



Metropolitan
Borough of Wirral

WIRRAL METROPOLITAN BOROUGH COUNCIL

SECTION 35

PLANNING AND COMPULSORY PURCHASE ACT 2004

LOCAL DEVELOPMENT FRAMEWORK FOR WIRRAL

ANNUAL MONITORING REPORT

DECEMBER 2006

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CONTENTS

1	EXECUTIVE SUMMARY	5
2	INTRODUCTION	7
3	CONTEXT	9
4	MONITORING PLAN PREPARATION	15
5	MONITORING POLICY IMPLEMENTATION	23
6	GLOSSARY	37

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1 EXECUTIVE SUMMARY

Introduction

- 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 second Annual Monitoring Report for Wirral, covering the period of twelve months ending on 31 March 2006.

Context

- 1.3 The main challenges for Wirral are to promote economic revitalisation, tackle deprivation and inequality, progress urban regeneration, improve and maintain environmental standards, reduce dependence on the private car and provide for more sustainable waste management.

Monitoring Plan Preparation

- 1.4 The latest Local Development Scheme was approved by the Secretary of State in May 2006 and came into effect in July 2006.
- 1.5 The Scheme provided for the preparation of a Statement of Community Involvement, a Core Strategy, three site-specific Development Plan Documents, a joint Waste Development Plan Document and four Supplementary Planning Documents.
- 1.6 Preliminary work to establish reporting protocols and to consult on a draft Sustainability Appraisal Framework was undertaken during July 2005 and the final Framework was approved in July 2006.
- 1.7 The Statement of Community Involvement and the Supplementary Planning Documents have progressed to timetable. Three Supplementary Planning Documents will be adopted in October 2006. The Statement of Community Involvement will be adopted in December 2006.
- 1.8 Work on the three site-specific Development Plan Documents has not yet begun. Work on the Joint Merseyside Waste Development Plan Document will begin in December 2006.
- 1.9 Work on the Core Strategy began to timetable in October 2005. Work has been delayed by the need to respond to the draft Regional Spatial Strategy and may be further delayed by the need to commission more detailed background studies, following experience from the public examination processes carried out elsewhere in the country.
- 1.10 There were no Local Development Orders in force in Wirral during 2005/06.

Monitoring Policy Implementation

- 1.11 New completed employment floorspace was up by 20% during 2005/06 but the overall area of land available still represented approximately 20% of land set aside. Only a small area of employment land was lost to alternative uses.
- 1.12 Gross housing completions have now reduced from 704 in 2000/01 to 477 in 2005/06. The net annual average, since March 2003, is still, however, ahead of the Regional Planning Guidance (RPG13) requirement of 160 net new dwellings, at 217 net new dwellings.
- 1.13 The proportion of completed dwellings on previously developed land was again ahead of the regional target of 65%. All the completed dwellings were within 30 minutes public transport time of a doctor's surgery, school, retail centre or employment area.
- 1.14 A low proportion of new office, retail and leisure development was located within an existing centre, reflecting the lack of sequentially preferable sites in some centres.
- 1.15 The new recycling and composting facilities at Bidston have not yet been able to significantly influence the overall proportion of waste managed by management type.

Summary of Changes Necessary to the Local Development Scheme

- 1.16 The review of the Local Development Scheme, to be undertaken in early 2007, following the submission of this Annual Monitoring Report, will need to reflect:
- the completion of the Statement of Community Involvement and three Supplementary Planning Documents;
 - the short delay in the commencement of the Joint Merseyside Waste Development Plan Document; and
 - the need to reschedule the activities associated with the preparation of the Core Strategy Development Plan Document.
- 1.17 There may also be a need to consider the preparation of an Area Action Plan for the Birkenhead Dock Estate.

2 INTRODUCTION

Background

- 2.1 This document is the second Annual Monitoring Report for Wirral (AMR) prepared under Section 35 of the Planning and Compulsory Purchase Act 2004. The first AMR for Wirral was submitted to the Secretary of State in December 2005.
- 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 to achieve sustainable development are being achieved.
- 2.3 This AMR covers the period of twelve months ending on 31 March 2006.

Contents

- 2.4 Section 3 of the AMR provides an overview of the main characteristics of the Borough.
- 2.5 Section 4 of the AMR sets out progress on the delivery of the Council's Local Development Scheme under the heading of monitoring plan preparation.
- 2.6 Section 5 of the AMR sets out the extent to which the policies set out in Local Development Documents are being achieved under the heading of monitoring policy implementation.
- 2.7 A glossary of terms is attached as an Appendix.

Background Documents

- 2.8 The following documents provide the national background to the preparation of the Local Development Framework and the preparation of AMRs:

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

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

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

Creating Local Development Frameworks: A Companion Guide to PPS12 (ODPM, 2004) can be viewed at

www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_032593.pdf

Local Development Framework Monitoring: A Good Practice Guide (ODPM, 2005) can be viewed at

www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_035638.pdf

3 CONTEXT

- 3.1 This section of the AMR seeks to outline the general characteristics of the Borough. It attempts to set the context against which the preparation of Local Development Documents and the monitoring of development trends can be better understood.
- 3.2 This section of the AMR will be progressively up-dated as each AMR is prepared and additional information becomes available.

Social Context

- 3.3 Wirral is a large metropolitan area, forming the northern part of the peninsula to the west of Liverpool on the opposite bank of the River Mersey, to the north of Ellesmere Port and Neston.
- 3.4 Wirral's population has declined from over 355,000 during the 1970s to 313,100 in mid-2005. The pace of decline appears to have slowed over recent years and the population is now expected to grow by 2.8% by 2028. The population structure is skewed towards older age groups.
- 3.5 The principal flows in migration are out of Wirral to Denbighshire, Flintshire and Chester and into Wirral from Liverpool and from the rest of Greater Merseyside. The largest flows are between Wirral and Liverpool. There is a consistent loss of people between 16-24 years of age seeking employment and higher education. The number of people aged 30-34 has also declined over recent years.
- 3.6 The Borough has a high number of localities¹ falling within the most deprived in England, mainly concentrated in the older urban areas in the east of the Borough. 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.
- 3.7 Areas of Bidston, Birkenhead, Tranmere, Seacombe, Leasowe and Woodchurch qualify for the national allocation of Neighbourhood Renewal Fund directed towards localities with conditions falling within the worst 3% of England.
- 3.8 A quarter of all school children in Wirral qualify for free school meals.

