

Core Strategy Preferred Options - Summary of Consultation Responses

Question 1 - Do you agree with Preferred Option 1 - Plan Period?		
ID	Summary of Issue Raised	Recommended Response
21 out of 24 respondents agreed with the plan period being reduced to April 2027. 3 respondents disagreed.		
96, 123, 227, 258, 563, 574, 637, 690, 750, 752	Some respondents who agreed just wanted the Core Strategy to be completed. Some wanted the process to be more streamlined but others thought that flexibility would still be needed to respond to changes in national policy and the delivery of projects such as Wirral Waters. One indicated that the timetable did not appear to provide adequate time to prepare the documents between each stage. Another would have preferred a rolling programme of shorter reviews.	The Core Strategy must be prepared in line with complex national regulations to satisfy the legal test of "soundness" at public examination. While the current timetable is challenging, there is a need maintain momentum and continue the pressure on progress.
541, 631, 816	Three respondents, including two who disagreed, thought that planning for fifteen years was too ambitious. One wanted the period to be no longer than ten years. The other respondent believed that 2031 should be retained, to allow for further slippage and to reflect the target date for the adoption of a future site-specific Land Allocations DPD.	National policy sets the national minimum plan period for a Core Strategy at 15 years. Any delay in the programme would require further years to be added to maintain this minimum period. The plan period was originally shortened from 2031 on advice from Government Office to respond to the difficulties associated with establishing land supply requirements over the longer term, particularly with regard to the implications for housing numbers and the Green Belt. The Land Allocations Development Plan Document is a separate document, prepared to a separate plan period, which will contain site-specific land allocations to follow the Core Strategy DPD.
Recommendation 1.1 - that the national minimum plan period of fifteen years is retained unaltered		

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Question 2 - Do you agree with Preferred Option 2 - Settlement Area Policies?		
ID	Summary of Issue Raised	Recommended Response
21 out of 41 respondents agreed. 3 respondents neither agreed nor disagreed. 17 disagreed.		
347, 364, 383, 390, 400, 413, 440, 445, 455, 473, 480, 486, 500, 522	14 of those who disagreed (submitted on handwritten paper questionnaires) appeared to be directing their comments to more general issues particularly with regard to continued restraint in West Kirby and Hoylake which they appeared to believe did not fully reflect the needs of the local area.	The Settlement Area Policies will be specifically designed to directly address local needs and issues.
97, 558, 820	One respondent, who disagreed, accepted that sub-areas were needed but believed that they should be based on existing rather than new boundaries. Another, who agreed, wanted maps showing their relationship with Parliamentary Constituencies, Electoral Wards and other divisions. Another, who neither agreed nor disagreed, was concerned at the loss of the more local Townships, which encouraged local pride.	The Settlement Area boundaries, which have been subject to consultation on two occasions, are widely accepted. Alternative boundaries, based on the number of electors, do not fully reflect the geographies of the main groups of settlements. Previous consultation did not support a broader three-fold division based on the areas to the east and west of the M53 Motorway and the Newheartlands Pathfinder. Significant additional work would be required to adjust the analysis at this stage. Maps showing the interrelationship with Parliamentary Constituencies and Electoral Wards can be provided at a later stage. Townships were boundaries to what were widely recognised as individual communities, ranging from between 150 to 19,000 people, prior to Area Forums and are still reflected on local road signs. The 48 Townships do not reflect Parliamentary Constituency or Electoral Ward boundaries and are too small to reflect the main blocks of settlements for inclusion in a high level Core Strategy.
576	Another respondent, who disagreed, believed that each settlement should have its own individual district plan and that the Core Strategy should be prepared "bottom up" rather than "top down".	The Settlement Area Policies will effectively provide mini strategic plans for each Area. The individual details on which these policies will be based are included in the Spatial Portrait which has already been subject to two rounds of public consultation. The Government's proposals for community-driven Neighbourhood Development Plans in the Localism Bill must be in conformity with the strategic policies in the Council's Core Strategy.

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Question 2 - Do you agree with Preferred Option 2 - Settlement Area Policies?		
ID	Summary of Issue Raised	Recommended Response
193, 765	Two respondents, who agreed, indicated that Settlement Area 8 - Rural Area should not be over-simplified, should recognise the operation of Major Developed Sites in the Green Belt and should be further broken down to acknowledge the key settlements within this larger area, such as Raby, Thornton Hough, Storeton, Barnston and Brimstage.	These issues can be addressed when drafting the policy for Settlement Area 8 and in the accompanying Spatial Portrait.
259, 754	One respondent, who agreed, suggested that Settlement Areas should be identified as broad locations on the Key Diagram not as definitive boundaries on an additional plan and that it was unclear how they would be included. Another wanted more detailed maps to be provided to avoid any ambiguity.	Settlement Area Policies are intended to express the local implications of priorities identified under other policies. Definitive boundaries are needed for data analysis, public information and consultation. More detailed maps for each Area are provided as part of the accompanying Spatial Portrait.
48, 149, 166, 286, 337, 347, 383, 390, 413, 440, 445, 473, 486, 500, 542, 564, 619	Other respondents, including those who neither agreed nor disagreed, suggested additional issues that they would wish to see included within the Settlement Area Policies, such as areas for restaurants/wine bars; allotments, agriculture and market gardening; peak oil and sustainability; wildlife (specifically, not just as green infrastructure); Green Belt; strategic infrastructure; identified local needs; local hazards; designated and undesignated heritage assets; and the catalyst and partnership neighbourhoods in Birkenhead.	The majority of these issues can be dealt with when the Settlement Area Policies are drafted or in other parts of the draft Core Strategy.
Recommendation 1.2 - That the Settlement Area Policies are prepared in line with the Recommended Responses set out above		
564, 639	Two respondents, who agreed, indicated that more local consultation was needed on the final content of the Settlement Area Policies, especially as the first opportunity to comment on them will be limited to soundness issues alone.	Settlement Area Policies have not yet been drafted. Consultation at the next main stage will give a more restricted opportunity to comment on details which are likely to be important to local people.
Recommendation 1.3 - That additional consultation on draft Settlement Area Policies is undertaken, including with Ward Members		

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Question 3 - Do you agree with Preferred Option 3 - Spatial Vision?		
ID	Summary of Issue Raised	Recommended Response
21 out of 47 respondents agreed, 16 with further comments. 4 respondents neither agreed nor disagreed. 22 disagreed.		
260	One respondent believed that the Vision was still too long.	The Vision, which must be geographically specific, was further streamlined in the Preferred Options. It is difficult to shorten this further while still retaining the necessary level of direction.
10, 98, 167, 737	A number of respondents believed the Vision was too idealistic, could not be delivered within 15 years, and that the scale of future housing provision would be insufficient to support the housing and economic development objectives.	The Vision is intended to be aspirational but must be realistic to direct the direction of Council policy over the next 15 years. The Vision for the draft Core Strategy will, however, be amended to focus more on what is likely to be deliverable within the plan period on the basis of the most up-to-date evidence available.
260, 640	One respondent questioned the use of comparative regional average levels for economic activity rather than more specific local targets. Another sought a greater emphasis on residential development as a catalyst for economic growth.	The Council's ongoing aspiration is to achieve transformational economic performance as a first step towards promoting further growth. More specific targets, based on the Council's refreshed Investment Strategy will, however, need to be included in the delivery framework for the draft Core Strategy. Wirral Waters includes a substantial element of residential development to support economic development.
154, 501, 523, 543, 561, 450, 456, 475, 482, 487, 441, 384, 391, 401, 351, 365, 755, 766	A number of respondents disagreed with the continued focus on east Wirral rather than on the needs of communities elsewhere including, for fifteen respondents, Hoylake and West Kirby, which one respondent believed had led to an exodus of middle and high income families.	The majority of available previously developed land and the identified needs for physical regeneration, income, employment and affordable family housing are still concentrated within the east of the Borough. The capacity of the urban area and the distribution of employment land is also already largely fixed. The draft Core Strategy will be based on the most up-to-date evidence available and Settlement Area Policies will be specifically designed to directly address the local needs and issues.

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Question 3 - Do you agree with Preferred Option 3 - Spatial Vision?		
ID	Summary of Issue Raised	Recommended Response
50, 126, 664, 683, 703, 766	A number of respondents believed the Vision was too reliant on Wirral Waters. Others were concerned about the viability and impact of Wirral Waters on Birkenhead and other centres and on the provision of transport between Birkenhead and Wirral Waters.	The draft Core Strategy will need to be based on the most up-to-date evidence available. Retail development at East Float has been tied to the delivery of residential and other development. The impact of any further proposals will need to be tested against the requirements of national policy, subject to Preferred Option 13 - Retail Growth. The Wirral Waters Strategic Regeneration Framework shows the intention to reserve a multi-purpose transport corridor along the route of Corporation Road and Beaufort Road to the south of the dock estate between Canning Street and Wallasey Bridge Road.
288, 755	One respondent wanted a more consistent description of the New City Neighbourhood. Another wanted East Float and Bidston Dock to be identified as Catalyst City Neighbourhoods.	These issues can be addressed in the wording of the draft Core Strategy. The Settlement Area Policies will address more specific local issues.
194, 243, 766	A number of respondents believed that the references to the rural areas were too narrow, did not recognise the future role of Major Developed Sites and that rural economic development should be more explicitly encouraged. Another felt that more recognition needed to be given to the role of agriculture and food production.	These issues can be addressed in the wording of the draft Core Strategy. The Settlement Area Policies will address more specific local issues. The intention to promote an efficient and productive agricultural economy, local production and food security, is already included within the Vision.
50, 126, 150, 210, 467, 565, 621	A number of respondents believed that more emphasis was needed on promoting Wirral's uniquely attractive attributes including distinctive heritage assets. Three respondents felt that the impact on habitats, coast and countryside should be better reflected, with enhanced protection for rural areas. One wanted the previous longer reference to green infrastructure, biodiversity and geodiversity reinstated.	These issues can be addressed in the wording of the draft Core Strategy. Strengthening and enhancing the distinctive assets of the Borough and the quality and value of the natural environment, is already included within the Vision. A reference to the quality and value of the built environment can be included, with additional explanation to directly refer to heritage assets.
18, 50, 98, 243, 565	Although recognition of the Green Belt was welcomed, there was concern about the impact of a new Golf Resort and the promotion of Thurstaston as a tourist destination.	These issues can be addressed in the wording of the draft Core Strategy. Further improvements to Thurstaston Visitor Centre and the Golf Resort are still ongoing Council commitments, subject to appropriate environmental controls, particularly with regard to the impact on any statutory designations. A site-specific location for the Golf Resort will not, however, be allocated by the Core Strategy. The Settlement Area Policies will address specific local issues.

