

WIRRAL COUNCIL

CABINET – 2 SEPTEMBER 2010

REPORT OF THE DEPUTY CHIEF EXECUTIVE AND DIRECTOR OF CORPORATE SERVICES

LOCAL DEVELOPMENT FRAMEWORK FOR WIRRAL – STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

EXECUTIVE SUMMARY

This report informs Members of the findings of the Strategic Housing Land Availability Assessment (SHLAA) produced by Roger Tym and Partners (RTP) on behalf of the Council as part of the evidence base for the Local Development Framework for Wirral to meet the requirements of national policy.

The SHLAA is a technical background document that is required to consider all available sites in the Borough that may be suitable to deliver new housing development. It will be used to inform the Council's future development strategy and the future allocation of housing land. The inclusion of a site in the SHLAA is not a Council endorsement of its future development and does not prejudice decisions to be taken by the Council in relation to preferred directions of growth in the Core Strategy, site identification in site-specific Development Plan Documents or the determination of individual planning applications.

This report recommends that the findings of the SHLAA are used to inform the content of the emerging Core Strategy Development Plan Document; that the SHLAA documents are published for public consultation alongside the Preferred Options for the Core Strategy; and that Cabinet recommends to Council that the SHLAA be approved as a material consideration for use by Planning Committee in the determination of planning applications.

1 Background

- 1.1 Cabinet on 15 March 2007 resolved to commission a number of evidence base studies to inform the Local Development Framework for Wirral. Cabinet resolved that the studies be commissioned through Request for Quotation from a list of identified providers (Minute 284 refers). This included a Strategic Housing Land Availability Assessment (SHLAA), required by national planning policy (PPS3 - Housing, 2006). The re-publication of PPS3 in June 2010 by the new Coalition Government still refers to the need to prepare and continuously update a SHLAA (PPS3, 2010, paragraph 11 refers).
- 1.2 Cabinet on 7 February 2008 resolved to adjust the programming of the SHLAA to reflect progress on Wirral Waters and the (then emerging) Regional Spatial Strategy (Minute 502 refers). It was subsequently agreed that the SHLAA be jointly commissioned with Liverpool City Council and that funding would be met from the first tranche of CLG Growth Fund to support the delivery of the Mersey Heartlands Growth Point (Cabinet, 16 October 2008, Minute 234 refers).

- 1.3 Roger Tym & Partners (RTP), supported by A.P. Sheehan & Co, was jointly commissioned by Liverpool City Council and Wirral Council in May 2009 to undertake a SHLAA across both Liverpool and Wirral. It was agreed that separate SHLAA reports would be produced for each district. An additional SHLAA Statement for the Mersey Heartlands Growth Point as a whole was also to be produced, to establish whether the housing targets – for both the Liverpool and Wirral parts of the Growth Point – could be met. The final report for Wirral was received in July 2010. The final report for the Growth Point as a whole will be received in September 2010.
- 1.4 National policy requires SHLAAs to look at all land which could have potential for housing. The SHLAA, therefore, effectively looks at what the future land supply for housing could look like with only limited planning restrictions in place. This allows the Council to “test” emerging policy scenarios for their likely implications, such as the need to use greenfield sites and other sites not currently designated for new housing development. It is then left to the Council to decide on the direction of future strategy and on individual land allocations through its Local Development Framework, taking a wider range of issues into account such as the need for employment land and the need to preserve local amenity.
- 1.5 In Wirral, the SHLAA shows that the Borough is likely to have more than enough land, in total, to meet future needs to 2026, without going into the Green Belt. It would, for example, be possible to meet the former Regional Spatial Strategy based targets without relying on sites which are likely to be more difficult to develop. Meeting the higher growth associated with the Mersey Heartlands Growth Point is, however, likely to require additional sites outside the existing Primarily Residential Areas.
- 1.6 Over 40 per cent of the total supply currently comes from sites at Wirral Waters. The SHLAA shows that both urban greenfield sites and land designated for other uses would be needed, if these sites did not come forward as expected, unless a lower target was accepted.
- 1.7 The SHLAA will form an essential part of the evidence base for the Local Development Framework for Wirral, alongside a number of other technical background studies dealing with issues such as housing need; affordable housing; employment development; town centres and retailing; open space; biodiversity; landscape; flood risk; and renewable energy. The SHLAA will be used to justify the Council’s spatial strategy for the Borough to be set out in the emerging Core Strategy Development Plan Document. It will also be used as a starting point for the consideration of which sites to bring forward as housing land allocations in a future Site Allocations Development Plan Document, which will need to be prepared once the Core Strategy has been adopted. The SHLAA must be kept constantly up-to-date.

