

## Local Development Framework for Wirral - Annual Monitoring Report 2009

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## 1 Executive Summary

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

**1.2** This is the fifth Annual Monitoring Report for Wirral, covering the period of twelve months ending on 31 March 2009.

### Context

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

**1.4** The main spatial priorities for the Borough have now been included in a Spatial Options Report, prepared as part of the emerging Core Strategy Development Plan Document for the Borough, which will be made available for public consultation towards the end of 2009. The emerging Vision and Objectives for the Core Strategy are reproduced in Section 6 of this Annual Monitoring Report.

### Monitoring Policy Implementation

**1.5** Revised National Output Indicators were published in July 2008. This Annual Monitoring Report is the first to take account of the new requirements.

**1.6** The recent global and national recession is beginning to have a noticeable impact on a wide range of indicators.

### Population

**1.7** The Borough's population has continued to decline. The latest national mid-year estimate shows 309,500 residents in 2008, a reduction of 700 people since 2007. The greatest decline continues to be in people of working age.

### Economy and Retail

**1.8** Economic activity fell back to 75% during 2008. The number of residents who were economically inactive increased by almost 3% to 46,300 people. Working age residents claiming key benefits increased by 9% to 41,360 people between May 2008 and February 2009. The number of residents claiming Job Seekers Allowance increased by 52% between October 2008 and September 2009 (from 6,811 to 10,353).

**1.9** While the total amount of completed employment floorspace was 68% higher than in 2007/08, the number of schemes under construction has markedly reduced.

**1.10** The amount of completed new retail (Use Class A1) and leisure (Use Class D2) floorspace also reduced during 2008/09.

## Housing

**1.11** Gross housing completions have reduced by 27% from 820 units in 2007/08 to 599 units for 2008/09. The number of demolitions has remained high at 242. An annual average of 569 net new dwellings now need to be completed to reach the Regional Spatial Strategy requirement of 9,000 new homes by 2021. Initial indications are that completions will continue to run below target during 2009/10.

**1.12** The proportion of completed dwellings on previously developed land, nevertheless, continued to exceed the regional target of 80% during 2008/09. The proportion completed within the Newheartlands Pathfinder reached 35%. The proportion completed in areas to the west of the M53 Motorway reduced to 13%.

**1.13** The majority of completed dwellings continued to be within 30 minutes public transport time of essential services such as a doctor's surgery, school, retail centre or employment area in 2008/09. The proportion of new dwellings within 30 minutes public transport time of a hospital has improved since 2007/08.

**1.14** The number of affordable housing completions increased to 48 units in 2008/09.

## Environment and Resources

**1.15** Eleven public open spaces have now obtained a Green Flag Award.

**1.16** The Environment Agency did not submit any objections to planning applications in Wirral on water quality grounds during 2008/09 but submitted eight objections to issues related to flooding. Of the three permissions granted, two were dealt with by planning conditions and one by the submission of a revised flood risk assessment.

**1.17** The amount of waste sent to landfill has reduced by a third since 2004/05 and the amount composted or recycled has more than trebled, to 36% in 2008/09.

## Monitoring Plan Preparation

**1.18** Consultation on the issues, vision and objectives for the Core Strategy was completed in March 2009. The next stage in the preparation of the Core Strategy Development Plan Document will be the publication of a Spatial Options Report for public consultation towards the end of 2009.

**1.19** The majority of the additional studies necessary to ensure that the Local Development Framework is founded upon a robust evidence base were completed during 2009. A Strategic Housing Land Availability Assessment, Renewable Energy Capacity Study, Town Centres Retail and Leisure Study, Open Space and Recreation Audit and an update to the Strategic Housing Market Assessment are still to report.

**1.20** The target date for the adoption of the Core Strategy is now June 2011.

**1.21** The preparation of a Site Allocations Development Plan Document is scheduled to follow the adoption of the Core Strategy, with a target for adoption by June 2013.

**1.22** The Preferred Options for the Joint Merseyside Waste Development Plan Document are scheduled to be published for public consultation during early 2010.

### **Questions and Comments**

**1.23** Any questions and comments on the data or analysis provided in this Annual Monitoring Report should be directed to Hannah Whitfield, Senior Planning Officer, Corporate Services Department, Wallasey Town Hall, Brighton Street, Wallasey, Wirral CH44 8ED, who can be contacted on 0151 691 8192 or at [hannahwhitfield@wirral.gov.uk](mailto:hannahwhitfield@wirral.gov.uk).

**1.24** 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 fifth 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 2009 but also includes more up-to-date information where this is available.

### Contents

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

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

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

### 3 Policy Context

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

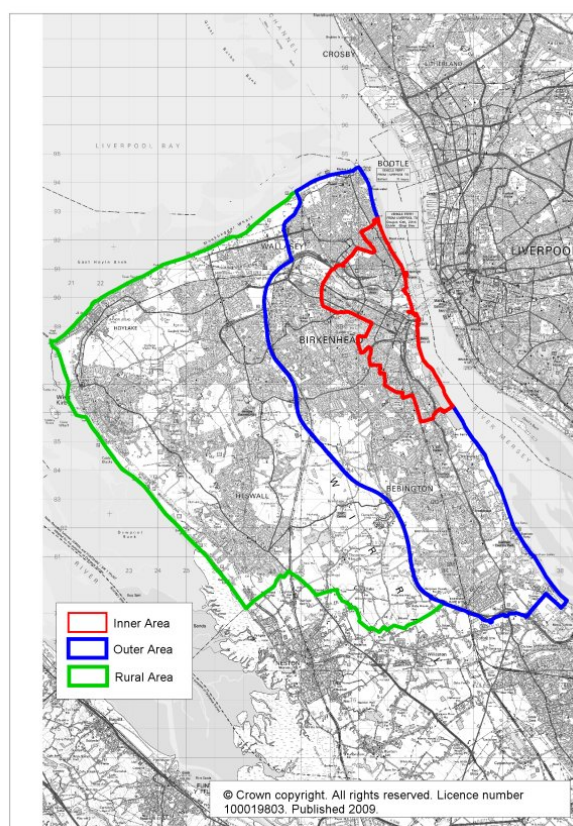
#### The Development Plan for Wirral

**3.2** The statutory Development Plan for the Metropolitan Borough of Wirral currently comprises:

- the Regional Spatial Strategy for the North West<sup>(1)</sup>, issued by the Secretary of State in September 2008; and
- the Unitary Development Plan for Wirral, adopted by the Council in February 2000.

#### Regional Spatial Strategy

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



**Picture 3.1 RSS Areas**

1 the North West of England Plan Regional Spatial Strategy to 2021

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

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

**3.5** A Partial Review of the Regional Spatial Strategy is being undertaken to make additional provision for gypsies and travellers, travelling showpeople and parking standards. Consultation on the Submitted Draft Policies was completed in October 2009. The examination in public is scheduled for March 2010.

**3.6** Work has also commenced on a new single Regional Strategy for the North West (RS2010). Initial consultation on Issues and Principles took place in February 2009. The strategic framework for the Regional Strategy will be published for consultation in early 2010. Legislation will be needed to enable the new single Regional Strategy to formally replace the Regional Spatial Strategy.

## Unitary Development Plan

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

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

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

## Local Development Framework

**3.10** The following new-style Local Development Documents have already been adopted and are now in force within the area:



Document	Date of adoption
Local Development Scheme (Second Review) <sup>(2)</sup>	July 2007
Statement of Community Involvement	December 2006
SPD1 - Designing for Development by Mobile Phone Mast Operators	October 2006
SPD2 - Designing for Self-Contained Flat Development and Conversions	October 2006
SPD3 - Hot Food Takeaways, Restaurants, Cafes and Drinking Establishments	October 2006
SPD4 - Parking Standards	June 2007

**Table 3.1 Adopted Documents****Liverpool City Region Governance**

**3.11** A new sub-regional governance structure has been established for the City Region, including a City Region Cabinet and a series of supporting policy boards. A Housing and Spatial Planning Board has been established to deal with spatial planning issues.

**3.12** A City Region Development Programme, a City Region Employment Strategy and a City Region Housing Strategy have already been agreed to provide a consistent framework through which sub-regional priorities can be delivered.

**3.13** A Multi Area Agreement with central Government, agreed in September 2009, builds on the strategic priorities set out in the City Region Development Programme under four "platforms" and an overarching "Story of Place".

**3.14** Story of Place Priorities include:

- tackling worklessness and improving the quality of life of the most deprived people;
- improving the size and depth of the business base;
- equitably closing the wealth gap between the City Region and the rest of the UK;
- significantly raising the skill level of the population;
- developing a sustainable, modern and efficient, digital, transport and energy infrastructure; and
- improving the quality, availability and affordability of the housing stock.

**3.15** Employment and Skills Platform priorities include: stimulating employer demand; integrating employment and skills delivery; and securing a more strategic approach.

**3.16** Economy Platform priorities include: promoting the visitor economy; Liverpool SuperPort; a low carbon economy; the Mersey Tidal Energy project; next generation distribution networks; and the knowledge economy.

2 A revised LDS was submitted to the Secretary of State on 10 August 2009



**3.17** Housing Platform priorities include: supporting growth and renewal; improving the quality of private sector housing; housing energy efficiency; landlord accreditation; and returning housing delivery to levels of mean average completions for 2003-2008 by the end of 2011/12.

**3.18** Transport Platform priorities include: improving accessibility to employment and opportunities; improving the capacity and connectivity of the City Region network; reducing emissions; and addressing climate change.

**3.19** A Joint Investment Board is being established, to prepare a joint investment plan for the City Region for housing, regeneration and transport.

### **Wirral Sustainable Community Strategy**

**3.20** The Sustainable Community Strategy (SCS)<sup>(3)</sup> prepared by the Wirral Strategic Partnership was adopted by the Council in May 2009.

**3.21** The SCS sets out how statutory agencies, the private sector and the community and voluntary sectors will work collectively to improve the quality of life within Wirral and identifies six strategic aims:

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

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

### **Wirral Local Area Agreement**

**3.23** The Local Area Agreement sets out a three-year delivery plan for key elements of the SCS in the form of a contract between central Government and local partners.

**3.24** The first Agreement for Wirral runs from 2008/09 to 2010/11 linked to delivery against a series of National Indicators related to: worklessness; skills; business start-ups; employment land and premises; crime and anti-social behaviour; traffic accidents; health; environmental cleanliness; recycling and waste minimisation; social care; homelessness; homes for vulnerable people and housing delivery.

## Wirral Council Corporate Plan 2008-2011

**3.25** The Council's Corporate Plan demonstrates how the Council will contribute to the delivery of the SCS and the Local Area Agreement, with the following local priorities:

- to create more jobs, achieve a prosperous economy and regenerate Wirral;
- to create a clean, pleasant, safe and sustainable environment;
- to improve health and well being for all, ensuring people who require support are full participants in mainstream society;
- to raise the aspirations of young people; and
- to create an excellent Council.