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Question 3 - Do you agree with Preferred Option 3 - Spatial Vision?		
ID	Summary of Issue Raised	Recommended Response
577, 662, 700	A number of respondents wanted stronger references to sustainable living and development and a more explicit commitment to energy security and carbon reduction/climate change.	These issues can be addressed in the wording of the draft Core Strategy. An emphasis on securing sustainable approaches to energy, carbon impact and mitigation and resilience to climate change, is already included within the Vision. There is a statutory duty to include policies to contribute to the mitigation of and adaption to climate change and to contribute to the achievement of sustainable development.
779	One suggested the vision should include a direct reference to sport and recreation	This issue can be addressed in the wording of the draft Core Strategy. An emphasis on promoting a productive, safe and healthy lifestyle, is already included within the Vision. The local need for facilities will be directly addressed within the Settlement Area Policies and the Spatial Portrait
Recommendation 1.4 - That the draft Core Strategy Vision is prepared in line with the Recommended Responses set out above		

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Question 4 - Do You Agree With the Preferred Spatial Objectives?		
ID	Summary of Issue Raised	Recommended Response
General Comments		
7 out of 16 respondents who made general comments agreed with the Objectives. 2 neither agreed nor disagreed. 7 disagreed.		
385	One respondent found the Objectives difficult to understand.	Additional explanation can be provided within the draft Core Strategy.
211	One respondent, who disagreed, did not believe that the Objectives would fully deliver the Vision and sought an additional Objective (see "Requests for Additional Spatial Objectives" below).	An additional Objective could be included to address the requirements of sustainable development but could be difficult to express as a geographical priority.
416, 442, 488	Three respondents did not believe that the needs of west Wirral and Hoylake and West Kirby had been properly taken into account.	The Objectives set out the Council's main geographical priorities in the delivery of the Spatial Vision, focused on economic revitalisation, physical regeneration, meeting local needs, protecting local centres and environmental quality and addressing flood risk. The Settlement Area Policies will address specific local issues.
579	Another respondent believed that the Core Strategy should avoid centralisation, invest in a vibrant network of local communities, provide local housing and employment everywhere, to wherever possible avoid the need for travel.	The capacity of the urban area and the distribution of existing centres and employment land is already largely fixed. Settlement Area Policies will provide for local needs, where possible. Objectives 3 and 4 already focus on neighbourhood services and easy access by public transport.
Preferred Spatial Objective 1 - Economic Revitalisation		
8 out of 22 respondents agreed but 4 made further comments. 14 respondents disagreed.		
128	One respondent, who agreed, sought additional wording to say "to increase the competitiveness of Wirral...".	As the Core Strategy is a land use plan, a focus on development and investment remains appropriate.
99	One respondent, who agreed, felt it was unclear what the Council was going to promote besides Wirral Waters.	This issue can be addressed in the wording of the draft Core Strategy.
164	One respondent, who disagreed, believed that the Objective was too simplistic and needed to promote an attractive package of schools, shops, leisure and housing.	The Core Strategy needs to be read as a whole. Objective 1 is only intended to express the geographical priorities for new employment development.
261, 527, 545, 665, 684, 705, 756, 767	Eight respondents, who disagreed, believed that the approach was unrealistic, too restrictive, too biased towards the docks, would drive employers away and that the priorities should be widened to include other locations, including new and extended sites and Major Developed Sites in the rural area.	The capacity of the urban area and the distribution of available employment land is already largely fixed. The Wirral Employment Land and Premises Study (WELPS) shows continued demand for sites and premises in Birkenhead and Bromborough in particular.

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Question 4 - Do You Agree With the Preferred Spatial Objectives?		
ID	Summary of Issue Raised	Recommended Response
352, 367, 385, 452, 562	Five respondents, who disagreed, did not think that the needs of west Wirral had been taken into account.	The Settlement Area Policies will address local needs and issues.
Preferred Spatial Objective 2 - Housing Growth and Market Renewal		
10 out of 29 respondents agreed but 9 made further comments. 2 respondents neither agreed nor disagreed. 17 disagreed.		
128	One respondent, who agreed, believed that this should include upgrading the existing stock.	Regeneration within the Newheatlands Housing Market Renewal Initiative Area (HMRI) has included the refurbishment of existing stock. Objective 2 is, however, in line with current national policy, primarily concerned with additions to the housing stock. Further national advice is awaited on the future approach to contributions from vacant stock.
40	One respondent, who agreed, felt there was a need to provide family housing rather than high numbers of flat developments.	This issue can partly be addressed in the wording of the draft Core Strategy. The Strategic Housing Market Assessment Update (SHMA) advises on the size of properties to meet identified needs and is further addressed under Preferred Option 5 - Local Housing Targets.
99	One respondent, who agreed, believed that increasing the supply may no longer be relevant following the recession.	This issue will be addressed in the draft Core Strategy. The latest household projections show an ongoing need for additional dwellings from changes in the local population alone.
164, 261, 352, 355, 367, 385, 392, 402, 452, 457, 476, 502, 524, 527, 545, 562, 665, 684, 705, 767, 756	A large number of respondents, including three who supported regeneration, thought the focus on priority areas was too restrictive, would contribute to further decline, hinder the ability to attract highly-skilled economically-active residents and would not take account of the needs of existing populations, including Leasowe (one respondent), Hoylake and West Kirby (five respondents) and west Wirral (five respondents). Six respondents indicated that not everyone wanted to live in east Wirral.	The majority of available previously developed land and the identified needs for physical regeneration and affordable family housing are still concentrated within the east of the Borough. Settlement Area Policies can, however, directly address local needs and opportunities in other areas.
261, 643, 756	Three respondents sought further clarification on the relationship between the "Newheartlands HMRI", the "Mersey Heartlands Growth Point", "Areas of Greatest Need" and "Areas of Housing Stress" shown on Picture 6.2	These issues can be addressed in the draft Core Strategy.
310	One respondent indicated that some of the priority areas shown on Picture 6.2 were at risk of flooding.	This issue can be addressed in the draft Core Strategy.
Preferred Spatial Objective 3 - Transport Accessibility		

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Question 4 - Do You Agree With the Preferred Spatial Objectives?		
ID	Summary of Issue Raised	Recommended Response
12 out of 17 respondents agreed but 8 made further comments. 5 respondents disagreed.		
99	One respondent, who agreed, was however sceptical following the decision at The Warrens.	Once adopted, the requirements of the Core Strategy will apply to all new development subject to other material considerations.
128, 363, 665, 684, 705	Five respondents, who agreed, believed that sustainable growth needed to be supported by infrastructure delivery, including collaboration with adjacent authorities. Three respondents also wanted to ensure that Wirral Waters paid for its own impacts.	These issues can be addressed in the draft Core Strategy.
756	One respondent, who agreed, wanted high frequency public transport corridors to be shown on Picture 6.3.	This issue can be addressed in the draft Core Strategy.
352, 367, 385, 545, 562	Five respondents, who disagreed, felt that development should be directed to meet identified needs, including in west Wirral and Hoylake and West Kirby	The Settlement Area Policies will address local needs and issues.
Preferred Spatial Objective 4 - Neighbourhood Services		
13 out of 19 respondents agreed but 10 made further comments. 6 respondents disagreed.		
63, 99, 128	Three respondents, who agreed, wanted a more proactive approach and a stricter view of out-of-centre services, given the decisions at The Warrens and Wirral Waters	The Council is currently undertaking a more detailed study of the support that can be given to existing centres. The Settlement Area Policies will directly address local needs and issues.
625	One respondent, who agreed, also wanted the objective to apply to small shopping centres and parades	This issue can be addressed in the draft Core Strategy.
195, 573, 665, 684, 705	Five respondents, who agreed, felt that some services, such as health, education and youth services, may need to remain out-of-centre to meet need and demand. One, who disagreed, indicated that new services should also be allowed adjacent to existing centres.	These issues can be addressed in the draft Core Strategy, subject to national policy.
352, 367, 385, 545, 562	Five respondents, who disagreed, felt that development should be directed to meet identified needs, including in west Wirral and Hoylake and West Kirby	The Settlement Area Policies will address local needs and issues.

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Question 4 - Do You Agree With the Preferred Spatial Objectives?		
ID	Summary of Issue Raised	Recommended Response
Preferred Spatial Objective 5 - Environmental Quality		
16 out of 18 respondents agreed but 11 made further comments. 2 respondents disagreed.		
195	One respondent, who disagreed, felt that rural areas should not be limited to the protection of the natural environment, to reflect the opportunity for housing and employment growth at existing Major Developed Sites (MDS).	MDS in the Green Belt are currently subject to separate policies in the Unitary Development Plan and national policy to ensure that any development within them will have no greater impact than the existing development. The Settlement Area Policies will directly address local needs and issues.
211, 304	One respondent, who disagreed, wanted to reinstate the previous, more detailed, objective. Another, who also disagreed, wanted a commitment to increase rather than just maintain and enhance existing provision.	The previous detail is now contained elsewhere within the Preferred Options Report and within the associated reasoned justification. Objective 5 seeks to "enhance and improve" the characteristics listed in paragraph 6.21.
261, 665, 684, 705	Four respondents, who agreed, wanted the benefits of new development and associated environmental improvements to be recognised, even if some existing features were lost.	The emphasis of Objective 5 is on enhancement and improvement.
310, 622	Two respondents, who agreed, wanted designated and undesignated heritage assets and all aspects of the water environment to be specifically included in the list of assets.	These issues can be addressed in the draft Core Strategy. "local heritage" is included in paragraph 6.21
63, 128	Two respondents, who agreed, wanted resources and leadership to be applied, to resist short term pressures.	It is beyond the scope of the Core Strategy to directly address management issues, although additional investment could be secured under Preferred Option 17 - Developer Contributions.
151	One respondent, who agreed, requested changes to Map 6.5, to revise the boundaries shown in the Mersey Estuary and to show Dibbinsdale as a country park rather than a major park.	These issues can be addressed in the draft Core Strategy.
Preferred Spatial Objective 6 - Flood Risk		
10 out of 16 respondents agreed but 5 made further comments. One respondent neither agreed not disagreed. 6 disagreed.		
665, 684, 705	Three respondents, who disagreed, did not believe that the objective served any strategic purpose.	Flooding is a serious physical constraint which has a clear geographical influence on the location of new development affecting up to 11% of the Borough's land area. National policy requires flooding to be directly addressed.

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Question 4 - Do You Agree With the Preferred Spatial Objectives?		
ID	Summary of Issue Raised	Recommended Response
195, 261, 310, 671, 756	Five respondents felt that this would unreasonably deprive large areas of north and east Wirral from investment, including areas identified for major regeneration and the Major Developed Site at Clatterbridge. Three respondents suggested amendments to refer only to inappropriate new development and to the provision of appropriate long-term mitigation.	These issues can be addressed in the draft Core Strategy, subject to national policy.
310	One respondent, who agreed, indicated that other forms of flood risk, such as surface water, also needed to be included.	This issue can be addressed in the draft Core Strategy and its associated evidence base.
63, 99	Two respondents, who agreed, believed that this should apply to the Sail hotel and Golf Resort proposals	The requirement to consider flood risk applies equally to all new development proposals .
643	One respondent, who agreed, suggested improvements to Picture 6.6 to better indicate the overlap between areas at risk of flooding and the Green Belt.	This issue can be addressed in the draft Core Strategy.
Preferred Spatial Objective 7 - New City Neighbourhood		
10 out of 21 respondents agreed but 7 made further comments. 3 respondents neither agreed nor disagreed. 8 disagreed.		
99, 128, 665, 684, 705	Five respondents were concerned that the Objective appeared to give special preference to the developers of Wirral Waters. One respondent, who agreed, was still concerned that there was no "Plan B".	Wirral Waters provides a unique opportunity for a major strategic investment at the heart of the urban area, which could offer a step change in local economic performance. Planning permissions for major elements have now already been agreed. The draft Core Strategy will need to demonstrate how baseline needs will continue to be met based on the most up-to-date information available, if the development proposed does not come forward as planned.
164, 452, 502, 643, 756, 767	Four respondents expressed concerns about delivery. Two of these believed that a different type of housing over a wider area would be better placed to promote a market driven recovery. Two respondents felt that a new community in east Wirral was not justified given the needs identified in west Wirral and because not everyone wanted to live in Birkenhead.	The Core Strategy must present a deliverable strategy, to meet a range of different objectives, based on the most up-to-date information available. The promotion of a new city neighbourhood in Birkenhead should not prevent identified local needs from being addressed in other areas.

