



**WIRRAL METROPOLITAN BOROUGH COUNCIL**

**SECTION 35**

**PLANNING AND COMPULSORY PURCHASE ACT 2004**

**LOCAL DEVELOPMENT FRAMEWORK FOR WIRRAL**

**ANNUAL MONITORING REPORT**

**DECEMBER 2007**

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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 third Annual Monitoring Report for Wirral, covering the period of twelve months ending on 31 March 2007.

## **Context**

- 1.3 The main challenges identified 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, improve public transport, minimise anti-social behaviour and provide for more sustainable development. Public consultation has confirmed these issues as local priorities.

## **Monitoring Plan Preparation**

- 1.4 The first Local Development Scheme for Wirral provided for the preparation of a Statement of Community Involvement; a Core Strategy; three site-specific Development Plan Documents; and four Supplementary Planning Documents to address urgent local issues related to the control of new flat development; food and drink uses in town centres; and telecommunications; and to guide the potential re-development of the former Cammell Lairds shipyard.
- 1.5 The first review of the Local Development Scheme brought forward proposals to prepare a joint Waste Development Plan Document and a further Supplementary Planning Document to provide up-to-date guidance on parking requirements. It also withdrew the proposal to prepare a Supplementary Planning Document for Cammell Lairds.
- 1.6 The Statement of Community Involvement was adopted in December 2006, three months later than anticipated. The Supplementary Planning Documents for new flat development, food and drink in town centres and telecommunications were adopted in October 2006, six months later than anticipated. The Supplementary Planning Document for parking was adopted in June 2007, a month earlier than expected.
- 1.7 Work on the Joint Merseyside Waste Development Plan Document, being prepared by a team external to the Council, began in December 2006. Consultation on Issues and Options took place in March 2007, a month later than anticipated. The future timetable will need to be amended to accommodate delays in evidence gathering.

- 1.8 The latest review of the Local Development Scheme for Wirral placed a greater focus on the delivery of the Core Strategy.
- 1.9 A Report of Initial Consultation was published in July 2006 and public workshops were carried out in November 2006. A draft Second Report of Initial Consultation was issued for comments in January 2007, followed by additional consultation with under-represented groups in summer 2007. The scope of the sustainability appraisal for the Core Strategy was also finalised in July 2007.
- 1.10 Evidence base studies have now been brought forward in advance of the Core Strategy, following the lessons of early experience from elsewhere in the Country. Studies for housing needs, cultural services and employment land and premises are due for completion at the turn of the year. Studies on flood risk; retail and leisure; and biodiversity are in the process of being commissioned. Briefs for studies on housing land availability, landscape and social infrastructure are in preparation.
- 1.11 Formal consultation on Issues and Options has been delayed from September 2007 but it may now be possible for this to be combined with consultation on the review of the Sustainable Community Strategy, which will be in place by April 2008.
- 1.12 While formal work on the three site-specific Development Plan Documents for Housing; Employment; and Town Centres, Retail and Leisure is yet to start, the commissioning of evidence base studies, earlier than originally planned, may enable their timetables to be maintained.
- 1.13 It is still too early to decide on the preparation of an Area Action Plan for the Birkenhead Dock Estate, until further work on the evidence base has been completed. A bid for New Growth Point and Eco Town status for this area was submitted to the Government in October 2007.
- 1.14 There were no Local Development Orders in force in Wirral during 2006/07.

### **Monitoring Policy Implementation**

- 1.15 Economic indicators, in terms of business densities, wealth creation, worklessness and benefit dependency, still show cause for significant concern. The population is declining and the latest migration estimates show a net average loss of up to 800 people each year. The greatest decline is in people of working age.
- 1.16 The amount of completed employment floorspace was down 25% from 2005/06 and floorspace under construction was also down, by 3%. There was, however, a significant increase in the amount of new office floorspace completed. The overall area of land available for new employment development still represented approximately a fifth of the

total amount of land set aside for employment uses in the UDP. The amount of completed employment development on brownfield land eroded to 41%.

- 1.17 Gross housing completions, which had initially begun to reduce, rose back toward 600 new dwellings. The annual average of 235 net new dwellings, since April 2002, continues to run ahead of the Regional Planning Guidance (RPG13) requirement of 160 net new dwellings.
- 1.18 The proportion of completed dwellings on previously developed land remained ahead of the regional target of 65% and the number of completions within the Housing Market Renewal Initiative Pathfinder Area is beginning to rise. The majority of completed dwellings were within 30 minutes public transport time of a doctor's surgery, hospital, school, retail centre or employment area.
- 1.19 The proportion of new office, retail and leisure development located within an existing centre continued to be low, reflecting the lack of suitable, sequentially preferable, sites in some centres and also delays in bringing forward a number of existing town centre commitments. There was also a significant drop in the proportion of business and leisure development complying with regional parking standards.
- 1.20 The new recycling and composting facilities at Bidston have begun to have a positive influence on the proportion of waste managed by management type. By the end of March 2007, the amount of waste sent to landfill had reduced by 11%, and by mid-2007 the proportion recycled and composted had increased to 26%.
- 1.21 The Council adopted a Climate Change Strategy and Action Plan in June 2007.

### **Summary of Emerging Issues**

- 1.22 The principal themes that will need to be considered as part of the emerging Core Strategy Development Plan Document will include:
  - building sustainable communities;
  - a stronger economy;
  - an inclusive society;
  - a decent and affordable home;
  - an accessible Borough; and
  - a protected environment.

### **Summary of Changes Necessary to the Local Development Scheme**

- 1.23 The timetable for the Core Strategy for Wirral will need to be amended to reflect:
  - (i) the revised timetable for the publication of the final Regional Spatial Strategy for the North West;

- (ii) the completion of additional consultation with under-represented groups in September 2007;
  - (iii) progress on the completion of the evidence base studies necessary to underpin the emerging spatial strategy; and
  - (iv) the opportunity to consult on Issues and Options for the Core Strategy alongside the review of the Sustainable Community Strategy.
- 1.24 The timetable for the three site-specific Allocation Development Plan Documents: for Housing; Employment; and Town Centres, Retail and Leisure; which will implement the Core Strategy, may need to be amended accordingly.
- 1.25 There may be a need to consider the preparation of an additional Development Plan Document for Open Space, Sport and Recreation, arising from the preparation of the Council's Cultural Services Strategy.
- 1.26 The timetable for the Joint Waste Development Plan Document will need to be amended to reflect the revised timetable submitted to the DPD Steering Group.
- 1.27 The proposals contained within the Government's Planning White Paper and Housing Green Paper, if implemented, may require further changes to the Council's Local Development Scheme.
- 1.28 Progress on the bid for the New Growth Point and Eco Town – Mersey Heartlands, within the Birkenhead Dock Estate, may also need to be reflected.

### **Questions and Comments**

- 1.29 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](mailto:andrewfraser@wirral.gov.uk).
- 1.30 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.

## **2 INTRODUCTION**

### **Background**

- 2.1 This document is the third 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 2007 but also includes more up-to-date information where this is available.

### **Contents**

- 2.4 Section 3 of the AMR provides an overview of the main characteristics of the Borough and provides an explanation of the context for the policies and proposals that will emerge as part of the Local Development Framework for Wirral.
- 2.5 Section 4 of the AMR sets out the latest position with regard to the existing Development Plans and Local Development Documents in force within the area and other Council initiatives.
- 2.6 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.
- 2.7 Section 6 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.
- 2.8 Section 7 provides a summary of the principal issues emerging from this analysis.
- 2.9 Section 8 provides a glossary of the terms and abbreviations used throughout the AMR.

### **Background Documents**

- 2.10 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](http://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](http://www.opsi.gov.uk/si/si2004/20042204.htm)

Planning Policy Statement 12: Local Development Frameworks (ODPM, 2004) can be viewed at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/147429>

Creating Local Development Frameworks: A Companion Guide to PPS12 (ODPM, 2004) can be viewed at <http://www.communities.gov.uk/publications/planningandbuilding/creatinglocaldevelopment>

Local Development Framework Monitoring: A Good Practice Guide (ODPM, 2005) can be viewed at <http://www.communities.gov.uk/publications/planningandbuilding/localdevelopmentframework>

Local Development Framework Core Output Indicators (Update 1/2005) (ODPM, October 2005) can be viewed at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/147441>

### **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 311,200 in mid-2006<sup>1</sup>. The population structure continues to be skewed towards older age groups, with a lower proportion of younger adults and a higher proportion of older people than the averages for the rest of England and the North West. While the number of households continues to rise, household densities are average for Greater Merseyside.
- 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.
- 3.6 Although average household incomes are among the highest in Merseyside, the Borough has a high number of localities<sup>2</sup> 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 Wirral has a higher than average proportion of the working age population on key benefits and a quarter of all school children in Wirral qualify for free school meals.

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<sup>1</sup> Office of National Statistics (ONS)

<sup>2</sup> Super Output Areas

## **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-on-roll-off ferry terminal; and the entrance to the Manchester Ship Canal, are key regional facilities, providing up to 3,800 jobs<sup>3</sup>.
- 3.10 Key sectors in the local economy include retail and distribution, public administration, education and health. In manufacturing, the Borough is strongest in chemicals and food and drink. The number of tourism-related jobs and spending is also significant.
- 3.11 The Borough's economic performance, nevertheless, continues to be a major concern. Output per head of population remains below NW and UK averages. Economic activity rates are lower than national and regional benchmarks and levels of worklessness are higher. Wirral also has fewer VAT registered businesses. The stock of modern business premises is also comparatively low.
- 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 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. Journeys to work also appear to be lengthening over time.
- 3.13 Large areas of the Borough to the east of the M53 Motorway, plus Leasowe, Upton and Woodchurch, retained Assisted Area status in the national review announced in December 2006<sup>4</sup>.

## **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

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<sup>3</sup> Maritime Sector on Merseyside Economic Impact Study January 2007

<sup>4</sup> To include the former Electoral Wards of Bidston, Birkenhead, Bromborough, Claughton, Eastham, Egerton, Leasowe, Liscard, New Brighton, Oxtan, Prenton, Seacombe, Tranmere, Upton and Wallasey

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. Increasing car ownership and 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 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 are already resulting in significant improvements. No 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 Thurston 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

twenty-five turbines has been completed 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 has, however, been minimal, to date.

### **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. Rates of mental health, drug misuse, diabetes, healthy eating and physically active adults, are poorer than national and regional averages<sup>5</sup>.
- 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.

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<sup>5</sup> National Health Service - Wirral Health Profile 2007

## Results of Public Consultation

3.32 Public consultation on the strengths, weaknesses, opportunities, threats and local needs of the Borough, carried out as part of the preparation of the Core Strategy, identified the following key issues:

*Table 1 – SWOT Analysis*

<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>• local history and heritage and the Victorian and Edwardian legacy;</li> <li>• peninsula coastline and scenery;</li> <li>• other aspects of the natural environment, including the Green Belt, open countryside, open space, parks, green spaces and gardens; and</li> <li>• access to national transport networks.</li> </ul>	<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>• inequalities in health, housing, education and environment and the polarisation between east and west;</li> <li>• jobs and investment, loss of young people and graduates, alongside an ageing population;</li> <li>• poor image of the urban environment and town centres and the failure to grasp development opportunities such as New Brighton, Cammell Lairds, Hind Street and Housing Market Renewal;</li> <li>• pollution, particularly from traffic and aircraft; and</li> <li>• lack of maintenance and cuts in funding, especially for recreation and open space.</li> </ul>
<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• the promotion of more sustainable development, including issues such as waste minimisation, recycling, renewable energy, energy and water conservation and eco-homes;</li> <li>• brownfield re-development, to protect the Green Belt, the countryside and other green sites;</li> <li>• the promotion of leisure, tourism, coastal recreation and watersports;</li> <li>• re-development in and around Birkenhead, including the Town Centre, Cammell Lairds, Housing Market Renewal and the Docks, including the re-use of the docks rail link; and</li> <li>• improved public transport, tackling the impact of car use and parking, including improvements to the Bidston-Wrexham line.</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>• the loss of local character and distinctiveness, including heritage and open land;</li> <li>• over-development, over-loading local infrastructure, particularly related to the increasing number of flat developments;</li> <li>• anti-social behaviour, mainly drink-related;</li> <li>• climate change and flood risk; and</li> <li>• the impact of traffic growth.</li> </ul>

3.33 The principal needs of the Borough were considered to be:

- inward investment, local enterprise and jobs;
- better public transport, especially in the evening, across the Borough between the radial routes to Birkenhead, and along the Bidston-Wrexham railway line;
- a greater emphasis on the conversion and re-use of existing buildings and the protection of local character and heritage; and

- the control of anti-social behaviour.
- 3.34 Better provision for local services and community facilities, affordable family housing, public toilets and recreation facilities for young people, were also identified as significant needs.
- 3.35 A full report of Initial Consultation will be published alongside the Issues and Options for the Core Strategy Development Plan Document.
- 3.36 While many of the issues raised are not capable of being directly addressed in terms of a land-use planning strategy, many will be able to be addressed through the joint work to be undertaken alongside other agencies, as part of the implementation of the Sustainable Community Strategy.

## **4 EXISTING PLANS AND PROGRAMMES**

### **The Development Plan for Wirral**

4.1 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**

4.2 Regional Planning Guidance for the North West (RPG13) can be viewed at

<http://www.wirral.gov.uk/LGCL/100006/200074/856/rpg13.pdf>.