## Wirral Investment Strategy

**3.26** Consultation with more than 170 business representatives secured support for an Investment Strategy, which was initially published in March 2007. The first priority is to grow the local economy. Key targets include:

- raising productivity;
- increasing the number of higher value jobs in the Borough;
- encouraging innovation and enterprise;
- tackling disparities in skills and employment;
- developing and improving infrastructure;
- developing the future viability of existing employment space; and
- improving the availability of sites and premises for new investment.

**3.27** The Investment Strategy is supported by a Full Employment Strategy; an Enterprise Strategy and an Employment and Investment Framework.

**3.28** The Investment Strategy and its supporting documents are being revised and updated to reflect the new statutory duty to prepare an Economic Assessment for the Borough.

## Interim Planning Policy for New Housing Development

**3.29** The Council initially adopted an Interim Planning Policy for New Housing Development in December 2003 in response to Regional Planning Guidance for the North West (RPG13, March 2003). The Policy was revised in October 2005 to focus new housing development into identified regeneration priority areas, including the Newheartlands Housing Market Renewal Pathfinder.

**3.30** The Interim Planning Policy was last reviewed in March 2009, in response to the publication of the North West of England Plan and the findings of two planning appeals. The Policy will now remain unaltered until replaced by the emerging Core Strategy Development Plan Document.

## Newheartlands Pathfinder

**3.31** 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.

**3.32** While the current programme of activity is funded to 2011, existing commitments could take the programme to at least 2014 and beyond. Additional monies have recently been brought forward from future years to accelerate the programme in response to the national downturn in the housing market.



Picture 3.2

## Mersey Heartlands Growth Point

**3.33** The Mersey Heartlands Growth Point was designated by the Government in December 2008 to deliver accelerated housing growth within the older urban areas of east Wirral. The boundary to the Growth Point is the same as the Newheartlands Pathfinder.

**3.34** The Programme of Development submitted to the Government in October 2008 shows the capacity to deliver up to 19,110 new dwellings (gross), with an annual average contribution of up to 400 dwellings, to raise the Borough's housing delivery to 600 net new dwellings each year between April 2008 and March 2017.

**3.35** The Growth Point includes "Wirral Waters", which has the potential to deliver up to 27,000 new jobs and up to 25,000 new dwellings over a thirty year period. The Council has sought to establish a Strategic Regeneration Framework for the emerging proposals, in partnership with Peel Holdings.

**3.36** The Council has now commissioned an Integrated Regeneration Study for Birkenhead and Wirral Waters to produce a single comprehensive spatial regeneration plan for Birkenhead to inform the emerging Core Strategy Development Plan Document. The study is forecast for completion in January 2010.

## 4 Monitoring Policy Implementation

**4.1** An overview of the main characteristics of the Borough is now contained within the Spatial Options Report for the emerging Core Strategy Development Plan Document, which will be available for public consultation towards the end of 2009.

**4.2** This section of the AMR, therefore, seeks to provide additional background information on the extent to which the policy priorities for the area are being achieved based on contextual information drawn from nationally published data sets and the Borough's performance against a series of national Core Output Indicators for Local Development Frameworks.

**4.3** Revisions to the national Core Output Indicators were published in July 2008. The data provided in this section of the AMR has, wherever possible, been re-configured to comply with these new requirements.

### Population

**4.4** Wirral's population has declined from 355,800 in 1971. The ONS Mid-Year Estimate for 2008<sup>(4)</sup> shows a further reduction of 700 people since 2007, to 309,500.

**4.5** The latest ONS 2006-based population projections expect Wirral's population to grow to 314,900 by 2031, the level previously expected to be reached in 2009:

People (Thousands)	2006	2011	2016	2021	2026	2031	% change 2006-2031
Wirral	311.2	310.8	311.6	313.2	314.5	314.9	1.2%
Merseyside	1353.6	1351.0	1353.4	1358.6	1363.5	1367.2	1.0%

**Table 4.1 Population Projections**

**4.6** The latest CLG 2006-based household projections expect the number of households in Wirral to increase to 150,000 in 2031, the level previously expected to be reached by 2021.

Households (Thousands)	2006	2011	2016	2021	2026	2031	% change 2006-2031
Wirral	136.0	139.0	142.0	145.0	148.0	150.0	14.0%
Merseyside	584.0	599.0	615.0	631.0	643.0	654.0	12.0%

**Table 4.2 Household Projections**

**4.7** Table 4.3 demonstrates how Wirral's demographic structure has changed since 2002<sup>(5)</sup>.

4 Mid-Year Population Estimates 2008 (ONS 2009)

5 the figures were re-based in 2006

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

**Table 4.3 Population Change**

**4.8** The majority of these changes are due to migration. Annual net out-migration is currently estimated at 800 people per year. Continued out-migration has led to a disproportionate loss of younger age groups and to an ageing population.

### Social Context

**4.9** Almost a third of the Wirral population lives in areas ranked as having some of the greatest social, economic and environmental needs in England<sup>(6)</sup>. 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.

**4.10** Picture 4.1 demonstrates the spatial distribution of need according to Index of Multiple Deprivation 2007.

**4.11** There is a significant gap in life expectancy between the poorest and most affluent areas, with a ten-year gap in average life expectancy at birth between Birkenhead and Heswall<sup>(7)</sup>. Rates of coronary heart disease, diabetes, obesity and hypertension are all higher than national and regional averages<sup>(8)</sup>.

**4.12** Almost two-thirds (65.7%) of 15 year olds achieved five or more A-C GCSEs in 2008, slightly ahead of the national average<sup>(9)</sup>.

**4.13** Wirral has the lowest rate of recorded crime on Merseyside. Rates of burglaries, violent crimes, robberies and vehicle crimes are among the lowest in the country<sup>(10)</sup>. Crime rates are, however, disproportionately higher in some areas, with 10% of the Borough accounting for a third of recorded crime.

6 Index of Multiple Deprivation 2007

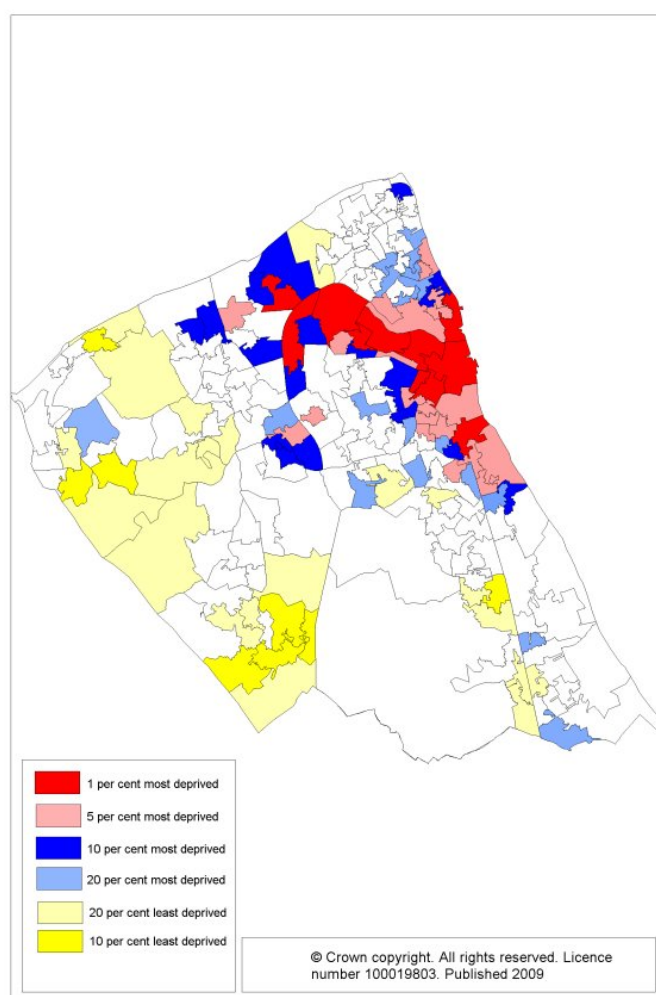
7 Wirral Compendium of Health Statistics (NHS Wirral 2009)

8 Wirral Compendium of Health Statistics (NHS Wirral 2009)

9 GCSE and Equivalent Results in England, 2007/08 (DCSF, 2008)

10 Local Authorities: Recorded Crime for Seven Key Offences (Home Office, 2008)





**Picture 4.1 Index of Multiple Deprivation ranking by Super Output Area**

## Economy

**4.14** The general economic context in Wirral continues to be characterised by relatively poor economic performance:

GVA per Capita (£)	1997	2003	2004	2005	2006	Change 2005-2006
Wirral	£7,670	£10,136	£10,505	£10,747	£11,199	4.2%
Merseyside	£8,789	£12,115	£12,595	£13,000	£13,615	4.7%
North West	£11,030	£14,529	£15,196	£15,699	£16,482	5.0%
UK	£12,682	£17,043	£17,855	£18,512	£19,430	5.0%

**Table 4.4 Gross Value Added (GVA)**

**4.15** Growth in GVA per capita in Wirral has continued to lag behind national, regional and sub-regional averages<sup>(11)</sup>.



Total Employees (2007)	Full Time (percentage) <sup>(12)</sup>	Part Time (percentage) <sup>(13)</sup>	Job Density <sup>(14)</sup>
Wirral	64.3%	35.7%	0.61
Merseyside	67.1%	32.9%	0.72
North West	69.2%	30.8%	0.80
Great Britain	69.0%	31.0%	0.83

**Table 4.5 Total Employees**

**4.16** There were 97,600 employee jobs in Wirral in 2007, an increase of 1.2% from 2006. A higher proportion of jobs were part-time, compared with the averages for Merseyside, the North West and Great Britain. The ratio of total jobs to working-age population (job density) is considerably lower than national, regional and sub-regional averages. Figures for 2008 are not yet available.

Percentage of Employee Jobs (2007)	Wirral MBC	Merseyside	North West	Great Britain
Manufacturing	10.9%	8.9%	12.4%	10.6%
Construction	4.2%	4.3%	5.1%	4.9%
Services	84.3%	86.6%	81.6%	83.0%
Distribution, hotels, restaurants	23.9%	21.7%	23.7%	23.3%
Transport and communications	3.0%	5.3%	5.6%	5.9%
Finance, IT, other business activities	16.6%	17.9%	19.4%	21.6%
Public admin, education, health	36.5%	36.8%	28.2%	26.9%
Other services	4.9%	4.8%	4.6%	5.2%
Tourism-related <sup>(15)</sup>	8.5%	8.2%	8.4%	8.2%

**Table 4.6 Employee Jobs by Industry**

**4.17** Wirral has a high proportion of employee jobs in services, with a higher than average reliance on jobs in public administration, education and health and a lower representation of jobs in finance, information technology and other business activities. In manufacturing, the Borough is strongest in chemicals and food and drink. The proportion of employees in manufacturing in Wirral declined, in line with national trends, between 2006 and 2007. Figures for 2008 are, again, not yet available.