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Question 4 - Do You Agree With the Preferred Spatial Objectives?		
ID	Summary of Issue Raised	Recommended Response
63, 122, 128, 229, 368, 380, 643	Seven respondents sought further clarification on the scale, nature, timing, location and impact of retailing and other uses, over and above that already approved, on centres both within and outside the Borough, including Birkenhead, Chester and Ellesmere Port; the balance between Birkenhead and any future out-of-centre locations; the conditions that will be applied; the consideration of traffic and infrastructure requirements; the need for sustainable transport links to discourage more car use; and the conditions that will be applied. One respondent was concerned at the scale of retail development that was still being pursued despite the level of comments in previous consultations.	These issues can be addressed in the draft Core Strategy. The outline planning permission agreed at East Float will tie new retail development to the delivery of the residential and office elements of the scheme. No further proposals have yet been submitted. Preferred Option 13 - Retail Growth sets out the general approach to the of location and scale of new retail development. The final scale of retail need will need to be assessed in the light of latest information available. Further details will be provided as part of the Settlement Area Policy.
122, 289, 756	Two respondents sought further clarification of terms such as "Wirral Waters" and "East Float". One respondent, who agreed, wanted a further explanation of the proposals to include port uses and the surrounding partnership neighbourhoods; the proposals at Four Bridges to be shown on Picture 6.7; education, community and leisure uses to be added to the list of uses in paragraph 6.25; and floorspace figures to be increased to allow for development at Bidston Dock.	These issues can be addressed in the draft Core Strategy. The developers intentions for Bidston Dock are not yet clearly defined. The Core Strategy will need to ensure that national policy requirements can be satisfied before Bidston Dock could be included as a location for a major retail or leisure development.
738	One respondent, who agreed, wanted to clarify that Bidston Dock and Bidston Moss were not included within the Strategic Regional Site designated by the North West Development Agency.	This issue can be addressed in the draft Core Strategy.
Recommendation 1.5 - That the draft Core Strategy is prepared in line with the Recommended Responses set out above		
Requests for Additional Spatial Objectives		
One respondent suggested an additional objective.		
211	No objective delivers the final paragraph of the Vision, on sustainable design and construction, waste management, energy, water, carbon impact and climate change.	This issue can be addressed in the draft Core Strategy.
Recommendation 1.6 - That a new objective is included to respond to climate change and sustainable construction		

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Question 5 - Do you agree with Preferred Option 4 - Broad Spatial Strategy?		
ID	Summary of Issue Raised	Recommended Response
16 out of 47 respondents agreed, 13 with further comments. One respondent neither agreed nor disagreed. 30 respondents disagreed.		
64, 100, 129, 230	Four respondents, who agreed, believed that tourism need not involve major projects, should protect the local environment and develop existing facilities, for example in Hoylake and West Kirby. Three disagreed with a Golf Resort in the Green Belt at Hoylake.	The Broad Spatial Strategy does not refer to any major tourism project, which would need to be assessed on the basis of the criteria set out elsewhere within Preferred Option 4. The Golf Resort is still a Council commitment. A site-specific location for the Golf Resort will not, however, be allocated by the Core Strategy.
212, 474	Two respondents, who agreed, wanted the environmental criteria for the rural areas to extend beyond protection to promote enhancement and include the urban areas.	This issue can be addressed in the draft Core Strategy.
212	One respondent, who agreed, was concerned that the issues raised towards the end of the Spatial Vision, related to sustainable design and construction etc., were not addressed.	These issues are dealt with under Preferred Option 15 - Better Design.
823	One respondent, who neither agreed nor disagreed, was concerned to ensure that development was well-served by sustainable transport.	The Broad Spatial Strategy seeks to direct development to the most accessible locations. The more detailed criteria that will be applied to new development will, however, be set out under Preferred Option 16 - Development Management.
369	One respondent, who agreed, believed that placing no upper limit on development within the older urban areas would hinder the effective planning of future infrastructure.	This issue can be addressed in the draft Core Strategy. Footnote 64 already explains that this would need to be subject to the capacity of infrastructure networks. A phasing mechanism may, however, be needed to ensure that development does not take place in particular locations until appropriate infrastructure can be provided.
780	One respondent, who agreed, was concerned that outdoor sport and recreation was only referred to in rural areas and that indoor sport and recreation had not been mentioned.	This issue can be addressed in the draft Core Strategy.
757	One respondent wanted "areas in greatest need of social, economic and environmental regeneration" and "local improvements" to be more clearly defined and to include the needs of businesses as well as residents.	This issue can be addressed in the draft Core Strategy. The needs of business are specifically considered under Preferred Option 11- Distribution of Employment. Further local detail will be set out in Settlement Area Policies.

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Question 5 - Do you agree with Preferred Option 4 - Broad Spatial Strategy?		
ID	Summary of Issue Raised	Recommended Response
173, 196, 262, 666, 685, 706, 757	Seven respondents, who disagreed, believed that the strategy would not address economic decline, promote prosperity and reverse the out-migration of families and people of working age, undervalued the benefits of wider development, would prevent investment and marginalise the most competitive areas.	The Core Strategy has been drawn up to reflect the findings of the Council's Investment Strategy, which is currently being refreshed. The Wirral Employment Land and Premises Study (WELPS) confirmed the ongoing demand for suitable sites and premises in Birkenhead and Bromborough. Wirral Waters is being promoted by private sector investors to directly address many of these issues.
173, 393, 403, 458, 489, 503, 575, 645, 666, 685, 706, 757	Six respondents, who disagreed, did not support the focus on east Wirral. A further six believed that the strategy was over reliant on the delivery of Wirral Waters.	The majority of previously developed land and social, economic and environmental needs are concentrated within the east of the Borough. The Broad Spatial Strategy also provides for development in and around existing centres and main transport corridors across the Borough. Wirral Waters provides a unique opportunity for a major strategic investment at the heart of the urban area, which could offer a step change in local economic performance. The draft Core Strategy will need to demonstrate how baseline needs will continue to be met based on the most up-to-date information available, if the development proposed does not come forward as planned.
327, 353, 356, 370, 393, 406, 417, 444, 453, 458, 477, 490, 503, 525, 528, 546, 566, 581, 757	Six respondents, who disagreed, believed that the strategy would be detrimental to areas such as Heswall and Hoylake and West Kirby. Twelve were concerned that all areas should be treated fairly, with development related to the size of the existing population and "normal" planning rules, to encourage population, meet local needs and allow local business to compete. Another believed that the focus should be on making each settlement more sustainable.	A number of these responses appear to respond to the continuation of restrictions contained within the Interim Planning Policy for New Housing Development, which the Core Strategy would replace. The Broad Spatial Strategy would provide for a proportion of development to be directed to areas in and around existing centres and main transport corridors and for smaller scale lower density development to meet identified local needs elsewhere. In practice, development in areas like Hoylake and West Kirby will be limited by the capacity of the urban area. Development above this capacity would need to be accommodated within the Green Belt.

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Question 5 - Do you agree with Preferred Option 4 - Broad Spatial Strategy?		
ID	Summary of Issue Raised	Recommended Response
196, 262, 327, 632, 666, 685, 706, 739, 768	Four respondents, who disagreed, supported fewer restrictions within the existing urban areas and four others supported wider options including greenfield land release and urban expansion. Two sought additional scope for rural development, including the identification of rural centres. Two respondents believed that the option of reviewing the Green Belt boundary through a site specific DPD should be retained, if it proved necessary to support the delivery of sufficient housing land.	The Strategic Housing Land Availability Assessment (SHLAA), Employment Land and Premises Study (WELPS) and National Land Use Database (NLUD) continue to indicate a significant supply of previously developed urban sites. The majority of urban greenfield sites are already in active use for amenity or recreation. Rural development is constrained by national Green Belt controls. Development outside designated Infill Villages or Major Developed Sites within the Green Belt can only be justified by very special circumstances, which do not yet appear to exist given the potential capacity of the urban area.
757	One respondent, who disagreed, believed that it would be unreasonable to expect all new development, of whatever scale, to meet all the conditions of the penultimate paragraph.	Compliance with these requirements could be dealt with in a brief supporting statement submitted alongside each planning application and can also be considered under Preferred Option 16 - Development Management.
196, 212, 291, 645, 757	Two respondents indicated that the Key Diagram should be larger and show more detail. One sought additional context to be shown outside the Borough; another, the more prominent expression of the port opportunity at Eastham; and another, the inclusion of Major Developed Sites in the Green Belt.	This issue can be addressed in the draft Core Strategy. The Key Diagram is, however, intended to be illustrative rather than definitive. The priority afforded to Eastham Docks, which are already identified on the Key Diagram, is more appropriate to be identified under Preferred Option 11 - Distribution of Employment. Further detail will be established in the Settlement Area Policy.
Recommendation 1.7 - That the draft Core Strategy is prepared in line with the Recommended Responses set out above		

Core Strategy Preferred Options - Summary of Consultation Responses

Question 6 - Is this a fair assessment of the available policy options for housing and is Policy Option PO1 the preferred option?		
ID	Summary of Issue Raised	Recommended Response
7 out of 40 respondents agreed, 2 with extra comments. One respondent neither agreed nor disagreed. 32 respondents disagreed.		
382	One respondent who agreed, believed that Policy Option PO1A (with Wirral Waters) would be the most sustainable in transport terms.	Feedback on the impact of the housing requirement on the Strategic Road Network will be fed into the ongoing modelling of the impacts of local and wider strategy on transport infrastructure.
781	One respondent, who neither agreed or disagreed, felt that the justification for Policy Option PO1 needed to be strengthened, before it could be accepted as a balanced approach.	The draft Core Strategy will contain a revised justification in line with the Council's response to other respondents.
101, 578	Two respondents, who disagreed, felt the recession would lead to less demand.	Gross completions dropped from a recent high of 820 units in 2007/08 to a low of 272 in 2010/11 in response to the 2007 market downturn but are expected to increase over the longer term in line with cyclical economic performance. The latest national projections anticipate a growth of 7,600 households in Wirral between 2008 and 2027.
263, 280, 297, 633, 647, 740, 758, 769	Eight respondents, who disagreed, believed that a return to a lower target of 250 dwellings per annum, at half the rate of Regional Spatial Strategy (RSS), was unjustified and that the lower 'Option 1' figures on which Policy Option PO1 was based were untested and out-of-date, particularly as Wirral had previously supported a higher figure at the RSS Examination in Public (EIP).	The original draft RSS submitted to the Secretary of State for public examination included the figure of 250. The RSS EIP Panel recommended 500, on the Council's request to support the potential of regeneration at Wirral Waters. 250 was proposed as a basis for consultation in response to the pre-Election proposals in Open Source Planning following the intention to abolish RSS and the reduction in the Council's housing targets under the Local Area Agreement under the previous Government in response to the market downturn. PPS3 requires the Council to consider a range of factors including need, household projections, land supply, affordability, sustainability and infrastructure. A replacement National Planning Framework is still awaited, for consultation during 2011. The Courts have now confirmed that Development Plans must still be prepared in conformity with RSS until RSS is formally revoked.