4.3 RPG13 is old-style Regional Planning Guidance, which was given status as the Initial Regional Spatial Strategy for the North West in September 2004.

4.4 RPG13 seeks to maximise the use of existing buildings and previously developed land and provides for development to be focussed within the North West Metropolitan Area (NWMA) - in Wirral, in the area to the east of the M53 Motorway plus Woodchurch, Leasowe, Wallasey and New Brighton, with priority given to development in Birkenhead.

4.5 RPG13 will be replaced by the emerging Regional Spatial Strategy (RSS). The new-style RSS, which will have major implications for the future planning strategy for Wirral, will be issued by the Secretary of State, following an examination in public which took place over six weeks between 31 October 2006 and 26 January 2007.

4.6 The Report of the Panel that conducted the examination was published in May 2007. A full copy of the Report of the Panel can be viewed at [http://www.nwra.gov.uk/downloads/documents/may\\_07/nwra\\_1178633704\\_2007\\_Panel\\_Report\\_Chapters.pdf](http://www.nwra.gov.uk/downloads/documents/may_07/nwra_1178633704_2007_Panel_Report_Chapters.pdf).

4.7 The strategy recommended by the Panel seeks to make the best use of existing resources and infrastructure within existing major settlements; focus development in accessible locations within the inner areas of the conurbation, with particular emphasis on the objectives of Housing Market Renewal; and to maintain and enhance the role of Birkenhead.

4.8 The Panel's recommendations are being considered by the Secretary of State, who is expected to publish Proposed Changes towards the end of 2007, for a further 12-week period of consultation. The target date for the issue of the final Strategy has now been moved to Spring

2008, with implications for the timetable for the Council's Core Strategy DPD<sup>6</sup>.

### Unitary Development Plan

- 4.9 The Unitary Development Plan (UDP) for Wirral can be viewed at [www.wirral.gov.uk/udp](http://www.wirral.gov.uk/udp).
- 4.10 The UDP provides for urban regeneration across the Borough, supported by a tight Green Belt, with priority given to regeneration within the inner urban areas in central and north Birkenhead and south Wallasey and the outer Council estates including Leasowe and Woodchurch.
- 4.11 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 programme for the preparation of Development Plan Documents is set out in Section 5 below.
- 4.12 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.
- 4.13 The Council's application to "save" the majority of UDP policies beyond September 2007, submitted on 29 March 2007, can be viewed at [http://www.wirral.gov.uk/minute/Public/CABCS070328REP2B\\_23552.xls](http://www.wirral.gov.uk/minute/Public/CABCS070328REP2B_23552.xls). The report explaining the Council's approach can be viewed at [http://www.wirral.gov.uk/minute/public/cabcs070328rep2\\_23550.pdf](http://www.wirral.gov.uk/minute/public/cabcs070328rep2_23550.pdf)
- 4.14 The final Direction issued by the Secretary of State can be viewed at <http://www.wirral.gov.uk/LGCL/100006/200074/856/SavingDirectionFinalWirral.pdf>. Appendix 1 lists the policies and proposals that are no longer in force.

### Local Development Framework

- 4.15 The following new-style Local Development Documents are now in force within the area:

*Table 2 – Local Development Documents*

Document	Date of Adoption
Local Development Scheme (Second Review)	July 2007
Statement of Community Involvement	December 2006
SPD1 – Designing for Development by Mobile Phone Mast Operators	October 2006

<sup>6</sup> The original timetable envisaged that the final Strategy would be issued in Spring 2007

Document	Date of Adoption
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

- 4.16 Copies of these documents are available for inspection on the Council's website at [www.wirral.gov.uk](http://www.wirral.gov.uk); at the Technical Services Department at Canning Street, Birkenhead, CH41 1ND; and at public libraries throughout the Borough, during normal opening times.

### **Other Plans and Programmes**

- 4.17 The Council continues to be active in a number of other significant regeneration and investment programmes which will continue to influence the future pattern of development within the area:

#### *Interim Planning Policy for New Housing Development*

- 4.18 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, including the Housing Market Renewal Initiative Pathfinder Area.
- 4.19 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/LGCL/100006/200074/485/content\\_0000039.html](http://www.wirral.gov.uk/LGCL/100006/200074/485/content_0000039.html)
- 4.20 The Council intends to review the Interim Housing Policy in the light of the revised Regional Spatial Strategy and the advice in national Planning Policy Statement 3 – Housing (PPS3, November 2006). The findings will be used to inform the content of the Core Strategy and the Housing Allocations DPD.

#### *Newheartlands*

- 4.21 The Merseyside Housing Market Renewal Initiative Pathfinder – Newheartlands, is a long term regeneration project, to tackle the causes and symptoms of housing market failure, vacancy and decline at the heart of the conurbation. In Wirral, the boundary designated by the Government, in April 2002, includes parts of Bidston, Birkenhead, Liscard, Tranmere and Seacombe<sup>7</sup>.

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<sup>7</sup> The Newheartlands Pathfinder also includes parts of neighbouring local authorities in Sefton and Liverpool

- 4.22 A Strategy for Inner Wirral was originally published by the Council in January 2004, to inform the Prospectus for the Newheartlands Pathfinder, as a guide to local priorities for action. The Strategy was followed by a series of non-statutory master plans: for North Birkenhead; Church Road, Tranmere; and Fiveways, Rock Ferry, which were adopted by the Council in 2005.
- 4.23 Since 2003, a £43million programme has been delivered, involving targeted acquisition and clearance and large scale refurbishment and the objectives of the programme continue to have a major influence on policy development across the Borough. The latest Business Plan, for 2008/11, was submitted to the Government in November 2007. The objectives of this and later programmes will need to inform the content of the Core Strategy DPD and the site-specific Allocation DPDs.

#### *Ten Streets Regeneration*

- 4.24 The Ten Streets Project involves the clearance of housing from within the Primarily Industrial Area to the south of the Dock Estate in Birkenhead, funded by English Partnerships. A marketing and disposal strategy was approved in October 2006, to make the land available for industrial development, to provide for the expansion of existing firms and the provision of new modern floorspace.
- 4.25 Planning permissions have already been granted for the expansion of two adjacent businesses. A developer partner for the remaining land will be confirmed, following competitive bidding, towards the end of 2007. The availability of this land will need to inform the content of the Employment Land Allocations DPD.

#### *Wirral Waters*

- 4.26 Wirral Waters is a major urban regeneration opportunity, at the heart of the Newheartlands Pathfinder, based around the extensive Birkenhead Dock Estate, to the north and west of Birkenhead Town Centre.
- 4.27 In March 2007, the Council officially requested that UDP Policy EM10 – Birkenhead and Eastham Dock Estates, should no longer remain in force, in order to support the wider-ranging regeneration that was being envisaged. This intention was confirmed in the Direction issued by the Secretary of State in September 2007<sup>8</sup>.
- 4.28 Work has already begun on the conversion of the dockside mills along the East Float and a planning application for a new-build residential development on vacant dockland to the west has been recommended for approval subject to a legal agreement.

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<sup>8</sup> Paragraph 4.14 above refers

- 4.29 A bid for New Growth Point and Eco Town status - Mersey Heartlands was submitted to the Government, in partnership with Peel Holdings, in October 2007<sup>9</sup>.
- 4.30 The potential for an Area Action Plan to guide future development within the Dock Estate was considered in the annual review of the LDS undertaken in March 2007. The Council, in partnership with Peel Holdings, is currently seeking to establish a Strategic Regeneration Framework for the emerging proposals, based around a series of neighbourhood master plans for different areas within the Dock Estate.
- 4.31 The Wirral Waters Strategic Regeneration Framework will be used to inform the content of the Core Strategy DPD and the site-specific Allocation DPDs. It is still too early to decide upon the merits of bringing forward these proposals through an Area Action Plan.

#### *Woodside Regeneration Area*

- 4.32 The Woodside Regeneration Area is another significant regeneration opportunity at the heart of the Newheartlands Pathfinder, based around the waterfront adjacent to Birkenhead Town Centre, between Priory Wharf and Woodside Business Park. A non-statutory master plan for a mixed-use redevelopment, originally commissioned in May 2004, was approved by the Council in August 2005.
- 4.33 Further work, to undertake a Technical Appendix and a Conservation Area Appraisal, was commissioned in October 2005. Public consultation was undertaken during March 2007. The results of these further studies and of public consultation are expected to be reported early in 2008.
- 4.34 The Woodside Master Plan will be used to inform the content of the Core Strategy DPD and the site-specific Allocation DPDs.

#### *Hind Street Regeneration Area*

- 4.35 The Hind Street Regeneration Area also lies at the heart of the Newheartlands Pathfinder, based upon the redundant land around the gasholders at Hind Street and the former railway land reclaimed and serviced by the Merseyside Development Corporation in the late 1990s, to the south of Birkenhead Town Centre, in Tranmere.
- 4.36 The Council jointly commissioned a regeneration strategy for the Hind Street Regeneration Area in 2001.
- 4.37 Outline planning consent for non-food retail, office, trade sales, restaurant/public house, car showroom and crèche, was recommended for approval in July 2007, subject to notification to the Secretary of State and a legal agreement to secure a revised road link to

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<sup>9</sup> Paragraph 5.60 below refers

Birkenhead Town Centre from the A41. The development is expected to be a partnership between the Council, English Partnerships and National Grid.

- 4.38 The Core Strategy DPD and the Town Centres, Retail and Leisure Allocations DPD will need to take account of these proposals, in the event of planning consent being granted.

*Neptune, New Brighton*

- 4.39 The initial proposal for a major mixed-use, leisure-based re-development on the waterfront at New Brighton was refused planning permission by the Secretary of State in July 2006. A revised proposal has now been approved.

- 4.40 Planning permission for Phase 1, to the south of Marine Promenade, for the redevelopment and extension of the Floral Pavilion, was approved in October 2006 and is now under construction. A planning application for Phase 2, for a smaller scheme to the north of Marine Promenade, was recommended for approval in October 2007, subject to notification to the Secretary of State, who indicated in November 2007 that she would not be calling in the application.

- 4.41 The Core Strategy DPD and the Town Centres, Retail and Leisure Allocations DPD will need to take account of these proposals.

*West Kirby/Hoylake Master Plan*

- 4.42 A non-statutory master plan for the regeneration of Hoylake and West Kirby was approved by the Council in November 2004, as part of the build up to the return of the Open Championship. An initial package of improvements was delivered prior to the Championship in 2006. Further projects, including re-developments at West Kirby Concourse, West Kirby Sailing School, Thurstaston Visitor Centre and other environmental improvements to the public realm, promenades and open spaces, are ongoing.

- 4.43 The Council has also been investigating the concept of providing a Golf Resort linked to the Royal Liverpool Golf Course, in the area of open land to the east of the railway. The concept is supported by the North West Development Agency. Further technical work, to identify the optimum location for such a facility, will be completed towards the end of 2007. The findings will be used to inform the content of the Core Strategy DPD.

## **5 MONITORING PLAN PREPARATION**

- 5.1 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**

- 5.2 The Local Development Scheme (LDS) is a statutory document setting out the Council's programme for the production of Local Development Documents. The LDS for Wirral is reviewed annually, following the submission of the AMR.
- 5.3 The first LDS for Wirral, approved by the Secretary of State in March 2005, came into effect in May 2005. The first Scheme provided for the preparation of a Statement of Community Involvement, four Development Plan Documents and four Supplementary Planning Documents. It also indicated the intention to include a joint Merseyside Waste Development Plan Document and a further Supplementary Planning Document for parking, once further preparatory work had been completed.
- 5.4 The first review of the LDS, approved in May 2006, brought forward the proposals to prepare the Joint Waste Development Plan Document and the Supplementary Planning Document for parking but withdrew the intention to prepare the SPD for Cammell Lairds<sup>10</sup>. Further amendments to the LDS were approved in December 2006, to allow for the inclusion of Halton in the joint Waste Development Plan Document, before formal work began.
- 5.5 The second and latest review, approved in April 2007, can be viewed at <http://www.wirral.gov.uk/LGCL/100006/200074/856/LDSReviewFinalJuly07.pdf>
- 5.6 The LDS now provides for the preparation of five Development Plan Documents and progress on each of these items is set out below. The purpose of the revised Scheme was to prioritise the preparation of the Core Strategy Development Plan Document.
- 5.7 The approved LDS has been drawn up to follow the timetable for the preparation of the emerging Regional Spatial Strategy (RSS), which will have a major influence on the scope and content of the Local Development Framework. Any further changes to the RSS timetable will need to be reflected in a review of the LDS.

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<sup>10</sup> The Cammell Lairds Shipyard in Tranmere has now been acquired by Peel Holdings and is likely to remain in employment based, port-related uses

- 5.8 The LDS has also been drawn up to reflect the requirements of current legislation. The LDS will, again, need to be changed, in the event that the proposals set out within the Planning White Paper are adopted<sup>11</sup>.