VAT Registrations (End of Year 2007)	New Registrations (Percentage of End of Year Stock)	De-Registrations (Percentage of End of Year Stock)
Wirral	11.6%	7.5%
Merseyside	11.6%	7.5%
North West	10.6%	7.5%

14 Nomis ONS jobs density, including employees, self employed, Government supported trainees and HM Forces, to the working age population

13 Nomis ONS Annual Business Inquiry Employee Analysis, Employee Jobs (excluding self-employed, government-supported trainees and HM Forces)

12 Nomis ONS Annual Business Inquiry Employee Analysis, Employee Jobs (excluding self-employed, government-supported trainees and HM Forces)

15 Tourism consists of industries that are also part of the services industry

VAT Registrations (End of Year 2007)	New Registrations (Percentage of End of Year Stock)	De-Registrations (Percentage of End of Year Stock)
Great Britain	10.2%	7.3%

**Table 4.7 VAT Registered Businesses**

**4.18** There were 6,140 VAT registered businesses in Wirral at the end of 2007, 5% higher than at the end of 2006. New registrations were slightly ahead of regional and national rates. Figures for 2008 are not yet available.

Percentage of Working Age Population (2008)	Economically Active	In Employment (employees)	In Employment (self-employed)	Economically Inactive
Wirral	75.3%	61.3%	6.7%	24.7%
Merseyside	71.9%	59.0%	6.6%	28.1%
North West	76.5%	62.7%	8.0%	23.5%
Great Britain	78.9%	64.4%	9.0%	21.1%

**Table 4.8 Economic Activity**

**4.19** Economic activity in Wirral has fallen back from 76.4% in 2007. By 2008, 144,100 people were classified as economically active, with 132,000 people in employment including 13,700 self employed. The number of people who were economically inactive increased by almost 3%, from 45,000 in 2007 to 46,300 in 2008.

Average Household Income (£)	2004	2005	2006	2007
Wirral	£28,034	£28,326	£29,800	£31,232
Sefton	£25,839	£29,018	£29,500	£30,932
St Helens	£26,821	£27,868	£29,100	£30,795
Liverpool	£22,511	£25,251	£26,800	£28,239
Knowsley	£22,591	£25,238	£26,600	£28,286
United Kingdom	£29,374	£31,000	£32,342	£33,706

**Table 4.9 Household Incomes**

**4.20** Average household incomes in Wirral have continued to be among the highest in Merseyside and rose by 5% in the year to 2007 ahead of UK growth at 4%. Figures for 2008 are not yet available.

Average Weekly Earnings	Gross Weekly Pay by Workplace (Full-time Workers)		Gross Weekly Pay by Residence (Full-time Workers)	
	2007/08	2008/09	2007/08	2008/09
Wirral	£406.70	£420.00	£430.60	£452.50
Merseyside	£426.60	£447.30	£425.70	£441.60
North West	£434.20	£450.20	£432.70	£451.30
Great Britain	£458.60	£479.10	£459.00	£479.30

**4.21** Average weekly earnings for employees working in Wirral remained below national, regional and sub-regional levels and below the average weekly earnings for employees living in Wirral. Gross weekly pay for people working in Wirral increased by 3.3% between 2007/08 and 2008/09. Gross weekly pay for Wirral residents rose by 5.1%.

Claimants (Percentage of Working Age Population)	Key Benefit Claimants (May 2008) <sup>(16)</sup>	Key Benefit Claimants (February 2009) <sup>(17)</sup>
Wirral	20.8%	22.7%
Merseyside	22.5%	22.7%
North West	17.3%	19.1%
Great Britain	13.9%	15.6%

**4.22** In February 2009, 41,360 working age residents in Wirral were claiming one or more key DWP benefits<sup>(18)</sup>, 8.7 per cent more than in May 2008, ahead of national and regional averages.

JSA Claimants (Percentage of Working Age Population)	JSA Claimants (October 2008) <sup>(19)</sup>	JSA Claimants (September 2009) <sup>(20)</sup>
Wirral	3.7%	5.6%
Merseyside	4.5%	6.3%
North West	3.0%	4.7%
Great Britain	2.6%	4.1%

**4.23** By September 2009, 10,353 people in Wirral were actively seeking work as claimants for Jobseekers' Allowance, an increase of 52% since October 2008. The highest numbers of claimants are focused in the east of the Borough, in the Electoral Wards of Birkenhead and Tranmere; Bidston and St James; and Seacombe.

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

**Table 4.13 Business Floorspace**

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

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

18 key benefits include bereavement benefit, carers allowance, disability living allowance, incapacity benefit, severe disablement allowance, income support, Jobseekers' Allowance and widows benefit

20 Nomis ONS Jobseekers Allowance Claimants (September 2009)

19 Nomis ONS Jobseekers Allowance Claimants (October 2008)

**4.24** The overall total of business floorspace in Wirral has declined since 2007. The amount of office floorspace (Use Class B1) remained stable, while the amount of industrial floorspace (Use Class B2) has continued to decrease.

**4.25** Valuation Office Agency (VOA) reported data for Birkenhead shows that industrial land values in Birkenhead ranged from £190k to £250k per hectare compared with Liverpool at £175k to £330k per hectare in 2009. Land values for Birkenhead and Liverpool have decreased by at least £15k in the last year<sup>(21)</sup>.

**4.26** The average vacancy rate for industrial property in Wirral was 11% for the year to March 2005, unchanged since March 2001, ahead of averages for the North West (10%) and England (9%)<sup>(22)</sup>. Data is not yet available for 2006.

**4.27** 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>(23)</sup>.

### Business Development

Floorspace (square metres)	Use Class B1(a)	Use Class B1(b)	Use Class B1(c)	Use Class B2	Use Class B8	Total Floorspace
Total gross completed floorspace	8,803	-	-	19,099	-	27,902
Total net completed floorspace	8,079	-	-	17,297	-	25,376
Total gross completed on previously developed land	8,803	-	-	19,099	-	27,902
Percentage on previously developed land	100.0%	-	-	100.0%	-	100.0%

**Table 4.14 Core Output Indicators BD1 and BD2: Amount of Floorspace Developed by Type and on Previously Developed Land**

**4.28** The total amount of new employment floorspace completed in Wirral during 2008/09 had increased by 68% from 2007/08. Table 4.12 shows the changing trend over time.

Completed Floorspace (square metres)	2004/05	2005/06	2006/07	2007/08	2008/09
Use Class B1(a)	961	4,857	8,542	3,801	8,803
Use Class B1(b)	Nil	Nil	Nil	Nil	Nil
Use Class B1(c)	Nil	Nil	Nil	Nil	Nil
Use Class B2	23,497	24,407	13,576	12,797	19,099

21 VOA Property Market Report - Capital and Rental Values at 1 July 2009

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

23 TMP Merseyside Economic Review 2007 Data Annex, Section 8, Figure 6

Completed Floorspace (square metres)	2004/05	2005/06	2006/07	2007/08	2008/09
Use Class B8	Nil	Nil	53	Nil	Nil
<b>Total Floorspace</b>	<b>24,458</b>	<b>29,264</b>	<b>22,171</b>	<b>16,598</b>	<b>27,902</b>

**Table 4.15 Amount of Floorspace Developed by Type**

**4.29** Projects to provide 227 square metres of office floorspace (Use Class B1) and 7,483 square metres of industrial floorspace (Use Class B2) were still under construction at the end of the reporting period. This was over 90% lower than the amount of office floorspace under construction at the end of 2007/08 and less than half the amount of industrial floorspace under construction at the end of 2007/08.

Land Area (hectares)	Twelve Quays SRS <sup>(24)</sup>	WIBP SRS <sup>(25)</sup>	Borough Total
Allocated for B1 Uses <sup>(26)</sup>	0.00	0.00	1.50
Allocated for B1, B2 and B8 Uses <sup>(27)</sup>	3.29	19.03	83.09
Primarily Industrial Areas <sup>(28)</sup>	2.05	49.67	90.38
Other Land with Planning Permission <sup>(29)</sup>	0.00	0.00	0.53
<b>Total</b>	<b>5.34</b>	<b>68.70</b>	<b>175.50</b>

**Table 4.16 Core Output Indicator BD3: Employment Land Available by Type (April 2009)**

**4.30** The UDP for Wirral set aside 843 hectares of land across the Borough for employment uses falling within Use Classes B1, B2 and B8, with 658 hectares within the Primarily Industrial Areas and 185 hectares on allocated Employment Development Sites. Just under half the land allocated as an Employment Development Site (46%) remained undeveloped at April 2009.

**4.31** The UDP also identified 227 hectares within the Dock Estates at Birkenhead and Eastham, subject to UDP Policy EM10. Land for port-related uses within the Dock Estates is identified by Act of Parliament and is subject to permitted development rights. Policy EM10 of the UDP, which provided for uses falling within Use Classes B1, B2 and B8 to be permitted within the Dock Estates, was removed from the

25 Wirral International Business Park Strategic Regional Site, Bromborough

24 Birkenhead Twelve Quays Strategic Regional Site - the intention to de-designate this Site was announced in July 2009

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

27 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

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

29 with planning permission for B1, B2 or B8 Uses

Development Plan as a result of the Direction issued by the Secretary of State in September 2007. The areas formerly subject to UDP Policy EM10, now have no notation and are no longer included in Table 4.16. There was an additional 55.98 hectares of vacant land within the Dock Estates at April 2009<sup>(30)</sup>.

**4.32** The intention to designate a new Strategic Regional Site, to help bring the Birkenhead Docklands into use as a high quality employment location, was announced in July 2009.

### Town Centres

**4.33** The Regional Spatial Strategy designates Birkenhead as the sub-regional service and retail centre for the Borough. Croft Retail Park in Bromborough is now the second largest destination for comparison spending behind Birkenhead Town Centre.

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

**4.35** Liverpool is a significant destination for visits to restaurants, pubs, bars and nightclubs, museums and art galleries and theatres and concerts, in addition to existing centres and attractions in Wirral<sup>(31)</sup>.

	Completed Floorspace (square metres)				% in Town Centres	
	Town Centre		Borough Total		Gross	Net
Use Class	Gross	Net	Gross	Net	Gross	Net
Use Class A1	607	332	967	559	63%	59%
Use Class A2	-	-	-	-	-	-
Use Class B1a	4,329	4,329	8,803	8,079	49%	54%
Use Class D2	-	-	1,826	1,826	-	-

**4.36** The table above shows the total amount of new floorspace completed for 'town centre' uses during 2008/09. While over half of the new Use Class A1 (retail) floorspace was located within an existing town centre, none of the new Use Class D2 (leisure) floorspace was located within an existing centre.

Completed Floorspace (square metres)	2004/05	2005/06	2006/07	2007/08	2008/09
Use Class A1 (gross)	4,963	5,363	2,385	10,366	967
(percentage in town centres)	36%	11%	28%	66%	63%
Use Class A1 (sales)	4,239	4,602	1,786	7,844	559

30 Further information on the supply of employment land can now be found within the Wirral Employment Land and Premises Study 2009

31 Further information on local spending patterns will soon be published as part of the Wirral Town Centres, Retail and Commercial Leisure Study 2009



Completed Floorspace (square metres)	2004/05	2005/06	2006/07	2007/08	2008/09
(percentage in town centres)	28%	8%	28%	58%	59%
Use Class A2	-	-	-	-	-
(percentage in town centres)	-	-	-	-	-
Use Class D2	522	5,594	488	4,044	1826
(percentage in town centres)	0%	8%	34%	14%	6%

**Table 4.18 Completed "Town Centre" Floorspace by Type and Location**

**4.37** Table 4.14 shows the changing trend over time. There was a marked decrease in both completed new retail (Use Class A1) and leisure (Use Class D2) floorspace during 2008/09.