Economic Context

- 3.9 The North West Development Agency has designated two strategic regional sites in Wirral: at Twelve Quays, Birkenhead and at the Wirral International Business Park, Bromborough. The Birkenhead docks system, part of the Port of Liverpool, including the Twelve Quays roll-

¹ Super Output Areas

on-roll-off ferry terminal; and the entrance to the Manchester Ship Canal are key regional facilities.

- 3.10 Key sectors in the local economy include retail and distribution, public administration and business services. In manufacturing, the Borough is strongest in chemicals and food and drink, which are regional target sectors. The number of tourism-related jobs is also significant.
- 3.11 The Borough's economic performance, nevertheless, continues to be a major concern. Despite strong growth since 1995, the Borough's economic output per head of population is still below NW and UK averages. Wirral also has fewer VAT registered businesses than many areas and a lower rate of business formation.
- 3.12 The total number of jobs in Wirral is not sufficient to employ the resident population of working age. Average earnings for jobs located in Wirral are also lower than the average earnings of Wirral residents as a whole, leading to a high number of journeys to work to Liverpool, Chester and beyond.
- 3.13 Economic activity rates are lower than regional and national benchmarks and levels of worklessness are higher.

Environmental Context

- 3.14 Wirral is generally considered to be an area of high environmental quality.
- 3.15 Wirral has an extensive network of locally identified non-statutory Sites of Biological Importance, twelve nationally designated Sites of Special Scientific Interest, two designated European nature conservation sites and one potential European nature conservation site. There are also twelve locally identified non-statutory sites designated for their importance to earth science.
- 3.16 While these sites cover most of the key habitats identified as priorities within the Wirral Biodiversity Action Plan, there are relatively few within the urban areas of east Wirral and not all aspects of Wirral's biodiversity resource are currently captured by site designations.
- 3.17 Wirral also has a significant built heritage, with over 1,850 listed structures, twenty-four designated conservation areas, nine scheduled ancient monuments and four sites on the English Heritage Register of Historic Parks and Gardens.
- 3.18 Wirral has not needed to designate an air quality management area. The continuing high level of out-commuting could, however, have major implications for travel generation and long-term air quality. Car ownership is still low in parts of the Borough and increased economic prosperity may see these levels rise.

- 3.19 Water quality within the Dee and Mersey Estuaries and inland watercourses has improved substantially over recent years, mainly due to the continuing programme of capital works undertaken by United Utilities. Wirral's beaches are also consistently among the cleanest in the North West.
- 3.20 Waste recycling falls short of national targets but a new waste contract and the newly constructed recycling and composting facility at Bidston should result in significant improvements over time. No other natural containment sites are currently available in Wirral, following the closure of the existing landfill site at Bromborough Dock.

Natural Resources

- 3.21 Extensive low-lying areas, especially in the north of the Borough, are protected by defences from both tidal and fluvial (river) flooding. Much of the coastline is protected from erosion and/or flooding by "hard" defences. Only short stretches of clay cliffs at the Thurstaston and New Ferry shorelines continue to be subject to natural erosion.
- 3.22 Land quality is generally good and there are significant areas of high-grade agricultural land, particularly in the south and west of the Borough. While progress on urban land reclamation continues, a number of significant sites in the east of the Borough can only be brought forward for development once ground condition problems have been addressed.
- 3.23 Much of Wirral is founded on sandstone which is a major aquifer and groundwater provides around 13% of Wirral's water resources. Wirral does not, however, have any significant mineral reserves, apart from small amounts of winnable brick clay. Reserves of aggregates are very limited and constrained by nature conservation or other considerations.
- 3.24 The Government has identified Liverpool Bay for a significant expansion in offshore wind farm development. The construction of thirty turbines is due to start off the coastline at New Brighton and the shore connection to the national grid will take place on the north Wirral coast. The provision of onshore renewable energy schemes is, however, minimal.

Quality of Life

- 3.25 Wirral is generally seen as offering a high quality of life but there are marked contrasts between different parts of the Borough.
- 3.26 Over 40% of the Borough is open countryside, with much of high landscape quality. The 41km coastline is a special feature, high in value for recreation, nature conservation and tourism. There are also a significant number of leisure and cultural facilities in both urban and rural areas, including areas such as New Brighton, West Kirby, Port

Sunlight, the facilities in and around Birkenhead and the Borough's Country Parks.

- 3.27 The need to maintain local character and distinctiveness is a major concern, especially in the lower density residential areas built during the Victorian and Edwardian eras. Although not an environmental protection designation, the Green Belt continues to make an important contribution to Wirral's environmental quality as well as continuing to promote urban regeneration.
- 3.28 Some of the other older urban areas are, however, of more limited attractiveness in terms of environment and amenities and continue to be the subject of a variety of regeneration initiatives. Symptoms of low demand, including high levels of vacancy and unfit housing, led to the designation of the 'NewHeartlands' Pathfinder Area in parts of Birkenhead, Bidston, Seacombe, Tranmere and Liscard in April 2002.
- 3.29 Disparities in health are closely associated with income and employment based deprivation and there is a significant gap in life expectancy between the poorest and most affluent areas. Wirral has a high number of admissions to hospital for alcohol related conditions and the number of drug users in contact with treatment services is higher than national and regional averages.
- 3.30 Issues related to the prevention of crime and disorder, though lower than many areas in Merseyside, and the promotion of sustainable travel also have a significant impact on local quality of life.
- 3.31 While the majority of Wirral's residential areas are within 400 metres of a bus stop or railway station, there is still a high dependency on the car for journeys to work. Traffic levels have the greatest impact on communities along the busiest routes, particularly along routes to and from the Motorway and Birkenhead.

The Development Plan for Wirral

- 3.32 The statutory Development Plan for the Metropolitan Borough of Wirral currently comprises:
- Regional Planning Guidance for the North West, issued by the Secretary of State in March 2003; and
 - the Unitary Development Plan for Wirral, adopted in February 2000.

Regional Planning Guidance

- 3.33 Regional Planning Guidance for the North West (RPG13) can be viewed at www.go-nw.gov.uk/planning/rpg13.html.
- 3.34 RPG13 is old-style Regional Planning Guidance, which was given status as the Initial Regional Spatial Strategy for the North West in September 2004.

- 3.35 RPG13 will be replaced by the emerging Regional Spatial Strategy (RSS). The new-style RSS will be issued by the Secretary of State following an examination in public, which began in October 2006. The target date for final issue is September 2007.

