁸⁶⁾. No planning applications for wind turbines were approved. The output from the energy-from-waste (biological process) facility, operated since 1985 at the Bidston Moss landfill, reduced to 2,749MWh in 2010/11.

4.90 A Liverpool City Region Renewable Energy Capacity Study was completed in February 2011⁽⁸⁷⁾ and a Liverpool City Region Sustainable Energy Action Plan is currently being prepared to guide future action and investment.

4.91 The Government consulted on proposals to introduce revised permitted development rights for small scale renewable and low carbon technologies in domestic and non-domestic settings, in February 2011, to enable such developments to proceed without the need for a planning application. New regulations for domestic micro-generation and electric vehicle charging points will come into force during October and December 2011.

4.92 In March 2011, the Council approved investing £2.8 million in a Photovoltaic (PV) Installation Project, to take advantage of the Feed in Tariff (FiT) scheme introduced by the Government in 2010, with a potential operating capacity of up to 640 kWp⁽⁸⁸⁾.

Minerals

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

85 Power from the Mersey (September 2008)

86 Application numbers 11/00003, 10/01305, 10/01215, 10/00983, 10/01015, 10/00368 and 10/06531 refer

87 a further report on potential delivery mechanisms was also completed during 2011

88 Killowatt Peak is the optimal point of power that the solar panel is capable of generating in optimum conditions

4.94 The latest available figures indicate a landbank of over 10 years for crushed rock within Greater Manchester, Merseyside, Warrington and Halton and of over 31 years for the Region as a whole⁽⁸⁹⁾. The landbank of sand and gravel within Greater Manchester, Merseyside, Warrington and Halton is estimated at over 23 years but is only just over 12 years for the Region as a whole⁽⁹⁰⁾.

4.95 No reliable figures are yet available at local authority level for secondary or recycled aggregate production, which includes construction, demolition and excavation wastes recycled for use as aggregate.

4.96 Marine-won sand and gravel landed in Wirral increased by 5% to 92,263 tonnes in 2009, providing over a quarter of the total aggregate landed off the North West Coast⁽⁹¹⁾.

Waste

4.97 Planning permission was granted for two new waste facilities during 2010/11; for the creation of an additional waste transfer facility⁽⁹²⁾ and for the formation of a green waste composting area, ancillary to an existing agricultural use⁽⁹³⁾. A gasification waste-to-energy facility with an operational capacity of up to 400,000 tonnes was granted planning consent at Eastham in July 2009 but has not yet been implemented.

4.98 Further information on the capacity of existing operational waste management facilities is contained within the evidence base to the Joint Waste DPD for Merseyside and Halton, which will be re-published, prior to submission to the Secretary of State, in November 2011⁽⁹⁴⁾.

Waste Managed (tonnes)	Landfill	Recycled	Composted	Borough Total
Amount of municipal waste arising and managed by management type	79,168	29,770	23,600	131,719
Percentage of municipal waste arising and managed by management type	60%	22%	18%	100%

Table 4.32 Amount of Municipal Waste Arising and Managed by Management Type 2010/11

89 North West Region Aggregates Working Party Annual Report 2010, Table 7 Base Data 2009 (April 2011)

90 North West Region Aggregates Working Party Annual Report 2010, Table 8, Base Data 2009 (April 2011)

91 North West Region Aggregates Working Party Annual Report 2010, Table 10, Base Data 2009 (April 2011)

92 Planning application number 09/05766

93 Planning application number 10/00890

94 Documents can be viewed at <http://wasteplanningmerseyside.gov.uk/site.do>

4.99 The amount of household waste collected per head in Wirral increased by 120kg to 543kg in 2010/11⁽⁹⁵⁾. The average for England was 543kg⁽⁹⁶⁾.

4.100 The overall pattern of management by type in Wirral has changed markedly over recent years. The amount of waste going to landfill has fallen by a third since 2004/05 and the amount recycled and composted has more than trebled:

Waste Arisings (tonnes)	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Landfill (percentage of total arisings)	125,440 90%	137,097 89%	121,693 86%	93,655 68%	86,186 64%	83,639 63%	79,168 60%
Recycled (percentage of total arisings)	11,065 8%	10,784 7%	12,794 9%	28,448 21%	30,265 22%	28,521 22%	29,770 22%
Composted (percentage of total arisings)	2,789 2%	6,175 4%	7,095 5%	14,727 11%	18,879 14%	19,483 15%	23,600 18%
Total Arisings	139,294	154,056	141,519	136,820	135,330	131,142	131,719

Table 4.33 Trends in Waste Management by Management Type 2004/05 to 2010/11

4.101 There was no incineration of municipal waste in Wirral in 2010/11.

4.102 The proportion of waste sent to landfill in 2010/11 was 43% for England and 56% for the North West. The proportion recycled and composted in both England and the North West was 40%. Incineration accounted for 15% of waste in England and 2% in the North West⁽⁹⁷⁾.

Transport

4.103 Wirral continues to have a high dependency on the car for journeys to work and car ownership across Merseyside is forecast to increase further by 2021⁽⁹⁸⁾.

4.104 Previous AMRs have provided an analysis of Census data for journeys to work from 1991 and 2001. A national tool to bridge the gap between the 2001 Census and present day commuting patterns was reported in detail in the previous AMR⁽⁹⁹⁾.