## Tourism

**4.38** The Council's Tourism Strategy<sup>(32)</sup> emphasises the importance of Wirral's countryside and coast. Two primary objectives underlie the Strategy:

- to attract more visitors to the Borough, enhance expenditure in the local economy and help sustain regeneration; and
- to make Wirral an exceptionally pleasant place to live, work and visit.

**4.39** Tourism accounts for over 8% of employee jobs in Wirral, broadly in line with the national average. Tourism expenditure increased by 2% between 2006 and 2007<sup>(33)</sup>.

Analysis by Sector of Expenditure (£'s millions)	2006	2007	% change
Accommodation	13.55	13.80	1.85%
Food & Drink	62.95	64.01	1.68%
Recreation	16.19	16.48	1.79%
Indirect Expenditure	95.19	96.71	1.52%
VAT	41.87	42.55	1.62%
<b>Total</b>	<b>376.34</b>	<b>382.39</b>	<b>1.61%</b>

## Housing

**4.40** Wirral has many areas of attractive high quality housing but large concentrations of poorer stock remain, particularly in east Wirral. Wirral's housing stock is on average older than the stock in the rest of England. Only the post-1980 stock has a lower proportion than the national profile<sup>(34)</sup>. It is estimated that 19,900 private sector dwellings (16%) are subject to Category 1 Hazards under the Housing Health and Safety Rating System<sup>(35)</sup>.

32 Locum Desintation Consulting (2003)

33 STEAM 2008

34 Wirral Private Sector House Condition and Home Energy Survey 2008

35 Wirral Private Sector House Condition and Home Energy Survey 2008



Dwelling Stock by Sector (number of dwellings)	Total Stock	Vacant	Percentage Vacant
Registered Social Landlord	22,461	812	3.6%
Other Public Sector	9	4	44.4%
Private Sector	122,957	4,265	3.5%
	<b>145,427</b>	<b>5,081</b>	<b>3.5%</b>

**Table 4.20 Dwelling Stock 2009**

**4.41** Wirral had 145,427 residential properties in April 2009. 85% were privately owned and 15% were owned by registered social landlords. The vacancy rate for private sector dwellings and dwellings managed by a Registered Social Landlord were both just ahead of the RSS target of 3%<sup>(36)</sup>. The vast majority of vacancies were within the private sector housing stock (84%).

**4.42** Average house prices declined by 12% in Wirral, slightly behind the declines for Merseyside (14%) and the North West (13%), in the year to March 2009:

Average House Prices (March 2009)	Wirral	Merseyside	North West
Overall	£120,421	£113,561	£115,149
Detached	£270,867	£225,489	£223,734
Semi-detached	£135,979	£119,927	£117,468
Terraced	£78,290	£68,764	£69,338
Flat/Maisonette	£100,024	£115,203	£109,360

**Table 4.21 Average House Prices**

**4.43** The average property price for the Borough as a whole in March 2009 was approximately five times the average income for the Borough<sup>(37)</sup>.

### Housing Land Supply

**4.44** At 31st March 2009, the Borough's gross housing land supply with planning permission was 3,950 units, up from 3,864 units at March 2008. The proportion of units on previously developed land stood at 91%. Planning permission was granted for 827 dwellings during 2008/09, down from 1,294 dwellings in 2007/08 (gross).

Net Annual Average Dwelling Requirements	Total Net Housing Provision 2003-2021	Annual Average (number of net dwellings)	Net Completions (2003/04 - 2008/09)	Remaining	Implied Annual Average (2009/10 – 2020/21)
RSS (September 2008) Table 7.1	9,000	500	2,169	6,831	569

**Table 4.22 H1: Plan Period and Housing Targets**

36 RSS Policy L3 (September, 2008)

37 Land Registry House Prices, August 2009

**4.45** A summary of the land supply position at April 2009 is provided as Appendix 2 to this AMR. A schedule of sites with planning permission is provided as Appendix 3.

### Housing Trajectory

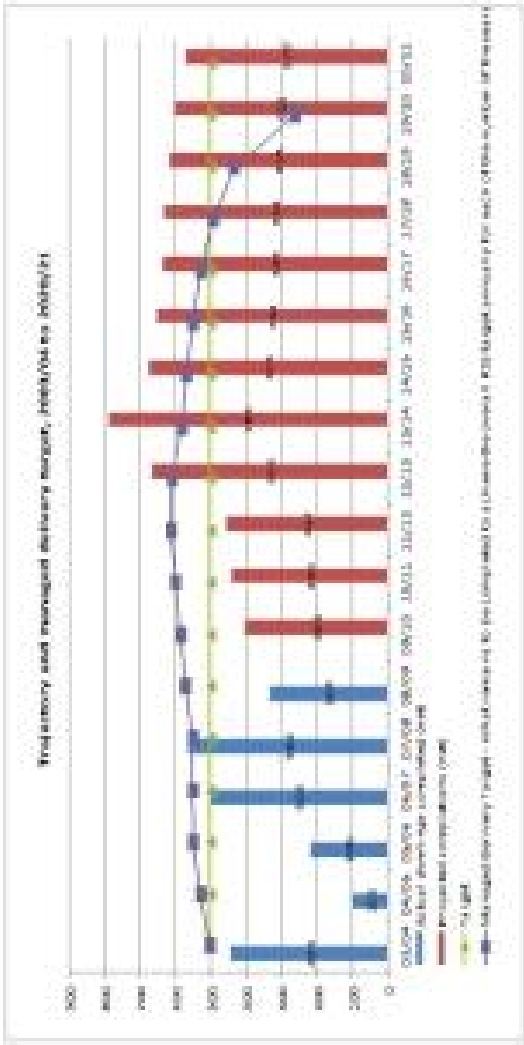
**4.46** Gross new build completions reduced to 599 units during 2008/09. The number of demolitions, nevertheless, remained high at 242 units for the year. The majority of demolitions (81%) continued to occur within the Newheartlands Pathfinder Area.

**4.47** Picture 4.2 and the table below set out the housing trajectory for Wirral based on the annual housing requirement of 500 net new dwellings set out in the Regional Spatial Strategy<sup>(38)</sup>. The trajectory shows the actual net completions achieved between 2003/04 and 2008/09 and projected net completions based on existing identified sites, past trends and developer feedback. The managed delivery target reflects the number of dwellings that will be needed each year to achieve the overall RSS housing requirement by 2021<sup>(39)</sup>. The trajectory shows an over-supply across the whole plan period of 308 units against the RSS housing requirement. The trajectory does not take account of windfalls, which during the five years to 2008/09 generated an annual average of 1,006 units<sup>(40)</sup>. The bottom rows of the trajectory show figures relating to the delivery of Mersey Heartlands Growth Point.

38 North West of England Plan Regional Spatial Strategy to 2021 (Government Office for the North West, September 2008)

39 The managed delivery target has been calculated by subtracting the cumulative net completions to date from the total RSS housing requirement for the period 2003-2021 and dividing this answer by the number of years left in the plan period. For example, the cumulative completions over the period to 2009/10 are 2,169. The total RSS housing requirement for 2003-2021 is 9,000 and in 2009/10 there will be 12 years left of the plan period. The managed delivery target is therefore calculated as follows:  $(9000 - 2,169)/12 = 569$ . To meet the overall requirement, Wirral would therefore need to register at least 569 net completions for 2009/10.

40 Appendix 2, Table 4 of this AMR refers



Picture 4.2

	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
Actual dwellings completed (net)	443	102	220	506	564	334													
Projected completions (net)							405	440	457	666	786	673	653	636	634	616	603	570	
Cumulative completions (net)	443	545	765	1271	1835	2169	2574	3014	3471	4137	4923	5596	6249	6885	7519	8135	8738	9308	
Target	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	
Cumulative target	500	1000	1500	2000	2500	3000	3500	4000	4500	5000	5500	6000	6500	7000	7500	8000	8500	9000	
Monitor <sup>(41)</sup>	-57	-455	-735	-729	-665	-831	-926	-986	-1029	-863	-577	-404	-251	-115	19	135	238	308	Overall surplus/deficit over plan period
Managed Delivery Target <sup>(42)</sup>	503	528	549	552	551	569	584	599	614	608	582	567	550	529	494	433	262		
Number of years left in plan	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0	
Target including Growth Point	500	500	500	500	500	600	600	600	600	600	600	600	600	600	500	500	500	500	
Cumulative target	500	1000	1500	2000	2500	3000	3600	4200	4800	5400	6000	6600	7200	7800	8400	8900	9400	9900	
Monitor <sup>(43)</sup>	-57	-455	-735	-729	-665	-831	-1026	-1186	-1329	-1263	-1077	-1004	-951	-915	-881	-765	-662	-592	Overall surplus/deficit over plan period including Growth Point

41 difference between cumulative completions and cumulative target to date

42 What remains to be completed to achieve the overall RSS target annually for each of the years of the plan period remaining

43 difference between cumulative completions and cumulative target to date including Growth Point

(completed dwellings - gross)	RSS Inner Area	RSS Outer Area	RSS Rural Area	Borough	IHPA <sup>(44)</sup>
Total Dwellings	211	311	77	<b>599</b>	433
New Build	84	272	66	<b>422</b>	276
Conversions and Changes of Use	127	39	11	<b>177</b>	157
% on Previously Developed Land				<b>99.4%</b>	

**Table 4.24 Core Output Indicator H3: New and Converted Dwellings and Percentage on Previously Developed Land**

**4.48** Development on previously developed land continued to exceed the RSS target of 80%<sup>(45)</sup>. Almost two-thirds (61%) of gross completions in 2008/09 were flats.

**4.49** Table 4.19 sets out a breakdown of the various components of the Borough's housing delivery over the last five years.

(completed dwellings)	2004/05	2005/06	2006/07	2007/08	2008/09
Gross New Build	440	442	606	639	422
Demolitions	419	277	215	230	242
Net New Build	21	165	391	409	180
Gross Conversions	91	69	130	181	177
Net Conversions	81	55	115	155	154
Total Gross Additional	531	511	736	820	599
Total Net Additional	102	220	506	564	334

**Table 4.25 Components of Housing Delivery**

**4.50** Table 4.20 shows how the pattern of development has changed across the Borough since April 2004. Housing development has been increasingly focused in the RSS Inner Area<sup>(46)</sup>, with a declining contribution from areas to the west of the M53 Motorway<sup>(47)</sup>.