### **Statement of Community Involvement**

- 5.9 A Statement of Community Involvement (SCI) is a statutory document that sets out local standards for community involvement in planning decisions, both as part of the Local Development Framework and in making decisions on individual planning applications.
- 5.10 The SCI for Wirral was adopted in December 2006, three months later than envisaged in the first LDS.
- 5.11 While the provisions of the SCI have continued to be followed in the preparation of the Local Development Framework, the permissive nature of national policy, which prevents local authorities from refusing applications where pre-application consultation has not taken place, has meant that applicants have not always chosen to undertake pre-application consultation in the form set out in the SCI.
- 5.12 The adoption of the SCI has also led to some confusion between the requirements for public consultation on planning-related matters and other corporate consultation requirements agreed separately through the Council's community engagement strategy. Feedback from key stakeholders and the public has also indicated an annoyance with too many separate consultation exercises and repeated notifications on the progress of the various documents contained within the Local Development Framework.
- 5.13 The changes set out in the Planning White Paper may mean that the SCI will need to be reviewed and this will need to be brought forward in a future review of the LDS.

### **Development Plan Documents**

- 5.14 A Development Plan Document (DPD) is a statutory document that will become part of the Development Plan for the Borough.
- 5.15 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 ongoing involvement in the preparation of a Joint Merseyside Waste DPD:

### **Core Strategy DPD**

- 5.16 The Core Strategy DPD is intended to set the overall planning framework for future development in the Borough for the next 10 to 15

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<sup>11</sup> A summary of the main changes is set out towards the end of this Section

years. It will include the vision for the area, core policies and a framework for monitoring and implementation.

- 5.17 The Core Strategy will replace the strategic and generic criteria based policies in the UDP. A list of the policies likely to be affected is set out in an Annex to the LDS, which can be viewed at <http://www.wirral.gov.uk/LGCL/100006/200074/856/LDSAnnexFinalJuly07.pdf>
- 5.18 Work began on preparing the Core Strategy DPD in July 2005. Table 3 sets out progress against the milestones set out in the approved LDS:

*Table 3 – Core Strategy Development Plan Document*

Stage	Target Milestone	Delivery
Commenced	July 2005	SEA consultation letters sent August 2005
Initial Consultation	October 2005	SWOT Analysis - October to December 2005 Report of Initial Consultation - July 2006 Public Workshops - November 2006 Second Report of Initial Consultation - January 2007 (draft) Additional consultation with under-represented groups – June to September 2007 Second Report of Initial Consultation – in preparation Issues & Options Report – in preparation
Sustainability Appraisal Scoping Report	July 2006	SEA determination July 2006 Consultation on draft SA Scoping Report July 2006 Cabinet approval of revised SA Scoping Report July 2007
Consultation on Preferred Options	March 2008	See paragraphs 5.29 to 5.31 below
Submission to Secretary of State	October 2008	
Pre-Examination Meeting	February 2009	
Independent Examination	April 2009	
Inspectors Report	September 2009	
Adoption	October 2009	

*Initial Consultation*

- 5.19 Initial consultation began to timetable in October 2005, to consider the strengths, weaknesses, opportunities, threats and local needs of the Borough. A report of Initial Consultation was published in July 2006.

- 5.20 Owing to the range of comments received, a further round of initial consultation was considered necessary, to test and prioritise the earlier results. Public workshops were undertaken in November 2006 and a draft Second Report of Initial Consultation was sent to participants for comment in January 2007.
- 5.21 The draft Report identified that comments had not been received from a number of important groups, including people representing the mid-Wirral settlements, younger people, BME groups and disabled people. Additional work to fill these gaps was completed during summer 2007.
- 5.22 The final Second Report of Initial Consultation will be published alongside the forthcoming Issues and Options Report.

#### *Evidence Base*

- 5.23 The need to undertake further work to strengthen the evidence base, in advance of the Core Strategy DPD, in light of the experience of independent examinations emerging from other authorities, was identified in the previous AMR, work that was originally expected to be undertaken as part of the preparation of the later, site-specific DPDs.
- 5.24 Funding to bring forward a series of evidence base studies was agreed by the Council's Cabinet in January and March 2007. Key stakeholders were notified of this intention in April 2007 and consultation on the sites and information to be considered was completed during May 2007.
- 5.25 It has not been possible to commission all of these additional studies during summer 2007, as originally hoped. Table 4 sets out progress so far and the documents that are likely to be affected by their findings:

*Table 4 – Evidence Base*

<b>Study</b>	<b>Commissioned</b>	<b>Current Status</b>	<b>Documents Affected</b>
Housing Needs Assessment	March 2006	Awaiting final report	UDP Section 6 Core Strategy DPD Housing DPD
Open Spaces and Recreation Audit	July 2007	Ongoing	UDP Sections 8,9 & 10 Core Strategy DPD
Employment Land and Premises	September 2007	Ongoing	UDP Sections 5 & 16 Core Strategy Employment DPD Town Centres &c DPD
Strategic Flood Risk Assessment	November 2007	Ongoing	UDP Sections 19 & 20 Core Strategy DPD All Allocations DPDs

Study	Commissioned	Current Status	Documents Affected
Town Centres, Retail and Leisure		Request for Quotation November 2007	UDP Sections 9, 10 & 16 Core Strategy DPD Town Centres &c DPD
Wildlife Sites and Biodiversity Audit		Request for Quotation November 2007	UDP Section 13 Core Strategy DPD All Allocations DPDs
Habitats Regulation Assessment (AA)		Request for Quotation November 2007	UDP Section 13 Core Strategy DPD All Allocations DPDs
Housing Land Availability		Brief in preparation	UDP Section 6 Core Strategy DPD Housing DPD
Landscape Character Assessment		Brief in preparation	UDP Sections 7, 8, 12 & 14 Core Strategy DPD All Allocations DPDs
Social and Community Infrastructure		Brief in preparation	UDP Sections 9, 10 & 16 Core Strategy DPD Town Centres &c DPD

5.26 The Open Spaces and Recreation Audit is being carried out as part of a review of Cultural Services, which will also include a review of facilities such as theatres, museums, libraries and community centres as well as facilities for indoor and outdoor sport and recreation.

5.27 The Housing Needs Assessment is expected to report towards the turn of the year. The Open Spaces and Recreation Audit and the Employment Land and Premises Study are expected to report in January 2008.

5.28 The brief for the Social and Community Infrastructure Study is being finalised for internal completion.

#### *Implications*

5.29 It has not been possible to publish Issues and Options, as planned, in September 2007.

5.30 The timetable for the completion of the evidence base studies, including any consultation on their findings; and the timetable for the publication of Issues and Options, will need to be re-considered in a review of the LDS. This could also have implications for the timetable for future stages of plan preparation.

5.31 There may also be an opportunity to combine the consultation on Issues and Options with the review of the Sustainable Community Strategy, which is due to be completed by April 2008.

5.32 The target date for the adoption of the Core Strategy DPD is now eighteen months later than envisaged in the first LDS.

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

5.33 Site-specific DPDs are intended to set out the allocations of land for future development necessary to deliver the Core Strategy. The three DPDs programmed will up-date and replace the allocations and designations contained within UDP Section 5 – Economy and Employment, UDP Section 6 - Housing, UDP Section 9 – Sport and Recreation, UDP Section 10 –Tourism and Leisure and UDP Section 16 - Shopping.

5.34 The timetable for the preparation of these Documents has been set to follow key milestones in the preparation of the Core Strategy DPD.

5.35 While formal work was not scheduled to begin until March 2008, a number of the evidence base studies now being commissioned for the Core Strategy will have direct relevance to their content. It may, therefore, be possible to continue to maintain the timetables set out in the approved LDS.

*Implications*

5.36 Any revisions to the timetable for the preparation of these site-specific DPDs will need to be reflected in a review of the LDS.

**Joint Merseyside Waste DPD**

5.37 The Joint Merseyside Waste DPD will replace the policies and proposals contained within UDP Section 17 – Waste Management. Evidence from the Joint Waste DPD will also be used to inform the emerging Core Strategy DPD.

5.38 The Joint Merseyside Waste DPD is being prepared by a separate task and finish group managed on behalf of the Greater Merseyside districts by the Merseyside Environmental Advisory Service. Formal commencement was initially delayed from April to December 2006, to allow Halton to be included in the Joint DPD.

5.39 Table 5 sets out progress against the milestones set out in the approved LDS:

*Table 5 – Joint Merseyside Waste Development Plan Document*

Stage	Target Milestone	Delivery
Commenced	December 2006	December 2006
Sustainability Appraisal Scoping Report	December 2006	December 2006

Stage	Target Milestone	Delivery
Issues and Options Report	February 2007	March 2007
Consultation on Preferred Options	January 2008	Now expected October 2008
Submission to Secretary of State	September 2008	Now expected July 2009
Pre-Examination Meeting	March 2009	Now expected December 2009
Independent Examination	May 2009	Now expected February 2010
Inspectors Report	November 2009	Now expected July 2010
Adoption	April 2010	Now expected November 2010

- 5.40 A six-week public consultation on the Issues and Options for the Joint Waste DPD was completed in April 2007. Further evidence gathering, site selection and policy development work is currently underway in response to the representations submitted.
- 5.41 A revised timetable was submitted to the Waste DPD Steering Group in November 2007. The timescale for the production of Preferred Options has been amended due to delays in reporting key evidence gathering, such as regional waste studies and a revised Needs Assessment, and the need to avoid the local government election period between April and June 2008. This has had a knock-on effect on the future timetable for the Submission, Examination and Adoption stages.

### *Implications*

- 5.42 The revised timetable for the preparation of the Joint Waste DPD will need to be reflected in a review of the LDS.
- 5.43 The target date for adoption is now six months later than envisaged in the first review of the LDS.

### **Supplementary Planning Documents**

- 5.44 A Supplementary Planning Document (SPD) is a statutory document that can be a material consideration in decisions on individual planning applications.
- 5.45 SPDs to provide additional guidance on pressing local issues arising from New Flat Development, Food and Drink in Town Centres, and Telecommunications Apparatus were adopted in October 2006, six months later than envisaged in the first LDS.

### *Car Parking Standards SPD*

- 5.46 The preparation of an SPD to up-date the Borough's maximum standards for car parking, based on joint work undertaken on behalf of the Merseyside Districts to support the delivery of the Merseyside Local Transport Plan 2006-2011, was completed ahead of timetable in June 2007:

*Table 6 – Car Parking Standards SPD*

Stage	Target Milestone	Delivery
Commencement	May 2006	May 2006
SEA Screening	June 2006	SEA consultation letters sent June 2006
SA Scoping	September 2006	Consultation on draft SA Scoping Report October 2006
Initial Consultation	September 2006	Initial consultation letters sent September 2006
Consultation on Draft SPD	February 2007	Consultation on Draft SPD February 2007  Comments and final SPD reported June 2007
Adoption	July 2007	Adopted by Council resolution on 25 June 2007

### **Sustainability Appraisal Framework**

- 5.47 Development Plan Documents and Supplementary Planning Documents must now also be made subject to a statutory sustainability appraisal (SA).
- 5.48 Consultation on a draft Sustainability Appraisal Framework for Wirral (SAF) was undertaken in July 2005. The final SAF was approved in July 2006, to ensure a consistent approach was taken to the SA of each individual Document. This version of the SAF has been used as the basis for the SAs of the first four adopted SPDs.
- 5.49 A Sustainability Appraisal Panel was appointed in October 2006, to provide independent scrutiny of the Council's SA processes. The SAF was amended in July 2007, when the scope of the SA for the Core Strategy DPD was considered, to ensure that a consistent up-to-date approach would be maintained.
- 5.50 The final Scoping Report for the Core Strategy SA can be viewed at <http://www.wirral.gov.uk/minute/viewagenda.asp?mtg=2266#11>
- 5.51 There is now an additional requirement, under the Habitats Regulations, to undertake an appropriate assessment (AA) of the proposals to be contained a DPD or SPD. An AA will be undertaken as

a separate study, alongside each Document, as each Document is prepared, in line with national advice.

### **Local Development Orders**

- 5.52 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.
- 5.53 There were no Local Development Orders in force in Wirral during 2006/07.

### **Other Progress**

#### **Improvements to Management Processes**

- 5.54 Since October 2006, the Council has acted as a pilot authority for the LDF support packages being developed by the Planning Advisory Service (PAS), as part of the national Improvement and Development Agency (IDeA).
- 5.55 A pilot review of internal Council processes was completed during February 2007, a project management package was delivered during March 2007 and a public engagement package in September 2007. Further project management support for DPD production and work to prepare a communication and engagement strategy for the Core Strategy Issues and Options Report is being negotiated.
- 5.56 The Council purchased Limehouse software, in July 2007, to strengthen and improve the preparation and management of publication and consultation processes and to extend facilities for more effective on-line consultation. This will enable savings to be made in officer time, in the manual analysis of consultation responses and reporting, and in more targeted consultation methods. Initial training was provided in November 2007 and the application of the software will be rolled-out to the public in early 2008.
- 5.57 An additional Senior Planning Officer was appointed in May 2007 but the Council was unable to appoint to a further post to provide additional information analysis and support.