2 Summary of Contents

- 2.1 The SHLAA for Wirral comprises a Main Report and Appendices including a Residential Market Commentary Paper and a sites database. The main documents are structured as follows:

Volume 1: Main Report

- Foreword - sets out the way in which the study should be used
- Section 1 - outlines the requirements of the study and the structure of the report

- Section 2 - summarises the national, regional and local policy context
- Section 3 - provides a detailed description of the ten-stage study methodology
- Section 4 - provides a quantitative analysis of the 5, 10, 15 and 18-year housing requirement and housing land supply
- Section 5 - examines the potential supply from other un-identified sites not included in the Assessment.

Volume 2: Appendices

- Draft methodology
- Study Area maps
- Residential Market Commentary Paper
- Site Assessment Criteria Note
- Density Assumptions Note
- Schedule of Category 1 Sites
- Schedule of Category 2 Sites
- Schedule of Category 3 Sites
- Schedule of Smaller Sites
- Maps Showing the Distribution of Category 1, 2 and 3 Sites
- Description of the Sites Database
- Theoretical Dwelling Yield Tables
- Adequacy of Supply Tables

- 2.2 The Residential Market Commentary Paper sets out an initial review of the local housing market, drawing upon existing data sources and information obtained through consultations with local estate agents, developers and housebuilders.
- 2.3 The study methodology, which was subject to public consultation in 2009, closely followed the national guidance set out in Strategic Housing Land Availability Assessment Practice Guidance (CLG, 2007).
- 2.4 A copy of the Main Report is attached. A copy of the Appendices can be viewed through the Council's document library at <http://democracy.wirral.gov.uk/ecCatDisplay.aspx?sch=doc&cat=12848&path=0>

3 The Sites Included

- 3.1 The SHLAA has looked at all known development sites throughout the Borough that may be capable of accommodating new housing development. This has included:
- sites identified through a public "call-for sites" undertaken in April 2007 (before the SHLAA was commissioned) and repeated in May 2009 (just before the SHLAA was begun);
 - sites identified from the Council's own employment land and housing land availability systems;
 - sites identified through the National Land Use Database held by HCA; and
 - sites identified in a Council held list of greenfield sites within the urban area that were not specifically identified for protection in the Unitary Development Plan.
- 3.2 The SHLAA has included sites in the Green Belt but these were discounted towards the end of the process because of the extent of the assessed capacity within the urban areas.

3.3 The Main Report makes clear that the inclusion of a site in the SHLAA should not be taken as a Council endorsement of its future development and does not in any way prejudice decisions to be taken by the Council in relation to preferred directions of growth in the Core Strategy, site identification in site-specific Development Plan Documents or the determination of individual planning applications.

4 Site Assessment

4.1 The sites included in the SHLAA have been subject to a comprehensive assessment of their 'suitability', 'availability' and 'achievability' based on site visits carried out in October and November 2009.

- **Suitability** has been assessed by scoring each site against criteria related to recreational open space, nature and earth science conservation, employment land, flooding and Green Belt. Physical problems or 'bad neighbour' constraints have also been considered.
- **Availability** has been assessed by scoring each site against criteria related to whether the site was owned by a willing developer, owner or public sector body, whether the site had an established low intensity or single use, or whether the site was known to have complex ownership.
- **Achievability** has been assessed by scoring each site for economic viability based on the assessment of A.P. Sheehan and the findings of the Residential Market Commentary Paper. The achievability assessment has also examined five different scenarios by applying requirements for affordable housing at 0%, 5%, 15%, 25% and 40%.