Total Completed Dwellings (gross)	2004/05	2005/06	2006/07	2007/08	2008/09
RSS Inner Area	50	72	177	189	211
	9%	14%	24%	23%	35%
RSS Outer Area	180	306	473	528	311
	34%	60%	64%	64%	52%
RSS Rural Area	301	133	86	103	77
	57%	26%	12%	13%	13%
IHPA <sup>(48)</sup>	101	248	354	509	433
	19%	49%	48%	62%	72%

44 Interim Housing Policy Area

45 RSS (September 2008) Table 7.1

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

47 The RSS Rural Area

48 Interim Housing Policy Area

Total Completed Dwellings (gross)	2004/05	2005/06	2006/07	2007/08	2008/09
Total Borough <sup>(49)</sup>	531	511	736	820	599

**Table 4.26 Distribution of Dwellings Completed**

### Gypsies and Travellers

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

Number	Permanent Pitches	Transit Pitches
Number of pitches provided for gypsies and travellers	0	0

**Table 4.27 Core Output Indicator H4: Net Additional Pitches (Gypsy and Traveller)**

### Affordable Housing

**4.52** The number of affordable housing completions increased from 34 new units in 2007/08 to 48 in 2008/09. The new dwellings were located in Birkenhead (24 units), Beechwood (22 units) and Leasowe (2 units).

Affordable Housing (number of dwellings)	Gross Completions
Number of new social rented dwellings	48
Number of new intermediate dwellings	Nil
<b>Total number of new affordable dwellings</b>	<b>48</b>

**Table 4.28 Core Output Indicator H5: Gross Affordable Housing Completions**

### Housing Quality

**4.53** A new national Core Output Indicator has been introduced to measure the quality of new housing development based on ratings against the Building for Life criteria developed by CABI. Monitoring procedures for future years are being put in place by the Council's Technical Services Department. Data for 2008/09 is not available.

49 Completions within the IHPA are already counted in either the Inner, Outer or Rural Areas.

	Number of sites with a life assessment score of 16 or more	Number of dwellings on those sites	% of dwellings of 16 or more	Number of sites with a life assessment score of 14 to 15	Number of dwellings on those sites	% of dwellings of 14 to 15	Number of sites with a life assessment score of 10 to 14	Number of dwellings on those sites	% of dwellings of 10 to 14	Number of sites with a life assessment score of less than 10	Number of dwellings on those sites	% of dwellings of less than 10	TOTAL number of housing sites assessed (or phases of sites)	Number of dwellings on those sites
H6 Housing Quality	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



## Environmental Quality

### Heritage

**4.54** Wirral has a significant built heritage, with 1,771 Listed Buildings and structures, twenty-four designated Conservation Areas, nine Scheduled Ancient Monuments and four Historic Parks and Gardens.

**4.55** The following Conservation Areas are currently on the English Heritage Register of Conservation Areas at Risk<sup>(50)</sup>:

- Hamilton Square
- Rock Park

**4.56** The following buildings and monuments are currently on the English Heritage Heritage at Risk Register<sup>(51)</sup>:

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

### Landscape

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

**4.58** Seven of the character areas are identified for conservation but the following character areas are identified as needing some element of enhancement or restoration:

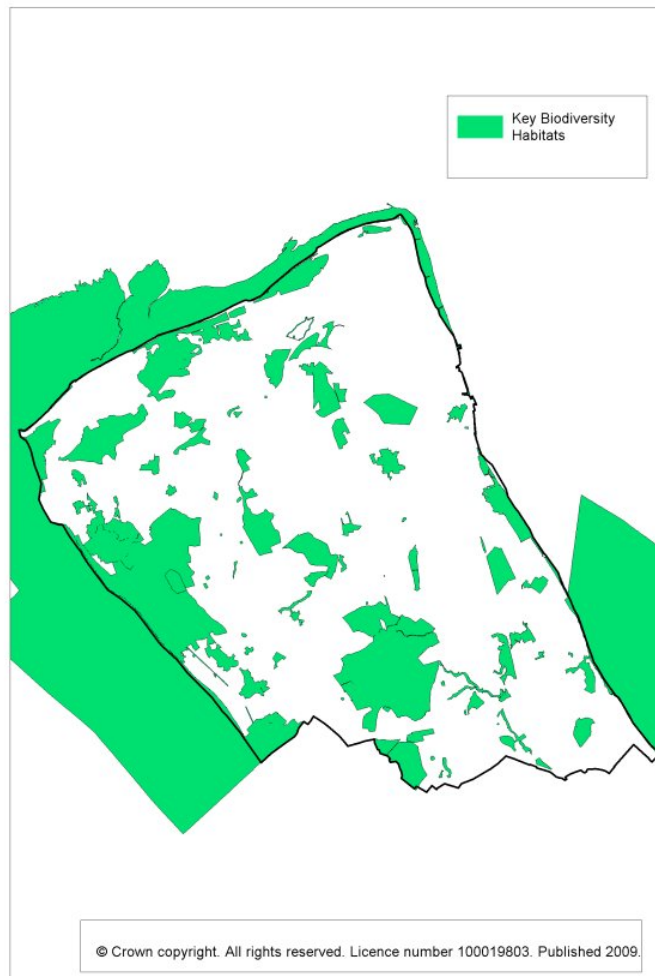
- Birkett Floodplain Farmland - Enhance and Restore;
- Clatterbrook and Dibbin Valley - Enhance;
- Eastham Former Wooded Estate - Enhance and Restore;
- Heswall Dales - Conserve and Enhance;
- Landican and Thingwall Rural Fringe - Enhance;
- North Fender Urban Fringe - Restore and Create;
- Pensby and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

50 English Heritage Conservation Areas at Risk 2009

51 English Heritage Heritage at Risk Register 2009

## Biodiversity

**4.59** Wirral has an extensive biodiversity resource. The Wirral Biodiversity Audit 2009 has identified the following Key Existing Biodiversity Areas:



**Picture 4.3**

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

**4.61** Monitoring undertaken by the Council's specialist environmental advisors, the Merseyside Environmental Advisory Service, indicate that just over 25% of the Borough's Local Wildlife Sites are considered to be under positive management<sup>(52)</sup>.

	Impact of completed development	Impact of management programmes	Impact of planning agreements
Change in areas designated for international significance	None reported	None reported	None reported
Change in areas designated for national significance	None reported	None reported	None reported
Change in areas designated for regional significance	None reported	None reported	None reported
Change in areas designated for sub-regional significance	None reported	None reported	None reported
Change in areas designated for local significance	None reported	None reported	None reported

**Table 4.30 Core Output Indicator E2: Change in Areas of Biodiversity Importance**

**4.62** The Council is not aware of any significant changes in designated sites during the reporting period.

**4.63** Of the Borough's ten nationally designated Sites of Special Scientific Interest (SSSI), only the three sites at Dee Cliffs, Dibbinsdale and Meols Meadows were considered to be failing to meet the Government Public Service Agreement Target to have 95% of the SSSI in favourable or recovering condition by 2010<sup>(53)</sup>.

### Public Open Space

**4.64** Eleven Council sites have now obtained Green Flag Awards. The percentage of public open space managed to Green Flag Award Standard has, therefore, progressively increased from 1% in 2005/06 to just over 30% in 2008/09.

Total Public Open Space <sup>(54)</sup>	1,192 hectares
Area of Public Open Space Managed to Green Flag Award Standard	362.74 hectares
Percentage of Public Open Space Managed to Green Flag Award Standard	30.4%

**Table 4.31 Amount of Public Open Space Managed to Green Flag Standards**

**4.65** The amount of public open space managed to Green Flag Award Standard is no longer a national Core Output Indicator.

### River Quality

**4.66** 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. Data on water quality has not been up-dated since 2006:

53 Natural England SSSI Condition Summaries (November 2009)

54 Includes sites in the Green Belt

Quality Assessment 2006 (Percentage of River Length)	Good	Fair	Poor	Bad
Chemical Quality	0%	13.50%	61.20%	25.30%
Biological Quality	0%	34.90%	65.10%	0%

**Table 4.32 River Water Quality in Wirral****Environment Agency Objections**

**4.67** The Environment Agency did not submit any objections to planning applications in Wirral on water quality grounds during 2008/09 but submitted eight objections to issues related to flooding<sup>(55)</sup>. Of the three planning permissions granted by the Council which were subject to objections from the Environment Agency, two were dealt with by the application of planning conditions and one by the submission of a revised flood risk assessment.

	Flood defence	Water quality
Number of unresolved objections to planning applications	3	0

**Table 4.33 Core Output Indicator E1: Number of Planning Permissions Granted Contrary to Environment Agency Advice on Flooding and Water Quality Grounds**

**4.68** 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.

**Energy**

**4.69** Wirral is estimated to have consumed a total of 6,881 GWh of energy in 2006<sup>(56)</sup>. The majority was taken up for domestic needs. The proportion taken up by industry and commerce has dropped from 35% in 2003<sup>(57)</sup>.

Total Final Energy Consumption by Sector 2006 (percentages) <sup>(58)</sup>	Industry and Commerce	Domestic	Transport
Wirral	30.0%	46.4%	23.6%
North West	39.2%	33.3%	27.5%
Great Britain	38.6%	32.6%	28.8%

**Table 4.34 Energy Consumption by Sector**

55 Environment Agency - Objections to Planning Applications 2008/09

56 DECC Total Final Energy Consumption at Regional and Local Authority Level 2006 (Revised June 2009)

57 BERR Total Final Energy Consumption at Regional and Local Authority Level 2003 to 2006

58 DECC Total Final Energy Consumption at Regional and Local Authority Level 2006 (Revised June 2009)

**4.70** Average total domestic energy consumption per household in Wirral was, however, estimated at 23,480 kWh in 2006, down by 3% since 2005, in line with the general reduction across the North West as a whole<sup>(59)</sup>.

**4.71** Carbon emissions per capita were in the lower quartile for the UK at 6.2tCO<sub>2</sub> in 2006, compared with 8.7tCO<sub>2</sub> for the North West as a whole<sup>(60)</sup>. Data is not yet available for 2007 or 2008.

Energy Consumption from Renewables and Waste (percentage of total energy consumption) <sup>(61)</sup>	2003	2004	2005	2006
Wirral	0.1%	1.5%	0.1%	0.1%
North West	0.3%	0.7%	0.3%	0.3%
Great Britain	0.4%	0.8%	0.4%	0.4%

**Table 4.35 Renewable Energy Consumption**

**4.72** A very small percentage of the total energy consumed currently comes from energy generated from renewables and waste. The consumption of renewable energy in Wirral was 8.2GWh in 2006<sup>(62)</sup>.

(Megawatts)	Bio Fuels	Onshore Wind	Water	Solar Energy	Geo-thermal
Granted Planning Permission	Nil	Nil <sup>(63)</sup>	Nil	Nil <sup>(64)</sup>	Nil

59 DECC High Level Energy Indicators 2006 NUTS4 (February 2009)

60 DECC High Level Energy Indicators 2006 NUTS4 (February 2009)

61 DECC Total Final Energy Consumption at Regional and Local Authority Level 2006 (Revised June 2009)

62 DECC Total Final Energy Consumption at Regional and Local Authority Level 2006 (Revised June 2009)

64 Two planning applications for solar panels were approved during 2008/09 but their operating capacity is unknown. Three solar thermal systems and three solar photovoltaic systems were grant-funded by the national Low Carbon Building Programme.