#### **Planning White Paper**

- 5.58 The Planning White Paper - Planning for a Sustainable Future, sets out the Government's views on the future role of the planning system. The main proposals of relevance to the Local Development Framework include:
  - (i) replacing the need for an independent examination of the Statement of Community Involvement with a new "duty to involve" when a plan is being prepared;

- (ii) replacing the separate Issues and Options and Preferred Options stages with a new, single, preparation stage;
- (iii) streamlining the statutory requirements for consultation to one six-week period before the plan is submitted to the Secretary of State;
- (iv) removing the requirement for a statutory six week consultation period after a plan has been submitted to the Secretary of State;
- (v) minimising the need for site allocation Development Plan Documents by allowing the Core Strategy to include site-specific references to strategic sites;
- (vi) removing the need to gain the approval of the Secretary of State, in the LDS, to prepare Supplementary Planning Documents; and
- (vii) removing the need to carry out a sustainability appraisal of an Supplementary Planning Document where the issues raised have already been covered in the sustainability appraisal of its parent DPD.

5.59 Planning for a Sustainable Future can be viewed at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/320546>. The Council's response to the proposals can be viewed at [http://www.wirral.gov.uk/minute/public/cabcs070816rep4\\_24651.pdf](http://www.wirral.gov.uk/minute/public/cabcs070816rep4_24651.pdf)

### **Housing Green Paper**

- 5.60 The Housing Green Paper – Homes for the Future, sets out the Government's views on the future delivery of housing. The main proposals of relevance to the Local Development Framework are the priority to be given to the provision of new housing, the expansion of the New Growth Points programme and Eco Towns, and the proposal to introduce a new Housing and Planning Delivery Grant to support the accelerated delivery of more housing.
- 5.61 The Housing Green Paper – Homes for the Future, can be viewed at <http://www.communities.gov.uk/documents/housing/pdf/439986>. The Council's response to the proposals can be viewed at [http://www.wirral.gov.uk/minute/public/cabcs070920rep7\\_24999.pdf](http://www.wirral.gov.uk/minute/public/cabcs070920rep7_24999.pdf)
- 5.62 A bid for New Growth Point and Eco Town status - Mersey Heartlands, was submitted to the Government, in partnership with Peel Holdings, in October 2007, to include the land at Wirral Waters within the Birkenhead Dock Estate.
- 5.63 A number of the proposals in the White and Green papers will require changes to national legislation before they can come into force. The changes proposed will, however, have significant implications for the content of a future review of the LDS.

## 6 MONITORING POLICY IMPLEMENTATION

- 6.1 This section of the AMR is intended to set out the extent to which the policy priorities for the area are being achieved and concentrates on the Borough's performance in terms of the Core Output Indicators set out in national advice<sup>12</sup>, alongside some broader contextual information drawn from work undertaken by Mott McDonald MIS on behalf of the Greater Merseyside Districts and from other sources.
- 6.2 The Core Output Indicators are intended to allow for the consistent nation-wide reporting of local performance, using a clearly identified set of definitions over a common timeframe. The broader contextual information has been selected by the Council, based on common and regularly updated datasets, to illustrate the background against which local performance is to be considered.
- 6.3 Information related to national Core Output Indicators is indicated by a footnote in the relevant tables.
- 6.4 A summary of the main implications for future policy development is also provided at the end of each sub-section.
- 6.5 This section will be progressively augmented in future AMRs, as targets and indicators to measure the performance of each Local Development Document are identified, as each Document is prepared. This will include the results of any ongoing monitoring required by the relevant sustainability appraisals.

### Business Development

#### Context

- 6.6 The general economic context in Wirral continues to be characterised by poor economic performance:

Table 7 - Gross Value Added (GVA)<sup>13</sup>

GVA per Capita (£)	1995	2003	2004	Change 1995-2004
Wirral	£6,408	£9,450	£9,891	54.4%
Merseyside	£7,671	£11,798	£12,448	62.3%
North West	£9,829	£14,230	£14,994	52.5%
UK	£11,037	£16,549	£17,451	58.1%

- 6.7 Wirral has experienced the lowest growth in Merseyside in GVA per capita since 1995<sup>14</sup> and remains one of lowest performing NUTS3<sup>15</sup>

<sup>12</sup> Local Development Framework Core Output Indicators Update 1/2005

<sup>13</sup> TMP Merseyside Economic Review 2007 Figure 2.3a and Figure 2.4a NUTS3 GVA ONS

<sup>14</sup> TMP Merseyside Economic Review 2007 Figure 2.4a NUTS3 GVA ONS

areas in the Country<sup>16</sup>. Wirral's contribution to Merseyside GVA has now dropped from 83% in 1995 to 79% in 2004<sup>17</sup>. Growth in GVA per capita in Wirral, in the year to 2004, was 4.7%<sup>18</sup>, behind national, regional and Merseyside growth rates of over 5%<sup>19</sup>.

*Table 8 - Employee Jobs in Wirral<sup>20</sup>*

Employee Jobs (2005)	Change 2004-2005 <sup>21</sup> (percentage)	Part Time <sup>22</sup> (percentage)	Job Density <sup>23</sup>
Wirral	- 3.5%	35.5%	0.61
Merseyside	+ 0.3%	33.0%	0.71
North West	- 1.8%	31.8%	0.80
Great Britain	+ 1.7%	32.1%	0.84

6.8 There were 97,300 employee jobs in Wirral in 2005, down by 3.5% since 2004. A higher proportion of jobs were part-time, compared with the averages for Merseyside, the North West and Great Britain<sup>24</sup>. The total number of jobs in Merseyside grew by 0.3% between 2004 and 2005<sup>25</sup>.

*Table 9 - Employee Jobs by Industry<sup>26</sup>*

Percentage of Employee Jobs (2005)	Wirral	Merseyside	North West	Great Britain
Manufacturing	12.0%	9.5%	12.7%	11.1%
Construction	4.5%	4.1%	4.9%	4.6%
Services	83.0%	86.2%	81.5%	82.9%
Distribution, hotels, restaurants	24.0%	22.3%	25.0%	24.1%
Transport and communications	3.5%	5.3%	5.8%	6.0%
Finance, IT, other business activities	14.9%	16.6%	17.9%	20.7%
Public admin, education, health	35.3%	36.6%	28.2%	26.9%
Other services	5.2%	5.5%	4.7%	5.2%
Tourism-related <sup>27</sup>	8.1%	7.9%	8.4%	8.1%

<sup>15</sup> NUTS3 – Nomenclature of Units for Territorial Statistics Level 3

<sup>16</sup> TMP Merseyside Economic Review 2007 Figure 2.4f NUTS3 GVA ONS

<sup>17</sup> TMP Merseyside Economic Review 2007 Figure 2.4d NUTS3 GVA ONS

<sup>18</sup> TMP Merseyside Economic Review 2007 Figure 2.4a NUTS3 GVA ONS

<sup>19</sup> TMP Merseyside Economic Review 2007 Figure 2.3a NUTS3 GVA ONS

<sup>20</sup> Nomis ONS Annual Business Inquiry Employee Jobs (2005) and Jobs Density (2005)

<sup>21</sup> Employee jobs excludes self-employed, government-supported trainees and HM Forces

<sup>22</sup> Employee jobs excludes self-employed, government-supported trainees and HM Forces

<sup>23</sup> the ratio of jobs, including employees, self employed, Government supported trainees and HM Forces, to the working age population

<sup>24</sup> Nomis ONS Annual Business Inquiry Employee Analysis (2005)

<sup>25</sup> TMP Merseyside Economic Review 2007 Data Annex Section 3 Figure 3

<sup>26</sup> Nomis ONS Annual Business Inquiry Employee Analysis (2005)

<sup>27</sup> Tourism consists of industries that are also part of the services industry

- 6.9 Wirral has a high proportion of employee jobs in services, in line with national patterns of employment. There is, however, a higher than average proportion of jobs provided in public administration, education and health and a lower representation of jobs in finance, information technology and other business activities.

*Table 10 - VAT Registered Businesses<sup>28</sup>*

VAT Registrations (end of year 2005)	New Registrations (percentage of end of year stock)	De-Registrations (percentage of end of year stock)	Business Density (per thousand adult population) <sup>29</sup>
Wirral	10.2%	8.5%	21.7
Merseyside	10.7%	8.5%	21.8
North West	9.9%	8.1%	31.7
Great Britain	9.7%	8.3%	38.6

- 6.10 The number of VAT registered businesses in Wirral at the end of 2005 was 5,540, broadly stable since 2003. While new registrations were slightly ahead of regional and national rates, de-registrations were also higher, in line with the position across Merseyside<sup>30</sup>. Overall business densities remain significantly below national and regional levels<sup>31</sup>.

*Table 11 - Economic Activity<sup>32</sup>*

Economic Activity 2006 (percentage of working age population)	Economically active	In employment (employees)	In employment (self-employed)	Economically inactive
Wirral	73.9%	62.3%	7.6%	26.1%
Merseyside	72.7%	60.4%	7.0%	27.3%
North West	76.7%	64.0%	8.2%	23.3%
Great Britain	78.6%	64.6%	9.3%	21.4%

- 6.11 Economic activity in Wirral reduced from 76.1% in 2005 to 73.9% in 2006. 140,300 people from the local working age population were economically active in 2006, with 132,700 people in employment including 14,700 self employed. The number of people who were economically inactive rose from 43,700 to 47,500, up by 8% since 2005<sup>33</sup>.

<sup>28</sup> Nomis DTI Small Business Service VAT Registered Businesses (2005)

<sup>29</sup> TMP Merseyside Economic Review 2007 DTI Small Business Service End of Year Stock (2005) Figure 4.3b

<sup>30</sup> Nomis DTI Small Business Service (2005)

<sup>31</sup> TMP Merseyside Economic Review 2007 DTI Small Business Service End of Year Stock (2005) Figure 4.3b

<sup>32</sup> Nomis ONS Annual Population Survey (Jan to Dec 2006)

<sup>33</sup> Nomis ONS Annual Population Survey (Jan to Dec 2006)

*Table 12 - Worklessness<sup>34</sup>*

<b>Worklessness (percentage of working age population)</b>	<b>May 2005</b>	<b>May 2006</b>	<b>May 2007</b>
Wirral	19.8%	19.9%	19.2%
Merseyside	22.5%	22.4%	21.6%
North West	17.1%	17.2%	16.7%
England	13.3%	13.5%	13.2%

- 6.12 The number of working age people in Wirral who are workless dropped slightly, from 36,260 in 2006 to 36,060 in 2007. The highest local concentrations are in Bidston, Birkenhead, Egerton, Leasowe, Liscard, Seacombe and Tranmere. The overall level remains ahead of the rates for England and the North West<sup>35</sup>.

*Table 13 - Household Incomes<sup>36</sup>*

<b>Average Household Income (£)</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>
Halton	£25,129	£27,898	£30,000
Wirral	£28,034	£28,326	£29,800
Sefton	£25,839	£29,018	£29,500
St Helens	£26,821	£27,868	£29,100
Liverpool	£22,511	£25,251	£26,800
Knowsley	£22,591	£25,238	£26,600
United Kingdom	£29,374	£31,000	£32,342

- 6.13 Average household incomes in Wirral continue to be among the highest in Merseyside and rose by 5% in the year to 2006 ahead of UK growth at 4%. The gap between Wirral and the national average reduced to 7.9% in 2006, from 8.6% in 2005<sup>37</sup>.

*Table 14 - Average Weekly Earnings<sup>38</sup>*

<b>Average Weekly Earnings 2006 (£)</b>	<b>Gross Weekly Pay by Workplace (Full-time workers)</b>	<b>Gross Weekly Pay by Residence (Full-time workers)</b>
Wirral	£382.3	£435.2
Merseyside	£415.2	£422.6

<sup>34</sup> DWP Working Age Client Group (May 2005, 2006, 2007)

<sup>35</sup> DWP Working Age Client Group (May 2005, 2006, 2007)

<sup>36</sup> MIS CACI Household Income Wealth of the Nation Reports (2004, 2005 and 2006)

<sup>37</sup> MIS CACI Household Income Wealth of the Nation Reports (2005 and 2006)

<sup>38</sup> Nomis ONS Annual Survey of Hours and Earnings – Workplace and Resident Analyses (2006)

Average Weekly Earnings 2006 (£)	Gross Weekly Pay by Workplace (Full-time workers)	Gross Weekly Pay by Residence (Full-time workers)
North West	£420.8	£421.9
Great Britain	£448.6	£449.6

- 6.14 Average weekly earnings for employees working within Wirral remained below Merseyside, national and regional levels<sup>39</sup>, and below the average weekly earnings for employees living in Wirral<sup>40</sup>. This is likely to have an impact on journeys to work and on the earning power of less mobile residents.

*Table 15 - Benefit Claimants*

Claimants (percentage of working age population)	Key Benefit Claimants (February 2007) <sup>41</sup>	JSA Claimants (September 2007) <sup>42</sup>
Wirral	21.4%	3.2%
Merseyside	23.3%	3.9%
North West	17.9%	2.5%
Great Britain	14.6%	2.2%

- 6.15 In February 2007, 39,350 working age residents in Wirral were claiming one or more key DWP benefits, including bereavement benefit, carers allowance, disability living allowance, incapacity benefit, severe disablement allowance, income support, jobseekers allowance and widows benefit, again, ahead of national and regional averages<sup>43</sup>.
- 6.16 In September 2007, 5,932 people in Wirral were available for and actively seeking work as claimants for Jobseeker's Allowance, ahead of national and regional averages. The highest rates continued to be focussed in the east of the Borough, in the Wards of Birkenhead & Tranmere, Bidston & St James and Seacombe<sup>44</sup>.
- 6.17 The contrast between higher than average benefit dependency and high average household incomes demonstrates the continued range of economic disparity in the Borough.