Core Strategy Preferred Options - Summary of Consultation Responses

Question 6 - Is this a fair assessment of the available policy options for housing and is Policy Option PO1 the preferred option?		
ID	Summary of Issue Raised	Recommended Response
88, 192, 280, 647, 740, 758, 769	Seven respondents, who disagreed, believed that a target of 250 dwellings would be too inflexible. Of these, one thought that the Council should support development ahead of 250 dwellings per annum in Wirral Waters and the Housing Market Renewal Initiative Area (HMRI) to reflect the land available and the need for regeneration, two believed that the figure would be incompatible with Wirral Waters and the Council's growth ambitions, another that it would not reflect the capacity of the urban areas and two that the lower figure would stifle economic recovery.	The capacity shown in the Strategic Housing Land Availability Assessment (SHLAA) 2008 could support development equivalent to a potential annual average of between 620 and 1,235. The target within the Mersey Heartlands Growth Point alone, including Wirral Waters, would have been 400 per annum to 2017. The trajectory submitted for the East Float planning application envisaged the development of up to 7,100 units by 2027 at 420 per annum. HMRI sites could deliver an additional 700 units over the next ten years.
192, 280, 328, 374, 404, 464, 529, 547, 584, 667, 687, 707, 769	Thirteen respondents, who disagreed, believed that Policy Option PO1 would focus too much development into east Wirral, would be too dependent on Wirral Waters and HMRI and that housing development should be more evenly distributed. Four believed that this strategy could not be delivered. Two believed that more account should be taken of where people wanted to live and one that more account should be taken of the need to attract more middle and higher income families.	Policy Option PO1A with Wirral Waters would place 96% of new housing development into east Wirral. The Council's Interim Planning Policy for New Housing Development has increased the proportion of completions within HMRI from 9% in 2004/05 to 53% in 2010/11 and from 43% to 91% in east Wirral as a whole. The SHLAA 2008 showed that 95% of the Borough's previously developed land supply fell in areas to the east of the M53 Motorway. Attracting more higher income families could also have cross boundary implications.
101, 130, 192, 263, 280, 297, 374, 394, 446, 459, 464, 478, 491, 504, 513, 526, 547, 567, 633, 647, 667, 687, 707, 740, 758, 769	Twenty-six respondents, who disagreed, believed that Policy Option PO1 would fail to take proper account of housing need, including the need for affordable housing. 14 respondents specifically preferred Policy Option PO2, which was based on figures from the Council's latest Strategic Housing Market Assessment (SHMA), which a number thought would be fairer and better related to the existing pattern of population.	The SHMA Update 2010 showed an annual average of 570 net additional dwellings between 2009 and 2029, based on 2006-based household projections which, taking account of past performance, equated to an annual average requirement of up to 640 units between 2012 and 2027. The latest 2008-based national household projections show annual average household growth at 400 between 2008 and 2027. Reliance on the pattern of SHMA figures would lead to a wider distribution of housing across the Borough, subject to SHLAA capacity.

Core Strategy Preferred Options - Summary of Consultation Responses

Question 6 - Is this a fair assessment of the available policy options for housing and is Policy Option PO1 the preferred option?		
ID	Summary of Issue Raised	Recommended Response
633, 647, 758	Three respondents, who disagreed, did not believe that Policy Option PO1 would take account of the backlog of performance against RSS since 2003.	RSS, based on population and household assumptions from 2003, provided for up to 9,000 net additional dwellings to be provided in Wirral between 2003 and 2021, at an annual average of 500. Lower rates of development in one year could, however, be made up by higher development in other years across the period. Revisions to mid-year population estimates and the 2008-based household projections indicate that a lower level of growth could now be needed.
Recommendation 1.8 - That the Issues Raised and Recommended Responses are taken into account under Preferred Option 5		

Core Strategy Preferred Options - Summary of Consultation Responses

Question 7 - Do you agree with Preferred Option 5 - Local Housing Targets?		
ID	Summary of Issue Raised	Recommended Response
9 out of 46 respondents agreed, 4 with further comments. One respondent neither agreed nor disagreed. 36 respondents disagreed.		
826	One respondent, who neither agreed, nor disagreed felt that more account would need to be taken of the impact of rising energy prices.	The Broad Spatial Strategy seeks to direct development to the most accessible locations by a choice of means of transport. New development will be required to comply with increasing efficiency standards under revisions to the the Building Regulations. Criteria with regard to layout and sustainable construction will be set out under Preferred Option 15 - Better Design and Preferred Option 16 - Development Management.
329	One respondent, who disagreed, believed that more account should be taken of the employment, income and carbon benefits of higher rates of housing development.	The assessment of local housing targets will now primarily be based on conformity with RSS. The building and refurbishment of housing can have an impact on local employment. New development will, over future years, be required to comply with increasingly higher standards under revisions to the national Building Regulations and will be capable of attracting payments to address the impact of new housing under the New Homes Bonus (NHB), Community Infrastructure Levy and other benefits from Section 106 legal agreements. NHB is not, however, intended to encourage development which would otherwise be inappropriate in planning terms.
Recommendation 1.9 - That the draft Core Strategy is prepared in line with the Recommended Responses set out above		
191, 197, 264, 281, 294, 648, 668, 686, 708, 741, 759.	Seven respondents, who disagreed, believed that the targets would fail to reflect the Regional Spatial Strategy (RSS). Six believed that they would fail to support Wirral Waters, the Mersey Heartlands Growth Point, market recovery and the Council's economic aspirations. Another believed that the targets would fail to reflect the capacity shown in the Council's Strategic Housing Land Availability Assessment (SHLAA).	The Courts have confirmed that Development Plans must still be prepared in conformity with RSS until RSS is formally revoked. The annual target in RSS is 500 net new dwellings. The annual target for the Growth Point, which is no longer publicly funded, was 600 net new dwellings. The Wirral Waters trajectory, submitted as part of the planning application, shows or an annual average build rate of up to 338 units to 2050. The SHLAA 2008 showed a potential gross capacity for up to 20,101 dwellings by 2026 or an annual average of 1,116 on previously developed sites alone, assuming that all the sites identified were brought forward for development. The SHLAA is being updated to 2011 for the draft Core Strategy.

Core Strategy Preferred Options - Summary of Consultation Responses

Question 7 - Do you agree with Preferred Option 5 - Local Housing Targets?		
ID	Summary of Issue Raised	Recommended Response
197, 264, 294, 414, 531, 585, 668, 686, 708, 741, 759, 770.	Eleven respondents, who disagreed, believed that the target figures would be insufficient or too low. One believed that the overall ceiling of 250 should not be held to apply to Wirral Waters.	The scale of the final housing requirement figure will be addressed as part of other changes to the Core Strategy to respond to comments related to the calculation of the housing targets. Preferred Option 4 - Broad Spatial Strategy indicated that no upper limit would be applied to areas requiring regeneration and Preferred Option 5 that housing targets would be treated as a minimum within the Housing Market Renewal Initiative Area (HMRI) and Mersey Heartlands Growth Point. Planning permission has now been agreed at Wirral Waters. The trajectory accompanying the planning application assumed annual average delivery of up to 338 dwellings between 2010 and 2050. The site's status as previously developed land in an area of acknowledged need will retain the site's status as a priority for development.
102, 264, 281, 301, 375, 395, 405, 411, 420, 447, 460, 465, 479, 492, 505, 530, 549, 568, 634, 668, 686, 708, 741, 759, 770	25 respondents, who disagreed, believed that the housing target should be based on the local housing needs identified in the Council's Strategic Housing Market Assessment (SHMA).	The SHMA Update 2010 showed an annual average of 570 net additional dwellings between 2009 and 2029, based on 2006-based national household projections. The 2008-based household projections now show household growth at an annual average of 400 between 2008 and 2027.
582	One respondent, who disagreed, did not believe that such a large increase would be needed because of the downturn.	Gross completions dropped from a recent high of 820 units in 2007/08 to a low of 272 in 2010/11 in response to the 2007 market downturn but are expected to increase over the longer term in line with cyclical economic performance. The latest national projections anticipate a growth of 7,600 households between 2008 and 2027.
Recommendation 1.10 - That the draft Core Strategy is amended to reflect the housing requirement for Wirral set out in RSS		

Core Strategy Preferred Options - Summary of Consultation Responses

Question 7 - Do you agree with Preferred Option 5 - Local Housing Targets?		
ID	Summary of Issue Raised	Recommended Response
791	One respondent, who agreed, nevertheless believed that applying a minimum target with no upper limit within HMRI and Mersey Heartlands would cause problems with providing adequate infrastructure.	An indication of the potential scale of likely development can be provided in line with identified SHLAA capacity. The Core Strategy would not wish to unduly hold back the pace of development in identified regeneration priority areas but may, on the advice of infrastructure providers, need to include a phasing mechanism to ensure that development does not take place in particular locations until appropriate infrastructure can be provided.
102, 273, 294, 301, 634, 648, 759, 770	Eight respondents, who disagreed, believed that applying maximum targets in areas outside HMRI and Mersey Heartlands would be too inflexible, would restrict regeneration and sustainable development in other areas of the Borough and would prevent identified needs from being met. One felt that applying a minimum target in one area while applying a maximum target in another would be too confusing.	Maximum targets were intended to ensure that the scale of development in other areas would not undermine regeneration within identified priority areas and to limit development to the capacity of the urban areas and local infrastructure without requiring development within the Green Belt. The Interim Housing Policy for New Housing Development, already directs new housing to an area wider than HMRI and Mersey Heartlands. The Preferred Options Key Diagram and Picture 6.2 under Preferred Spatial Objective 2 also provided for development over a wider area, defined by areas ranked within the lowest 20% in the national Index of Multiple Deprivation (IMD2007). The boundaries to these priority areas will be updated in the draft Core Strategy to reflect the more recent IMD 2010. Preferred Option 4 - Broad Spatial Strategy also allowed for additional development in and around existing centres and main transport corridors to support the promotion of a sustainable pattern of development. Maximum targets could, however, be replaced by a sequence of priorities, which could be more flexible to apply in pra
Recommendation 1.11 - That maximum targets are replaced with a clearer statement of the sequence of priorities		