Unitary Development Plan

- 3.36 The Unitary Development Plan (UDP) for Wirral can be viewed at www.wirral.gov.uk/udp.
- 3.37 The UDP is an old-style Development Plan that will be progressively replaced by the Development Plan Documents contained within the Council's Local Development Scheme. The initial programme for the preparation of Development Plan Documents is set out in Section 4 below.
- 3.38 The policies and proposals in the UDP were initially "saved", to remain in force for a period of three years, while the new-style Development Plan Documents were being prepared. Old-style policies can only be "saved" beyond three years with the consent of the Secretary of State.
- 3.39 The deadline for applications to "save" policies beyond three years is April 2007. The Council will begin preparing an initial submission to the Secretary of State in early 2007.

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4 MONITORING PLAN PREPARATION

Methodology

- 4.1 This section of the AMR compares the actual progress achieved in the preparation of individual Local Development Documents against the milestones set out in the Local Development Scheme for Wirral. It identifies the measures that may be necessary to keep the programme on target and identifies any changes that will be needed to keep the Local Development Scheme up-to-date.

Local Development Scheme

- 4.2 The Local Development Scheme (LDS) is a statutory document setting out the Council's programme for the production of Local Development Documents.
- 4.3 The first review of the LDS for Wirral was approved by the Secretary of State on 15 May 2006 and came into effect on 17 July 2006. A copy of the Scheme can be viewed at www.wirral.gov.uk/ldf. The LDS for Wirral is reviewed annually, following the submission of the AMR.
- 4.4 The LDS proposed the preparation of a Statement of Community Involvement, five Development Plan Documents and four Supplementary Planning Documents. Progress on each of these items is set out below.
- 4.5 The LDS has been drawn up to follow the timetable for the preparation of the emerging Regional Spatial Strategy. Any changes to this timetable will need to be reflected in a review of the LDS.

Sustainability Appraisal Framework

- 4.6 Development Plan Documents and Supplementary Planning Documents must now be made subject to a statutory sustainability appraisal.
- 4.7 Preliminary work to establish reporting protocols and to consult on a draft Sustainability Appraisal Framework for Wirral (SAF) was undertaken in July 2005. The final SAF was approved by the Council's Executive Board in July 2006.
- 4.8 A Sustainability Appraisal Panel, an advisory panel to provide independent scrutiny of the sustainability appraisal process, has been appointed. The Panel will meet for the first time, in October 2006, to consider the scope of the SA for the Core Strategy DPD.
- 4.9 Public consultation on the SAF cost £200 during 2005/06, excluding officer time and overheads.

Statement of Community Involvement

- 4.10 A Statement of Community Involvement (SCI) is a statutory document that sets out local standards for community involvement in planning decisions.
- 4.11 The SCI for Wirral has been in preparation since May 2005. Table 1 sets out progress against the milestones set out in the approved LDS:

Table 1 – Statement of Community Involvement for Wirral

Stage	Target Milestone	Delivery
Commencement	May 2005	May 2005
Initial Consultation	June 2005	Initial consultation letters sent out June 2005 Comments and Draft SCI reported October 2005
Consultation on Draft SCI	November 2005	Draft SCI sent out November 2005 Comments and Submission SCI reported March 2006
Submission to Secretary of State	May 2006	SCI Submitted May 2006 Copies of representations submitted in September 2006
Independent Examination	October 2006	October 2006
Inspectors Report	November 2006	Inspectors preliminary Report received 17 October 2006
Adoption	December 2006	On schedule

- 4.12 The preparation of the SCI has cost £3,200 in 2005/06 excluding officer time and overheads and £3,700 in 2006/07 before Inspector's fees and adoption costs, against forecasts of £5,000 and £15,000.

Development Plan Documents

- 4.13 A Development Plan Document (DPD) is a statutory document that will become part of the Development Plan for the Borough.
- 4.14 The LDS for Wirral provides for the preparation of a Core Strategy DPD; three site-specific DPDs for Housing Allocations; Employment Allocations; and Town Centres, Retail and Leisure Allocations; and for the Council's involvement in preparing a Joint Merseyside Waste DPD.
- 4.15 The timetable for DPD preparation has been drawn up to follow the preparation of the Regional Spatial Strategy (RSS), which will have a major influence on their scope and content.

- 4.16 The RSS Examination in Public is scheduled to take place over six weeks between 31 October 2006 and 26 January 2007. The Panel is expected to report in Spring 2007. The Secretary of State is expected to publish her proposed modifications in Autumn 2007 and to issue the final RSS in late 2007.

Core Strategy DPD

- 4.17 The Core Strategy DPD is intended to set the overall planning framework for future development in the Borough for the next 10 to 15 years.
- 4.18 Work began on preparing the Core Strategy DPD in July 2005. Table 2 sets out progress against the milestones set out in the approved LDS:

Table 2 – Core Strategy Development Plan Document

Stage	Target Milestone	Delivery
Commenced	July 2005	SEA consultation letters sent August 2005
Initial Consultation	October 2005	Initial consultation letters sent October 2005 Comments reported July 2006 Invitation to Workshops October 2006
Sustainability Appraisal Scoping Report	July 2006	SEA determination July 2006 Consultation on draft SA Scoping Report July 2006
Consultation on Preferred Options	March 2007	See Paragraph 4.19 and following below
Submission to Secretary of State	October 2007	See Paragraph 4.19 and following below
Independent Examination	April 2008	See Paragraph 4.19 and following below
Inspectors Report	September 2008	See Paragraph 4.19 and following below
Adoption	October 2008	See Paragraph 4.19 and following below

- 4.19 Initial consultation began to timetable in October 2005 to consider the strengths, weaknesses, opportunities, threats and local needs of the Borough. A further round of initial consultation, involving workshops to consider the priorities and objectives for the Core Strategy, was approved in July 2006.
- 4.20 The approved LDS indicated that the workshops would be carried out during summer 2006 and that an Issues and Options Report would be published towards the end of the year. This has been delayed, because of the need to respond to the draft Regional Spatial Strategy,

to prepare evidence for the examination in public and to provide evidence to a separate planning appeal in September 2006.