<sup>39</sup> Nomis ONS Annual Survey of Hours and Earnings Workplace Analysis (2006)

<sup>40</sup> Nomis ONS Annual Survey of Hours and Earnings Resident Analysis (2006)

<sup>41</sup> Nomis DWP Benefit Claimants Working Age Client Group (February 2007)

<sup>42</sup> Nomis ONS Jobseekers Allowance Claimants (September 2007)

<sup>43</sup> Nomis DWP Benefit Claimants Working Age Client Group (February 2007)

<sup>44</sup> Nomis ONS Jobseekers Allowance Claimants (September 2007)

*Table 16 - Business Floorspace<sup>45</sup>*

Floorspace (thousand square metres)	April 2005	April 2006
Offices	275	281
Industrial	1,170	1,070
Warehousing	481	476
Total	1,827	1,827

6.18 While the overall total of business floorspace in Wirral at April 2006 remained unchanged from April 2005, the amount of office floorspace (Use Class B1) increased, while the amount of floorspace used for factories (Use Class B2) and warehouses (Use Class B8) reduced<sup>46</sup>.

6.19 The average vacancy rate for industrial property in Wirral has remained at 11% for the year to March 2005, unchanged since March 2001, ahead of averages for the North West (10%) and England (9%)<sup>47</sup>.

6.20 The Valuation Office Agency (VOA) reported on data for Birkenhead (Wirral) for the first time in 2006:

- Industrial land values in Birkenhead ranged from £220k to £300k per hectare compared with Liverpool at £175k to £350k per hectare and the regional averages of £200k to £850k per hectare<sup>48</sup>.
- Industrial capital values per square metre were ahead of Liverpool for all types of unit, including starter units (at £600 compared with £550 in Liverpool), nursery units (at £500 compared with £390), smaller industrial and warehouse units (at £450 compared with £375) and larger industrial and warehouse units (at £450 compared with £325)<sup>49</sup>
- Industrial rental values were also ahead of Liverpool, for all but starter units (at £60 compared with £63 per square metre in Liverpool)<sup>50</sup>.

6.21 A higher than average proportion of Wirral's factory, office and warehouse stock originates from between 1940 and 1970. While the percentage of stock built since 1990 has begun to draw slightly ahead of national and regional averages, the proportion of stock built between 1971 and 1990 was comparatively low<sup>51</sup>.

<sup>45</sup> CLG VOA Commercial and Industrial Floorspace and Rateable Value Statistics

<sup>46</sup> CLG VOA Commercial and Industrial Floorspace and Rateable Value Statistics

<sup>47</sup> TMP Merseyside Economic Review 2007, Figure 8.2b CLG Commercial and Industrial Property Vacancy Statistics 1998/99 to 2004/05

<sup>48</sup> TMP Merseyside Economic Review 2007, Data Annex Section 8, Figure 1

<sup>49</sup> TMP Merseyside Economic Review 2007, Data Annex Section 8, Figure 2

<sup>50</sup> TMP Merseyside Economic Review 2007, Data Annex Section 8, Figure 3

<sup>51</sup> TMP Merseyside Economic Review 2007 Data Annex, Section 8, Figure 6

### Local Strategies

- 6.22 The Council adopted a revised Investment Strategy in March 2007.
- 6.23 The Wirral Full Employment Strategy, adopted in May 2007, seeks to increase the local employment rate to 76% by placing an additional 9,500 people into employment by 2012.
- 6.24 The Wirral Enterprise Strategy for Wirral, also adopted in May 2007, estimates that up to 2,500 new VAT registered firms would be needed to reach the North West average and that this would require an additional 130,000 square metres of office floorspace (Use Class B1) and an additional 83,600 square metres of industrial floorspace (Use Class B2).

*Table 17 - Amount of Floorspace Developed by Type and Location  
(1 April 2006 to 31 March 2007)*

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	8,542	Nil	Nil	13,576	53	22,171
Completed within employment areas <sup>52</sup>	8,542	Nil	Nil	13,576	53	22,171
Completed within the NWMA <sup>53</sup>	8,542	Nil	Nil	13,576	53	22,171
Completed on previously developed land	2,139	Nil	Nil	6,850	53	9,042
Percentage on previously developed land	25%	Nil	Nil	50%	100%	41%
National Core Output Indicators 1a, 1b and 1c						

- 6.25 The total amount of new employment floorspace completed in Wirral during 2006/07 was 22,200 square metres, down by 25% on 2005/06 and 10% lower than the total for 2004/05. There was, however, a significant increase in the amount of new office floorspace (Use Class B1(a)), up 76% from 4,857 square metres in 2005/06 and 961 square metres in 2004/05.

<sup>52</sup> Land shown as falling within a Dock Estate, Primarily Industrial Area or Employment Development Site in the UDP  
<sup>53</sup> The North West Metropolitan Area, a regeneration priority area defined in RPG13, Policy SD1

- 6.26 The amount of employment development completed on previously developed land dropped to 41%, down from 100% in 2005/06, reflecting the earlier pattern of grant awards.
- 6.27 Projects to provide 4,039 square metres of office floorspace (Use Class B1) and 16,897 square metres of industrial floorspace (Use Class B2) commenced on site during the reporting period, down by 3% on 2005/06.

*Table 18 - Employment Land Available by Type (1 April 2007)*

Land area (hectares)	NWMA <sup>54</sup>	Twelve Quays SRS <sup>55</sup>	WIBP SRS <sup>56</sup>	Borough Total
Allocated for B1 Uses <sup>57</sup>	1.53	Nil	Nil	1.53
Allocated for B1, B2 and B8 Uses <sup>58</sup>	85.41	3.29	23.35	87.41
Primarily Industrial Area (Use Classes B1, B2, B8) <sup>59</sup>	62.12	2.05	24.64	76.42
Dock Estate (Use Classes B1, B2, B8) <sup>60</sup>	36.72	6.05	Nil	36.72
Other land with permission for B1, B2 or B8 Uses	0.38	Nil	Nil	0.49
Total	186.16	11.39	47.99	202.57
National Core Output Indicator 1d				

- 6.28 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, of which just under half still remain undeveloped.
- 6.29 The amount of employment land available in Wirral at 1 April 2007 amounted to 18% of the total area set aside, down from 20% in April 2006.

<sup>54</sup> The North West Metropolitan Area, a regeneration priority area defined in RPG13, Policy SD1

<sup>55</sup> Birkenhead Twelve Quays Strategic Regional Site

<sup>56</sup> Wirral International Business Park Strategic Regional Site, Bromborough

<sup>57</sup> Land allocated in the UDP under Proposal EM2 - Conway Park, is allocated for uses falling within Use Class B1

<sup>58</sup> 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.

<sup>59</sup> UDP Policy EM8 provides for uses falling within Use Classes B1, B2 and B8 within Primarily Industrial Areas

<sup>60</sup> 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 (now no longer in force, from September 2007) provided for uses falling within Use Classes B1, B2 and B8 to be permitted within the Dock Estates.

*Table 19 - Losses of Employment Land (1 April 2006 to 31 March 2007)*

Land area (hectares)	UDP Allocations	Primarily Industrial Areas	Dock Estate	Borough Total
Amount of employment land lost in Wirral	Nil	Nil	Nil	Nil
Amount of employment land lost in employment areas <sup>61</sup>	Nil	Nil	Nil	Nil
Amount of employment land lost in NWMA <sup>62</sup>	Nil	Nil	Nil	Nil
Amount of employment land lost to housing development	Nil	Nil	Nil	Nil
National Core Output Indicators 1e and 1f				

- 6.30 No employment land had been lost to completed development for other uses during 2006/07.

#### *Policy Implications*

- 6.31 Planning policy, on its own, is not able to create a thriving economy. Alongside other strategies and initiatives, it can, however, assist in creating the conditions for future growth.
- 6.32 The Employment Land and Premises Study will play a key role in assessing the attractiveness of the Borough's existing offer, to identify a future supply that will be capable of attracting and retaining new investment and employment and that will assist with the delivery of wider objectives related to social inclusion and sustainable travel.

### **Housing**

#### *Context*

- 6.33 The Wirral population had appeared to stabilise since 2004, following a small decrease from 2003 (by 0.2%) but had dropped again (by 0.6%) to 311,200 in mid-2006<sup>63</sup>. The greatest reductions since mid-2005 have continued to be in the 5-14 and 30-39 age groups<sup>64</sup>. Migration estimates now indicate a net loss of up to 4,000 people between mid-2001 to mid-2006, at an average rate of 800 per year<sup>65</sup>.
- 6.34 Previous projections had expected the Wirral population to be 3,000 higher by 2006 and to grow by 3% to 2029:

<sup>61</sup> Land shown as falling within a Primarily Industrial Area, Employment Development Site or Dock Estate in the UDP

<sup>62</sup> The North West Metropolitan Area, a regeneration priority area defined in RPG13, Policy SD1

<sup>63</sup> ONS Mid Year Estimates

<sup>64</sup> ONS Mid Year Estimates

<sup>65</sup> ONS Migration Indicators by Local Authority Areas in England & Wales Mid-2001 to Mid-2006

*Table 20 - Population Projections<sup>66</sup>*

People (Thousands)	2006	2007	2008	2009	2014	2019	2024	2029
Wirral	314.0	314.3	314.5	314.7	316.5	319.1	321.7	323.4
Merseyside	1356.8	1355.6	1354.1	1353.0	1349.7	1350.4	1352.0	1351.7

- 6.35 The long term trend, since 1995, has been for the number of retired people in Wirral to remain stable, while the number of people of working age and the young decline<sup>67</sup>. The Mid-Year Estimate, which was re-based in 2006, now shows a drop in the number of people of working age:

*Table 21 - Population Change<sup>68</sup>*

Mid Year Population (People)	Young People (0-15 years)	Working Age (males 16-64 females 16-59)	Retired (males 65 & over females 60 & over)	Non-White British (percentage of total population)
2006	60,300	184,200	66,700	n/a
2005	56,800	198,500	57,700	4.5%
2004	57,600	197,900	57,600	4.2%
2003	58,400	197,900	57,500	4.0%
2002	59,400	197,500	57,400	3.7%

- 6.36 The population of non-white British continued to increase slowly in Wirral, to 4.5% in mid-2005, from 4.2% in mid-2004, compared to 15.3% for England as a whole<sup>69</sup>.
- 6.37 Prior to the Mid-Year Estimate for 2006, the number of households in Wirral had been forecast to grow by 14% or 20,000 households, over the 20 years to 2026, behind the 20% increase expected across the country as a whole:

*Total 22 - Household Projections<sup>70</sup>*

Households (thousands)	2006	2011	2016	2021	2026
Wirral	138	144	149	154	158
Merseyside	588	607	626	642	654
North West	2,935	3,055	3,179	3,290	3,378

<sup>66</sup> ONS Revised 2004-based Sub National Population Projections

<sup>67</sup> TMP Merseyside Economic Review 2007 - Data Annex Section 2, Figure 29

<sup>68</sup> ONS Mid-Year Population Estimates

<sup>69</sup> ONS Resident Population Estimates by Ethnic Group (2004 and 2005)

<sup>70</sup> ODPM 2003-based Sub Regional Household Projections (2006)

Households (thousands)	2006	2011	2016	2021	2026
England	21,485	22,566	23,705	24,781	25,713

- 6.38 Wirral had 144,023 residential properties in 2007. 85% were privately owned and 15% were owned by registered social landlords. The vacancy rate for 2007 remained the same as in 2005 and 2006, at 4.2%. The vast majority of vacancy is still within the private sector housing stock (83%)<sup>71</sup>.

*Total 23 - Dwelling Stock*<sup>72</sup>

Dwelling Stock by Sector 2007 (number of dwellings)	Total Stock	Vacant	Vacant (Percentage)
Registered Social Landlord	22,275	1,052	4.7%
Other Public Sector	23	0	0%
Private Sector	121,725	5,153	4.2%

- 6.39 In 2006, 4.5% of the dwelling stock was considered to be unfit, 99% of which was within the private sector housing stock<sup>73</sup>. A figure for unfit stock is not available for 2007, following the introduction of the new Housing Health and Safety Rating System, in June 2006. An updated housing stock condition survey, to the new standard, is scheduled for completion in 2008.

*Table 24 - Average House Prices*<sup>74</sup>

Average House Prices (October to December 2006)	Wirral	Merseyside	North West
Overall	£162,014	£146,518	£153,112
Detached	£313,174	£278,777	£275,609
Semi-detached	£161,709	£153,722	£156,936
Terraced	£109,103	£101,211	£107,464
Flat/Maisonette	£115,583	£135,954	£135,160

- 6.40 Average house prices in Wirral continued to grow at the same rate as over the previous year to December 2005 and remained higher than the averages for Merseyside and the North West, for all but flats.