63 One wind turbine obtained planning consent during 2008/09 but its operating capacity is unknown. Another application for a wind turbine was refused on the grounds of residential amenity

(Megawatts)	Bio Fuels	Onshore Wind	Water	Solar Energy	Geo-thermal
Completed Installations	8,015 <sup>(65)</sup>	Nil <sup>(66)</sup>	Nil	Nil <sup>(67)</sup>	Nil

**Table 4.36 Core Output Indicator E3: Renewable Energy Generation**

**4.73** 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. Provisional estimates from a pre-feasibility study indicate that tidal power from the Mersey Estuary could be used to generate up to 1,200 GWh of annual energy<sup>(68)</sup>.

**4.74** By contrast, the take-up of on-shore renewable energy has, so far, been low. 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, reduced over time, from 9,701 MWh in 2003 to 8,015 MWh in 2008/09. A new energy-from-waste facility at Eastham, which was granted planning consent in July 2009, if implemented, could generate up to 30MW of electricity.

## Minerals

**4.75** 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. The Merseyside Minerals Study 2008 recommends that the Carr Lane Brickworks at Moreton is safeguarded for future mineral extraction.

**4.76** The latest available figures indicate a landbank of fifteen years for crushed rock within Greater Manchester, Merseyside, Warrington and Halton and of thirty-three years for the Region as a whole. The landbank of sand and gravel within Greater Manchester, Merseyside, Warrington and Halton is estimated at twenty years but is only eleven years for the Region as a whole<sup>(69)</sup>.

Crushed Rock	Nil
Sand and Gravel	Nil

**Table 4.37 Core Output Indicator M1: Production of Primary Land Won Aggregates**

- 67 An unknown number of small scale solar schemes are thought to be in operation but their contribution cannot currently be measured
- 66 Four small wind turbines are known to be operating but their contribution cannot currently be measured
- 65 This figure relates to output from the waste (biological process) facility operating at Bidston Moss
- 68 Power from the Mersey (September 2008)
- 69 North West Region Aggregates Working Party Annual Report 2008, Table 3 (January 2009)

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

Production of Secondary Aggregates	Not Available
Production of Recycled Aggregates	Not Available

**Table 4.38 Core Output Indicator M2: Production of Secondary and Recycled Aggregates**

**4.78** Marine-won sand and gravel landed at Eastham dropped by 2% to 109,399 tonnes in 2007, to provide 15 per cent of the total aggregate landed off the North West Coast<sup>(70)</sup>. A new, facility for the landing of marine-won sand came into operation in Bromborough during early 2007.

### Waste

**4.79** National Core Output Indicator W1 has been re-cast to require separate figures for total capacity and annual throughput for twenty-one different types of waste management facility<sup>(71)</sup>.

Management Type	Capacity of Completed Waste Management Facilities (tonnes)	Capacity of New Waste Management Facilities with Planning Permission (tonnes)	Total
Pyrolysis / gasification	-	400,000	400,000

**Table 4.39 Core Output Indicator W1: Capacity of New Waste Management Facilities**

**4.80** A gasification waste-to-energy facility with an operational capacity of up to 400,000 tonnes was granted planning consent at Eastham in July 2009.

**4.81** No new waste management facilities falling within the other categories specified under the Core Output Indicator were either granted planning permission or came into operation during 2008/09. Further information on the capacity of existing operational waste management facilities is contained within the evidence base to the Joint Merseyside Waste DPD.

70 North West Region Aggregates Working Party Annual Report 2008, Table 4 (January 2009). Landings at Liverpool increased from 373,812 tonnes in 2006 to 428,635 tonnes in 2007

71 Core Output Indicators Update 2/2008 (CLG, July 2008, page 24)



Waste Managed 2008/09 (tonnes)	Landfill	Recycled	Composted	Enough Total
Amount of municipal waste arising and managed by management type	86,186	30,265	18,879	135,330
Percentage of municipal waste arising and managed by management type	64%	22%	14%	100%

**Table 4.40 Core Output Indicator W2: Amount of Municipal Waste Arising and Managed by Management Type** There was no incineration of municipal waste in Wirral in 2008/09

**4.82** The amount of household waste collected per head in Wirral reduced by 1kg to 435kg in 2008/09<sup>(73)</sup>. The average for England was 473kg<sup>(74)</sup>.

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

Waste Arisings (tonnes)	2004/05	2005/06	2006/07	2007/08	2008/09
Landfill	125,440	137,097	121,693	93,655	86,186
(percentage of total arisings)	90%	89%	86%	68%	64%
Recycled	11,065	10,784	12,794	28,448	30,265
(percentage of total arisings)	8%	7%	9%	21%	22%
Composted	2,789	6,175	7,095	14,727	18,879
(percentage of total arisings)	2%	4%	5%	11%	14%
<b>Total Arisings</b>	<b>139,294</b>	<b>154,056</b>	<b>141,519</b>	<b>136,820</b>	<b>135,330</b>

**Table 4.41 Trends in Waste Management by Management Type**

**4.84** The proportion of waste sent to landfill in 2008/09 was 50% for England, 59% for the North West. The proportion recycled and composted in England and the North West was 38%. Incineration accounted for 12% of waste in England and 3% in the North West<sup>(75)</sup>.

73 DEFRA Local Authority National Indicators for Waste 2008/09

74 DEFRA Statistical Release 257/09

75 DEFRA Management of Municipal Waste for England and the Regions 2008/09 Table 2

## Transport

**4.85** Previous AMRs have provided an analysis of Census data from 1991 and 2001 on patterns of journeys to work. Wirral continues to have a high dependency on the car for journeys to work. Car ownership across Merseyside is forecast to increase further to 2021<sup>(76)</sup>.

**4.86** The Census data showed that Wirral was a net exporter of labour. While there were declining links with Liverpool, Ellesmere Port & Neston and Sefton between 1991 and 2001, there were increasing links with Chester, Wales, the rest of Cheshire, the rest of England, Greater Manchester, and Knowsley. The largest flows into Wirral in 2001 were from people who lived in Ellesmere Port & Neston, Liverpool, Wales, Chester, the rest of Cheshire, and Sefton.

Accessibility	Doctor's Surgery	Hospital	Primary School	Secondary School	Areas of Employment <sup>(77)</sup>	Major Retail Centre
Number of new dwellings within 30 minutes public transport time	597	484	598	596	597	597
Percentage of new dwellings within 30 minutes public transport time	99.7%	80.8%	99.8%	99.5%	99.7%	99.7%

**Table 4.42 Accessibility of New Residential Development**

**4.87** The accessibility of new residential development completed during 2008/09 has been calculated using Accession software for bus and train travel times in Wirral. The majority of new dwellings were within 30 minutes public transport time of essential local services. The proportion of new dwellings within 30 minutes public transport time of a hospital increased to 81% from 66% 2007/08.

76 Travel in Merseyside (Merseyside LTP Partnership, 2006) Tables 4.44 (2001 base) and 4.45 (2005 base)

77 Super Output Areas with 500 or more jobs within them

## 5 Monitoring Plan Preparation

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

### Local Development Scheme

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

**5.3** The latest revision of the LDS was submitted to the Secretary of State in August 2009 and is currently awaiting approval. The milestones set out below are therefore provisional, pending the approval and adoption of the revised LDS.

### Core Strategy DPD

**5.4** The Core Strategy will set the overall spatial framework for future development and investment in the Borough for the next 15 to 20 years. The Core Strategy will contain the Council's spatial vision for the area; a series of spatial objectives; a delivery strategy including core policies and broad locations for strategic development; and a framework for managing and monitoring delivery.

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

**5.6** Following good early progress, the preparation of the Core Strategy DPD was delayed to commission the additional studies necessary to meet the new requirements emerging from the new development plans system. Progress on the studies being prepared is considered in further detail below.

**5.7** Consultation on the Issues, Vision and Objectives for the Core Strategy took place in February 2009. A draft Spatial Options Report will be reported to the Council's Cabinet in November 2009. Consultation on Spatial Options will now take place towards the end of 2009.

**5.8** Table 5.2 and Table 5.3 set out progress against the milestones set out in the submitted LDS.

### Site Allocations DPD

**5.9** The preparation of a single Site Allocations DPD is due to begin in June 2011, following the adoption of the Core Strategy. The final Document is expected to be adopted in June 2013.

**5.10** Table 5.4 sets out progress against the milestones set out in the submitted LDS.

## Joint Merseyside Waste DPD

**5.11** The Joint Merseyside Waste DPD will replace the policies and proposals contained within UDP Section 17 – Waste Management.

**5.12** The preparation of the Joint Merseyside Waste DPD is being managed by the Merseyside Councils' environmental advisors, the Merseyside Environmental Advisory Service (MEAS). Consultation on Preferred Options is now expected to take place in early 2010.

**5.13** Table 5.5 and Table 5.6 set out progress against the milestones set out in the submitted LDS.

## Other Development Plan Documents

**5.14** The submitted LDS set out the Council's longer term intention to consider preparing additional Development Plan Documents for heritage, green infrastructure and a more detailed Area Action Plan for development in Birkenhead.

**5.15** The Spatial Options Report for the Core Strategy DPD will indicate where the Council believes additional Development Plan Documents may be needed to support the delivery of the emerging Core Strategy.

## Supplementary Planning Documents

**5.16** Work on additional Supplementary Planning Documents (SPD) has been postponed to allow progress on the Core Strategy DPD.

**5.17** The Spatial Options Report for the Core Strategy DPD will indicate where the Council believes additional Supplementary Planning Documents may be needed to support the delivery of the emerging Core Strategy.

## Evidence Base

**5.18** The majority of the current monitoring year has involved completing the additional studies necessary to ensure the Local Development Framework is founded upon a robust evidence base.