95 DEFRA Local Authority Collected Waste for England – Annual Statistics, Table 3: Discontinued Local Authority Performance Indicators 2010/11 (November 2011)

96 DEFRA Local Authority Municipal Waste Statistics 2010/11 (November 2011)

97 DEFRA Local Authority Collected Waste Statistics 2010/11 Table 2 (November 2011)

98 Travel in Merseyside 2010 (Merseyside LTP Partnership, 2010) Appendix B30 (2001 base)

99 ONS Commute APS

4.105 The most recent data from 2008 showed that there has been little change in commuting patterns since 2001. Fewer Wirral residents appear to be travelling to work in the former Ellesmere Port and Neston but more appear to be commuting further afield, to work in Flintshire, Manchester, Knowsley and Warrington.

4.106 The data from 2008 also indicated an increase in people travelling into Wirral to work. The largest flows were from people who lived in Ellesmere Port & Neston, Liverpool, Chester, and Flintshire.

4.107 The accessibility of new residential development completed during 2010/11 has again been calculated using Accession software for bus and train travel times in Wirral.

4.108 The majority of new dwellings were still within 30 minutes public transport time of essential local services but the proportion of new dwellings within 30 minutes public transport time of a hospital had decreased to 62%, from 70% in 2009/10. Only 96% were within 30 minutes of a secondary school.

Accessibility	Doctor's Surgery	Hospital	Primary School	Secondary School	Areas of Employment (100)	Major Retail Centre
Number of new dwellings within 30 minutes public transport time	272	170	272	261	272	272
Percentage of new dwellings within 30 minutes public transport time	100%	62%	100%	96%	100%	100%

Table 4.34 Accessibility of New Residential Development 2010/11

4.109 A transport capacity assessment, for the scale of development likely to be proposed in the Core Strategy DPD, is expected to be commissioned in early 2012.

5 Monitoring Plan Preparation

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

5.2 The Localism Bill and amended national Regulations are expected to introduce a series of changes which will simplify the process for preparing Local Development Frameworks. This means that some of the information provided below may be subject to change once the Localism Bill is enacted, probably early in 2012.

Local Development Scheme

5.3 The Local Development Scheme (LDS) is a statutory document setting out the Council's programme for the preparation of Local Development Documents.

5.4 The latest revision of the LDS came into force on 22 February 2010. A revised LDS has not been adopted, pending the outcome of the changes to be introduced through the Localism Bill and amended national Regulations.

5.5 The LDS will in future no longer need to be approved by the Secretary of State but information on progress will need to be continuously updated.

Core Strategy DPD

5.6 The Core Strategy will set the overall spatial framework for future development and investment in the Borough for the next 15 years. The Core Strategy will contain the Council's spatial vision for the area; a series of spatial objectives; a delivery strategy including core policies and broad locations for strategic development; and a framework for managing and monitoring delivery.

5.7 The Core Strategy will replace many of the strategic and generic criteria-based policies currently contained within the UDP and will replace the Council's Interim Planning Policy for New Housing Development (October 2005).

5.8 Consultation on the Issues, Vision and Objectives for the Core Strategy took place in February 2009, on Spatial Options in January 2010 and on Preferred Options in November 2010. The comments received on the Preferred Options were reported in July 2011 and the Council resolved to undertake additional consultation on the emerging Settlement Area Policies, update employment forecasts and retail capacity figures and commission additional work on housing viability and transport capacity modelling⁽¹⁰¹⁾.

5.9 A Proposed Submission Draft Core Strategy is expected to be published in mid-2012, subject to the national changes associated with the Localism Bill and the new National Planning Policy Framework. It is hoped that the final Core Strategy can be adopted by July 2013.

101 The comments received on the Preferred Options can be viewed at <http://democracy.wirral.gov.uk/mgConvert2PDF.aspx?ID=19848>

5.10 Table 5.2 and Table 5.3 set out progress against the milestones set out in the approved LDS.

Site Allocations DPD

5.11 The preparation of a site-specific Site Allocations DPD is scheduled to begin following the adoption of the Core Strategy.

5.12 Table 5.4 sets out progress against the milestones set out in the approved LDS.

Joint Waste DPD for Merseyside and Halton

5.13 The Joint Waste DPD for Merseyside and Halton will replace the policies and proposals contained within UDP Section 17 – Waste Management.

5.14 The preparation of the Joint Waste DPD is being managed by the Merseyside councils' environmental advisors, the Merseyside Environmental Advisory Service (MEAS). Consultation on Preferred Options took place in May 2010 and on additional sites in May 2011. The Proposed Submission Draft Waste DPD will be published in November 2011 and the final document is expected to be adopted in December 2012.

5.15 Table 5.5 and Table 5.6 set out progress against the milestones set out in the approved LDS.

Other Development Plan Documents

5.16 The approved LDS also sets out the Council's longer term intention to consider preparing additional Development Plan Documents for heritage, green infrastructure and a more detailed Area Action Plan for development in Birkenhead. The Proposed Submission Draft Core Strategy DPD will indicate where the Council believes additional Development Plan Documents may be needed to support the delivery of the emerging Core Strategy.

Supplementary Planning Documents

5.17 Work on additional Supplementary Planning Documents (SPD) has been postponed to allow progress on the Core Strategy DPD. The Proposed Submission Draft Core Strategy DPD will indicate where the Council believes additional Supplementary Planning Documents may be needed to support the delivery of the emerging Core Strategy.