Core Strategy Preferred Options - Summary of Consultation Responses

Question 8 - Do you agree with Preferred Option 6 - Distribution of Housing?		
ID	Summary of Issue Raised	Recommended Response
11 out of 52 respondents agreed, 6 with extra comments. 3 respondents neither agreed nor disagreed. 38 respondents disagreed		
84, 86, 91, 649	Four respondents, who disagreed, believed that more emphasis should be placed on promoting sustainable development in locations with good access to transport and services. Two respondents specifically mentioned Hoylake and West Kirby.	Preferred Option 4 - Broad Spatial Strategy seeks to direct new homes to areas in and around existing centres and transport corridors well-served by public transport as a second priority behind the regeneration of the older urban areas in east Wirral.
132, 312	One respondent, who neither agreed nor disagreed, considered it critical to retain local character while another noted the need to use the findings of the Wirral Water Cycle Study (WCS) in the distribution of housing.	Measures to protect local character are already included under Preferred Option 2 - Settlement Area Policies, Preferred Option 15 - Better Design and Preferred Option 16 - Development Management. The findings of the WCS, due in summer 2011, will be included in the draft Core Strategy.
827	One respondent, who neither agreed, nor disagreed felt that more account would need to be taken of the impact of rising energy prices.	The Broad Spatial Strategy, which will be reflected in the distribution of housing, seeks to direct development to the most accessible locations by a choice of means of transport and support the provision of neighbourhood services.
103	One respondent agreed, subject to no change to the Green Belt.	Preferred Option 4 - Broad Spatial Strategy indicates that there is no proposal to change the Green Belt boundary.
214	One respondent agreed, subject to compliance with the findings of the Habitats Regulations Assessment (HRA).	The inclusion of HRA findings is a statutory requirement.
234	One respondent, who agreed, stressed the need to retain flexibility to respond to any changes in circumstances	The Preferred Option proposes a "broad" distribution for new housing. Alternative scenarios, with and without Wirral Waters, have also been set out. The combination of Preferred Option 7 - Phasing Housing Development and Preferred Option 8 - Order of Preference will offer additional flexibility.
295	One respondent, who agreed with the percentage distribution, believed that the overall ceiling figure was too low.	This comment primarily relates to the numbers proposed under Preferred Option 5 - Local Housing Targets.
Recommendation 1.12 - That the draft Core Strategy is prepared in line with the Recommended Responses set out above		
818	One respondent, who agreed, nevertheless felt that there was still a natural desire for people to move to west Wirral.	The nationally funded Housing Market Renewal Initiative was put in place to stem population loss and tackle the signs of housing market failure in parts of east Wirral. The ability to accommodate additional development in west Wirral is limited by the capacity of the existing urban areas.

Core Strategy Preferred Options - Summary of Consultation Responses

Question 8 - Do you agree with Preferred Option 6 - Distribution of Housing?		
ID	Summary of Issue Raised	Recommended Response
84, 86, 91, 177, 282, 331, 532, 635, 649, 669, 688, 709, 747, 760, 771	15 respondents, who disagreed, believed that the focus on east Wirral, including the Housing Market Renewal Initiative Area (HMRI) and Mersey Heartlands Growth Point, was too great and that housing numbers should be more widely distributed, not just in poorer areas.	The Preferred Option would direct up to 93% of new housing to Settlement Areas to the east of the M53 Motorway, from Wallasey to Eastham. The percentage distribution reflects the distribution of the capacity shown in the Strategic Housing Land Availability Assessment 2008 (SHLAA) but the implied annual dwelling targets for each Settlement Area are based on the overall ceiling of 250 carried over from Preferred Option 5 - Local Housing Targets. The likely total capacity available, which could accommodate higher numbers of dwellings in most Settlement Areas, is shown under Policy Option PO3 on page 35 of the Preferred Options Report. The SHLAA is currently being updated to 2011 for inclusion in the draft Core Strategy.
86, 198, 265, 282, 306, 396, 443, 506, 550, 635, 771	Eleven respondents believed that the percentages for one or more of the Settlement Areas were too low. Five mentioned the percentage for Hoylake and West Kirby (2%); four the percentage for the rural areas (3%); three mid-Wirral, one including Leasowe (1%); one Heswall (1%); and one Bromborough (18%).	The percentages reflect the percentage distribution of the capacity of previously developed sites shown as likely to be developable within the first ten years in the SHLAA 2008. Reducing the contribution from high density urban schemes such as Wirral Waters would raise the percentage contributed by other Areas but would not affect the overall capacity available within them, without using greenfield urban sites or going into the Green Belt. Raising the overall requirement under Preferred Option 5 - Local Housing Targets would, however, raise the numbers of dwellings that could be allowable within each Settlement Area.
583	One respondent, who disagreed, believed that the percentage for Bromborough and Eastham (18%) was too high, given the local constraints.	The percentage for Bromborough and Eastham is based on an identified capacity of up to 1,143 dwellings on previously developed sites sites likely to deliverable within the first ten years, including 441 dwellings on sites which already have planning permission.

Core Strategy Preferred Options - Summary of Consultation Responses

Question 8 - Do you agree with Preferred Option 6 - Distribution of Housing?		
ID	Summary of Issue Raised	Recommended Response
84, 265, 282, 306, 358, 376, 396, 407, 415, 443, 448, 461, 466, 481, 494, 506, 516, 550, 551, 569, 635, 669, 688, 709, 760.	25 respondents, who disagreed, believed that the distribution should be more proportionate, based on the the current pattern of population and/or 'ordinary' planning rules and/or the emphasis should be placed on meeting the local needs identified in the Strategic Housing Market Assessment (SHMA).	Approximately 37% of the Borough's population live in areas to the west of the M53 Motorway. The likely distribution based on the SHMA Update 2010 is illustrated under Policy Option PO2 on page 34 of the Preferred Options Report. The implied annual targets for each Settlement Area under Policy Option PO2 could only be met by the SHLAA capacity (shown under Policy Option PO3 on page 35 of the Preferred Option Report) in three of the Borough's eight Settlement Areas. The overall numerical need from the SHMA Update is only likely to be met if Wirral Waters was developed. The SHLAA 2008 figures do not take account of the additional restrictions arising from the Council's Interim Planning Policy for New Housing Development.
Recommendation 1.13 - That housing is distributed to better reflect the pattern of identified needs, subject to local capacity		

Core Strategy Preferred Options - Summary of Consultation Responses

Question 9 - Do you agree with Preferred Option 7 - Phasing Housing Development?		
ID	Summary of Issue Raised	Recommended Response
31 out of 42 respondents agreed, 4 with extra comments. 5 respondents felt that the policy was too unclear and another 6 disagreed		
104, 397, 462	Three respondents agreed, subject to the Green Belt being the last resort.	Preferred Option 8 - Order of Preference already effectively ensures that Green Belt will be a last resort.
793	One respondent, who agreed, indicated that the capacity of local infrastructure should be critical in any phasing policy.	This issue will be addressed within the draft Core Strategy.
155, 266, 275, 761, 772	Five respondents, including three who agreed, one who disagreed and one who requested further information, were concerned that phasing should not be too rigidly applied. Three sought additional flexibility: one, to take account of biodiversity on brownfield sites and two, to take account of circumstances where the use of greenfield sites could be used to promote regeneration, sustainability and meet wider community needs.	These issues can be addressed within the draft Core Strategy. Biodiversity is a material consideration on all sites. National policy allows for the replacement of facilities for open space, sport and recreation. Legislation allows the Council to take other material considerations into account, where they can be fully justified.
155	One respondent, who agreed, felt that account would also need to be taken of the impact of rising energy prices.	Phasing will be used to support the delivery of the Broad Spatial Strategy, which seeks to direct development to the most accessible locations by a choice of means of transport and support the provision of neighbourhood services.
189	One respondent, who disagreed, felt that any phasing should be used to increase the housing stock in Settlement Areas 4, 5, 6 and 7, to attract middle to high income families who would bring wider economic benefits to the area.	Any phasing policy will need to be in line with decisions taken under Preferred Option 4 - Broad Spatial Strategy and Preferred Option 6 - Distribution of Housing.
817	One respondent, who disagreed, believed that the Core Strategy, as written, would be too heavily reliant on previously developed sites, that the Regional Spatial Strategy (RSS) target of 80% recognised that 20% should be provided on greenfield land and that the Strategy needed to recognise that urban extension sites would be needed outside the urban area.	The RSS target of 80% is not a target for the delivery of greenfield sites. The Strategic Housing Land Availability Assessment 2008 (SHLAA) showed a capacity for up to 20,101 homes on previously developed sites alone. Greenfield sites outside the urban area were discounted because of the extent of the supply of previously developed land within the urban areas. The SHLAA is being updated to April 2011 for inclusion in the draft Core Strategy. The Viability Assessment associated with the Strategic Housing Market Assessment Update 2010 (SHMA) indicated that brownfield sites were still viable for development.
Recommendation 1.14 - That the draft Core Strategy is prepared in line with the Recommended Responses set out above		

Core Strategy Preferred Options - Summary of Consultation Responses

Question 9 - Do you agree with Preferred Option 7 - Phasing Housing Development?		
ID	Summary of Issue Raised	Recommended Response
266	One respondent, who disagreed, believed that phasing was not needed, that the proposals were over-complicated and would only serve to deflect development outside the Borough.	Phasing is provided for in national policy. Consultation shows clear support for using previously developed brownfield land before previously undeveloped greenfield land. The Preferred Option would allow for phasing to be applied across the Borough as a whole against the seven-fold sequence set out under Preferred Option 8 - Order of Preference, which could prevent brownfield sites coming forward in one Settlement Area before another.
283, 423, 587, 748, 761	Four respondents requested further clarification on how phasing would operate in practice, in terms of the definition of areas, how it would be applied to development outside the regeneration priority areas, triggers and timescales and the provision for exceptions.	The precise mechanisms to be applied will be brought forward in the draft Core Strategy. Preferred Option 8 - Order of Preference would require the supply of land across the Borough to be monitored before any decision on the release of land in a different category or in a different location was permitted.
670, 689, 712	Three respondents, who disagreed, wanted phasing to apply within each individual Settlement Area instead of Borough-wide	The Borough-wide approach contained within the Preferred Option would maximise the re-use of previously developed land across the Borough as a whole but could restrict the supply of land to meet local needs in locations where previously developed sites were scarce. The alternative would mean that greenfield sites could be released in one location while previously developed sites were still available elsewhere.
Recommendation 1.15 - That a simplified phasing mechanism is contained within the draft Core Strategy		

Core Strategy Preferred Options - Summary of Consultation Responses

Question 10 - Do you agree with Preferred Option 8 - Order of Preference?		
ID	Summary of Issue Raised	Recommended Response
24 of out 51 respondents agreed, 14 with extra comments. One respondent neither agreed nor disagreed. 25 disagreed but one did not say why. Another felt the policy was too unclear.		
156, 208, 298, 499, 782	Five respondents, who agreed, felt that further protection was needed to take account of the value of some previously developed sites for biodiversity, heritage and sport, the proximity of operational pipelines and natural assets.	Additional safeguards can be set out within the draft Core Strategy
69, 782, 819	Two respondents, who agreed, believed that open space should not be considered for development. Another respondent, who agreed, suggested re-wording categories 6 (greenfield land in east Wirral) and 7 (greenfield land in west Wirral) to ensure that these sites would only be considered subject to the findings of a needs assessment, which should take account of wider than local needs that could otherwise be overlooked.	Additional safeguards can be set out within the draft Core Strategy
105, 134	Two respondents, who agreed, wanted the Green Belt to be exempt from consideration.	National policy provides for the reuse of existing buildings in the Green Belt and for development within designated Major Developed Sites and Infill Villages in the Green Belt. Green Belt can only be released for development in very special circumstances. The lack of any available alternative can be a very special circumstance. The Preferred Option already effectively ensures that Green Belt will be a last resort. Preferred Option 4 - Broad Spatial Strategy provides for no change to Green Belt boundaries in the absence of a full review of the Core Strategy and the adoption of a site-specific Development Plan Document.
691, 713, 815	Three respondents, who agreed, believed that any policy should, however, only apply to un-allocated windfall sites.	Once adopted, Core Strategy policies will influence future decisions on site-specific land allocations as well as planning applications.
589	One respondent disagreed with category 4 (rural brownfield in east Wirral) and 6 (greenfield land in east Wirral).	The final sequence will be determined in line with the balance of previous consultation responses.