<sup>71</sup> Wirral Housing Investment Programme Returns (2005, 2006 and 2007)

<sup>72</sup> Wirral Housing Investment Programme Return (2007)

<sup>73</sup> Wirral Housing Investment Programme Return (2006)

<sup>74</sup> MIS Land Registry House Prices (October to December 2006)

*Table 25 - Changes in House Prices<sup>75</sup>*

Average House Prices (percentage change 2005-2006)	Wirral	Merseyside	North West
Overall	11%	8%	8%
Detached	11%	8%	4%
Semi-detached	6%	6%	8%
Terraced	13%	10%	12%
Flat/Maisonette	7%	1%	1%

6.41 Terraced properties in Wirral, again, saw the greatest price increases, compared with 10% over the previous year, a pattern repeated across Merseyside and the North West. While prices for detached homes grew ahead of Merseyside and the North West, the price for semi-detached properties grew more slowly. The price of a flat or maisonette grew ahead of Merseyside and the North West<sup>76</sup>.

*Table 26 - New Dwelling Requirements*

Net Annual Average Dwelling Requirements	Annual Average Requirement (number of dwellings)	Years Supply (Gross at March 2007) <sup>77</sup>
Regional Planning Guidance (RPG13, March 2003), Table 5.1	160	22
Draft North West Plan (January 2007), Table 9.1	250	14
RSS Examination - Report of the Panel (March 2007), Recommendation R6.9	500	7

6.42 UDP Policy HSG1 was overtaken by RPG13 in March 2003. Since April 2002<sup>78</sup>, 2,866 new dwellings (gross) had been completed - a net gain of 1,176 dwellings<sup>79</sup>. This represents an annual average of 235 net new dwellings, 47% ahead of the RPG13 rate of housing provision for Wirral<sup>80</sup>.

6.43 At 31 March 2007, the Borough's housing land supply was 3,549 units, down 2% from 3,627 units at March 2006<sup>81</sup>. The proportion on previously developed land remained stable at 97%. Planning

<sup>75</sup> MIS Land Registry House Prices (October to December 2005 and 2006)

<sup>76</sup> MIS Land Registry House Prices (October to December 2004, 2005 and 2006)

<sup>77</sup> Based on the assumption that all the identified supply at March 2007 will come forward to development

<sup>78</sup> The date from which the annual average rate of housing provision in RPG13, Table 5.1 applies (RPG13, paragraph 5.32 refers)

<sup>79</sup> 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

<sup>80</sup> RPG13 Policy UR7 Table 5.1

<sup>81</sup> The dwelling capacity of new build sites under construction (1,766 units) and sites with planning permission but not started (1,533 units) plus future net gain from conversions at 50 units per year for five years (250 units).

permission for 1,331 dwellings (gross) had been granted during 2006/07, down from 1,570 dwellings in 2005/06<sup>82</sup>.

- 6.44 Table 27 sets out the pattern of housing delivery in Wirral over the last five years:

*Table 27 – Housing Delivery*

Total Dwellings (number of dwellings)	2002/03	2003/04	2004/05	2005/06	2006/07
Gross New Build	600	518	420	435	500
Demolitions	449	222	403	315	229
Net New Build	151	296	17	120	271
Gross Conversions	53	92	92	69	87
Net Conversions	43	74	81	55	68
Total Gross New	653	610	512	504	587
Total Net New	194	370	98	175	339
Annual Average Net Requirement <sup>83</sup>	160	160	160	160	160
Difference from Net Requirement	+34	+210	-62	+15	+179
National Core Output Indicator 2a (part)					

- 6.45 The Council introduced restrictions on planning permission for new housing outside the NWMA<sup>84</sup> in December 2003. The area subject to restrictions was extended in October 2005, following public consultation, to focus investment into identified regeneration priority areas<sup>85</sup>.
- 6.46 Gross completions initially reduced but had risen again in 2006/07, back towards 600 units per annum, as development interests began to adjust to the new restrictions.
- 6.47 Gross completions outside the NWMA continued to reduce, by 27%, from 115 units in 2005/06. Completions within the NWMA were up by 39%, from 362 units in 2005/06. Completions within the Interim Housing Policy Area were up by 37%, from 225 units in 2005/06.
- 6.48 Completions within the HMRI Pathfinder Area increased by 162%, from 50 units in 2005/06, to account for almost a quarter of all completions, up from 10% of total completions in 2005/06. This is expected to increase further, as areas cleared for re-development are developed

<sup>82</sup> This figure does not differentiate between repeat applications and applications for variations of numbers and house types

<sup>83</sup> RPG13 Table 5.1

<sup>84</sup> The North West Metropolitan Area, a regeneration priority area defined in RPG13, Policy SD1

<sup>85</sup> under the Council's Interim Planning Policy for New Housing Development (October 2005)

over the next three years. The majority of demolitions in 2006/07 also occurred within the HMRI Pathfinder Area (82%).

- 6.49 Development on previously developed land remained at 98%, ahead of the RPG13 target of 65%<sup>86</sup>, up from 74% in 2004/05, when greenfield allocations in the UDP were still being developed.

*Table 28 - Dwellings Completed (1 April 2006 to 31 March 2007)*

	NWMA <sup>87</sup>	IHPA <sup>88</sup>	HMRI <sup>89</sup>	Borough
Total completed dwellings (gross)	503 (86%)	308 (52%)	131 (22%)	587
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	5%	<0.5%	1%	10%
Percentage of new dwellings completed at between 30 and 50 dwellings per hectare	19%	26%	18%	18%
Percentage of new dwellings completed above 50 dwellings per hectare	76%	74%	81%	72%
National Core Output Indicators 2b and 2c				

- 6.50 The proportion of development taking place at densities below 30 dwellings per hectare continued to reduce, to 10% overall compared with 51% during 2004/05. The proportion at densities over 50 dwellings per hectare, now at 72% overall, compares with 40% in 2004/05 and 69% in 2005/06.

- 6.51 Two-thirds (63%) of gross completions in Wirral during 2006/07 were flats, the same proportion as the previous year.

*Table 29 - Affordable Housing Completions (1 April 2006 to 31 March 2007)*

Affordable Housing (number of dwellings)	Gross completions	Net change
Number of new dwellings wholly funded through registered social landlord and or the local authority	170	+127
Number of new dwellings wholly funded through developer contribution	Nil	Nil

<sup>86</sup> RPG13 Policy UR4

<sup>87</sup> The North West Metropolitan Area, a regeneration priority area defined in RPG13, Policy SD1

<sup>88</sup> The Interim Housing Policy Area, a regeneration priority area introduced by the Council's Interim Planning Policy for New Housing Development (October 2005)

<sup>89</sup> Housing Market Renewal Initiative Pathfinder Area – a regeneration priority area designated by the Secretary of State in April 2002

Affordable Housing (number of dwellings)	Gross completions	Net change
Number of new dwellings funded through a mix of public subsidy and developer contribution	Nil	Nil
National Core Output Indicator 2d		

- 6.52 The Council's last 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. This approach was accepted by the Secretary of State at Neptune in New Brighton<sup>90</sup>. During this period, the Council had 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.
- 6.53 Affordable housing completions in Wirral have now risen from 4 units in 2004/05 and 34 units in 2005/06. Almost half of the new dwellings were within the HMRI Pathfinder Area (81 units), three-quarters were within the Interim Housing Policy Area (130 units) and all but 40 units were within the NWMA. Half of the new stock were flats and maisonettes (90 units), a third were family houses (54 units) and the remainder bungalows (26 units).
- 6.54 A revised Housing Needs Assessment for Wirral will report in late 2007.

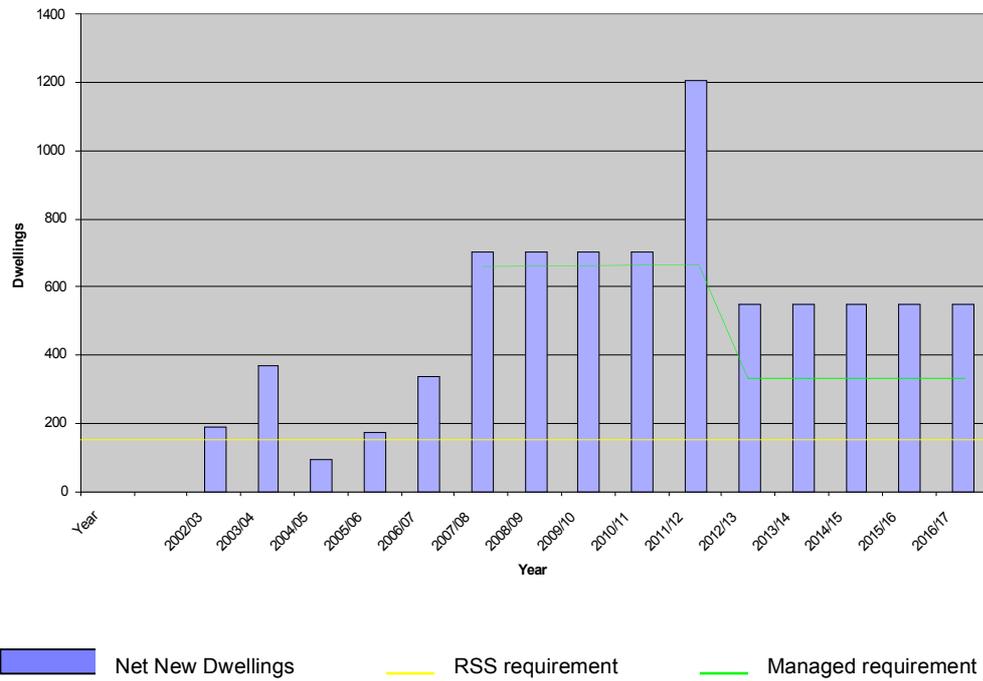
#### *Housing Trajectory*

- 6.55 Planning Policy Statement 3 – Housing (PPS3, November 2006), requires that the Annual Monitoring Report should monitor housing planning permissions granted and completions on previously developed and greenfield sites. The Annual Monitoring Report should include a housing trajectory.
- 6.56 The chart below shows Wirral's housing trajectory. Net new dwellings for the period 2002/03 to 2016/17 are shown, reflecting the following National Core Output Indicators:

National Core Output Indicator	Information shown
2a (i)	actual net completions and net conversions for 2002/03 to 2005/06
2a (ii)	net additional dwellings for 2006/07
2a (iii)	projected net additional dwellings for 2007/08 to 2016/17
2a (iv)	annual net additional dwelling requirement of 160 per year
2a (v)	manage requirement to achieve overall housing requirements

<sup>90</sup> Secretary of State's Decision Letter 31 July 2006, paragraph 34 refers

Housing Trajectory 2007



6.57 Table 30 shows the availability of land for new dwellings, based on planning permissions, outstanding capacity on sites under construction and the contribution of windfalls.

Table 30 – Housing Trajectory Assumptions

	Assumptions (Total Dwellings)	Total	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
A	Average no of dwellings to be completed in next 5 years on sites of >0.4 ha where development has commenced	1055	211	211	211	211	211					
B	Average no of dwellings to be completed in next 5 years on sites of >0.4 ha with planning permission	482	96	96	96	96	96					

	<b>Assumptions (Total Dwellings)</b>	<b>Total</b>	<b>2007/08</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>
C	Average no of dwellings to be completed in next 5 years on sites of <0.4 ha where development has commenced	709	141	141	141	141	141					
D	Average no of dwellings to be completed in next 5 years on sites of <0.4 ha with planning permission	1051	210	210	210	210	210					
E	Wirral Waters	3000	0	0	0	0	500	500	500	500	500	500
F	Additional urban capacity allowance	2500	250	250	250	250	250	250	250	250	250	250
G	Total projected new build completions	8797	908	908	908	908	1408	750	750	750	750	750
H	Average annual net conversions	500	50	50	50	50	50	50	50	50	50	50
I	Total projected demolitions	2500	250	250	250	250	250	250	250	250	250	250
J	Total net completions		708	708	708	708	1208	550	550	550	550	550
K	Management requirement	5000	658	658	658	658	658	342	342	342	342	342

6.58 Net new dwellings for the period 2007/08 to 2011/12 are derived from the Council's housing land availability schedule of sites with planning permission and remaining units on sites under construction (rows A-D). The increase in net new dwellings from 2011/12 reflects the delivery of new units from the Peel proposals in Birkenhead Docks, which represents the major source of new windfall housing land (row E), contributing 3,000 units in the next 10 years.

6.59 Row F of Table 30 shows the potential contribution of other windfall sites elsewhere within the urban area, which has been shown as 250 per year. In the past 5 years, overall windfall levels have averaged 773 units per annum and a contribution of 250 per year is modest.

- 6.60 Total projected new build completions are therefore shown at row G as 8,797 units for the period 2007/08 to 2016/17. Although this will be reduced by demolitions of 250 per year (2,500 in 10 years – row I), there will be some compensation by 50 net conversions and changes of use to residential per year (row H).
- 6.61 Overall, row J shows the future total net completions as 708 per year for the period 2007/08 to 2010/11, an increase to 1,208 for 2011/12 (reflecting the Peel development at Birkenhead Docks) and then at least 550 per year to 2016/17.
- 6.62 The increased housing delivery in future years reflects the increased housing requirement of reviewed RSS, whether at the level of 250 net new dwellings per year of the submitted RSS, or the increase to 500 net new dwellings per year proposed by the RSS Examination Panel. It also reflects the potential increases possible in the Council's regeneration priority areas focussed on the Housing Market Renewal Initiative area, including Birkenhead Docks.