4.2 The assessments of suitability, availability and achievability have been used to place each site into one of three 'Category' bands:

- **Category 1** sites are considered to be suitable for housing and could be capable of being delivered within five years
- **Category 2** sites are considered to be developable but may have some additional constraints which mean they are more likely to be delivered within a 6-10 year period
- **Category 3** sites are considered to be not currently developable and are known to have constraints which would only make them deliverable within an 11-15 year period

4.3 A large proportion of Category 3 sites are existing employment sites or sites designated for other uses.

4.4 Predicting when each site is likely to come forward for development is not an exact science. The placing of a site into one of the three Category bands is therefore only intended to give an indication of the likely deliverability and potential timing of a site's development and, hence, its likely suitability for inclusion as part of the future supply in the Local Development Framework.

4.5 RTP advise that the inclusion of a site in Category 1 or 2 should not be taken to represent a recommendation that it should or must be allocated in the Local Development

Framework, as the categorisation process does not take account of all the policy considerations that will be relevant in selecting sites for allocation. Equally, it should not be concluded that a site assigned to Category 2 or 3 could not come forward earlier or cannot be allocated for development, if it can be demonstrated that the constraints identified can be mitigated or overcome.

5 Sites with Planning Permission

- 5.1 Sites which already had planning permission for housing development have been assessed separately as 'outstanding commitments'. A 20 per cent non-implementation rate has been applied to take account of permissions that may not be developed.

6 Small Sites

- 6.1 Smaller sites have been included in the SHLAA but have not all been subject to detailed assessment due to budget constraints. An assumption has, therefore, been made relating to their likely delivery, based on a sample of small sites and trends from the assessment of related Category 1, 2 and 3 sites.

7 Windfall Sites

- 7.1 Although the majority of potential sites have been included in the SHLAA, it is still reasonable to assume that some unidentified sites will come forward. RTP have conservatively estimated that unidentified sites could be expected to deliver a further 416 dwellings over the period 2013 to 2026. An additional allowance for windfalls has not, however, been included in the SHLAA supply figures as national policy still discourages a reliance on unidentified supply (PPS3, 2010, paragraph 59 refers).
- 7.2 Previously unidentified sites have, in practice, been a significant source of new planning permissions for housing in Wirral, which will need to be taken into account each time the SHLAA is updated.

8 Dwelling Requirements

- 8.1 The assessment of capacity undertaken by RTP was based on the dwelling requirements contained within the former Regional Spatial Strategy (RSS, September 2008), which the new Coalition Government revoked in July 2010. The Council will now have to decide on a replacement dwelling requirement for Wirral. Cabinet resolved to consult on a replacement dwelling requirement as part of the Preferred Options for the Core Strategy on 22 July 2010 (Minute 89 refers). The findings of the SHLAA will, however, still be highly relevant in helping the Council to decide on the scale, location and deliverability of future housing development.
- 8.2 Table 8.1 shows the housing requirements up to 2026 which would have been required by (the now abolished) RSS. This included an allowance for under-provision in the years since 2003, when a lower target was still in operation, and an allowance for future demolitions.

Table 8.1: Net Additional Dwellings Required under Former RSS (September 2008)

2008-13				
Raw dwg target	Allowance for under-provision since 2003	Allowance for demolitions	Adjusted 5-year dwg target	Cumulative 5-year dwg target
2500	275	1026	3801	3801
2013-18				
Raw dwg target	Allowance for under-provision since 2003	Allowance for demolitions	Adjusted 5-year dwg target	Cumulative 10-year dwg target
2500	275	688	3463	7264
2018-23				
Raw dwg target	Allowance for under-provision since 2003	Allowance for demolitions	Adjusted 5-year dwg target	Cumulative 15-year dwg target
2500	164	615	3279	10543
2023-26				
Raw dwg target	Allowance for under-provision since 2003	Allowance for demolitions	Adjusted 5-year dwg target	Cumulative 18-year dwg target
1500	0	369	1869	12412

8.3 Table 8.2 shows the additional housing requirements that would be necessary to deliver a 20% increase in the former RSS dwelling requirement between 2008 and 2017 as part of the Mersey Heartlands Growth Point (Cabinet, 16 October 2008, Minute 234 refers).