Core Strategy Preferred Options - Summary of Consultation Responses

Question 10 - Do you agree with Preferred Option 8 - Order of Preference?		
ID	Summary of Issue Raised	Recommended Response
85, 188	Two respondents believed that garden land should still be considered for development, despite its removal from the national definition of previously developed land.	The Core Strategy will need to follow the national definition. Potential development sites, including sites with planning permission, are being re-classified to comply with the new definition. The Coalition Government has now indicated that it will be for local authorities to determine the emphasis to be placed on previously developed sites based on local circumstances. In practice, this will depend on the balance between local needs and the capacity of the land supply.
208, 822	One respondent, who neither agreed nor disagreed, thought that the definition between east and west Wirral should be the same throughout the document, to prevent the need for lengthy footnotes. Another wanted a better alignment between the areas specified in the Order of Preference and the Settlement Areas	This issue can be addressed within the draft Core Strategy.
156	One respondent, who neither agreed nor disagreed, felt that account would also need to be taken of the impact of rising energy prices.	The Order of Preference used to support Preferred Option 7 - Phasing Housing Development will be used to support the delivery of the Broad Spatial Strategy, which seeks to direct development to the most accessible locations by a choice of means of transport and support the provision of neighbourhood services.
Recommendation 1.16 - That the draft Core Strategy is prepared in line with the Recommended Responses set out above		
85, 200, 277, 284, 308, 360, 377, 398, 410, 419, 427, 451, 463, 470, 484, 496, 508, 518, 557, 571.	18 respondents, who disagreed, felt that too much emphasis was being placed on east Wirral, two specifically mentioning the Housing Market Renewal Initiative Area (HMRI) and six Wirral Waters. 14 respondents believed that the needs of other areas were being ignored, 12 of which specifically referred to west Wirral.	The majority of brownfield sites are currently in east Wirral. The national Index of Multiple Deprivation identifies areas of need outside HMRI and the wider Interim Planning Policy boundary, including areas to the west of the M53 Motorway. HMRI and Growth Points are no longer nationally recognised designations. The SHMA shows a need for up to 51% of new homes (based on population projections without any policy intervention) and for up to 12% of affordable dwellings (based on the national housing need model) to be provided to the west of the M53 Motorway.

Core Strategy Preferred Options - Summary of Consultation Responses

Question 10 - Do you agree with Preferred Option 8 - Order of Preference?		
ID	Summary of Issue Raised	Recommended Response
85, 200, 267, 277, 334, 593, 773	Six respondents, who disagreed, believed previously developed land should be promoted irrespective of any spatial priority, to provide flexibility, maximise income, respond to market fragility and provide for a wider range and choice of housing.	The Preferred Option allows some flexibility where land of one type or location was no longer available but would prevent brownfield sites coming forward in one Settlement Area before another. A Borough-wide approach would be simpler to apply but could encourage previously developed sites to be brought forward in areas where a higher rate of development would not be preferred.
267, 277, 308, 651	Six respondents, who disagreed, felt that the Order of Preference would cause blight, stifle development and prevent regeneration outside the main priority areas	Experience from the Interim Housing Policy shows that restrictions can lead to some properties, in otherwise residential areas, remaining vacant for some time. The national Index of Multiple Deprivation identifies areas of need outside HMRI and the wider Interim Planning Policy boundary, including areas to the west of the M53.
Recommendation 1.17 - That the draft Core Strategy encourages the re-use of previously developed land in all Settlement Areas		

Core Strategy Preferred Options - Summary of Consultation Responses

Question 11 - Do you agree with Preferred Option 9 - Affordable and Specialist Housing?		
ID	Summary of Issue Raised	Recommended Response
9 out of 40 respondents agreed, 3 with extra comments. Two respondents neither agreed nor disagreed. 29 respondents disagreed.		
4, 90, 106, 147, 674, 692, 714	Seven respondents, including two who agreed, believed that amendments were needed to take account of the recession, intermediate and fixed term rents, changes in the availability of social housing grants, benefits and allowances and the impact of the New Homes Bonus (NHB).	Recession impacts were taken into account in the Strategic Housing Market Assessment Update 2010 (SHMA). Changes to the national definition of affordable housing will need to be reflected in the draft Core Strategy. Changes to include 'affordable rents' at up to 80% of local market rents have been subject to national consultation. The impact of changes to the benefit system will be subject to ongoing monitoring and may require further advice. NHB will pay the equivalent of one year's Council Tax for every dwelling added to the local housing stock, in un-ringfenced grant, for the following six years, with an additional payment for every new affordable home. The targets proposed will only apply to market housing, where social housing grant is not payable.
Recommendation 1.18 - That further advice is sought on the likely impact of future changes to national policy		
147, 201, 336, 379, 399, 412, 422, 433, 454, 468, 471, 485, 497, 512, 520, 559, 572, 596, 774	Nineteen respondents, who disagreed, felt that affordable and specialist housing should be provided wherever there was an identified need. Eight respondents specifically mentioned Hoylake and West Kirby. One mentioned a need for sheltered housing in Heswall, another in the rural areas. One respondent, who neither agreed nor disagreed, felt that specialist housing, for people with learning or physical disabilities in particular, needed to be provided in familiar surroundings near to their families.	National policy requires a Borough-wide target to be applied. Need can, however, be reflected in the scale of new housing provision to be made within each Settlement Area, subject to the capacity of available sites.
268, 285, 774	Three respondents, who disagreed, believed that the overall targets identified under Preferred Option 5 - Local Housing Targets were too low to meet the levels of need identified in the SHMA.	The future provision of affordable housing will largely be linked to the private housing market. The SHMA shows an annual need for up to 2,784 affordable units, with 12% in west Wirral. Preferred Option 5 - Local Housing Targets could yield up to 100 affordable homes each year at 40% or 50 homes at 20%. Preferred Option 6 - Distribution of Housing would direct approximately 93% to east Wirral. The targets will apply to sites of 5 or more dwellings, subject to site-specific viability.

Core Strategy Preferred Options - Summary of Consultation Responses

Question 11 - Do you agree with Preferred Option 9 - Affordable and Specialist Housing?		
ID	Summary of Issue Raised	Recommended Response
361	One respondent, who disagreed, did not believe that there was any need for affordable or specialist housing in west Wirral.	The SHMA shows an annual need for up to 323 affordable homes, based on the national housing need model, and for up to 92 specialist housing units, based on population projections without any policy intervention, in areas to the west of the M53 Motorway.
Recommendation 1.19 - That the distribution of housing is amended to better reflect the pattern of identified needs		
673	One respondent, who agreed, believed that this should only apply to windfall sites.	Once adopted, Core Strategy policies will influence future decisions on site-specific land allocations as well as planning applications.
285, 333, 336, 674, 692, 714, 762	Seven respondents, who disagreed, felt the targets were too high to be deliverable, even on the best sites, were unrealistic when the majority of housing was to be delivered in areas that could not support this level of contribution and that even 10% was not viable in the Housing Market Renewal Initiative Area (HMRI). One believed that a target of 40% could only be achieved on greenfield sites. Another believed that Wirral Waters should be excluded on the basis that it had not been specifically assessed within the SHMA Economic Viability Assessment 2010 (EVA) and that the lower 10% figure should be applied over a wider area.	The long term target of 40% recommended in the SHMA reflects the scale of assessed need. The accompanying viability assessment indicated that the local housing market could only currently support a target of 20%, with 10% within HMRI. Wirral Waters was not included in the EVA sample of schemes selected for data modelling, as it was atypical of the majority of sites likely to come forward for development across the Borough. The Preferred Option provides for site-specific viability assessments and changes in the market to be taken into account. Section 106 legal agreements (Sec 106) at Northbank and East Float provide for affordable housing to be assessed as each phase is developed.
268	One respondent, who disagreed, believed that reviewing the target annually through the Annual Monitoring Report would cause too much uncertainty.	The EVA 2010 recommended a variable rate to take account of changes in development viability over time in accordance with an agreed framework published in the Council's statutory Annual Monitoring Report. Provision could also be made to accommodate future market fluctuations, by agreement, within Sec 106. It is open to the Council to decide how often the rate is modified.
Recommendation 1.20 - That the draft Core Strategy is prepared in line with the Recommended Responses set out above		

Core Strategy Preferred Options - Summary of Consultation Responses

Question 11 - Do you agree with Preferred Option 9 - Affordable and Specialist Housing?		
ID	Summary of Issue Raised	Recommended Response
147, 652, 762	Two respondents, who disagreed, and one who neither agreed nor disagreed, wanted further details on how the 30% target for specialist housing was to be delivered, including thresholds and the impact on viability.	The SHMA did not recommend a specific target for specialist housing and it is unclear how far housing for elderly people or people with learning or physical difficulties should be linked to private market housing or public grant. Provision in the absence of a target could be made subject to criteria. National population and household projections may have reduced the scale of need since the SHMA and further work will be required to re-calibrate the statistics.
828	One respondent, who neither agreed nor disagreed, felt that account would also need to be taken of the impact of rising energy prices.	The pattern of provision of affordable and specialist housing will largely be linked to Preferred Option 8 - Distribution of Housing, which will reflect the Broad Spatial Strategy, which seeks to direct development to the most accessible locations by a choice of means of transport and support the provision of neighbourhood services. Additional criteria may, however, be needed to ensure that affordable and specialist housing is provided in the most advantageous locations, such as previously provided under UDP Policy HS7 - Sheltered Housing. Preferred Option 14 - Decentralised Energy may also be used to support the provision of affordable warmth.
Recommendation 1.21 - That additional criteria are included for the provision of specialist housing rather than property specific targets		

Core Strategy Preferred Options - Summary of Consultation Responses

Question 12 - Do you agree with Preferred Option 10 - Gypsies and Travellers?		
ID	Summary of Issue Raised	Recommended Response
All 16 respondents agreed, 10 with extra comments.		
25, 107, 591	Three respondents were concerned to ensure that any policy was strictly enforced and that the Council would be ready to act at any time in an emergency.	The wider approach to the enforcement of unauthorised encampments falls outside the scope of the Core Strategy.
534	One respondent believed that sites should only be provided after full public consultation.	Proposals contained within planning applications or site-specific allocations will be subject to statutory public consultation.
653	One respondent indicated that further detail was needed on how need and demand will be assessed and to address the separate needs of Travelling Showpeople.	Merseyside Gypsy and Traveller Accommodation Assessment (GTAA) 2008 showed a potential need for up to ten permanent residential pitches and up to five transit pitches with no need for Travelling Showpeople. The Partial Review of the Regional Spatial Strategy (RSS) which would have allocated a specific number of pitches to Wirral has been abandoned. The Coalition Government has indicated that local authorities will no longer be held to the findings of GTAAs, subject to a robust local assessment. Replacement draft advice is currently subject to national consultation.
215, 315, 724	Three respondents wanted to ensure that account would be taken of flood risk, biodiversity, landscape and heritage.	Additional safeguards can be set out within the draft Core Strategy.
Recommendation 1.22 - That the draft Core Strategy is prepared in line with the Recommended Responses set out above		