Evidence Base

5.18 The majority of the current monitoring year was taken up with preparing and consulting on the Preferred Options for the Core Strategy and on responding to the comments received. Work is currently being focused on updating key parts of the

evidence base in preparation for the publication of the Proposed Submission Draft Core Strategy in mid-2012. The majority of the work is now being prepared in-house rather than through external consultancy. Table 5.1 sets out progress to date:

Study	Commissioned	Current Status	Documents Affected
Wirral Strategic Housing Market Assessment	March 2006	Reported February 2008	UDP Section 6 Core Strategy DPD
Wirral Employment Land and Premises Study	September 2007	Reported November 2009	UDP Sections 5 & 16 Core Strategy Site Allocations DPD
Wirral Strategic Flood Risk Assessment	October 2007	Reported November 2009	UDP Sections 19 & 20 Core Strategy DPD Site Allocations DPD
Merseyside Mineral Resource Study	February 2008	Reported November 2009	UDP Section 18 Core Strategy DPD Site Allocations DPD
Wirral Town Centres, Retail and Commercial Leisure Study	March 2008	Reported December 2009	UDP Sections 9, 10 & 16 Core Strategy DPD Site Allocations DPD
Wirral Biodiversity Audit	April 2008	Reported November 2009	UDP Section 13 Core Strategy DPD Site Allocations DPD
Wirral Landscape Character Assessment	June 2008	Reported November 2009	UDP Sections 7, 8, 12 & 14 Core Strategy DPD Site Allocations DPD
Wirral Strategic Housing Land Availability Assessment	April 2009	Reported September 2010	UDP Section 6 Core Strategy DPD Site Allocations DPD
Liverpool City Region Renewable Energy Capacity Study (Stage 1 and Stage 2 and Maps)	July 2009 February 2010	Reported April 2011	UDP Section 23 Core Strategy DPD Site Allocations DPD
Integrated Regeneration Study for Birkenhead and Wirral Waters and Appendix	September 2009	Reported June 2010	Core Strategy DPD Site Allocations DPD
Wirral Strategic Housing Market Assessment Update	June 2009	Reported October 2010	UDP Section 6 Core Strategy DPD
Wirral Affordable Housing Viability Assessment	June 2009	Reported October 2010	UDP Section 6 Core Strategy DPD
Liverpool City Region Housing and Employment Overview Study and Technical Report	May 2010	Reported July 2011	Core Strategy DPD
Draft Habitats Regulation Assessment and Maps	June 2010	Reported September 2010	Core Strategy DPD Site Allocations DPD
Wirral Water Cycle Study	January 2011	To be reported early 2012	UDP Section 19 Core Strategy DPD Site Allocations DPD
Wirral Green Infrastructure Strategy	Resolved to commission January 2011	Out to Tender late 2011	UDP Sections 8-10, 13 & 19 Core Strategy DPD Site Allocations DPD
Wirral Sites of Biological Importance Update	n/a	Reported January 2011	UDP Section 13 Core Strategy DPD Site Allocations DPD
Wirral Town, District and Local Centre Study and Delivery Framework	n/a	Reported July 2011	UDP Sections Core Strategy DPD Site Allocations DPD
Wirral Preliminary Flood Risk Assessment (Flood and Water Management Act 2010)	n/a	Reported July 2011	UDP Sections 19 & 20 Core Strategy DPD Site Allocations DPD

Study	Commissioned	Current Status	Documents Affected
Wirral Sites of Geological Importance Update	n/a	Reported September 2011	UDP Section 13 Core Strategy DPD Site Allocations DPD
Wirral Strategic Housing Land Availability Assessment Update	n/a	To be reported early 2012	UDP Section 6 Core Strategy DPD Site Allocations DPD
Wirral Strategic Housing Land Availability Viability Assessment	September 2011	To be reported early 2012	Core Strategy DPD Site Allocations DPD
Wirral Retail Capacity Update	November 2011	To be reported early 2012	Core Strategy DPD Site Allocations DPD
Wirral Employment Forecasts Update	Resolved to commission July 2011	To be reported early 2012	Core Strategy DPD Site Allocations DPD
Core Strategy Transport Capacity Assessment	Resolved to commission July 2011	To be reported early 2012	UDP Section 15 Core Strategy DPD Site Allocations DPD
Wirral Open Space Assessment (Revised)	n/a	To be reported early 2012	UDP Sections 8, 9 & 10 Core Strategy DPD Site Allocations DPD

Table 5.1 Evidence Base Studies - Progress

5.19 The findings of each study will be reported to Cabinet and published alongside the emerging Core Strategy DPD.

Local Development Orders

5.20 The power to make a Local Development Order to extend permitted development rights, introduced by the Planning and Compulsory Purchase Act 2004, was enacted in April 2006. There were no Local Development Orders in force in Wirral during 2010/11.

Neighbourhood Development Plans

5.21 The Localism Bill is expected to provide a new series of mechanisms for local decision making based around local referendums, including Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders and the Government consulted on new Neighbourhood Planning regulations in October 2011.

5.22 Three local community organisations in Wirral have already been awarded national status as "Neighbourhood Planning Front Runners":

- Devonshire Park Residents Association;
- Hoylake Village Life; and
- Central Liscard Area Residents Association.

5.23 Initial consultation began in Devonshire Park in September 2011.

	2011			2012			2013														
	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Preferred Options (Reg 25)																					
Settlement Area Policies																					
Draft Core Strategy																					
Publication (Reg 27)																					
Representations (Reg 28/29)																					
Submission (Reg 30/31)																					
Pre-Hearing Meeting																					
Hearing																					
Inspector's Report																					
Adoption																					

Table 5.2 Core Strategy Progress

Activity	Date Begun	Date Reported
Commencement	July 2005	
SEA Consultation	August 2005	July 2006
Initial Consultation	October 2005	July 2006
SA Scoping	July 2006	July 2007
Public Workshops	November 2006	November 2008
Draft Second Report of Consultation	January 2007	November 2008
Consultation with Under-Represented Groups	January 2007	November 2008
Evidence Base Studies	March 2007	Ongoing
Evidence Base - Call for Sites	April 2007	Ongoing
Issues, Vision and Objectives (Reg 25)	February 2009	November 2009
Spatial Options (Reg 25)	January 2010	July 2010
Preferred Options (Reg 25)	November 2010	July 2011