Table 8.2: Net Additional Dwellings Required under the Mersey Heartlands Growth Point (July 2008)

2008-13				
Raw dwg target	Allowance for under-provision since 2003	Allowance for demolitions	Adjusted 5-year dwg target	Cumulative 5-year dwg target
3000	275	1026	4301	4301
2013-18				
Raw dwg target	Allowance for under-provision since 2003	Allowance for demolitions	Adjusted 5-year dwg target	Cumulative 10-year dwg target
2900	275	688	3863	8164
2018-23				
Raw dwg target	Allowance for under-provision since 2003	Allowance for demolitions	Adjusted 5-year dwg target	Cumulative 15-year dwg target
2500	164	615	3279	11443
2023-26				

Raw dwg target	Allowance for under-provision since 2003	Allowance for demolitions	Adjusted 5-year dwg target	Cumulative 18-year dwg target
1500	0	369	1869	13312

8.4 Table 8.1 and Table 8.2 are included within the SHLAA report.

Revised Housing Target (July 2010)

8.5 Cabinet on 22 July 2010 resolved that an annual average housing requirement figure of 250 net additional dwellings should be applied in the period until the Core Strategy is adopted. A revised target of 250 net additional dwellings is also being put forward as the Council's preferred option in the Core Strategy Preferred Options Report, with the option of exceeding this target within the Newheartlands Pathfinder Area (which is co-terminous with the Mersey Heartlands Growth Point) but not elsewhere (Cabinet, 22 July 2010, Minute 89 refers). Table 8.3 shows the impact of this revised target on the dwelling requirements to 2026.

Table 8.3: Net Additional Dwellings Required under Revised Housing Target (July 2010)

2008-13			
Raw dwg target	Allowance for demolitions	Adjusted 5-year dwg target	Cumulative 5-year dwg target
1425	1026	2451	2451
2013-18			
Raw dwg target	Allowance for demolitions	Adjusted 5-year dwg target	Cumulative 10-year dwg target
1250	688	1938	4389
2018-23			
Raw dwg target	Allowance for demolitions	Adjusted 5-year dwg target	Cumulative 15-year dwg target
1250	615	1865	6254
2023-26			
Raw dwg target	Allowance for demolitions	Adjusted 5-year dwg target	Cumulative 18-year dwg target
750	369	1119	7373

8.6 Table 8.3 continues to include an allowance for future demolitions. The revocation of RSS no longer requires housing delivery to be back-dated to 2003. Instead, Table 8.3 applies the requirements set out within the Local Area Agreement, including the lower housing requirements for 2009/10 and 2010/11 agreed by the previous Government to respond to the downturn in the housing market.

8.7 The final dwelling requirement to be applied in Wirral will, however, need to be agreed through the adoption of the Core Strategy Development Plan Document.

9 Future Supply

9.1 RTP have focused on an achievability scenario based on affordable housing at 40 per cent (achievability scenario 5) to calculate the potential housing supply from sites without planning permission, as this scenario gives the most cautious potential outcomes.

9.2 Table 9.1 sets out the total potential supply on previously developed 'brownfield' sites. The figures exclude sites in the Green Belt but include previously developed sites within a designated a Major Developed Site or Infill Village in the Green Belt. The settlement areas are as described in the Core Strategy Preferred Options (Cabinet 22 July 2010, Minute 89 refers). Settlement Area 2 - Commercial Core includes the Wirral Waters sites at Northbank East (1,672 dwellings) and at East Float (13,521 dwellings) which have been granted planning permission subject to Section 106 agreements and at East Float, the views of the Secretary of State.