**5.19** Table 5.1 sets out progress to date and the documents that are likely to be affected by their findings:

Study	Commissioned	Current Status	Documents Affected
Strategic Housing Needs Assessment	March 2006	Reported February 2008	UDP Section 6 Core Strategy DPD Site Allocations DPD
Merseyside Gypsy and Travellers Accommodation Assessment	June 2007	Reported March 2009	UDP Section 6 Core Strategy DPD Site Allocations DPD
Cultural Services Forward Plan	July 2007	Reported October 2008 Open Space Audit due to report late 2009	UDP Sections 8,9 & 10 Core Strategy DPD

Study	Commissioned	Current Status	Documents Affected
Wirral Employment Land and Premises Study	September 2007	Reported November 2009	UDP Sections 5 & 16 Core Strategy Site Allocations DPD
Wirral Strategic Flood Risk Assessment	October 2007	Reported November 2009	UDP Sections 19 & 20 Core Strategy DPD Site Allocations DPD
Merseyside Minerals Study	February 2008	Reported November 2009	UDP Section 18 Core Strategy DPD
Wirral Town Centres, Retail and Commercial Leisure Study	March 2008	Final report expected late 2009	UDP Sections 9, 10 & 16 Core Strategy DPD Site Allocations DPD
Wirral Biodiversity Audit	April 2008	Reported November 2009	UDP Section 13 Core Strategy DPD Site Allocations DPD
Wirral Landscape Character Assessment	June 2008	Reported November 2009	UDP Sections 7, 8, 12 & 14 Core Strategy DPD Site Allocations DPD
Habitats Regulation Assessment	n/a	Interim Screening Assessment reported November 2009	UDP Section 13 Core Strategy DPD Site Allocations DPD
Wirral Strategic Housing Land Availability Assessment	April 2009	Final report expected early 2010	UDP Section 6 Core Strategy DPD Site Allocations DPD
Merseyside Renewable Energy Capacity Study	July 2009	Phase One Study report expected early 2010. Phase Two Study to be commissioned late 2009.	UDP Section 23 Core Strategy DPD Site Allocations DPD
Integrated Regeneration Study for Birkenhead and Wirral Waters	September 2009	Final report expected early 2010	Core Strategy DPD

**Table 5.1 Evidence Base Studies - Progress**

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

### Local Development Orders

**5.21** 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.

**5.22** There were no Local Development Orders in force in Wirral during 2008/09.

	2009												2010												2011											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S			
Issues Vision and Objectives (Reg25)																																				
Spatial Options (Reg 25)																																				
Preferred Options (Reg 25)																																				
Publication (Reg 27)																																				
Representations (Reg 28/29)																																				
Submission (Reg 30/31)																																				
Pre-Hearing Meeting																																				
Hearing																																				
Inspector's Report																																				
Adoption																																				

Table 5.2 Core Strategy Progress

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

Table 5.3 Completed Stages

	2011												2012												2013											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S			
Commencement																																				
SA Scoping																																				
Issues and Options																																				
Preferred Options																																				
Publication																																				
Representations																																				
Submission																																				
Pre-Hearing Meeting																																				
Hearing																																				
Inspector's Report																																				
Adoption																																				

Table 5.4 Site Allocations Progress



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

Table 5.5 Waste DPD Progress

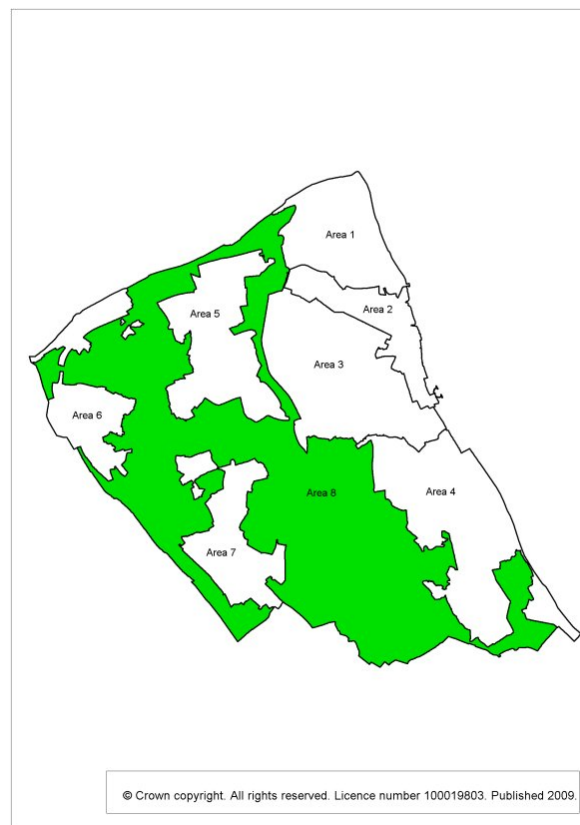
	Date Begun	Date Reported
Commencement	December 2006	
SA Scoping	December 2006	March 2007
Issues and Options (Reg 25)	March 2007	October 2008
Spatial Strategy and Sites (Reg 25)	November 2008	June 2009
Preferred Options (Reg 25)	Expected March 2010	

Table 5.6 Completed Stages

## 6 Emerging Issues

**6.1** The Council consulted on the Issues, Vision and Objectives for the Core Strategy Development Plan Document in February 2009. The Core Strategy Spatial Options Report, to be published for public consultation towards the end of 2009, sets out a revised Spatial Portrait of the Borough, a revised Spatial Vision and series of revised Spatial Objectives.

**6.2** To support an more focused spatial approach, the Council have divided the Borough into eight broad Settlement Areas:



**Picture 6.1**

**6.3** The revised Spatial Objectives to be included in the Core Strategy Spatial Options Report are:

### **Spatial Objective 1 - Economic Revitalisation**

To develop the Assisted Areas and Strategic Regional Sites in Settlement Areas 1, 2, 3, 4 and 5 to revitalise, diversify and expand the Borough's economy and to increase rates of output, economic activity and employment to reach and maintain average levels of performance for the North West Region.

**Spatial Objective 2 - Vacant Urban Land**

To significantly reduce the proportion of vacant and underused land in Settlement Area 2 and Settlement Area 4 and the number of vacant and underused sites in Settlement Area 1 and Settlement Area 3.

**Spatial Objective 3 - Housing Market Renewal**

To support the revitalisation of the housing market and improved housing conditions in the southern parts of Settlement Area 1, Settlement Area 2 and the northern and eastern parts of Settlement Area 3.

**Spatial Objective 4 - Housing Growth**

To focus housing growth on the Mersey Heartlands Growth Point in Settlement Area 2 and the surrounding urban areas in Settlement Area 1 and Settlement Area 3.

**Spatial Objective 5 - Social Inclusion**

To focus development and investment to improve access to jobs and services and the living conditions, economic well being, housing choice, health, education and skills of communities living in areas ranked within the lowest twenty percent in the national Index of Multiple Deprivation for England.

**Spatial Objective 6 - Transport Accessibility**

To ensure that homes, jobs and services are provided in the most easily accessible locations to support: an increase in walking and cycling; the increased use of passenger rail services between Liverpool, Chester, Wrexham, New Brighton and West Kirby; and the increased use of other high frequency public transport services, particularly along the following main transport corridors:

- A41 Birkenhead to Chester (via B5136);
- B5137/A5137 Bromborough to Heswall;
- A522/B5138 Birkenhead to Heswall;
- A554 Birkenhead to New Brighton;
- A551 Seacombe to Arrowe Park;
- A5027/B5139 Birkenhead to West Kirby;
- A553 Birkenhead to Hoylake; and
- A540 Hoylake to Chester.

**Spatial Objective 7 - Local Distinctiveness**

To maintain the local distinctiveness and separation of settlements and the quality of residential areas by ensuring that the design, type, scale, nature, location and pattern of new development complements and enhances the character and appearance of Settlement Areas 1, 2, 3, 4, 5, 6 and 7.

**Spatial Objective 8 - Green Infrastructure**

To secure an equitable distribution of high quality green infrastructure to meet local needs for open space, sport, recreation, leisure, exercise, biodiversity and amenity; to support the new communities planned within the Newheartlands Pathfinder and the Mersey Heartlands Growth Point in Settlement Area 2; and to address other local shortfalls in Settlement Areas 1, 3, 4, 5 and 7.

**Spatial Objective 9 - Countryside and Coast**

To maintain and enhance the natural and semi-natural character and appearance of the Borough's coast and countryside in Settlement Area 8 and extend access to the Mersey coastline in Settlement Area 3 and Settlement Area 4.

**Spatial Objective 10 - Climate Change**

To ensure that all new development and investment will reduce the impact on global climate change and build in resilience to future climate change by minimising the risk of flooding in Settlement Areas 1, 2, 3, 4, 5, 6 and 7 and by contributing to the target of reducing carbon emissions by 60% by 2025 and achieving carbon neutrality by 2050.

**Spatial Objective 11 - Public Safety**

To promote public safety and maintain the separation between sensitive uses and registered installations and processes and ensure that national air quality objectives continue to be achieved in Settlement Area 2 and Settlement Area 4.

**6.4** The revised Spatial Vision to be included in the Core Strategy Spatial Options Report is:

## Spatial Vision

A. By 2031, Wirral will be a Borough which offers a higher quality of life for all its residents and visitors;

B. The economic objectives of the Investment Strategy for Wirral will have been met; Wirral's economy will be strengthened and diversified; there will be a wide range of employment sites and premises served by modern communications and infrastructure which are attractive to existing businesses and inward investors; the Borough will be an attractive location for higher quality, better paying employers, particularly in the knowledge-based, high technology manufacturing and environmental technology sectors; and will be less dependent on jobs in retailing and public services;

C. Significant employment growth will have been focused on the designated Strategic Regional Sites at Birkenhead in Settlement Area 2; and at Wirral International Business Park in Settlement Area 4;

D. The population will have grown within Settlement Area 1, Settlement Area 2 and Settlement Area 3. Net out-migration from the Borough will have been reduced and there will be a higher proportion of younger age groups within the population as a whole;

E. Levels of unemployment and worklessness will have been significantly reduced and the skills base in Settlement Area 1, Settlement Area 2, Settlement Area 3, Settlement Area 4 and Settlement Area 5 will have been enhanced;

F. As a result of the Newheartlands Housing Market Renewal Initiative and the Mersey Heartlands Growth Point, Settlement Area 1, Settlement Area 2 and Settlement Area 3, will be seen as increasingly attractive places to live, through the promotion of sustainable, affordable, mixed communities and the provision of high quality, well designed, zero-carbon, mixed tenure housing, which will be capable of meeting the needs of all sectors of the community;

G. The amount of vacant and derelict land in the older urban areas of Settlement Area 1, Settlement Area 2, Settlement Area 3 and Settlement Area 4, will have been substantially reduced and used to secure wider social, economic and environmental benefits;

H. Settlement Area 2 will provide an enhanced and revitalised sub-regional centre as the retail, service and cultural centre of choice for all the Borough's residents, supported by a network of vital and viable district and local shopping centres;

I. Settlement Area 2 will be halfway through a long term transformational programme of development, achieving integrated, high density, mixed-use regeneration to re-create sustainable urban communities at the heart of the

older urban areas of east Wirral, securing thousands of new jobs and homes through the creation of new living and working markets in a world class environmental setting;

J. The potential of the Borough as a tourism destination will have been further developed by focusing on the quality of the natural environment and built heritage and the regeneration of the coastal resorts of New Brighton, West Kirby and Hoylake and the number of visitors and the proportion of jobs maintained will have increased;

K. The level of disparity in social, economic, environmental and health outcomes found in parts of Settlement Area 1, Settlement Area 2, Settlement Area 3, Settlement Area 4 and Settlement Area 5, will have been significantly reduced;

L. All new development will be suitably adapted to the potential impacts of climate change and flood risk, maximising energy efficiency and minimising carbon emissions and the consumption of water and other resources. Secure renewable, decentralised and low carbon sources of energy of an appropriate scale for Wirral will have been developed. All new residential developments will have been zero carbon from 2016 onwards and the Borough's total carbon emissions will have been cut by 60% by 2025;