Table 5.3 Completed Stages

	2013			2014												2015						
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	
Commencement																						
SA Scoping																						
Issues and Options (Reg 25)																						
Preferred Options (Reg 25)																						
Publication (Reg 27)																						
Representations (Reg 28/29)																						
Submission (Reg 30/31)																						
Pre-Hearing Meeting																						
Hearing																						
Inspector's Report																						
Adoption																						
Republication of Proposals Map																						

Table 5.4 Site Allocations Progress

	2010			2011			2012			2013		
	A	M	J	A	M	J	A	M	J	A	M	J
Preferred Options (Reg 25)												
Additional Site Consultation (Reg 25)												
Publication (Reg 27)												
Representations (Reg 28/29)												
Submission (Reg 30/31)												
Pre-Hearing Meeting												
Public Examination												
Inspector's Report												
Adoption												
Re-publication of Proposals Map												

Table 5.5 Waste DPD Progress

	Date Begun	Date Reported
Commencement	December 2006	
SA Scoping	December 2006	March 2007
Issues and Options (Reg 25)	March 2007	October 2008
Spatial Strategy and Sites (Reg 25)	November 2008	June 2009
Preferred Options (Reg 25)	May 2010	October 2010
Additional Site Consultation (Reg 25)	May 2011	September 2011
Publication (Reg 27)	November 2011	

Table 5.6 Completed Stages

6 Emerging Issues

6.1 The main issues facing the Borough have now been set out within the consultation documents associated with the preparation of the Core Strategy Development Plan Document.

6.2 The Council consulted on the content of a Spatial Vision for the Core Strategy as part of the Issues, Vision and Objectives Report in February 2009 and again in the Spatial Options Report in January 2010. The revised Spatial Vision contained within the Preferred Options for the Core Strategy is reproduced below:

Spatial Vision

By April 2027, Wirral will continue to offer a high quality of life, as an attractive place to live an active, productive, safe and healthy lifestyle based on a series of distinct but well-integrated settlements, which will together make a stronger contribution to the prosperity and regeneration of the wider sub-region.

The focus of new development and investment will be on urban regeneration; tackling social, health, economic and environmental disparity; re-using previously developed land; and on strengthening and enhancing the distinctive assets of the Borough, including the quality and value of the natural environment; supported by a tight Green Belt.

The housing market and housing conditions within the older urban areas in east Wirral will be competing on a more equal footing with outlying residential areas. Large areas of older stock will have been improved and replaced in Birkenhead, Seacombe and Tranmere. A new city neighbourhood will be being established at East Float to create an exemplary, sustainable, mixed-use waterside community, where new homes and a wide range of employment, education, leisure, community and cultural uses will create a new impetus for wider regeneration at the heart of the older urban area, reversing trends in the loss of population, particularly among younger age groups.

The density of jobs and businesses and rates of economic activity will be moving toward regional average levels and vacant land will be being brought back into productive economic use. Sustainable economic regeneration will be being driven by the major economic hubs of Birkenhead, Bromborough and the Ports, with strong transport links to Liverpool, Chester and North Wales, supported by a thriving network of town, district and local service centres and attractive, safe and healthy residential areas within each main Settlement Area.

Wirral's potential as a visitor and tourist destination will be focused on the quality of the Borough's natural environment; built heritage; country parks; and visitor and coastal facilities at Birkenhead, New Brighton, Leasowe, Hoylake, West Kirby, Thurstaston and along the Mersey coast.

Wirral's rural areas will be providing for an efficient and productive agricultural economy making full and effective use of the Borough's best and most versatile agricultural land, promoting local production and food security.

Development and investment will support and encourage a more sustainable pattern of travel that will reduce emissions; reduce the level of traffic along major routes; improve air quality; increase the use of public transport; and make greater use of alternative forms of transport such as walking and cycling.

There will be a greater emphasis, across all sectors, on securing sustainable approaches to design and construction; energy; water; flood risk, waste management; carbon impact; local employment and production; and mitigation, adaption and resilience to climate change.

6.3 The Council consulted on eleven Spatial Objectives for the Core Strategy in the Spatial Options Report in January 2010, which were reduced to seven in the Preferred Options Report in November 2010⁽¹⁰²⁾. The revised Spatial Objectives contained within the Preferred Options for the Core Strategy are set out below:

Preferred Spatial Objective 1 - Economic Revitalisation

To focus new employment development and investment within the existing employment areas in the Assisted Areas and existing centres

Preferred Spatial Objective 2 - Housing Growth and Market Renewal

To focus housing development and investment within the Newheartlands Pathfinder Area; the Mersey Heartlands Growth Point; and other vulnerable housing market areas.

102 twenty-nine potential objectives were also consulted on as part of the Core Strategy Issues, Vision and Objectives Report (February 2009)

Preferred Spatial Objective 3 - Transport Accessibility

To direct new development to locations with easy access to the existing centres and high frequency public transport corridors.

Preferred Spatial Objective 4 - Neighbourhood Services

To focus the provision of shops, services, health and community facilities on the existing centres which meet the everyday needs of local communities.

Preferred Spatial Objective 5 - Environmental Quality

To ensure that development and investment will enhance and improve the locally distinctive characteristics and assets listed in the Settlement Area Policies.

Preferred Spatial Objective 6 - Flood Risk

To direct new development away from areas that may be liable to flooding.

Preferred Spatial Objective 7 - New City Neighbourhood

To establish a new city neighbourhood at the heart of the older urban areas in Birkenhead.

6.4 The revised Vision and Objectives will be contained within the Proposed Submission Draft Core Strategy to be published towards the middle of 2012.