9.3 A key to the Settlement Areas is provided at Appendix 1 to this report.

Table 9.1: Supply on Previously Developed Sites (excluding Green Belt sites)

Number of Dwellings (gross)	Category 1 Sites	Category 2 Sites	Category 3 Sites	Small Sites	Sites with Planning Permission	Total	% of Borough Total
Settlement Area 1 – Wallasey	96	34	129	112	531	902	4
Settlement Area 2 – Commercial Core	1648	3432	8216	155	201	13652	68
Settlement Area 3 – Birkenhead	229	66	218	334	1510	2357	12
Settlement Area 4 – Bromborough & Eastham	313	629	699	60	441	2142	11
Settlement Area 5 – Mid-Wirral	15	86	102	90	185	478	2
Settlement Area 6 – Hoylake & West Kirby	34	42	1	35	65	177	1
Settlement Area 7 – Heswall	14	10	26	33	43	126	1
Settlement Area 8 – Rural Areas	0	132	91	0	44	267	1
TOTAL	2349	4431	9482	819	3020	20101	100%

9.4 Table 9.2 sets out the additional potential supply on previously un-developed 'greenfield' sites. The figures, again, exclude sites in the Green Belt but include 'greenfield' sites and those within a designated a Major Developed Site or Infill Village in the Green Belt.

Table 9.2: Supply on Greenfield Sites (excluding Green Belt sites)

Number of Dwellings (gross)	Category 1 Sites	Category 2 Sites	Category 3 Sites	Small Sites	Sites with Planning Permission	Total	% of Borough Total
Settlement Area 1 – Wallasey	18	23	36	53	0	130	6
Settlement Area 2 – Commercial Core	0	0	53	33	0	86	4
Settlement Area 3 – Birkenhead	39	30	78	74	54	275	13
Settlement Area 4 – Bromborough &	25	67	216	36	0	344	17

Eastham							
Settlement Area 5 – Mid-Wirral	123	112	716	38	13	1002	49
Settlement Area 6 – Hoylake & West Kirby	5	49	12	12	1	79	4
Settlement Area 7 – Heswall	23	16	11	26	1	77	4
Settlement Area 8 – Rural Areas	0	25	35	0	2	62	3
TOTAL	233	322	1157	272	71	2055	100%

9.5 Tables 9.1 and 9.2 show that the potential total supply from all sites outside the Green Belt is around 22,000 dwellings, on both brownfield and greenfield sites. Over 90 per cent are on previously developed land. This is in excess of the dwellings required by the former RSS shown on Table 8.1; the higher target for the Growth Point shown on Table 8.2; and the revised target shown on Table 8.3. This means that the Council will be able to exercise an element of choice in the type and location of sites that will need to come forward over future years to reflect wider spatial priorities.

9.6 A more detailed analysis indicates that:

- the 'headroom' in relation to the 18-year former RSS-based target of 12,412 dwellings shown in Table 8.1 is approximately 9,700 dwellings. The 18-year targets could be achieved with affordable housing required at 0%, 5%, 15% or 25% without having to rely on the more significantly constrained Category 3 sites. Some Category 3 sites would, however, be needed to meet the former RSS-based targets with affordable housing at 40%. If greenfield sites were excluded, the headroom would be reduced to approximately 7,700 and additional Category 3 sites would be needed.
- the 'headroom' in relation to the higher 18-year Growth Point-based target of 13,312 dwellings shown in Table 8.2 is approximately 8,800 dwellings. Some Category 3 sites would be needed at all five levels of affordable housing requirement. If greenfield sites were excluded, the headroom would be reduced to approximately 6,800 and additional Category 3 sites would be needed.
- The 'headroom' in relation to the revised lower 18-year target of 7,373 dwellings shown in Table 8.3 is approximately 14,700 dwellings. This requirement could be fully met on Category 1 and Category 2 sites and on sites already with planning permission even with affordable housing required at 40%. If greenfield sites were excluded, the headroom would be reduced to approximately 12,700, which could still be accommodated without using any Category 3 sites.

9.7 RTP advise that the Council will have to consider whether the identified supply is in the right place, and sufficiently diverse in terms of the range of housing sites, to meet strategic policy objectives. The final future pattern of supply will need to be determined through the adoption of the Core Strategy Development Plan Document and through the preparation and adoption of a site-specific Land Allocations Development Plan Document.