- 4.21 Invitations to workshops on 17 and 22 November 2006 were sent out in October 2006. This will delay the publication of the Issues and Options Report and will probably put back the publication of Preferred Options, because of the need to ensure that the potential options arising from public consultation are properly appraised.
- 4.22 Experience on the emerging application of the new Development Plans system, from Stafford, Litchfield, Huntington and Shrewsbury, also appears to indicate that detailed background work, previously scheduled for the preparation of the site-allocation DPDs, will now be required to support the soundness of the emerging Core Strategy.
- 4.23 The need to reschedule the activities associated with the preparation of the Core Strategy will need to be considered in the annual review of the LDS to be undertaken in early 2007, following the submission of this AMR.
- 4.24 The preparation of the Core Strategy cost £600 during 2005/06 and £1,200 during 2006/07, excluding workshop costs, officer time and overheads, against forecasts of £25,000.

Housing Allocations; Town Centres, Retail & Leisure Allocations; and Employment Allocations DPDs

- 4.25 Site-specific DPDs are intended to set out the allocations of land for future development necessary to deliver the Core Strategy.
- 4.26 Work on site-specific DPDs for Housing; Town Centres, Retail & Leisure; and Employment is not scheduled to begin until May 2007.

Joint Merseyside Waste DPD

- 4.27 Formal commencement, initially set in the LDS at April 2006, is not now scheduled to begin until December 2006, to allow Halton to be included in the Joint DPD. The milestones for future stages remain the same as published.
- 4.28 Amendments to the approved LDS will be submitted to the Secretary of State in November 2006, to add Halton Borough to the geographical area to be covered by the Joint DPD and to include Halton Borough Council in the joint working arrangements.
- 4.29 The cost for preliminary work undertaken during 2005/06 was £62,988. The cost for 2006/07 is expected to be £64,500, excluding Wirral officer time and overheads.

Supplementary Planning Documents

- 4.30 A Supplementary Planning Document (SPD) is a statutory document that can be a material consideration in decisions on individual planning applications.
- 4.31 The LDS for Wirral proposed the preparation of three SPDs to provide additional guidance on New Flat Development, Food and Drink in Town Centres, and Telecommunications Apparatus and an SPD for Car Parking Standards.

New Flat Development, Food and Drink in Town Centres and Telecommunications Apparatus SPDs

- 4.32 Progress on the SPDs for flats, food and drink, and telecommunications has been undertaken in parallel. Table 3 sets out progress against the milestones set out in the approved LDS:

Table 3 – Supplementary Planning Documents for New Flat Development, Food & Drink in Town Centres and Telecommunications Apparatus

Stage	Target Milestone	Delivery
Commencement	June 2005	June 2005
SEA Screening	August 2005	SEA consultation letters sent August 2005
Initial Consultation	November 2005	Initial consultation letters sent November 2005 Comments and Draft SPDs reported March 2006
SEA Determinations	December 2005	SEA determinations December 2005 Consultation on Scope of SEA Report December 2005 ²
Consultation on Draft SPD	May 2006	Consultation on Draft SPDs May 2006 Comments and final SPDs reported September 2006
Adoption	October 2006	SPDs adopted by resolution of Council 30 October 2006

- 4.33 The preparation of the three SPDs has cost £2,400 in 2005/06 and £3,000 in 2006/07, excluding adoption costs, officer time and overheads, against a forecast of £7,500 over two years.

² Telecommunications Apparatus SPD only

Car Parking Standards SPD

- 4.34 Initial consultation on an SPD to up-date the Borough's maximum standards for car parking began to timetable in September 2006.
- 4.35 The SPD will be largely based on joint work undertaken on behalf of the Merseyside Districts to support the delivery of the Merseyside Local Transport Plan 2006-2011.
- 4.36 The preparation of the SPD has so far cost £600 in 2006/07, excluding officer time and overheads.

Table 4 – Car Parking Standards SPD

Stage	Target Milestone	Delivery
Commencement	May 2006	May 2006
SEA Screening	June 2006	SEA consultation letters sent June 2006
SEA Determination	September 2006	Deferred pending consultation on SA Scoping Report
Initial Consultation	September 2006	Initial consultation letters sent September 2006 Consultation on draft SA Scoping Report October 2006
Consultation on Draft SPD	February 2007	On schedule
Adoption	July 2007	On schedule

Other Progress

Interim Planning Policy for New Housing Development

- 4.37 In August 2005, the Council consulted on an interim policy to replace the restrictions on new housing development that had operated in west Wirral since December 2003. The Interim Planning Policy for New Housing Development widened the area subject to restrictions to focus development within identified regeneration priority areas.
- 4.38 The Council adopted the Interim Planning Policy for New Housing Development in October 2005. The text of the Interim Planning Policy and a map of the areas affected can be viewed at <http://www.wirral.gov.uk/planning/nhd1.asp>

Birkenhead Dock Estate

- 4.39 Peel Holdings have announced their intention to reconsider the pattern of land use within the Birkenhead Dock Estate. Work has already begun on the conversion of the dockside mills along the East Float. A

planning application has also been submitted for a new-build development on vacant land to the west.

- 4.40 The potential for an Area Action Plan to guide future development within the Dock Estate will need to be considered in the annual review of the LDS. Preliminary work will be needed to enable the future strategy for the Birkenhead Dock Estate to be included in the Core Strategy DPD.

Local Development Orders

- 4.41 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.
- 4.42 There were no Local Development Orders in force in Wirral during 2005/06.

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5 MONITORING POLICY IMPLEMENTATION

Methodology

- 5.1 This section of the AMR is intended to set out the extent to which the policies set out in Local Development Documents are being achieved.
- 5.2 At the time of writing, no new-style Local Development Document had yet been adopted. This section, therefore, concentrates on the Borough's performance in terms of the core output indicators set out in national advice³, alongside some broader contextual information drawn from work undertaken by Mott McDonald MIS on behalf of the Greater Merseyside Districts.
- 5.3 This section will be progressively augmented in future AMRs, as targets and indicators to measure the performance of each Local Development Document are identified, following public consultation, as each Document is prepared. This will include the results of the ongoing monitoring required by the relevant sustainability appraisals.