Core Strategy Preferred Options - Summary of Consultation Responses

Question 13 - Do you agree with Preferred Option 11 - Distribution of Employment?		
ID	Summary of Issue Raised	Recommended Response
13 out of 29 respondents agreed. 3 respondents neither agreed nor disagreed. 13 respondents disagreed.		
72, 335	Two respondents, who agreed, wanted to ensure sufficient provision for maritime-related industries, including a separate additional policy for ports and intermodal freight facilities.	This issue can be addressed in the draft Core Strategy. The Preferred Option already seeks to reserve land at Twelve Quays, West Float, Cammell Lairds and the Manchester Ship Canal for port-related requirements and activities and the importance of the ports is included in Preferred Option 3 - Spatial Vision and Preferred Option 4 - Broad Spatial Strategy. The Port Master Plan being prepared by Peel Ports will also be able to provide further information.
51, 535	Two respondents, one who agreed and one who neither agreed nor disagreed, were concerned to support existing businesses, training and job opportunities	This issue can be addressed in the draft Core Strategy. Core Strategy policies will apply to support existing as well as new investment. The Preferred Option already refers to the use of agreements with developers to secure training and jobs for the local community.
436, 675, 693, 715, 763, 775	Six respondents, who disagreed, wanted a more even distribution of development to address the need for employment in all Settlement Areas, one to establish more sustainable communities. One believed that the emphasis on Wirral Waters was too great and four believed that greenfield land would be needed to meet the Council's aspirations.	The distribution of employment land is based on the capacity of existing estates and centres, supported by market preferences identified in the Wirral Employment Land and Premises Study 2008 (WELPS). WELPS showed that 14% of the potential employment land supply was classified greenfield. Cabinet previously resolved that only projects of exceptional economic and employment significance would be considered in the Green Belt (15 October 2009, Minute 157). Wirral Waters is a unique opportunity for major commercial development within the existing urban area. The Preferred Option, which seeks to direct 50% of new employment development to the Commercial Core, includes other opportunities outside Wirral Waters. The 56 hectares of vacant land in the dock estate will remain an important employment resource, irrespective of whether a specific project is delivered.
15, 108, 202, 278, 318, 675, 693, 715	Eight respondents, including one who agreed, believed that a more flexible approach was needed over sites, uses and locations and the role of the Employment Land Review, to take account of all potential development opportunities and the need for alternative uses to aid viability.	This issue can be addressed in the draft Core Strategy subject to the need to protect an appropriate employment land resource free from the incursion of other unsuitable activities based on past trends and future aspirations. The employment land supply and projections of future needs will be updated for inclusion in the draft Core Strategy.

Core Strategy Preferred Options - Summary of Consultation Responses

Question 13 - Do you agree with Preferred Option 11 - Distribution of Employment?		
ID	Summary of Issue Raised	Recommended Response
592, 775	Two respondents believed that the target of accommodating 40% of new employment development in Bromborough was over-ambitious and could not be physically met.	WELPS showed 82 hectares of land at Bromborough, including 57 hectares at Wirral International Business Park (WIBP) sufficient to meet past trends for 6 years. WELPS identified the longer term need to provide a replacement for the WIBP but also recommended that Birkenhead and Wirral Waters could be promoted to meet any shortfall within the plan period.
654	One respondent sought further information on how the target of 177 hectares related to the role of Wirral within the wider sub-region.	This issue can be addressed in the draft Core Strategy. The Liverpool City Region Overview Study 2011 will provide further information.
675, 693, 715	Three respondents, who disagreed, wanted further details on the definition of employment development.	This issue can be addressed in the draft Core Strategy.
299, 317, 725, 803	Three respondents, who agreed and one who neither agreed nor disagreed, were concerned to ensure that account was taken of impacts related to flood risk, operational pipelines, the highway network and reducing the need to travel	These issues can be addressed in the draft Core Strategy.
136	One respondent, who agreed, referred to the potential of the Bidston-Wrexham railway line to gain access to employment.	This issue can be addressed in the draft Core Strategy.
335	One respondent, who agreed, wanted Cammell Lairds to be identified for port-related, industrial, waste and energy uses.	This issue can be addressed in the draft Core Strategy.
834	One respondent, who neither agreed nor disagreed, felt that business rates should be fairer across the Borough.	Business rates cannot be set by the Core Strategy.
Recommendation 1.23 - That the draft Core Strategy is prepared in line with the Recommended Responses set out above		

Core Strategy Preferred Options - Summary of Consultation Responses

Question 14 - Do you agree with Preferred Option 12 - Retail Network?		
ID	Summary of Issue Raised	Recommended Response
17 out of 28 respondents agreed, 13 with extra comments. 8 respondents neither agreed nor disagreed. 3 disagreed.		
52, 109, 137, 536, 594, 603, 812, 821	Four respondents who agreed and three respondents who neither agreed nor disagreed, underlined the need for investment in existing centres, including attractions for visitors, with specific reference to Bromborough, Eastham, Hoylake, Liscard, New Brighton and West Kirby. One was concerned to prevent the further loss of facilities, such as GP medical services, from existing centres.	This issue will be addressed in the draft Core Strategy. A study of town, district and local centres is currently being prepared which will be followed by a series of actions plans. Local priorities will be set out in Settlement Area Policies.
73, 157, 238	Three respondents, who agreed, emphasised the importance of restricting new out-of-centre retail and leisure floorspace.	This issue will be addressed in the draft Core Strategy in line with national policy.
73, 124, 655	Three respondents, who agreed, did not want Wirral Waters to be allowed to undermine or by-pass Birkenhead Town Centre	This issue will be addressed in the draft Core Strategy in line with national policy. The planning permission agreed at East Float restricts the size and phasing of the retail elements to the delivery of the housing and commercial elements.
124	One respondent sought further information on the ability of existing centres to meet identified capacity figures and on the proposals for Bidston Dock.	A study of town, district and local centres is currently being prepared, which will be followed by a series of actions plans. The developers intentions for Bidston Dock are not yet clearly defined.
676, 695, 716	Three respondents did not agree with the designation of Birkenhead as a Sub-Regional Centre because of its limited attractiveness and limited catchment.	Birkenhead was identified as a Sub-Regional Centre in the Regional Spatial Strategy (RSS). The Town Centres, Retail and Commercial Leisure Study shows that Birkenhead was still the largest centre in the Borough for floorspace and spending, especially for non-food. The Centre is also the Borough's most accessible centre, with most of east Wirral within 30 minutes of the centre by public transport and all but the western coastal fringes of the Borough within 20 minutes of the centre by car.
14	One respondent felt that the approach should not be unduly restrictive, to allow the refurbishment of older out-of-centre facilities.	This issue will be addressed in the draft Core Strategy in line with national policy.

Core Strategy Preferred Options - Summary of Consultation Responses

Question 14 - Do you agree with Preferred Option 12 - Retail Network?		
27, 339, 776	Three respondents asked for new centres be designated at Pensby; Thornton Hough, Raby, Storeton, Brimstage and Barnston; and at East Float and Bidston Dock at Wirral Waters.	Retail and service provision at Pensby is fragmented across a series of separate parades which would be difficult to designate as a single centre. There is no significant or recognisable centre at Barnston, Brimstage, Raby or Storeton and only limited retail provision at Thornton Hough. The proposals at East Float are linked to future developments that are still to be constructed. The intentions for Bidston Dock are not yet clearly defined. The Core Strategy will need to ensure that national policy requirements can be satisfied before it could be included as a location for a major retail/leisure development.
626	One respondent, who neither agreed nor disagreed, wanted the lower order Local Centres to be shown with a marker rather than a rigid boundary-line in any future site-specific Development Plan Document.	This is largely a matter for a subsequent site-specific DPD. Boundaries for the majority of Local Centres, with the exception of Eastham (Mill Park Drive/New Chester Road), Greaby and Oxtan Village, are already shown on the Unitary Development Plan.
Recommendation 1.24 - That the draft Core Strategy is prepared in line with the Recommended Responses set out above		

Core Strategy Preferred Options - Summary of Consultation Responses

Question 15 - Do you agree with Preferred Option 13 - Distribution of Retailing?		
ID	Summary of Issue Raised	Recommended Response
10 out of 21 respondents agreed. 6 respondents neither agreed nor disagreed. 5 respondents disagreed.		
53, 74, 110, 127, 138, 185, 190, 241, 342, 389, 656, 677, 694, 717	Fourteen respondents, including five who agreed, four who disagreed and five who neither agreed nor disagreed, were concerned about the impact and control of Wirral Waters. Three respondents believed that the distribution proposed was not credible because of Wirral Waters and two wanted controls in line with the East Float planning permission to be included.	The proposals at East Float are subject to a series of restrictive conditions related to the size and phasing of the retail elements linked to the delivery of the housing and commercial elements. The main parameters can be included within the draft Core Strategy.
127, 190, 342	Three respondents, including one who agreed and two who neither agreed nor disagreed, sought further clarification over the future of Bidston Dock. One wanted Bidston Dock to be more strongly promoted for retail and leisure.	The developers intentions for Bidston Dock are not yet clearly defined. The Core Strategy will need to ensure that national policy requirements can be satisfied before it could be included as a location for a major retail/leisure development.
74, 127, 656, 677, 694, 717	Three respondents who disagreed, one who agreed and two who neither agreed nor disagreed, were concerned over the scale of future provision being planned for, including the level of reliance on leakage, especially if this would lead to additional development in out-of-centre locations.	The figures for planned provision will need to be updated to take account of revised population, household, spending and growth projections before the Core Strategy can be submitted.
127, 185, 241, 537, 835	Two respondents who agreed, two who disagreed and one who neither agreed nor disagreed, wanted a greater emphasis on securing improvements to existing centres. One who disagreed, also wanted greater protection from supermarkets.	A series of Town Centre Action Plans are currently being prepared. Local priorities will be set out in Settlement Area Policies.
342	One respondent, who neither agreed nor disagreed, did not believe that additional convenience floorspace should be ruled out if a local need could be proven later in the plan period.	This issue can be addressed in the draft Core Strategy. The Preferred Option already allows for local qualitative deficiencies to be taken into account.
74, 804	One respondent, who agreed, wanted to ensure that the impact on transport networks and reducing the need to travel would be taken into account. Another wanted to ensure that all sites would be well served by public transport.	This issue will be addressed in the draft Core Strategy.
Recommendation 1.25 - That the draft Core Strategy is prepared in line with the Recommended Responses set out above		