10 Wirral Waters

10.1 An additional feature of the land supply position set out above is the large proportion of the Borough's future supply that is derived from Wirral Waters, which accounts for over 9,200 dwellings or 42% of the total supply. The estimated capacity of the four main development zones at Wirral Waters is set out in Table 10.1 below. The figures for East Float, East of the Listed Mills (Northbank East) and Bidston Dock were provided by Turley Associates on behalf of Peel. The figures for the Former Buchanan's Mills (Northbank West) were calculated separately by RTP as this is a predominantly residential element of Wirral Waters East Float.

Table 10.1: Wirral Waters Trajectory

Site	SHLAA Ref.	First Five Years (2008-13)	Second Five Years (2013-18)	Final Eight Years (2018-26)	Total Dwellings
Wirral Waters - East Float	753, 754, 755	900	2200	3600	6700
Wirral Waters - East of Listed Mills	433, 951, 955	400	600	550	1550
Wirral Waters - Bidston Dock	415, 952, 953	200	300	240	740
Wirral Waters - Former Buchanan's Mills	427	0	0	237	237
Total Dwellings		1500	3100	4627	9227

10.2 RTP consider it imperative that the SHLAA is monitored each year in case the sites at Wirral Waters or any of the other large SHLAA sites do not proceed at the rate envisaged. Table 10.2 shows the supply position for previously developed land, if Wirral Waters was not delivered as expected.

Table 10.2: Supply on Previously Developed Sites (without Wirral Waters)

Number of Dwellings (gross)	Category 1 Sites	Category 2 Sites	Category 3 Sites	Small Sites	Sites with Planning Permission	Total	% of Borough Total
Settlement Area 1 – Wallasey	96	34	129	112	531	902	8
Settlement Area 2 – Commercial Core	148	332	3589	155	201	4425	40
Settlement Area 3 – Birkenhead	229	66	218	334	1510	2411	22
Settlement Area 4 – Bromborough & Eastham	313	629	699	60	441	2142	20
Settlement Area 5 – Mid-Wirral	15	86	102	90	185	491	5
Settlement Area 6 – Hoylake & West Kirby	34	42	1	35	65	178	2
Settlement Area 7 – Heswall	14	10	26	33	43	127	1
Settlement Area 8 – Rural Areas	0	132	91	0	44	269	2
TOTAL	849	1331	4855	819	3020	10945	100%

10.3 Table 10.2 shows that the potential supply from previously developed sites outside the Green Belt, including outstanding planning permissions and small sites, without Wirral Waters, is around 10,900 dwellings. The requirements set out in Tables 8.1, 8.2 and 8.3 above indicate that:

- there would be a shortfall of over 2,300 dwellings in relation to the higher 18-year Growth Point-based target of 13,312 net additional dwellings but the use of identified greenfield sites, if none of the Wirral Waters dwellings came forward, could reduce the shortfall to approximately 300 dwellings;
- there would be a shortfall of over 1,400 dwellings in relation to the 18-year former RSS-based target of 12,412 dwellings but the use of identified greenfield sites, if none of the Wirral Waters dwellings came forward, would allow the requirement to be met with a headroom of less than 600 dwellings;
- the 'headroom' in relation to the revised lower 18-year target of 7,373 dwellings (if none of the Wirral Waters dwellings came forward) would be approximately 3,500 dwellings, increasing to over 5,600 if greenfield sites were included. Some Category 3 sites would still be needed even if greenfield sites were included.

10.4 The shortfalls calculated against the Growth Point and the former RSS-based targets assume that all the Category 3 sites in all Settlement Areas and most of the identified greenfield sites outside the Green Belt would be fully taken up for housing.

10.5 Were the Council to adopt a housing target based on the full capacity at Wirral Waters, the Council would need to be able identify sufficient alternative land if development did not take place at Wirral Waters at the rate expected. Alternatively, additional capacity would need to be found from within the urban area or from within the Green Belt. Were the Council to continue to pursue the revised 250 per annum target, the requirement could still be met, without going into the Green Belt, even if Wirral Waters did not deliver at the anticipated rate.