6.5 Informal consultation on the emerging Settlement Area Policies, for inclusion in the Proposed Submission Draft Core Strategy, is expected to take place in early 2012.

7 Glossary

Glossary

Terminology	Abbreviation	Explanation
Accession software		A computer software package designed to calculate the accessibility of local services
Adoption		The stage at which the Council formally decides to adopt the final version of a Local Development Document to make it legally operative
Allocated		The identification of a specific piece of land for a specific type of development in the Unitary Development Plan
Allocation		The identification of a specific piece of land for a specific type of development in a Development Plan Document or the Unitary Development Plan
Area Action Plan	AAP	A Development Plan Document setting out detailed proposals for an identified part of the Borough
Biodiversity		A collective term for the full variety of biological life on earth including plants, animals and eco-systems
Business Enterprise and Regulatory Reform	BERR	The Government Department previously responsible for economic performance, trade promotion and energy now replaced by DECC
Cabinet		A group of Local Councillors appointed by the Council to take executive decisions on behalf of the Council
Category 1 Hazard		A Category 1 Hazard is the most severe rating within the new Housing Health and Safety Rating System. A hazard is a risk of harm to the health or safety of an actual or potential occupier of a dwelling or House in Multiple Occupation (HMO) arising from a deficiency in the dwelling or in any building or land in the vicinity (whether the deficiency arises as a result of the construction of any building, an absence of maintenance or repair, or otherwise)
Category 1 Sites		Related to the Wirral Strategic Housing Land Availability Assessment - sites capable of being developed for housing within five years
Category 2 Sites		Related to the Wirral Strategic Housing Land Availability Assessment - sites capable of being developed for housing within five to ten years
Category 3 Sites		Related to the Wirral Strategic Housing Land Availability Assessment - sites not currently developable for housing within ten years
Communities and Local Government	CLG	The Government Department responsible for planning, building and the environment

Terminology	Abbreviation	Explanation
Community Strategy		See "Sustainable Community Strategy"
Conservation Area	CA	An identified area designated by the Council to allow the character and appearance of that area to be protected
Core Output Indicators		A measure, defined by the Secretary of State, previously used to determine whether key national policies were being achieved
Core Strategy		A Development Plan Document setting out the spatial vision and general strategy for the Borough
Corporate Plan		A public document prepared by the Council setting out the Council's main priorities for the future
Department of Energy and Climate Change	DECC	The Government Department responsible for all aspects of UK energy policy and for tackling global climate change on behalf of the UK
Department for Environment, Food and Rural Affairs	DEFRA	The Government Department responsible for sustainable development, environmental protection and rural policy
Department for Work and Pensions	DWP	The Government Department responsible for distributing national benefits and allowances such as jobseekers allowance, child support and pensions
Destination Marketing Implementation Plan		A document setting out the objectives of the Council's Destination Marketing team, to market Wirral as a quality investment and visitor destination
Development Plan		A statutory document that individual planning decisions must be made in accordance with unless material considerations indicate otherwise
Development Plan Document	DPD	A Local Development Document with status as part of the Development Plan for the Borough
Dock Estate		An area of land owned and operated by a port operator and set aside for port-related land uses in the Unitary Development Plan
East Float		The geographical area of the Birkenhead Dock Estate between Duke Street and Tower Road
Environment Agency	EA	A government body with responsibility for preventing harmful impacts on the environment
English Heritage	EH	A government body with responsibility for protecting and promoting the historic environment
Examination in Public	EIP	The process undertaken to examine the content of a Regional Spatial Strategy before it is issued by the Secretary of State
Green Flag Award		An annual award based on a national standard for the maintenance of parks and open spaces
Gross Value Added	GVA	A measure of the performance of the local economy

Terminology	Abbreviation	Explanation
Growth Point		An area identified by the Government in which an accelerated level of housing delivery will be promoted
Habitats Regulations Assessment	HRA	An assessment of the impact of emerging policies and proposals on European designated sites
Heritage at Risk	HAR	A national record of designated heritage assets considered to be at serious risk of harm or damage
Housing Health and Safety Rating System	HHSRS	The new risk assessment approach for housing which enables hazards to health and safety in dwellings to be identified and works to remove or minimise those hazards to be recommended. It is used to assess conditions in all private properties including those that are owner occupied, rented to single people and families, and houses in multiple occupation. Properties are assessed against 29 potential hazards. The likelihood and the severity of these hazards is then used to generate a hazard score
Housing Market Renewal Initiative Pathfinder Area	HMRI	The area of the Borough defined by the Secretary of State as the focus for public action to restructure the local housing market, also known as the Newheartlands Pathfinder, including parts of Birkenhead, Tranmere, Seacombe, Bidston and Liscard
Independent Examination		The process undertaken by a Planning Inspector to examine the content of a Development Plan Document before it can be adopted by the Council
Initial Consultation		The stage at which the scope and content of an emerging Development Plan Document or Supplementary Planning Document is decided in consultation with stakeholders
Inspectors Report		The report prepared by the Inspector following an Independent Examination, the findings of which the Council must comply with before a Development Plan Document or Statement of Community Involvement can be adopted
Interim Planning Policy Area	IPPA	The area of the Borough defined in the Council's Interim Planning Policy for New Housing Development (October 2005) as the target area for new housing development, focussed on New Brighton, Liscard, Seacombe, Leasowe, Birkenhead, Beechwood, Tranmere, Rock Ferry and parts of Bromborough
Interim Planning Policy for New Housing Development		A policy document adopted by the Council in October 2005, following public consultation, which sets out the Council's policies for the