Business Development

Context

- 5.4 There were 100,872 jobs in Wirral in 2004, down by 2% since 2003. The number of jobs in Merseyside grew by 0.2%. Unemployment increased to 3.8% over the year to August 2006, ahead of rates for the North West (2.8%) and England and Wales (2.5%). 139,100 residents were classified as economically active (76.1%).
- 5.5 Economic inactivity increased by 5% to 43,700 people between 2004 and 2005, set against modest declines for Greater Merseyside (2.7%), the North West (1.3%) and England and Wales (0.3%). Rates of worklessness remained stable at 21%, ahead of the North West (18%) and England (15%).
- 5.6 Although average household income rose by 4.1% between 2004 and 2005, the gap between Wirral and the average for the UK widened to 8.6%.
- 5.7 Work undertaken as part of the preparation of an Enterprise Strategy for Wirral indicates that 2,500 new firms would be needed to bring the local stock of businesses up to the North West average. This would require an additional 83,600 square metres of industrial floorspace and an additional 130,000 square metres of office floorspace.
- 5.8 The vacancy rate for industrial property was 11% in 2004, ahead of averages for the North West (10%) and England (9%).

³ Local Development Framework Core Output Indicators Update 1/2005

Table 5 - Amount of Floorspace Developed by Type and Location (1 April 2005 to 31 March 2006)

Floorspace (square metres)	Use Class B1(a)	Use Class B1(b)	Use Class B1(c)	Use Class B2	Use Class B8	Total Floorspace
Total completed floorspace	4,857	Nil	Nil	24,407	Nil	29,264
Completed within employment areas ⁴	4,857	Nil	Nil	24,407	Nil	29,264
Completed within the NWMA ⁵	4,857	Nil	Nil	24,407	Nil	29,264
Completed on previously developed land	4,857	Nil	Nil	24,407	Nil	29,264
Percentage on previously developed land	100%	Nil	Nil	100%	Nil	100%
National Core Output Indicators 1a, 1b and 1c						

- 5.9 The total amount of new floorspace completed in Wirral during 2005/06 was 29,200 square metres, up by 20% on 2004/05.
- 5.10 Projects to provide 8,542 square metres of Use Class B1 office floorspace and 13,059 square metres of Use Class B2 industrial floorspace also commenced on site during the reporting period, up by 22% on 2004/05.

Table 6 - Employment Land Available by Type (1 April 2006)

Land area (hectares)	NWMA⁶	Twelve Quays SRS⁷	WIBP SRS⁸	Borough Total
Allocated for B1 Uses ⁹	1.66	Nil	Nil	1.66
Allocated for B1, B2 and B8 Uses ¹⁰	65.85	3.29	25.64	67.85

⁴ Land shown as falling within a Dock Estate, Primarily Industrial Area or Employment Development Site in the UDP

⁵ The North West Metropolitan Area as defined in RPG13, Policy SD1

⁶ The North West Metropolitan Area is defined in RPG13, Policy SD1

⁷ Birkenhead Twelve Quays Strategic Regional Site

⁸ Wirral International Business Park Strategic Regional Site, Bromborough

⁹ Land allocated in the UDP under Proposal EM2 - Conway Park, is allocated for uses falling within Use Class B1

¹⁰ 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.

Land area (hectares)	NWMA ⁶	Twelve Quays SRS ⁷	WIBP SRS ⁸	Borough Total
Primarily Industrial Area (Use Classes B1, B2, B8) ¹¹	80.86	4.90	40.58	95.10
Dock Estate (Use Classes B1, B2, B8) ¹²	58.39	6.05	Nil	58.39
Other land with permission for B1, B2 or B8 Uses	0.12	Nil	Nil	0.12
Total	206.88	14.24	66.22	223.12
National Core Output Indicator 1d				

- 5.11 The UDP for Wirral set aside 1120 hectares of land for employment uses across the Borough, with 277 hectares within the Dock Estates, 658 hectares within the Primarily Industrial Areas and 185 hectares on allocated Employment Development Sites.
- 5.12 The amount of employment land available at 1 April 2006 amounted to 20% of the total area set aside.

Table 7 - Losses of Employment Land (1 April 2005 to 31 March 2006)

Land area (hectares)	UDP Allocations	Primarily Industrial Areas	Dock Estate	Borough Total
Amount of employment land lost in Wirral	Nil	0.77	Nil	0.77
Amount of employment land lost in employment areas ¹³	Nil	0.77	Nil	0.77
Amount of employment land lost in NWMA ¹⁴	Nil	0.77	Nil	0.77
Amount of employment land lost to housing development	Nil	Nil	Nil	Nil
National Core Output Indicators 1e and 1f				

- 5.13 National policy now requires local authorities to consider planning applications for housing or mixed use developments on redundant industrial or commercial land favourably¹⁵. The amount of industrial land lost to completed development during 2005/06 is set out in Table 7. No land had been lost during 2004/05.

¹¹ UDP Policy EM8 provides for uses falling within Use Classes B1, B2 and B8 within Primarily Industrial Areas

¹² Land allocated for port-related uses within the Dock Estates at Birkenhead and Eastham has been identified by Act of Parliament and is subject to permitted development rights. Where planning permission is required, Policy EM10 of the UDP provides for uses falling within Use Classes B1, B2 and B8 to be permitted within the Dock Estates.

¹³ Land shown as falling within a Primarily Industrial Area, Employment Development Site or Dock Estate in the UDP

¹⁴ North West Metropolitan Area as defined in RPG13, Policy SD1

¹⁵ Planning Policy Guidance Note 3: Housing, paragraph 42(a), issued in January 2005.

Housing

Context

- 5.14 The Wirral population has stabilised since 2004, following a small decrease (0.2%) from 2003. The 30 to 39 age group has, however, continued to decline. The population of black and multi-ethnic origin increased to 4.2% of the total population. While the number of households continues to rise, household densities are average for Greater Merseyside.
- 5.15 Wirral had 143,422 residential properties in 2006. 85% are privately owned and 15% are owned by registered social landlords. The number of properties owned by registered social landlords reduced by 5% between 2005 and 2006.
- 5.16 Average house prices in Wirral grew by 10% over the last year, ahead of averages for Greater Merseyside and the North West. Terraced properties saw the greatest increases. Price growth was, however, slower than during 2004/05.
- 5.17 The vacancy rate remained the same as last year at 4.2%, while 4.5% of the dwelling stock was considered to be unfit, down from 4.6% the previous year. The vast majority of vacancy (91%) and unfitness (99%) was within the private sector housing stock.
- 5.18 The annual average rate of housing provision for Wirral in Table 5.1 of RPG13 is 160 dwellings net of clearance. At 31 March 2006, the Borough's housing land supply was 3,627 units, with 97% on previously developed land.
- 5.19 Planning permission for 1,570 dwellings (gross) had been granted during 2005/06, up from 1,266 dwellings in 2004/05.
- 5.20 Table 8 sets out the housing trajectory over the last five years.