M. The Borough will have maintained and enhanced a high quality urban and rural environment, with a fully established network of high quality green infrastructure including enhanced and safeguarded biodiversity and geodiversity resources. Local distinctiveness and heritage will be highly valued and supported by local controls over the design and character of new development;

N. The quantity of waste generated in the Borough and the proportion going to landfill will have been minimised through the promotion of sustainable waste management and a higher proportion of waste generated will be re-used, recycled or re-processed, locally or within the wider sub-region;

O. Transport and land use will have been co-ordinated to promote the most sustainable transport choices, to increase the number and proportion of journeys undertaken by public transport, walking and cycling; reduce the number and length of individual car journeys; and increase the amount of freight moved by rail and water; and

P. Public safety and crime prevention will be high priorities in the design and location of new development.



## 7 Glossary

### Glossary

Terminology	Abbreviation	Explanation
Accession software		A computer software package designed to calculate the accessibility of local services.
Adoption		The stage at which the Council formally decides to adopt the final version of a Local Development Document to make it legally operative.
Allocated		The identification of a specific piece of land for a specific type of development in the Unitary Development Plan.
Allocation		The identification of a specific piece of land for a specific type of development in a Development Plan Document or the Unitary Development Plan.
Annual Monitoring Report	AMR	A written report, published by the Council towards the end of each calendar year, setting out progress on the delivery of the Local Development Scheme and the extent to which the policies set out in Local Development Documents are being achieved.
Area Action Plan	AAP	A Development Plan Document setting out detailed proposals for an identified part of the Borough.
Building for Life		A Government endorsed standard method for assessing the quality of new housing development. Sites are scored against a series of twenty criteria which can be viewed at <a href="http://www.buildingforlife.org/">http://www.buildingforlife.org/</a>
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.
Commission for Architecture and the Built Environment	CABE	The Government's advisor on architecture, urban design and public space.
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.

Terminology	Abbreviation	Explanation
Core Output Indicators		A measure used to determine whether key national policies are being achieved. The Indicators are defined by the Secretary of State and set out in national advice.
Core Strategy		A Development Plan Document setting out the spatial vision and general strategy for the Borough
Corporate Plan		A public document prepared by the Council setting out the Council's main priorities for the future.
Department for Environment, Food and Rural Affairs	DEFRA	The Government Department responsible for sustainable development, environmental protection and rural policy.
Department for Work and Pensions	DWP	The Government Department responsible for distributing national benefits and allowances such as jobseekers allowance, child support and pensions.
Development Plan		The statutory Development Plan for the Borough, comprising the Regional Spatial Strategy and the Unitary Development Plan, until the Unitary Development Plan has been replaced by the Development Plan Documents in the Local Development Framework. Individual planning decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise.
Development Plan Document	DPD	A Local Development Document with status as part of the Development Plan for the Borough.
Dock Estate		An area of land owned and operated by a port operator and set aside for port-related land uses in the Unitary Development Plan.
Examination in Public		The process undertaken to examine the content of a Regional Spatial Strategy before it is issued by the Secretary of State
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
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.
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.

Terminology	Abbreviation	Explanation
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
Local Area Agreement	LAA	A formal agreement by the Council and other local service providers to meet a set of specific targets for the delivery of selected local services.
Local Development Document	LDD	A document prepared as part of the Local Development Framework for the Borough
Local Development Framework	LDF	The overall name for the collection of adopted Local Development Documents for the Borough.
Local Development Order		An Order made by the Council to enable a wider range of development to take place without the need to apply to the Council for planning permission.
Local Development Scheme	LDS	A document setting out the Council's proposals for the content of the Local Development Framework and the timetable for the preparation of individual Local Development Documents.
LTP Partnership		The partnership responsible for preparing the Local Transport Plan.
Multi Area Agreement	MAA	A multi-area agreement is designed to be cross-boundary local area agreement (LAA) bringing together key players in flexible

Terminology	Abbreviation	Explanation
		ways to tackle issues that are best addressed in partnership, at a regional and sub-regional level.
Mersey Heartlands Growth Point		An area, with the same boundary as the HMRI Pathfinder, which was designated as a New Growth Point in December 2008 to increase the national delivery of new housing.
Merseyside		The land area covered by the local Councils of Liverpool, Wirral, Sefton, Knowsley and St 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.
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.
Permitted Development		Development that can be undertaken without the need to apply to the Council for planning permission.
Planning Inspector		A person appointed by the Secretary of State to carry out the Independent Examination of a Development Plan Document or Statement of Community Involvement.
Preferred Options		The stage at which the development options preferred by the Council, for inclusion in a Development Plan Document, are published, alongside an explanation of why they have been chosen.
Previously Developed Land	PDL	Land that is or was occupied by a permanent structure and associated fixed surface infrastructure. The full definition is set out in national advice published by the Secretary of State.
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.

Terminology	Abbreviation	Explanation
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
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.

Terminology	Abbreviation	Explanation
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 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	SCS	See "Community Strategy"
Sustainable Development		The idea of ensuring a better quality of life for everyone, now and for future generations.
The Mersey Partnership	TMP	The Sub Regional Partnership for Merseyside, responsible for the promotion of economic development, inward investment and tourism.
Unitary Development Plan	UDP	An old-style Development Plan, which will be progressively replaced by the new-style Development Plan Documents contained within the emerging Local Development Framework.
Use Class		A category of land use defined in national law.
Use Class A1	A1	Land uses falling within the category of shops.
Use Class A2	A2	Land uses falling within the category of financial and professional services.
Use Class B1 (a)	B1(a)	Land uses falling within the category of business, as an office which will not be used to provide services to the visiting public.
Use Class B1 (b)	B1(b)	Land uses falling within the category of business, which will be used for research and development.

Terminology	Abbreviation	Explanation
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.
Workshop		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



## 8 Appendices

### Appendix 1

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

##### Part One Policies:

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

##### Part Two Policies and Proposals:

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

**Appendix 2 - Housing Land Supply Summary (April 2009)****Table 1 - Housing Land Supply at 31 March 2009 (Gross)**

	Previously Developed	Greenfield	Total
(i) New build sites identified			
Sites under construction > 0.4 ha	761	81	842
Units not started + under construction			
Sites not started > 0.4 ha	1,063	0	1,063
Units not started (with pp)			
Sites under construction < 0.4 ha	624	0	624
Units not started + under construction			
Sites not started < 0.4 ha	817	0	817
Units not started (with pp)			
Total identified sites	3,265	81	3,346
(ii) Future net gain from conversions	250	0	250
Total dwelling supply 2009-2014			3,596
% previously developed land			97.75%

*Source WMBC Housing Land Availability*

Notes: Sites in category (i) - New build, include greenfield commitments (sites under construction and not started with extant planning permission), together with all previously developed sites with extant planning permission or under construction.

The contribution to be made by net gain from conversions (category (ii)) is set at a rate of 50 units per annum for 5 years. This rate was recommended by the UDP Inquiry Inspector at paragraph 3.81 of his report. Actual rates are shown at Table 3.

Table 1 excludes a number of sites, particularly some allocated in the Council's UDP. The uncommenced UDP housing allocations have been treated as follows:

- HS1/4 North of Rose Brae - previously developed - not available (owner currently unwilling to dispose of for housing) - 130 units
- HS1/5 Laird Street Bus Depot - previously developed - not available (owner developed new bus depot) - 100 units
- HS1/7 Manor Drive - greenfield - no planning permission therefore discounted - 60 units
- HS1/12 SE Social Centre - greenfield - no planning permission therefore discounted - 15 units

Available supply to set against annual RSS requirement of 500 net units pa is 3,596 dwellings, representing 7.2 years supply, gross.

## Appendix 2 - Housing Land Supply Summary (April 2009)

**Table 2 - Recent Demolition Rates**

A	B	C	D	E
Year	Total Demolitions	RSS Inner Area	RSS Outer Area	RSS Rural Area
2001/2002	303	255	8	40
2002/2003	450	325	73	52
2003/2004	212	110	89	13
2004/2005	419	256	138	25
2005/2006	277	113	153	11
2006/2007	215	164	25	26
2007/2008	230	205	12	13
2008/2009	242	195	43	4
5 year total	1,383	933	371	79
5 year annual average	277	187	74	16
Projected demolitions	250	200	40	10

*Source Wirral MBC, both local authority and private sector demolitions*

Notes: On-site replacement varies widely. One-for-one replacement is assumed, although most sites outside the NWMA are subject of on-site redevelopment proposal.

The figures for projected demolitions are those submitted to the RSS EIP based on an assumption of 200 demolitions pa within HMRI

The projected demolitions for the Outer Area are the projected demolitions submitted to the EIP for the former North West Metropolitan Area outside HMRI

**Appendix 2 - Housing Land Supply Summary (April 2009)****Table 3 - Recent Net Change in Dwelling Stock**

A	B	C	D	E	F
Year	Total Demolitions	Total Net Conversions	Total New Build	Net Change (C+D)-B	Surplus above RSS
2001/2002	303	104	378	179	19
2002/2003	450	43	591	184	24
2003/2004	212	74	581	443	-57
2004/2005	419	81	440	102	-398
2005/2006	277	55	442	220	-280
2006/2007	215	115	606	506	6
2007/2008	230	155	639	564	64
2008/2009	242	154	422	334	-166
5 year total	1,383	560	2,549	1,726	-774
5 year annual average	277	112	510	345	-155

*Source: Wirral MBC, both local authority and private sector demolitions*

Notes: Figures for "Surplus above RSS" prior to 2003/04 relate to the previous RSS (March 2003) annual average housing requirement of 160 net new dwellings

Figures for "Surplus above RSS" from 2003/04 onwards relate to the latest RSS (September 2008) annual average housing requirement of 500 net new dwellings

Conversion performance is supported by a current supply of 604 units made up of 146 units from conversions with planning permission not started (net 94 units), 124 units from conversions under construction (net 84 units), 131 units from changes of use with planning permission not started (net 123 units) and 203 units from changes of use under construction (net 191 units) at 31 March 2009.

## Appendix 2 - Housing Land Supply Summary (April 2009)

Table 4 - Windfall Site Generation

A Year	B Base New Build Supply	C Gross Completions (including conversions)	D Draft Year End Residual Supply (B-C)	E Actual Year End New Build Supply	F Derived New Build Windfalls (E-D)
2001/2002	2,426	525	1,901	2,289	388
2002/2003	2,289	645	1,644	1,580	-64
2003/2004	1,580	686	894	1,764	870
2004/2005	1,764	531	1,233	2,590	1,357
2005/2006	2,590	511	2,079	3,249	1,170
2006/2007	3,249	736	2,513	3,143	630
2007/2008	3,143	820	2,323	3,244	921
2008/2009	3,244	599	2,645	3,596	951
5 year annual average	2,798	640	2,159	3,165	1,006

Source: Wirral MBC, annual housing land availability schedules, new build completions, net and gross change from conversions

Note: 205 units discounted from supply from 2002/2003 onwards (see Table 1 above) as they are greenfield allocations without planning permission (PPS3) or previously developed allocations that are no longer currently available.

## Appendix 3 - Housing Land Supply Schedule (April 2009)

Please see separate spreadsheet.