Terminology	Abbreviation	Explanation
		location of new housing development until an appropriate Development Plan Document is adopted
Issues and Options Report		A written report published by the Council to invite comments on the issues that need to be addressed in a Development Plan Document and the options that are available for dealing with them
Local Area Agreement	LAA	A formal agreement by the Council and other local service providers to meet a set of specific targets for the delivery of selected local services
Local Development Document	LDD	A document prepared as part of the Local Development Framework for the Borough
Local Development Framework	LDF	The overall name for the collection of adopted Local Development Documents for the Borough
Local Development Order		An Order made by the Council to enable a wider range of development to take place without the need to apply to the Council for planning permission
Local Development Scheme	LDS	A document setting out the Council's proposals for the content of the Local Development Framework and the timetable for the preparation of individual Local Development Documents
Local Enterprise Partnership	LEP	A coalition of local partners working together to lead and drive economic growth and job creation
Local Plan		The new name for Local Development Frameworks
Localism Bill		Government proposals for a new Act of Parliament to further amend the planning system
LTP Partnership		The partnership responsible for preparing the Local Transport Plan
Mersey Heartlands Growth Point		An area, with the same boundary as the HMRI Pathfinder, which was designated as a New Growth Point in December 2008 to increase the national delivery of new housing
Merseyside		The land area covered by the local Councils of Liverpool, Wirral, Sefton, Knowsley and St Helens
Milestone		The date by which a stage or action in the preparation of a Local Development Document must be begun, as set out in the Local Development Scheme
National Planning Policy Framework	NPPF	A single statement of national planning policy that will replace the current series of Planning Policy Statements, Planning Policy Guidance Notes and Minerals Planning Statements

Terminology	Abbreviation	Explanation
Neighbourhood Development Plan		A new type of development plan, to be prepared by the local community and adopted after a local referendum, proposed in the Localism Bill.
Neighbourhood Planning		The general name for a series of new measures, proposed in the Localism Bill, to enable the community to have a greater say over development within their neighbourhood
Newheartlands		One of ten nationally designated Housing Market Renewal Initiative Pathfinder Areas, which in Merseyside included parts of Liverpool, Sefton and Wirral, which were designed to tackle low demand and housing market failure in areas of greatest need
NOMIS	NOMIS	A database of official labour market statistics, run on behalf of the Office for National Statistics
Office of National Statistics	ONS	The Government Department responsible for collecting and publishing official statistics about the UK's society and economy
Permitted Development		Development that can be undertaken without the need to apply to the Council for planning permission
Planning Inspector		A person appointed by the Secretary of State to carry out the Independent Examination of a Development Plan Document
Preferred Options		The stage at which the development options preferred by the Council, for inclusion in a Development Plan Document, are published, alongside an explanation of why they have been chosen
Previously Developed Land	PDL	Land that is or was occupied by a permanent structure and associated fixed surface infrastructure. The full definition is set out in national advice published by the Secretary of State. The definition was amended in June 2010 to include private garden land
Primarily Industrial Area	PIA	An area of land set aside for primarily industrial land uses in the Unitary Development Plan
Proposals Map		An annotated map showing the areas of land where the policies and proposals contained within the Unitary Development Plan or contained within in a Development Plan Document will apply
Proposed Submission Draft		A preliminary version of a Development Plan Document that the Council intends to submit to the Secretary of State for Independent Examination
Regional Planning Guidance for the North West	RPG13	An old-style document published by the Secretary of State to guide the preparation of local Development Plans. Regional Planning Guidance was replaced by the Regional Spatial Strategy for the North West

Terminology	Abbreviation	Explanation
Regional Spatial Strategy for the North West	RSS	A statutory document, issued by the Secretary of State, setting out the vision and priorities for future development within the North West Region, which has status as part of the Development Plan for the Borough
Registered Social Landlord	RSL	An organisation registered as a provider of housing to meet the needs of people unable to afford to own their own home
Scheduled Ancient Monument	SAM	An identified area designated by the Secretary of State on the basis of its national importance for archaeology
Secretary of State		The person appointed by the Prime Minister to have overall responsibility for the operation of the national planning system, currently the Secretary of State for Communities and Local Government
Site Allocations Development Plan Document		A Development Plan Document which identifies and allocates specific areas of land for development
Strategic Housing Market Assessment	SHMA	A document that examines the key features of Wirral's housing market, including housing need, supply and demand
Strategic Housing Land Availability Assessment	SHLAA	A document that examines potential sites for housing across the Borough and assesses them in terms of their suitability, availability and achievability
Site of Biological Importance	SBI	A site designated in the Unitary Development Plan on the basis of its local importance for nature conservation
Site of Geological Importance		A site designated in the Unitary Development Plan on the basis of its local importance for earth science conservation
Site of Special Scientific Interest	SSSI	A site designated by the Secretary of State on the basis of its scientific importance for nature conservation and/or earth science
Soundness		The standard against which a Development Plan Document will be tested at an Independent Examination. The tests of soundness are set out in national policy published by the Secretary of State
Stakeholder		A person or organisation with an interest in the future planning and development of the Borough
Statement of Community Involvement	SCI	A Local Development Document setting out local standards for community involvement in planning decisions
Statutory		A document or process which has a special legal status, as set out in national law
Strategic Environmental Assessment	SEA	A written assessment of the potential of the proposals contained within a Development Plan Document or Supplementary Planning