Table 8 – Housing Trajectory

Completed Dwellings (number)	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07 ¹⁶
New Build							
Gross New Build	605	416	600	518	410	408	400
Demolitions	232	324	449	222	403	267	250
Net New Build	373	92	151	296	7	141	150

¹⁶ forecast

Completed Dwellings (number)	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07 ¹⁶
Conversions							
Gross Conversions	99	149	53	92	74	69	50
Net Conversions	74	104	43	74	79	55	40
Total Completions							
Total Gross New	704	565	653	610	484	477	450
Total Net New	447	196	194	370	86	196	190
Requirements							
Annual Average Net Requirement ¹⁷	-	-	-	160	160	160	160
Difference from Net Requirement	-	-	-	+210	-74	+36	+30
Annual Average Residual ¹⁸	-	-	-	-	-	-	124
Projected Net Additional ¹⁹	-	-	-	-	-	-	+66

- 5.21 The Council introduced restrictions on planning permission for new housing outside the North West Metropolitan Area in December 2003²⁰. The area subject to restrictions was extended in October 2005, following public consultation, to focus investment into identified regeneration priority areas²¹. Gross completions have now reduced from 704 in 2000/01 to 477 in 2005/06.
- 5.22 Since RPG13 was issued in March 2003, 1571 new dwellings (gross) had been completed - a net gain of 652 dwellings²². This represents an annual average of 217 net new dwellings, 36% ahead of the RPG13 rate of housing provision for Wirral²³.
- 5.23 Development on previously developed land, at 98%, was ahead of the RPG13 target of at least 65%²⁴ and up from 73% in 2004/05.

¹⁷ RPG13 Table 5.1

¹⁸ based on previous years performance

¹⁹ based on projected demolitions at 250 per year, including 200 in NWMA, 40 in NWMA outside HMRP and 10 outside NWMA (compared with actual annual averages of 333, 223, 85 and 25 over the five years to March 2006)

²⁰ the North West Metropolitan Area is defined in RPG13, Policy SD1

²¹ under the Council's Interim Planning Policy for New Housing Development (October 2005)

²² 11,142 dwellings were completed during the UDP period from April 1986 to March 2001 including 1170 conversions, leading to 11,117 net new dwellings set against a requirement of 10,500 dwellings at 700 per annum

²³ RPG13 Policy UR7 Table 5.1

²⁴ RPG13 Policy UR4

Table 9 - Dwellings Completed (1 April 2005 to 31 March 2006)

	NWMA ²⁵	IHPA ²⁶	HMRP ²⁷	Borough
Total completed dwellings (gross)	362 (76%)	225 (47%)	50 (10%)	477
Percentage of new and converted dwellings on previously developed land	98%	100%	100%	98%
Percentage of new dwellings completed at less than 30 dwellings per hectare	8%	<1%	2%	13%
Percentage of new dwellings completed at between 30 and 50 dwellings per hectare	11%	13%	8%	18%
Percentage of new dwellings completed above 50 dwellings per hectare	81%	86%	90%	69%
National Core Output Indicators 2b and 2c				

5.24 62% of gross completions during 2005/06 were flats. This is reflected in the reducing proportion of development taking place at densities below 30 dwellings per hectare, down to 13% overall compared with 51% during 2004/05, and the increased proportion of development at densities over 50 dwellings per hectare, up to 69% overall compared with 40% in 2004/05.

Table 10 - Affordable Housing Completions (1 April 2005 to 31 March 2006)

	Gross completions	Net change
Number of new dwellings wholly funded through registered social landlord and or the local authority	34	-116
Number of new dwellings wholly funded through developer contribution	Nil	Nil
Number of new dwellings funded through a mix of public subsidy and developer contribution	Nil	Nil
National Core Output Indicator 2d		

5.25 The Council's latest housing needs assessment, which dates from 2000, did not show any need for additional affordable housing. As a result, UDP Policy HSG2 and UDP Policy HS6 have not been applied.

²⁵ North West Metropolitan Area as defined in RPG13, Policy SD1

²⁶ Interim Housing Policy Area introduced by the Council's Interim Planning Policy for New Housing Development (October 2005)

²⁷ Housing Market Renewal Pathfinder Area

This approach was accepted by the Secretary of State at Neptune in New Brighton²⁸.

- 5.26 During this period the Council's activities have focussed on improving the existing stock and on the clearance of vacant, unfit and hard-to-let social housing, with selective redevelopment to promote mixed communities and housing market renewal.
- 5.27 Affordable housing completions during 2005/06 are set out in Table 10, up from 4 units in 2004/05. Thirty-three of the thirty-four units were within the Housing Market Renewal Pathfinder Area. All the units were within the North West Metropolitan Area.
- 5.28 An update to the Borough's housing needs assessment is currently in preparation and will report during early 2007.

Transport

Context

- 5.29 The high dependency on the car for journeys to work has continued. The Countywide Survey for 2005/06 showed 70% of respondents driving a car or van to work, the highest percentage in Merseyside. The average for Merseyside was 61%.

Table 11 - Development Complying with Parking Standards²⁹ (1 April 2005 to 31 March 2006)

Floorspace (square metres)	A Class Uses	B Class Uses	D Class Uses
Amount of completed non-residential development complying with parking standards	5,363	25,426	7,794
Percentage of completed non-residential development complying with parking standards	100%	87%	100%
National Core Output Indicator 3a			

- 5.30 The Council's existing Supplementary Planning Guidance for car parking is out-of-date. A new-style SPD is being prepared with a target date for adoption of July 2007. Parking provision in new development has therefore been assessed against the regional maximum standards set out in RPG13.
- 5.31 The accessibility of new residential development completed during 2005/06 has been calculated using Accession software for bus and train travel times. Table 12 shows that all the new dwellings were within 30 minutes public transport time of essential local services, with

²⁸ Secretary of State's Decision Letter 31 July 2006, paragraph 34 refers

²⁹ RPG13, Appendix 4, Table 1

the exception of a hospital, where the travel time from some dwellings was up to 45 minutes.

Table 12 - Accessibility of New Residential Development (1 April 2005 to 31 March 2006)

	A doctor's surgery	A hospital	A primary school	A secondary school	Areas of employment ³⁰	A major retail centre
Number of new dwellings within 30 minutes public transport time	477	291	477	477	477	477
Percentage of new dwellings within 30 minutes public transport time	100%	61%	100%	100%	100%	100%
National Core Output Indicator 3b						

Local Services

Context

- 5.32 Wirral has nine Key Town Centres and fourteen Traditional Suburban Centres. The principal Town Centre is Birkenhead. There are out-of-centre retail developments at Bidston, Bidston Moss, Tranmere, Upton, Woodchurch and Bromborough. These centres are designated on the UDP Proposals Map.