11 Monitoring and Review

11.1 The base date of the SHLAA was April 2008. Changes since April 2008 will therefore need to be assessed as the SHLAA is updated and rolled forward as the Core Strategy progresses to adoption. The rolling forward of the SHLAA will be undertaken by Council officers now that a robust initial evidence base has been established. It is essential that this work is carried forward, as close monitoring of the housing supply is required to support development control decisions. This has become more critical since the revocation of RSS, as it is now more likely that the Council's planning decisions will be challenged at appeal.

11.2 The rolling forward of the SHLAA will need to take into account the revised definition of greenfield land set out in PPS3 (June 2010) which now includes private garden land. Irrespective of the Council's wider view on the Interim Planning Policy for New Housing Development (Cabinet 22 July 2010 (Minute 89 refers), existing planning permissions for infill development in gardens should now not be renewed as a matter of course and in time, this element of the supply will diminish.

12 Public Consultation

12.1 It is proposed that the SHLAA documents are made available for public comment as part of the consultation on the Core Strategy Preferred Options Report in Autumn 2010. Any comments received through consultation will be considered through the SHLAA update.

13 Financial Implications

13.1 Funding of £95,000 for the preparation of the SHLAA has been met from the CLG Growth Fund to support the delivery of the joint Mersey Heartlands Growth Point (Cabinet, 16 October 2008, Minute 234 refers).

14 Staffing Implications

14.1 There are no implications arising directly from this report. The update of the SHLAA will be undertaken by Council officers as part of future efficiency savings.

15 Equal Opportunities Implications

15.1 There are no implications arising directly from this report.

16 Community Safety Implications

16.1 There are no implications arising directly from this report.

17 Local Agenda 21 Implications

17.1 There are no implications arising directly from this report.

18 Planning Implications

18.1 The SHLAA will form an essential part of the evidence base for the emerging Local Development Framework for Wirral. The SHLAA will be used to inform the spatial strategy to be contained within the Core Strategy for Wirral; as a starting point for the consideration of sites to bring forward as housing allocations as part of a future site specific Land Allocations Development Plan Document; and will be a material consideration in the determination of individual planning applications.

19 Anti-Poverty Implications

19.1 There are no implications arising directly from this report.

20 Human Rights Implications

20.1 There are no implications arising directly from this report.

21 Social Inclusion Implications

21.1 There are no implications arising directly from this report.

22 Local Member Support Implications

22.1 This report will have implications for all Ward Members.

22.2 The SHLAA Appendices contain maps showing the location of sites assessed as falling within Categories 1, 2 and 3, which can be viewed through the Council's document library at <http://democracy.wirral.gov.uk/ecCatDisplay.aspx?sch=doc&cat=12848&path=0>.

22.3 A schedule of sites by Ward is also attached to this report.

23 Background Papers

23.1 Planning Policy Statement 3 – Housing (CLG, June 2010) can be viewed at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/planningpolicystatement3.pdf>

23.2 Strategic Housing Land Availability Assessment Practice Guidance (CLG, July 2007) can be viewed at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/399267.pdf>

23.3 Mersey Heartlands Growth Point Programme of Development (Cabinet 16 October 2008, Minute 234) can be viewed at <http://democracy.wirral.gov.uk/mgConvert2PDF.aspx?ID=2340>

23.4 Local Development Framework for Wirral - Core Strategy Development Plan Document – Preferred Options Report (Cabinet, 22 July 2010, Minute 89) can be viewed at <http://democracy.wirral.gov.uk/mgConvert2PDF.aspx?ID=14554>

RECOMMENDATIONS

(1) That the findings of the Strategic Housing Land Availability Assessment attached to this report are used to inform the content of the emerging Core Strategy Development Plan Document;

(2) That the Strategic Housing Land Availability Assessment Report and Appendices attached to this report are published for public consultation alongside the Core Strategy Preferred Options Report; and

(3) That Cabinet recommends to Council that the Strategic Housing Land Availability Assessment is approved as a material consideration for use by Planning Committee in the determination of planning applications.

This report has been prepared by the Forward Planning Section who can be contacted on 691 8218