Terminology	Abbreviation	Explanation
		Document to have significant effects on the environment, undertaken as part of the Sustainability Appraisal process
Strategic Regional Site	SRS	An area of land identified as a priority location for the promotion of the new business development needed by the North West Region
Submission		The stage at which a Development Plan Document is submitted to the Secretary of State for consideration at an Independent Examination
Super Output Area	SOA	A geographical unit containing about 1,500 people used as the basis for the collection and analysis of national statistics
Supplementary Planning Document	SPD	A Local Development Document which provides additional information to assist in the delivery of an adopted policy within a Development Plan Document (or an adopted policy in the Unitary Development Plan until that policy has been replaced)
Sustainability Appraisal	SA	A written appraisal of the likely social, economic and environmental impact of the proposals contained within a Development Plan Document or Supplementary Planning Document
Sustainable Community Strategy	SCS	A strategy setting out the overall vision for the improvement of the area prepared under the Local Government Act 2000
Sustainable Development		The idea of ensuring a better quality of life for everyone, now and for future generations
The Mersey Partnership	TMP	The Sub Regional Partnership for Merseyside, responsible for the promotion of economic development, inward investment and tourism
Unitary Development Plan	UDP	An old-style Development Plan, which will be progressively replaced by the new-style Development Plan Documents contained within the emerging Local Development Framework
Use Class		A category of land use defined in national law
Use Class A1	A1	Land uses falling within the category of shops
Use Class A2	A2	Land uses falling within the category of financial and professional services
Use Class B1 (a)	B1(a)	Land uses falling within the category of business, as an office which will not be used to provide services to the visiting public
Use Class B1 (b)	B1(b)	Land uses falling within the category of business, which will be used for research and development
Use Class B1 (c)	B1(c)	Land uses falling within the category of business, for an industrial process that can be carried out with in a residential area without harming the amenity of that area

Terminology	Abbreviation	Explanation
Use Class B2	B2	Land uses falling within the category of general industry, which could not be carried out in a residential area without harming the amenity of that area
Use Class B8	B8	Land uses falling within the category of storage and distribution
Use Class D2	D2	Land uses falling within the category of assembly and leisure
Wirral Biodiversity Action Plan	WBAP	A document setting out local measures to enhance and safeguard Wirral's most important habitats and species
Water Framework Directive		A European Union Directive which requires that all coastal and inland waters within defined river basin districts must reach at least good status/potential by 2015
Wirral Waters		A project to create an internationally recognised city waterfront, focused on the East Float of the Birkenhead and Wallasey dock system
Workshop		A meeting used for the purpose of public consultation to seek people's views on particular issues related to the preparation of a Local Development Document

8 Appendices

Appendix 1

Unitary Development Plan for Wirral - Policies and Proposals No Longer in Force

Part One Policies:

- Policy HSG1 – New Dwelling Requirement
- Policy WMT1 – Landfill Provision

Part Two Policies and Proposals:

- Policy EM10 – Birkenhead and Eastham Dock Estates
- Policy EM11 – Bidston Observatory and the Proudman Oceanographic Laboratory
- Proposal HS2 – Land at Noctorum Way, Noctorum
- Proposal HS3 – Land to the East of Fender Farm, Moreton
- Proposal RE3 – New Neighbourhood Indoor Sports Facilities
- Proposal RE4 – New Neighbourhood Swimming Pool, Beechwood
- Policy RE5 – Criteria for the Protection of Playing Fields
- Policy RE7 – Criteria for the Protection of School Playing Fields
- Proposal TL3 – Land for Tourism Development at Wirral Waterfront
- Policy TL6 – The Control of Tourism in Port Sunlight
- Proposal TL8 – Land at the Former Derby Pool, New Brighton
- Proposal NC9 – Dibbinsdale Nature Centre
- Proposal TR4 – Birkenhead Central Bus Facility
- Policy WM10 – Requirements for the Environmental Assessment of Waste Disposal Facilities
- Policy WA7 – Heswall Drainage Catchment Area
- Policy CO3 – Tourism and Leisure in the Coastal Zone

Appendix 2 - Housing Land Supply Summary (April 2011)**Table 1 - Housing Land Supply with Planning Permission at 31 March 2011 (Gross)**

	Previously Developed ¹⁰³	Greenfield	Total
(i) New build sites identified			
Sites under construction > 0.4 ha	663	99	762
Units not started + under construction			
Sites not started > 0.4 ha	665	15	680
Units not started (with pp)			
Sites under construction < 0.4 ha	501	96	597
Units not started + under construction			
Sites not started < 0.4 ha	414	21	435
Units not started (with pp)			
Total identified sites	2,243	231	2,474
(ii) Future net gain from conversions	250	0	250
Total dwelling supply 2011-2015	2,493	231	2,724
% previously developed land			91.52%

Sites in category (i) - include greenfield commitments (sites under construction and not started with extant planning permission), together with all previously developed sites with extant planning permission or under construction. The contribution to be made by net gain from conversions (category (ii)) is set at a rate of 50 units per annum for 5 years, the rate recommended by the UDP Inquiry Inspector at paragraph 3.81 of his report. Table 3 shows actual rates of delivery. Table 1 excludes a number of uncommenced sites allocated for housing, which have been treated as follows:

UDP Ref	Status	Reason	Capacity
HS1/4 - North of Rose Brae	previously developed	not available - owner currently unwilling to dispose of for housing	130
HS1/5 - Laird Street Bus Depot	previously developed	not available - site redeveloped for new bus depot	100
HS1/7 - Manor Drive, Moreton	greenfield	no planning permission therefore discounted	60
HS1/17 - SE Social Centre, Bebington	greenfield	no planning permission therefore discounted	15

Available supply to set against the annual average RSS requirement of 500 net additional units is 2,724 dwellings, representing a 5.5 year supply, gross. This assessment does not include additional sites without planning permission assessed as part of the Wirral Strategic Housing Land Availability Assessment 2008 (Roger Tym and Partners, July 2010), which is currently under revision.

