

to Mr. P Byrne date 23rd November 2010
Government Office for the North West
City Tower
Piccadilly Plaza
MANCHESTER
M1 4BE

my ref
your ref
tel 0151-691 8222 please ask for Richard Lewis

Dear Mr Byrne

TOWN AND COUNTRY PLANNING ACT 1990 THE TOWN AND COUNTRY
PLANNING (CONSULTATION)(ENGLAND) DIRECTION 2009

APPLICATION NUMBER: W/OUT/2009/06509

Proposal: Outline application for demolition of existing buildings and the creation of a new city neighbourhood at East Float, including a series of new urban quarters (Northbank West, Marina View and Four Bridges, Vittoria Studios and SkyCity and The Point), consisting of a maximum of 13,521 residential units (Class C3 Use), a maximum of 422,757 sq m office and research and development floorspace (Class B1), a maximum of 60,000 sq m retail uses (Classes A1-A5), a maximum of 38,000 sq m hotel and conference facilities (Class C1), a maximum of 100,000 sq m of culture, education, leisure, community and amenity floorspace (Classes D1 and D2), together with the provision of car and cycle parking, structural landscaping, formation of public spaces and associated infrastructure and public realm works and including retention of and conversion works to Grade II Listed Hydraulic Tower. Within this overall maxima permission is sought for flexible use under the GDPO Part 3 Class E for 48,500 sq m of floorspace to be used for office and research and development floorspace (Class B1), retail uses (Class A1 retail, Class A2 Financial and Professional Services, Class A3 restaurants and cafes, Class A4 bars and Class A5 hot food takeaways), hotel and conference facilities (Class C1), culture, education, leisure, community and amenity floorspace (Classes D1 and D2). The application is submitted in outline with all matters reserved for subsequent approval (amended description).

Location: Cleared site adjacent to East Float Quay, Dock Road,
Seacombe CH41 1HW

I write to offer the Council's further views on the East Float planning application, which was referred to the Secretary of State via Government Office for the North West on 8th September 2010.

The Council's further views relate to the recent quashing by the High Court of the Secretary of State's decision to revoke all Regional Strategies and the subsequent letter sent by Steve Quartermain to all Chief Planning Officers on 10th November 2010.

I understand that the legal advisers to CALA Homes may seek an injunction, challenging the Steve Quartermain letter and seeking to reinforce the status of Regional Strategies.

For the avoidance of doubt therefore, I would like to direct you to the references to the North West Regional Strategy in the Planning Committee report of 3rd August 2010, which was the basis for Wirral Council's Planning Committee resolution to be minded to grant planning permission (subject to the Secretary of State's views) to the East Float planning application.

Whilst the Secretary of State announced his (now quashed) decision to revoke Regional Strategies after the East Float application was submitted and the Council's decision to resolve to approve was taken before the High Court decision to quash, consultation responses were received from 4NW (the then Regional Planning Body) and reflected upon in the Council's Planning Committee report.

4NW comments of 29th January 2010 and 2nd July 2010 were supplied to you as part of the referral documents (see Appendix 2 to Wirral's Chief Executive's letter of 8th September 2010) and their comments were summarised at Section 6.2 of the Planning Committee report of 3rd August 2010.

Further references to the (then revoked) Regional Strategy were made at para 7.0.1 (development plan context), paras 7.3.5-7.3.7 (RSS spatial strategy), section 7.5 (GONW view) and section 7.6 (national policy) of the Planning Committee report.

It is the Council's view that irrespective of the status of the Regional Strategy, the East Float application has a high level of conformity with the Regional Strategy and 4NW's comments reflect their satisfaction over the proposals. 4NW was concerned that the proposals should gain the support of adjoining local authorities and this has been the case, particularly in the case of Liverpool City Council, which includes the regional centre of Liverpool City Centre.

I hope that this letter clarifies the views of Wirral Council on conformity of the East Float proposals with the Regional Strategy. As you will see from the consultation responses and their review within the Planning Committee report, the issue of the Regional Strategy has been fully considered.

In addition to their conformity with the development plan (Regional Strategy and Unitary Development Plan), the East Float proposals have secured a high level of public support and remain vital to the private sector regeneration of inner Wirral, which is a national, regional and local priority.

Please contact me if you require clarification of any point within this letter. I look forward to receiving the Secretary of State's views in due course.

Yours sincerely,

Richard Lewis
Investment Strategy Manager