Table 13 - Retail, Office and Leisure Development Completions (1 April 2005 to 31 March 2006)

Floorspace (square metres)	Use Class B1(a)	Use Class A1 (gross)	Use Class A1 (sales)	Use Class A2	Use Class D2
Amount of completed development	4,857	5,363	4,602	Nil	5,594
Amount of completed development in town centres ³¹	Nil	601	345	Nil	446
Percentage of completed development in town centres	Nil	11%	8%	Nil	8%
National Core Output Indicators 4a and 4b					

- 5.33 The amount of new retail floorspace provided during 2005/06 increased only marginally, by 8% from 2004/05. There was, however, a

³⁰ Super Output Areas with 500 or more jobs within them

³¹ Key Town Centres and Traditional Suburban Centres

significant increase in the amount of new office and leisure floorspace, from 961 and 522 square metres respectively during 2004/05.

- 5.34 The proportion of completed out-of-centre development reflects the lack of sequentially preferable sites in many existing centres.

Table 14 - Public Open Space Managed to Green Flag Standard (1 April 2005 to 31 March 2006)

Total publicly accessible open space ³²	1,192 hectares
Amount managed to Green Flag Award standard	13.8 hectares
Percentage managed to Green Flag Award standard	1.16%
National Core Output Indicator 4c	

- 5.35 While the majority of Wirral's larger parks and open spaces are already managed to Green Flag standards, only three sites, at Vale Park, New Brighton; Ashton Park, West Kirby and Thornton Hough, have the level of public involvement necessary to formally obtain a Green Flag Award.

Minerals

Context

- 5.36 Wirral is not a significant source for minerals. Planning permission has, however, recently been granted for the landing of marine-won sand at Bromborough.

Table 15 - Production of Aggregates (1 April 2005 to 31 March 2006)

Production of primary land won aggregates	Nil
Production of secondary/recycled aggregates	Nil ³³
National Core Output Indicators 5a and 5b	

Waste

Context

- 5.37 The amount of household waste collected per head reduced by 6kg between 2003/04 and 2004/05 to 440kg, below the average for England of 445kg. The amount recycled improved marginally to 8%,

³² includes sites in the Green Belt

³³ Information on the operational capacity of the screening and crushing plant at Moreton was not available for 2005/06.

behind the average for England of 15%, and the amount composted increased to 2% compared to 4% for England.

Table 16 – Capacity of New Waste Management Facilities by Type (1 April 2005 to 31 March 2006)

	Landfill	Recycling	Composting	Total
Capacity of completed waste management facilities	Nil	30,000 tonnes	Nil	30,000 tonnes
Capacity of new waste management facilities with planning permission	Nil	120,000 tonnes ³⁴	10,400 tonnes	130,400 tonnes
National Core Output Indicator 6a				

- 5.38 The landfill site at Bromborough Dock closed in August 2005.
- 5.39 A new waste transfer station for refuse collection vehicles, to allow for the additional bulking of waste prior to landfill (capacity 200,000 tonnes) and an upgraded household waste reception centre (capacity 22,000 tonnes) were completed at Bidston in August 2005.
- 5.40 A new materials recycling facility (capacity 30,000 tonnes) was completed at Bidston in March 2006. The new in-vessel composting facility (capacity 10,400 tonnes) was not completed until April 2006. The associated maturation building has not yet been constructed.

Table 17 – Waste Management by Management Type (1 April 2005 to 31 March 2006)

	Landfill	Recycled	Composted	Total
Amount of municipal waste arising and managed by management type	137,097 tonnes	10,784 tonnes	6,175 tonnes	154,056 tonnes
Percentage of municipal waste arising and managed by management type	89%	7%	4%	100%
National Core Output Indicator 6b				

- 5.41 The amount of household waste collected increased by 9% during 2005/06. While the amount composted more than doubled during 2005/06, the overall pattern of management by type remained broadly unchanged from 2004/05. There was a marginal reduction in the amount of household waste recycled.

³⁴ Planning permission for this facility will lapse in August 2006

Flood Protection and Water Quality

Context

- 5.42 Wirral has 31km of river. In 2005, 69% of river length was classified as fair and 31% poor for biological quality, a worsening of 8% since 2004. Across the North West as a whole 55% was classified as good, 34% as fair, 10% as poor and 1% as bad.
- 5.43 While the length of river classified as good for chemical quality increased to 8% and the proportion classified as poor reduced by 17% to 61%, the length classified as bad worsened by 9% to 25%. Across the North West as a whole 63% was classified as good, 30% as fair, 6% as poor and 1% as bad.

Table 18 – Consultations with the Environment Agency

	Flood defence	Water quality
Number of planning permissions granted contrary to the advice of the Environment Agency	Nil	Nil
National Core Output Indicator 7		

- 5.44 The Council did not grant any planning permissions contrary to the advice of the Environment Agency during 2005/06.
- 5.45 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.

Biodiversity

Context

- 5.46 Wirral contains a large number of international, national and local designations. Information on areas of particular significance in Wirral can be viewed at <http://www.wirral.gov.uk/er/Nature.htm>

Table 19 - Changes in Priority Habitats and Species (1 April 2005 to 31 March 2006)

Priority habitats and species by type	Impact of completed development	Impact of management programmes	Impact of planning agreements
National	None reported	None reported	None reported
Regional	None reported	None reported	None reported
Local	None reported	None reported	None reported
National Core Output Indicator 8 (I)			

- 5.47 The Wirral Biodiversity Action Plan (WBAP), adopted in February 2006, can be viewed at <http://www.wirral.gov.uk/ed/biodiversity/home.htm>
- 5.48 Action Plans have already been completed for 9 of the 11 priority habitats identified and for 16 of the 19 priority species. Progress against the targets and indicators set out in the WBAP has not yet been assessed.