103 based on the revised definition of previously developed land introduced in June 2010

Appendix 2 - Housing Land Supply Summary (April 2011)

Table 2 - Recent Demolition Rates

A	B	C	D	E
Year	Total Demolitions	RSS Inner Area	RSS Outer Area	RSS Rural Area
2001/2002	303	255	8	40
2002/2003	450	325	73	52
2003/2004	212	110	89	13
2004/2005	419	256	138	25
2005/2006	277	113	153	11
2006/2007	215	164	25	26
2007/2008	230	205	12	13
2008/2009	242	195	43	4
2009/2010	131	92	5	34
2010/2011	175	159	4	12
5 year total	993	815	89	89
5 year annual average	199	163	18	18
Projected demolitions	250	200	40	10

The figures for projected demolitions are those submitted to the Regional Spatial Strategy Examination in Public, based on an assumption of 200 demolitions within the Newheartlands Housing Market Renewal Pathfinder Area, equivalent to the RSS Inner Area.

The projected demolitions for the RSS Outer Area and RSS Rural Area are the projected demolitions submitted to the Examination in Public for the areas outside the Newheartlands Pathfinder.

Appendix 2 - Housing Land Supply Summary (April 2011)

Table 3 - Net Change in Dwelling Stock

A	B	C	D	E	F
Year	Total Demolitions	Total Net Conversions	Total New Build	Net Change (C+D)-B	Surplus above RSS
2001/2002	303	104	378	179	(19)
2002/2003	450	43	591	184	(24)
2003/2004	212	74	581	443	-57
2004/2005	419	81	440	102	-398
2005/2006	277	55	442	220	-280
2006/2007	215	115	606	506	6
2007/2008	230	155	639	564	64
2008/2009	242	154	422	334	-166
2009/2010	131	47	284	200	-300
2010/2011	175	14	258	97	-403
5 year total	993	485	2,209	1,701	-799
5 year annual average	199	97	442	340	-160

Surplus figures in brackets relate to the period before the issue of the Regional Spatial Strategy in September 2008.

Conversion performance is supported by a current supply of 608 units made up of 109 units from conversions with planning permission not started, 191 units from conversions under construction, 109 units from changes of use with planning permission not started and 199 units from changes of use under construction at 31 March 2011.

Appendix 2 - Housing Land Supply Summary (April 2011)

Table 4 - Windfall Site Generation

A	B	C	D	E	F
Year	Base New Build Supply	Gross Completions (including conversions)	Draft Year End Residual Supply (B-C)	Actual Year End New Build Supply	Derived New Build Windfalls (E-D)
2001/2002	2,426	525	1,901	2,289	388
2002/2003	2,289	645	1,644	1,580	-64
2003/2004	1,580	686	894	1,764	870
2004/2005	1,764	531	1,233	2,590	1,357
2005/2006	2,590	511	2,079	3,249	1,170
2006/2007	3,249	736	2,513	3,143	630
2007/2008	3,143	820	2,323	3,244	921
2008/2009	3,244	599	2,645	3,596	951
2009/2010	3,596	340	3,256	2,806	-450
2010/2011	2,806	272	2,534	2,474	-60
5 year annual average	3,208	553	2,654	3,053	398

205 units have been discounted from the supply from 2002/2003 onwards (see Table 1 above) as they were greenfield allocations without planning permission or previously developed allocations that were no longer currently available.

Appendix 3 - Initial Five-Year Housing Land Supply (April 2011)

Item	Dwellings
A RSS Housing Requirement 2003 - 2011 (500 x 8 years)	4,000
B Demolitions 2003 - 2011 (actual)	1,901
C Gross Completions 2003 - 2011 (actual)	4,495
D Net Completions 2003 - 2011 (actual new build plus net gain from conversions)	2,466
E Shortfall of Completions Against Target for 2003 - 2011 (A minus D)	1,534
F Five Year Projected Demolitions (averaged at 200 each year)	1,000
G Five Year Gross Housing Target 2011 - 2016 (including Shortfall, if met within the first five years, plus Projected Demolitions) (500 x 5 + E + F)	5,034
H Current Five Year Gross Supply (with sites within Wirral Waters halved within the first five years)	4,247
I Annual Requirement over Five Years (G/5)	1,007
J Years Supply (H/I)	4.2

This initial calculation is based on the housing requirements set out in the Regional Spatial Strategy (September 2008), which the Government proposes to abolish in the Localism Bill. The initial calculation uses the following assumptions:

- the Five Year Gross Housing Target (Row G) assumes that the shortfall against RSS between 2003 and 2011 will be met in the five year period from April 2011
- the Current Five Year Gross Supply (Row H) includes all the remaining Category 1 Sites identified in the SHLAA (2008) that were considered deliverable within the first five years, small sites calculated as being deliverable within the first five years and extant planning permissions at April 2011. The number of units at Wirral Waters, identified as Category 1 Sites, has been halved to reflect the need for Section 106 Agreements to be signed, which is expected to take place in November 2011
- a 20 per cent non-implementation rate has been assumed on sites with planning permission at April 2011
- the initial calculation does not include any supply from planning permissions which have expired since 2008, new sites identified since 2008 or sites previously identified as Category 2 Sites, which may also have the potential to deliver additional units in the first five years

This initial calculation will be updated in early 2012 following publication of the SHLAA Update to April 2011, which is currently subject to independent viability testing.

The Council has granted permission for 200 additional units since April 2011 and is in negotiation with a number of developers to bring sites forward for additional housing development, which are expected to be reflected in planning applications submitted early in 2012.

Appendix 4 - Housing Land Supply Schedule (April 2011)

Please see separate spreadsheet.