### *Policy Implications*

- 6.63 The Interim Housing Policy has succeeded in focusing new homes into priority locations in Wirral but has not been successful in restraining the overall supply of new building down to the levels envisaged in RPG13. The reliance on brownfield windfalls has prevented the need for the allocation of greenfield sites.
- 6.64 The principal challenge for the future will be how to deliver an increased level of building in Wirral without harming Housing Market Renewal, the character of established residential areas and travel patterns. The Core Strategy DPD and Housing Allocations DPD will need to ensure that new housing takes place in the most accessible locations, with a greater mix and type of affordable and market housing, to meet identified local needs.

## **Transport**

### *Context*

- 6.65 The high dependency on the car for journeys to work has continued. The Countywide Survey for 2005/06 showed 70% of Wirral respondents driving a car or van to work, the highest percentage in Merseyside. The average for Merseyside was 61%.
- 6.66 In 2001, Wirral had one of the highest percentages of households with one or more cars or vans per household in Merseyside (69%, just behind the North West at 70%)<sup>91</sup>. Car ownership has continued to increase. The number of vehicles owned and licensed in Wirral rose from 124,818 in 2001 to 139,082 in 2005, up from 107,883 in 1991,

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<sup>91</sup> Travel in Merseyside (Merseyside LTP Partnership, 2006) Table 4.41

with similar percentage increases to those for Merseyside as a whole<sup>92</sup>. Ownership across Merseyside is forecast to increase further to 2021<sup>93</sup>.

- 6.67 The latest analysis of journey to work information continues to show Wirral as a net exporter of labour. While the number of people who both lived and worked within the Borough increased by 10%, to 84,797 in 2001 from 76,780 in 1991, flows across the boundary, in both directions, also increased:

*Table 31 - Journeys to Work: Change in Principal Flows Out of Wirral<sup>94</sup>*

Journeys to Work	Travelling Out of Wirral to Work	
	1991	2001
Origins & Destinations		
Liverpool	18,990	17,549
Ellesmere Port & Neston	7,180	6,567
Chester	2,360	3,395
Sefton	2,060	1,815
Wales	1,980	2,986
Rest of Cheshire <sup>95</sup>	1,670	2,384
Greater Manchester	1,570	1,978
Rest of England	1,370	2,117
Knowsley	760	1,151
Total Flow Out	38,580	40,828

- 6.68 The number of people travelling out of Wirral to find work elsewhere increased by 6% between 1991 and 2001. While there were declining links with Liverpool, Ellesmere Port & Neston and Sefton, there were increasing links with Chester, Wales, the rest of Cheshire, the rest of England, Greater Manchester, and Knowsley.

*Table 32 - Journeys to Work: Change in Principal Flows Into Wirral<sup>96</sup>*

Journeys to Work	Travelling Into Wirral to Work	
	1991	2001
Origins & Destinations		
Ellesmere Port & Neston	3,910	4,349
Liverpool	2,180	2,866

<sup>92</sup> Travel in Merseyside (Merseyside LTP Partnership, 2006) Table 4.23

<sup>93</sup> Travel in Merseyside (Merseyside LTP Partnership, 2006) Tables 4.44 (2001 base) and 4.45 (2005 base)

<sup>94</sup> MIS ONS Census 1991 and 2001

<sup>95</sup> Including Halton and Warrington

<sup>96</sup> MIS ONS Census 1991 and 2001

Journeys to Work	Travelling Into Wirral to Work	
	1991	2001
Origins & Destinations		
Wales	1,070	1,690
Sefton	1,020	1,189
Chester	840	1,492
Rest of Cheshire <sup>97</sup>	720	1,318
Total Flow In	11,420	15,777

6.69 The number of people travelling into Wirral to find work increased by 38% between 1991 and 2001. The largest flows were from people who lived in Ellesmere Port & Neston, Liverpool, Wales, Chester, the rest of Cheshire, and Sefton.

6.70 These trends are also reflected in the increased distances travelled to work over time<sup>98</sup>.

*Table 33 - Development Complying with Parking Standards  
(1 April 2006 to 31 March 2007)*

Floorspace (square metres)	A Class Uses	B Class Uses	D Class Uses
Amount of completed non-residential development complying with parking standards	2,385	22,171	488
Percentage of completed non-residential development complying with parking standards	100%	40%	34% <sup>99</sup>
National Core Output Indicator 3a			

6.71 As the Council did not adopt an up-to-date Supplementary Planning Document until June 2007, parking provision in new development for 2006/07 has continued to be assessed against the regional maximum standards set out in RPG13<sup>100</sup>.

6.72 The amount of completed retail development (A Class Uses) complying with regional parking standards has continued at 100% since 2004/05. Leisure development (D Class Uses) dropped below 100% for the first time in 2006/07. Compliance at business developments (B Class Uses) has reduced from 100% in 2004/05 and 87% in 2005/06.

<sup>97</sup> Including Halton and Warrington

<sup>98</sup> Travel in Merseyside (Merseyside LTP Partnership, 2006) Tables 4.2 (2001), 4.3 (1991) & 4.4 (1981)

<sup>99</sup> One scheme for a change of use of 320 sqm already had use of an existing 30 space car park

<sup>100</sup> RPG13, Appendix 4, Table 1

*Table 34 - Accessibility of New Residential Development  
(1 April 2006 to 31 March 2007)*

Accessibility	A doctor's surgery	A hospital	A primary school	A secondary school	Areas of employment <sup>101</sup>	A major retail centre
Number of new dwellings within 30 minutes public transport time	587	583	587	587	587	587
Percentage of new dwellings within 30 minutes public transport time	100%	99%	100%	100%	100%	100%
National Core Output Indicator 3b						

6.73 The accessibility of new residential development completed during 2006/07 has been calculated using Accession software for bus and train travel times in Wirral. Table 34 shows that all but four of the new dwellings were within 30 minutes public transport time of essential local services.

#### *Policy Implications*

6.74 Planning policies have so far been unable to address ongoing trends in car ownership and use or to resolve the tension between increasing the pace of urban regeneration and transport impacts. Higher densities of development in Wirral have further heightened concerns about local traffic levels. The key challenge is to ensure that the majority of future development occurs in the most accessible locations and that these locations are served by an effective choice of means of transport.

6.75 Further measures, developed under the auspices of the Local Transport Plan, are being prepared as part of a Merseyside SPD. Revised standards for parking have already been adopted under existing policies but additional measures cannot be adopted until a suitable policy can be included within an appropriate Development Plan Document.

### **Local Services**

#### *Context*

6.76 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,

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<sup>101</sup> Super Output Areas with 500 or more jobs within them

Woodchurch and Bromborough. These centres are designated on the UDP Proposals Map.

*Table 35 - Retail, Office and Leisure Development Completions (1 April 2006 to 31 March 2007)*

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	8,542	2,385	1,786	Nil	488
Amount of completed development in town centres <sup>102</sup>	Nil	673	500	Nil	168
Percentage of completed development in town centres	Nil	28%	28%	Nil	34%
National Core Output Indicators 4a and 4b					

- 6.77 The amount of completed new retail floorspace (Use Class A1) has declined in Wirral, from 4,963 square metres in 2004/05 and 5,363 square metres in 2005/06. The proportion within existing centres has risen from 11% in 2005/06.
- 6.78 New leisure floorspace (Use Class D2) is far below the 5,594 square metres provided in 2005/06. The proportion located within an existing centre has, however, increased from nil in 2004/05 and 8% in 2005/06.
- 6.79 The significant increase in completed office floorspace (Use Class B1(a)), from 4,857 square metres in 2005/06 and 961 square metres in 2004/05, saw no improvement in the proportion provided in town centres.

#### *Policy Implications*

- 6.80 The proportion of completed out-of-centre development in Wirral reflects a lack of suitable, sequentially preferable sites in many existing centres and reveals the ongoing tension between the provision of high quality modern facilities and the capacity of older existing centres to accommodate them. In addition, there have been delays in bringing forward committed town centre schemes, especially in Birkenhead and Liscard.
- 6.81 The challenge for the future will be to continue to provide modern facilities to retain local spending, while continuing to support urban renaissance and more sustainable travel patterns. The Town Centres, Retail and Leisure Study and the Employment Land and Premises

<sup>102</sup> Key Town Centres and Traditional Suburban Centres

Study, will examine the feasibility of accommodating additional retail, office and leisure uses in town centres.

*Table 36 - Public Open Space Managed to Green Flag Standard (1 April 2005 to 31 March 2006)*

Total publicly accessible open space <sup>103</sup>	1,192 hectares
Amount managed to Green Flag Award standard	71.1 hectares
Percentage managed to Green Flag Award standard	6%
National Core Output Indicator 4c	

6.82 Only three sites in Wirral, at Vale Park, New Brighton; Ashton Park, West Kirby and Thornton Hough, have previously obtained a Green Flag Award. Birkenhead Park, one of the largest urban public open spaces in Wirral (57.3 hectares), obtained its first award in 2007. The final percentage of land managed to Green Flag Award Standard has, therefore, increased from 1% in 2005/06.

*Policy Implications*

6.83 The review of Cultural Services will, for the first time, determine whether Green Flag standards are being met in parks which have not yet been submitted for formal assessment. This information should be available for next years AMR.

6.84 The review of Cultural Services is also expected to include recommendations on revised local standards of provision and on the level of contributions to be expected from developers.

6.85 A review of the LDS will need to consider the merit of including any revised standards and/or designations within a site-specific Development Plan Document for Open Space, Sport and Recreation, in addition to any policies that may be contained within the Core Strategy DPD.

*Table 37 - Tourism Spending<sup>104</sup>*

Tourism Revenue Generated (£ million)	2004	2005	Change 2004-2005 (percentage)
Wirral	£168.10	£186.27	10.8%
St Helens	£116.53	£128.91	10.6%
Sefton	£255.08	£281.34	10.3%

<sup>103</sup> includes sites in the Green Belt

<sup>104</sup> TMP Merseyside Economic Review 2007, STEAM/TMP 2006, Figure 4.9b

Tourism Revenue Generated (£ million)	2004	2005	Change 2004-2005 (percentage)
Liverpool	£381.50	£411.73	7.9%
Halton	£85.58	£91.05	6.4%
Knowsley	£77.05	£77.16	0.1%

6.86 Tourism accounts for 8% of employee jobs in Wirral, in line with national employment levels<sup>105</sup>. While Liverpool and Sefton remain ahead in terms of total share, Wirral had one of the highest increases in tourism revenue generated in Merseyside between 2004 and 2005.

### *Policy Implications*

6.87 The Council adopted a revised Tourism Strategy and Action Plan in October 2003. Additional research, amongst visitors and potential visitors, was completed in December 2006, underlining the importance of Wirral's countryside and coast. The findings will be used to inform the content of the Core Strategy DPD.

## **Minerals**

### *Context*

6.88 Wirral is not a significant source for land-won minerals.

6.89 The latest available figures for the Region estimate a landbank of 14-years for crushed rock in Greater Manchester, Merseyside, Warrington and Halton and of 29 years for the Region as a whole. The landbank of sand and gravel in Greater Manchester, Merseyside, Warrington and Halton is estimated at 34 years but is only 12.5 years for the Region as a whole<sup>106</sup>.

*Table 38 - Production of Aggregates (1 April 2006 to 31 March 2007)*

Production of primary land won aggregates	Nil
Production of secondary/recycled aggregates	Not Available
National Core Output Indicators 5a and 5b	

6.90 No reliable figures are yet available for recycled aggregate production.

6.91 Marine-won sand and gravel, landed at Eastham, has risen from 43,046 tonnes in 2000 to 124,506 tonnes in 2005, to 20% of the

<sup>105</sup> The contextual information provided in Table 9 refers

<sup>106</sup> North West Region Aggregates Working Party Annual Report (December 2006)

Regional total<sup>107</sup>. A new, replacement facility for the landing of marine-won sand came into operation in Bromborough during early 2007.

*Policy implications*

- 6.92 The primary issue for local minerals planning is the absence of reliable data. A North West Study of recycled aggregate production is currently underway. The Merseyside Authorities are also currently investigating the feasibility of undertaking a joint sub-regional study of local minerals capacity.

**Waste**

*Context*

- 6.93 The amount of household waste collected per head in Wirral increased by 2.5% from 438kg in 2005/06 to 449kg in 2006/07, remaining below the 509kg average for England, which increased by only 0.8%<sup>108</sup>.
- 6.94 The proportion of municipal waste sent to landfill reduced to 58% for England and to 66% for the North West in 2006/07. The combined recycling and composting rate for both England and the North West was 31%<sup>109</sup>.

*Table 39 – Capacity of New Waste Management Facilities by Type (1 April 2006 to 31 March 2007)*

	Landfill	Recycling	Composting	Total
Capacity of completed waste management facilities	Nil	Nil	10,400 tonnes	10,400 tonnes
Capacity of new waste management facilities with planning permission	Nil	120,000 tonnes <sup>110</sup>	Nil	Nil
National Core Output Indicator 6a				

- 6.95 The landfill site at Bromborough Dock closed in August 2005. A new waste transfer station for refuse collection vehicles, to allow for the additional bulking of waste prior to landfill in North Wales (capacity 200,000 tonnes) and an upgraded household waste reception centre (capacity 22,000 tonnes) were also completed at Bidston in August 2005.
- 6.96 A new materials recycling facility (capacity 30,000 tonnes) was completed at Bidston in March 2006 and the new in-vessel composting

<sup>107</sup> North West Region Aggregates Working Party Annual Report (December 2006) – a further 428,842 tonnes was landed in Liverpool in 2005 64% of the regional total for marine won sand and gravel

<sup>108</sup> DEFRA Municipal Waste Management Statistics 2006/07, Table 4

<sup>109</sup> DEFRA Municipal Waste Management Statistics 2006/07, Table 2

<sup>110</sup> Planning permission for this private facility lapsed in August 2006

facility (capacity 10,400 tonnes) in April 2006. The associated maturation building has not yet been constructed.