Table 20 - Changes In Areas Designated for Biodiversity Importance (1 April 2005 to 31 March 2006)

	Impact of completed development	Impact of management programmes	Impact of planning agreements
Change in areas designated for international significance	None reported	None reported	None reported
Change in areas designated for national significance	None reported	None reported	None reported
Change in areas designated for regional significance	None reported	None reported	None reported
Change in areas designated for sub-regional significance	None reported	None reported	None reported
Change in areas designated for local significance	None reported	None reported	None reported
National Core Output Indicator 8 (ii)			

- 5.49 The Council is not aware of any other significant changes during the reporting period.

Renewable Energy

Context

- 5.50 Average energy consumption per household in Wirral was 4277 kWh during 2005. The average for industrial and commercial consumption was 70,497 kWh. Both figures were below the GB average.

Table 21 - Renewable Energy Capacity (1 April 2005 to 31 March 2006)

Megawatts	Bio fuels	Onshore wind	Water	Solar energy	Geo-thermal
Renewable Energy Capacity installed by type	6,563 ³⁵	2.5 kWh (max) ³⁶	Nil	Nil ³⁷	Nil

³⁵ This figure relates to output from the waste (biological process) facility operating at Bidston Moss during 2005.

³⁶ This figure relates to the maximum output of a single wind turbine on Hilbre Island

- 5.51 An energy from waste (biological process) facility has operated at Bidston Moss since 1985. Initially used to supply the industrial complex at Moreton, the energy generated is now fed directly to the National Grid. Annual output has reduced from 9,701 MWh in 2003 and from 7,261 MWh in 2004.

Questions and Comments

- 5.52 Any questions and comments on the data or analysis provided in this AMR should be directed to Andrew Fraser, Principal Forward Planning Officer, Corporate Services Department, Wallasey Town Hall, Brighton Street, Wallasey, Wirral CH44 8ED who can be contacted on 0151 691 8218 or at andrewfraser@wirral.gov.uk.
- 5.53 The Council is keen to identify ways to improve the range and quality of the information provided in its AMR and would encourage approaches to provide regular, up-to-date data sets for relevant indicators.

³⁷ An unknown number of small scale solar schemes are thought to be in operation but their contribution cannot currently be measured

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6 GLOSSARY

<i>Terminology</i>	<i>Abbreviation</i>	<i>Explanation</i>
A Class Uses		Uses of land falling within the categories of retailing and financial and professional services.
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.
Annual Monitoring Report	AMR	A written report, published by the Council towards the end of each calendar year, setting out progress on the delivery of the Local Development Scheme and the extent to which the policies set out in Local Development Documents are being achieved.
Area Action Plan	AAP	A Development Plan Document setting out detailed proposals for an identified part of the Borough.
B Class Uses		Uses of land falling within the categories of business, general industry and storage and distribution.
Cabinet		A group of Local Councillors appointed by the Council to take executive decisions on behalf of the Council.
Community Strategy		A strategy setting out the overall vision for the improvement of the area prepared under the Local Government Act 2000.
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 used to determine whether key national policies are being achieved. The Indicators are defined by the Secretary of State and set out in national advice.
Core Strategy		A Development Plan Document setting out the spatial vision and general strategy for the Borough
D Class Uses		Uses of land falling within the categories of non-residential institutions and assembly and leisure.

<i>Terminology</i>	<i>Abbreviation</i>	<i>Explanation</i>
Development Plan		The statutory Development Plan for the Borough, comprising the Regional Spatial Strategy and the Unitary Development Plan, until the Unitary Development Plan has been replaced by the Development Plan Documents in the Local Development Framework. Individual planning decisions must be made in accordance with the Development Plan 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.
Examination in Public		The process undertaken to examine the content of a Regional Spatial Strategy before it is issued by the Secretary of State
Executive Board		A group of Local Councillors appointed by the Council's Cabinet to take executive decisions on behalf of the Cabinet.
Greater Merseyside		The land area covered by the local Councils of Liverpool, Wirral, Sefton, Knowsley, St Helen's and Halton.
Green Flag Award		An annual award based on a national standard for the maintenance of parks and open spaces
Housing Market Renewal Pathfinder Area	HMRP	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 appointed by the Secretary of State to test the soundness of a Development Plan Document or Statement of Community Involvement.
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.

<i>Terminology</i>	<i>Abbreviation</i>	<i>Explanation</i>
Interim Planning Policy for New Housing Development (October 2005)		A policy document adopted by the Council, following public consultation, which sets out the Council's policies for the location of new housing development until an appropriate Development Plan Document is adopted.
Interim Housing Policy Area	IHPA	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.
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.
Listed structure		A building or structure listed by the Secretary of State on the basis of its historic or architectural importance.
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.
Merseyside		The land area covered by the local Councils of Liverpool, Wirral, Sefton, Knowsley and St Helen's.
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.
Mott McDonald MIS		Consultants providing a statistical collection and analysis service on behalf of the District Councils in Greater Merseyside.
Neighbourhood Renewal Fund	NRF	A national funding programme to support improvements in the most deprived areas in England.
North West Metropolitan Area	NWMA	The area where a significant proportion of development and urban renaissance resources should be focussed, defined in Policy SD1 of Regional Planning Guidance for the North West as Wirral, east of the M53, plus Woodchurch, Leasowe, Wallasey and New Brighton.

<i>Terminology</i>	<i>Abbreviation</i>	<i>Explanation</i>
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 or Statement of Community Involvement.
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		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.
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.
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 is to be replaced by the new-style Regional Spatial Strategy for the North West. Regional Planning Guidance has legal status as the Initial Regional Spatial Strategy until the new-style Regional Spatial Strategy has been issued.
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 of Biological Importance	SBI	A site designated in the Unitary Development Plan on the basis of its local importance for nature 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.

<i>Terminology</i>	<i>Abbreviation</i>	<i>Explanation</i>
Soundness		The standard against which a Development Plan Document or Statement of Community Involvement 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 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 or Statement of Community Involvement 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.
Sustainability Appraisal Framework for Wirral	SAF	A framework for the preparation of sustainability appraisals in Wirral adopted by the Council following public consultation.
Sustainability Appraisal Panel		A panel of local groups and experts invited to oversee the quality of the local sustainability appraisal process.

<i>Terminology</i>	<i>Abbreviation</i>	<i>Explanation</i>
Sustainability Appraisal Scoping Report		A document published by the Council for public consultation to seek views on the content of the sustainability appraisal of a Local Development Document.
Sustainable Development		The idea of ensuring a better quality of life for everyone, now and for future generations.
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.
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.
Workshops		A meeting used for the purpose of public consultation to seek peoples views on particular issues related to the preparation of a Local Development Document