- 6.97 A planning application for a private waste recovery plant in Eastham was originally submitted in August 2006. A revised application, for a waste to energy facility with an operational capacity of up to 400,000 tonnes, was submitted on an alternative site in Eastham, in April 2007.

*Table 40 – Waste Management by Management Type  
(1 April 2006 to 31 March 2007)*

	Landfill	Recycled	Composted	Total
Amount of municipal waste arising and managed by management type	121,693 tonnes	12,794 tonnes	7,095 tonnes	141,519 tonnes
Percentage of municipal waste arising and managed by management type	86%	9%	5%	100%
National Core Output Indicator 6b				

- 6.98 For the first time in recent years, the overall pattern of management by type has begun to change in Wirral.
- 6.99 During 2006/07, the amount of waste going to landfill in Wirral fell by 11%, and the amount recycled and composted grew by 20% and 15% respectively. This is expected to accelerate in 2007/08 as revised collection regimes and the new facilities at Bidston reach full capacity. By mid-2007, the combined recycling and composting rate had already reached 26%<sup>111</sup>.

#### *Policy Implications*

- 6.100 Existing policies have not prevented the adjustment to more sustainable waste management. Effective delivery is now a matter for day-to-day collection and management regimes. Appropriate locations for any additional waste treatment facilities will now be identified through the preparation of the Joint Merseyside Waste DPD.

### **Flood Protection and Water Quality**

#### *Context*

- 6.101 Wirral has 31km of river. There has been no improvement in river water quality in Wirral since 2005:

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<sup>111</sup> Wirral Globe 18 July 2007

*Table 41 - River Water Quality<sup>112</sup>*

Quality Assessment 2006 (percentage of river length)	Good	Fair	Poor	Bad
Chemical Quality	0%	13.5%	61.2%	25.3%
Biological Quality	0%	34.9%	65.1%	0%

6.102 The proportion of river classified as bad or poor for chemical quality has remained unchanged in Wirral since 2005. The proportion classified as good in 2005 (8%) has, however, now worsened to fair. The length of river classified as fair for biological quality has also worsened, from 69% in 2005 and the length classified as poor has increased from 31% in 2005.

*Table 42 – Consultations with the Environment Agency  
(1 April 2006 to 31 March 2007)*

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

6.103 The Council did not grant any planning permissions contrary to the advice of the Environment Agency during 2006/07.

6.104 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. Policy WA7 will now no longer be in force, from September 2007.

#### *Policy Implications*

6.105 The main requirement for future policy development in Wirral is the completion of a Strategic Flood Risk Assessment, which will now be commissioned in November 2007. Further implications will only be known when this study has been completed.

6.106 No information is currently available on the implementation of sustainable urban drainage systems in Wirral. Anecdotal evidence suggests that difficulties in securing appropriate aftercare and maintenance agreements are continuing to discourage their use.

6.107 The Core Strategy DPD will replace the policies in Section 19 of the UDP.

<sup>112</sup> DEFRA River Water Quality North West Local Authorities 1990 to 2006 (August 2007)

## Biodiversity

### Context

- 6.108 Wirral contains a large number of international, national and local designations. Information on areas of particular significance for nature conservation in Wirral can be viewed at [http://www.wirral.gov.uk/LGCL/100006/200029/745/content\\_0000586.html](http://www.wirral.gov.uk/LGCL/100006/200029/745/content_0000586.html)

*Table 43 - Changes in Priority Habitats and Species  
(1 April 2006 to 31 March 2007)*

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)			

- 6.109 The Wirral Biodiversity Action Plan (WBAP) was adopted in February 2003. Action Plans have already been completed for 9 of the 11 priority habitats identified and for 16 of the 19 priority species.
- 6.110 Active management work is ongoing, with a particular emphasis on improving habitat and site conditions, rather than expanding site areas. Monitoring is not yet comprehensive enough to measure changes in the number of species or the extent and quality of habitats in Wirral, in part due to a lack of baseline information.

*Table 44 - 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

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

6.111 The Council is not aware of any changes in the area of designated sites during the reporting period.

#### *Policy Implications*

6.112 The Council is in the process of commissioning a Biodiversity Audit for the Borough, as part of the LDF evidence base, which should significantly improve the level of understanding of the baseline position and facilitate improved monitoring. The Audit will have to take account of the newly issued list of national priority habitats and species.

6.113 A local wildlife sites partnership is in the process of being established which will address the requirements of the DEFRA guidance, issued in 2006, on the identification, selection and management of local wildlife sites. A significant amount of Wirral's biodiversity resource is located in the Green Belt, and this designation, on its own, provides significant protection against many of the potential impacts of new development.

### **Renewable Energy**

#### *Context*

6.114 Wirral is estimated to have consumed 7,469 GWh of energy in 2004, down by 7% since 2003. The majority is taken up for domestic needs. The proportion taken up by industry and commerce has dropped (by 395 GWh), from 35% in 2003<sup>113</sup>. Total energy consumption for the North West rose by 1.1% between 2003 and 2004<sup>114</sup>.

*Table 45 - Energy Consumption by Sector<sup>115</sup>*

Total Final Energy Consumption by Sector 2004 (percentages)	Industry and Commerce	Domestic	Transport
Wirral	33%	44%	23%
North West	41%	32%	27%
Great Britain	39%	32%	29%

<sup>113</sup> BERR Total Final Energy Consumption at Regional and Local Authority Level 2003 and 2004

<sup>114</sup> BERR Total Final Energy Consumption at Regional and Local Authority Level 2003 and 2004

<sup>115</sup> BERR Total Final Energy Consumption at Regional and Local Authority Level 2004

6.115 Average total domestic energy consumption per household in Wirral was estimated at 24,410 kWh in 2004 compared with 24,000 kWh for the North West as a whole<sup>116</sup>.

*Table 46 - Renewable Energy Consumption<sup>117</sup>*

Energy Consumption from Renewables and Waste 2004 (percentage of total energy consumption)	2003	2004
Wirral	0.1%	1.5%
North West	0.3%	0.7%
Great Britain	0.4%	0.8%

6.116 A very small but growing percentage of the total energy consumed comes for energy generated from renewables and waste. The proportion consumed from these sources in Wirral, moved ahead of the national and regional averages in 2004.

*Table 47 - Carbon Emissions<sup>118</sup>*

Carbon (CO <sub>2</sub> ) Emissions 2004	Average Per Capita (tonnes)
Wirral	2.68 tonnes
Merseyside	2.52 tonnes
North West	2.60 tonnes
United Kingdom	2.64 tonnes

6.117 Wirral's carbon emissions per capita were estimated to be ahead of sub-regional, regional and national averages in 2004.

*Table 48 - Renewable Energy Capacity  
(1 April 2006 to 31 March 2007)*

Megawatts	Bio fuels	Onshore wind	Water	Solar energy	Geo-thermal
Renewable Energy Capacity installed by type	4,336 <sup>119</sup>	2.5 kWh (max) <sup>120</sup>	Nil	Nil <sup>121</sup>	Nil
National Core Output Indicator 9					

<sup>116</sup> BERR High Level Energy Indicators 2004 NUTS4 (March 2007)

<sup>117</sup> BERR Total Final Energy Consumption at Regional and Local Authority Level 2003 and 2004

<sup>118</sup> DEFRA Local and Regional CO<sub>2</sub> Emissions Estimates for the UK, November 2006.

<sup>119</sup> This figure relates to output from the waste (biological process) facility operating at Bidston Moss.

<sup>120</sup> This figure relates to the maximum output of a single wind turbine on Hilbre Island

<sup>121</sup> An unknown number of small scale solar schemes are thought to be in operation but their contribution cannot currently be measured

- 6.118 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 in Liverpool Bay. By contrast, the take-up of on-shore renewable energy has, so far, been low.
- 6.119 A planning application for a single domestic wind turbine was approved in 2005/06 and applications for one domestic and two industrial turbines were approved in 2006/07. The two industrial turbines, both in Tranmere, have both been erected and are operational. Information is not yet readily available on the amount of energy actually being generated.
- 6.120 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, however, been reducing over time, from 9,701 MWh in 2003, to 7,261 MWh in 2004 and 6563 MWh in 2005.

#### *Policy Implications*

- 6.121 Care will need to be taken to ensure that economic revitalisation and housing growth will not have negative long term implications for energy consumption and emissions in Wirral.
- 6.122 The Council adopted a Climate Change Strategy and Action Plan in June 2007. Many of the positive pro-active measures suggested need to be supported by an appropriate policy in an adopted Development Plan Document.
- 6.123 There is still a need to establish a more robust evidence base to better assess trends in local energy consumption, emissions and the contribution being made by energy efficiency and renewable energy projects.

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## 7 SUMMARY OF EMERGING ISSUES

- 7.1 This section of the AMR seeks to summarise the key issues that have been emerging from the analysis presented in this and previous AMRs.
- 7.2 These are the types of issue that will need to be addressed by the emerging Local Development Framework and considered as part of the Issues and Options for the emerging Core Strategy:

*Table 49 – Emerging Issues*

Policy Theme	Illustrative Content
<b>Building Sustainable Communities</b>	Getting the vision right
	Contributing to the transformation of the wider City Region
	Providing for the delivery of the Sustainable Community Strategy and the Council's Investment Strategy
	Stabilising the population and reversing the loss of the working age population, especially within the inner urban areas
<b>A Stronger Economy</b>	Revitalising the economy and reversing poor economic performance by providing for growth in local wealth creation and employment
	Promoting tourism by enhancing the Borough's assets of culture and heritage, coast and countryside for leisure and recreation
<b>An Inclusive Society</b>	Providing for everyone
	Closing the gap in opportunity, income and health between the most and least well off
	Continuing the focus on physical regeneration and housing market renewal at the heart of the urban area
	Providing high quality, accessible, modern services
<b>A Decent and Affordable Home</b>	Meeting regional requirements while meeting identified local needs through affordable and market housing
<b>An Accessible Borough</b>	Ensuring new development for housing, employment and services is located in the most accessible locations
	Tackling congestion and providing credible alternatives to journeys by private car
<b>A Protected Environment</b>	Responding to climate change
	Protecting local distinctiveness and the character of established residential areas
	Protecting natural resources and biodiversity

	Providing for community safety
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## 8 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.
Appropriate Assessment	AA	A written report assessing the potential impact of the proposals to be contained within a Local Development Document on designated European Sites.
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.
Business Enterprise and Regulatory Reform	BERR	The Government Department responsible for economic performance, trade promotion and energy.
Cabinet		A group of Local Councillors appointed by the Council to take executive decisions on behalf of the Council.
Communities and Local Government	CLG	The Government Department responsible for planning, building and the environment.
Community Strategy		A strategy setting out the overall vision for the improvement of the area prepared under the Local Government Act 2000, now known as the 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 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.

<i>Terminology</i>	<i>Abbreviation</i>	<i>Explanation</i>
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.
Department for Environment, Food and Rural Affairs	DEFRA	The Government Department responsible for sustainable development, environmental protection and rural policy.
Department for Trade and Industry	DTI	The Government Department previously responsible for economic performance, trade promotion and energy – now replaced by BERR.
Department for Work and Pensions	DWP	The Government Department responsible for distributing national benefits and allowances such as jobseekers allowance, child support and pensions.
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.
Eco Town		A planned new settlement, identified by the Government, which would be an example of “green development”
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
Growth Point		An area identified by the Government in which an accelerated level of housing delivery will be promoted

<i>Terminology</i>	<i>Abbreviation</i>	<i>Explanation</i>
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 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.
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.
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.
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.
Limehouse software		An internet-based computer software package designed to aid the more efficient handling of public consultation and the design and publishing of policy documents
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.

<i>Terminology</i>	<i>Abbreviation</i>	<i>Explanation</i>
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 Transport Plan	LTP	A strategy for improving local transport services, including roads, public transport, walking and cycling.
LTP Partnership		The partnership responsible for preparing the Local Transport Plan.
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	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.
Nomis		A database of official labour market statistics, run on behalf of the Office for National Statistics.
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.
Office of National Statistics	ONS	The Government Department responsible for collecting and publishing official statistics about the UK's society and economy.
Office of the Deputy Prime Minister	ODPM	The Government Department previously responsible for planning, building and the environment – now replaced by CLG.
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.

<i>Terminology</i>	<i>Abbreviation</i>	<i>Explanation</i>
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.
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

<i>Terminology</i>	<i>Abbreviation</i>	<i>Explanation</i>
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.
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 Community Strategy		See "Community Strategy"
Sustainable Development		The idea of ensuring a better quality of life for everyone, now and for future generations.

<i>Terminology</i>	<i>Abbreviation</i>	<i>Explanation</i>
SWOT Analysis		A simple method of identifying the main issues for the Borough by listing the strengths, weaknesses, opportunities and threats within the area.
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.
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

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## **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