Core Strategy Preferred Options - Summary of Consultation Responses

Question 16 - Do you agree with Preferred Option 14 - Decentralised Energy?		
ID	Summary of Issue Raised	Recommended Response
16 out of 22 respondents agreed. 2 respondents neither agreed nor disagreed. 4 respondents disagreed.		
75, 678, 698, 718	One respondent, who agreed, believed that more than just Combined Heat and Power (CHP) should be required at Wirral Waters and three, who disagreed, wanted this to be a requirement rather than a possibility.	Revised statutory requirements, including allowable solutions, will now be set out in the national Building Regulations (BR). The special opportunity for CHP at Wirral Waters was identified in the Liverpool City Region Renewable Energy Study 2010. The planning permission at Wirral Waters provides for a sustainable energy plan to be submitted, to reduce energy requirements and include potential connections to a decentralised energy supply.
158, 218, 252, 595, 672, 678, 698, 718	Eight respondents, four who agreed, were concerned at the impact of tidal power, particularly on biodiversity. Five respondents thought that the assessment was overly positive and three felt that other factors, ranging from economic benefits to the full range of net cradle-to-grave impacts, should also be taken into account.	These issues can be addressed in the draft Core Strategy. The final decision on the current Mersey Tidal Power Project is, however, likely to be taken by the Secretary of State under the provisions of the Planning Act 2008. However, the latest announcement by the promoter indicates that the project is unlikely to progress without a change in the way renewable energy and security of supply are valued.
54, 538	Two respondents, who agreed, noted the importance of treating all areas equally and the need to apply any requirements to all new development.	Revisions to the national BR and their related allowable solutions will apply with equal force to all domestic properties from 2013, with additional requirements from 2016, and to non-domestic properties from 2019 but other proposals for renewable, low carbon or decentralised energy can only be located where opportunity allows.
75, 158, 678, 698, 718	Three respondents, who disagreed, wanted more detail to be included and one, who agreed, wanted a greater sense of urgency to be applied. Another, who disagreed, wanted greater account to be taken of the end of the era of cheap energy.	These issues can be addressed in the draft Core Strategy.
111	One respondent, who agreed, nevertheless questioned the Council's power to intervene.	The latest national consultation indicated that targets for individual developments would no longer be necessary following revisions to the national BR. The Core Strategy can, however, set out any local priorities and include criteria to encourage and control the implementation of off-site or stand alone facilities.

Core Strategy Preferred Options - Summary of Consultation Responses

Question 16 - Do you agree with Preferred Option 14 - Decentralised Energy?		
ID	Summary of Issue Raised	Recommended Response
75, 511, 606, 672, 727	Three respondents who agreed and one who neither agreed nor disagreed, wanted the scope of the policy to be extended, to promote the full range of small scale installations in existing properties, energy minimisation, efficiency and conservation. One wanted any provision to be promoted in the context of wider impacts on the local economy and car travel and another wanted the policy title to continue to specifically include renewable and low carbon energy. Another, who agreed, wanted the commitments in the Liverpool City Region Multi-Area Agreement (LCR MAA) to be reflected.	The majority of these issues can be addressed in the draft Core Strategy. The LCR MAA has now been abandoned.
511	One respondent, who agreed, was nevertheless concerned to ensure that renewable energy was delivered in the most sustainable manner, with appropriate environmental controls.	This issue can be addressed in the draft Core Strategy.
Recommendation 1.26 - That the draft Core Strategy is prepared in line with the Recommended Responses set out above		

Core Strategy Preferred Options - Summary of Consultation Responses

Question 17 - Do you agree with Preferred Option 15 - Better Design?		
ID	Summary of Issue Raised	Recommended Response
16 out of 19 respondents agreed. 2 respondents neither agreed nor disagreed and one respondent disagreed.		
55, 76, 140, 253	Four respondents, who agreed, wanted to confirm that design is major local issue	The importance of good design will remain an important theme of the Core Strategy.
55, 76, 244	Three respondents, who agreed, were concerned to ensure that this would actually be applied in practice and not just in Conservation Areas (CAs).	The Core Strategy will form part of the statutory Development Plan for Wirral, on which future decisions must be based unless material considerations indicate otherwise. There is an additional statutory duty to conserve and enhance CAs.
623, 825	One respondent, who agreed, wanted specific reference to the historic environment to be included. Another, who neither agreed nor disagreed, wanted a specific reference to biodiversity.	The need to consider the impact on local distinctiveness, including heritage, is identified within Preferred Option 16 - Development Management. Local priorities will be set out in Settlement Area Policies. An additional statutory duty applies to designated features.
203	One respondent, who neither agreed nor disagreed, wanted the Core Strategy to recognise that Major Developed Sites were an established part of the existing character of the Green Belt.	This issue can be addressed in the draft Core Strategy. Local priorities will be set out within Settlement Area Policies.
608	The respondent who disagreed did not believe that the wording provided a strong enough commitment to the importance of good design.	This issue can be addressed in the draft Core Strategy.
Recommendation 1.27 - That the draft Core Strategy is prepared in line with the Recommended Responses set out above		

Core Strategy Preferred Options - Summary of Consultation Responses

Question 18 - Do you agree with Preferred Option 16 - Development Management?		
ID	Summary of Issue Raised	Recommended Response
13 out of 20 respondents agreed, 11 with extra comments. 5 respondents neither agreed nor disagreed and one respondent disagreed.		
77, 113, 159, 220, 300, 515, 729, 742, 783, 624	The majority of respondents identified additional issues which they would like to see included, including more specific references to historic assets; sustainability; sustainable resource consumption; resilience to rising energy costs, anti-social behaviour; open space, sport and recreation; job creation and economic development; Green Belt; nature conservation and pipeline corridors.	These issues can be addressed within the draft Core Strategy
321, 624, 657	Three respondents sought further clarification on how the Preferred Option would be taken forward, including the impact on policies in the existing Unitary Development Plan (UDP) policies and the role of Supplementary Planning Documents (SPD).	These issues will be addressed within the draft Core Strategy. The Government intends the Core Strategy to replace the repetitive topic-specific criteria-based policies contained within the UDP with a single suite of general criteria that will apply to all new development. The Report of UDP Implications published alongside the Preferred Options Report will be revised and updated to accompany the draft Core Strategy. The Core Strategy will set out a general framework with more specific requirements set out in a series of SPD.
159, 220, 515	Three respondents agreed subject to the findings of the Habitats Regulations Assessment (HRA) being included.	The inclusion of the findings from the HRA is a statutory requirement.
833	One respondent, who agreed, wanted airport safeguarding to be more prominently referenced.	This issue can be addressed within the draft Core Strategy
610	The respondent who disagreed, wanted design quality to feature more prominently.	Design is the subject of a separate but related Preferred Option 15 - Better Design.
141, 598	Two respondents were sceptical about how the Preferred Option would be applied.	The policies contained within the Core Strategy will form part of the statutory Development Plan. Future planning decisions must be based on the Development Plan unless material considerations indicate otherwise.
Recommendation 1.28 - That the draft Core Strategy is prepared in line with the Recommended Responses set out above		

Core Strategy Preferred Options - Summary of Consultation Responses

Question 19 - Do you agree with Preferred Option 17 - Developer Contributions?		
ID	Summary of Issue Raised	Recommended Response
15 out of 25 respondents agreed. 5 respondents neither agreed nor disagreed. 5 respondents disagreed.		
78, 806	Two respondents, who agreed, were concerned about the treatment of highway infrastructure. One wanted priority to be given to public transport, walking and cycling to reduce the need to travel by private car before physical improvements. Another was concerned that funds should not all be spent on highways provision rather than on community facilities.	These issues can be addressed in the draft Core Strategy. Local priorities will be set out in the Settlement Area Policies.
784, 811	One respondent who agreed and one who neither agreed nor disagreed were concerned to ensure that funds were sought for enhancing and maintaining existing facilities rather than just providing new or replacement facilities.	The Community Infrastructure Levy (CIL) Regulations only allow on-site Section 106 Legal Agreements (Sec 106) and off-site CIL monies to be raised to meet the needs of the development proposed and not to remedy existing deficiencies but the Localism Bill now includes proposals to allow spending on the "ongoing costs" of providing infrastructure.
78, 248, 539, 784	One respondent who agreed and two who disagreed were concerned about misuse of the system and the extent of community involvement. One was concerned that a financial payment was not always enough to secure actual provision.	Sec 106 Heads of Terms are reported to Planning Committee before any decision is taken and are public documents. Any works required are normally secured before the development is completed. The CIL Charging Schedule will be subject to public consultation and independent examination and will clearly set out the infrastructure required. A statutory report will set out how the money raised has been spent.
78, 160, 509, 540, 612, 617, 730, 784	Six respondents who agreed and two who neither agreed nor disagreed, wanted issues related to biodiversity; heritage; design; sport and leisure; and support for community groups to be specifically included.	These issues can be addressed in the draft Core Strategy. The Localism Bill includes proposals to allocate elements of the CIL tariff to the local community.
824	One respondent, who neither agreed nor disagreed, wanted to underline the expectation that developers should contribute to the cost of public transport access, given the substantial reduction in public funding from April 2011.	This issue can be addressed in the draft Core Strategy.
784	One respondent, who agreed, nevertheless wanted to ensure that a range of mechanisms were retained to secure delivery.	This issue can be addressed in the draft Core Strategy.

Core Strategy Preferred Options - Summary of Consultation Responses

Question 19 - Do you agree with Preferred Option 17 - Developer Contributions?		
ID	Summary of Issue Raised	Recommended Response
270, 338, 777	Three respondents, who disagreed, objected to the imposition of plan-wide requirements and wanted each project to be considered on its own merits on the basis that it may not be feasible or justified to meet all the requirements that were being set out, especially within the Housing Market Renewal Initiative Area.	The Core Strategy must set out the infrastructure that will be needed to deliver the plan and how it will be paid for. Sec 106 and CIL are paid out of the value of the development proposed as an additional cost of development. Sec 106, for on-site works, will continue to be subject to site-specific negotiations. CIL tariffs for off-site works, once set, will not be subject to further negotiation. Different tariffs can be set for different types and location of development to reflect their nature and ability to pay. The level of CIL will have been subject to a statutory viability assessment and public examination prior to adoption.
338	One respondent, who disagreed, believed that the New Homes Bonus (NHB) should be taken into account and that new housing would, on its own, support some improvements, for example, in nearby town centres.	Preferred Option 4 - Broad Spatial Strategy already seeks to direct homes and jobs to areas that will support improvements to local centres and neighbourhood services. NHB currently provides un-ringfenced income, from 2011/12, in addition to CIL and Sec 106, equivalent to the annual Council Tax for each new property for six years. NHB Final Scheme Design (February 2011) clearly indicates that the NHB paid by Government to the Council is not intended to encourage housing development which would otherwise be inappropriate in planning terms.
658	One respondent, who neither agreed nor disagreed, questioned the role of Supplementary Planning Documents (SPD) if CIL is pursued and highlighted the Government aspiration for CIL to consider cross-boundary or sub-regional working.	Typical Sec 106 requirements and methods of calculation etc will be set out in SPD. CIL tariffs will be set out in a separate statutory Charging Schedule. Cross-boundary works can be funded through CIL, if the development proposed cannot take place without them and the schemes are costed and included in the Charging Schedule.
114, 142	Two respondents, who agreed, wanted to know how the Preferred Option would apply to Wirral Waters	The Sec 106 for Wirral Waters provides for significant financial contributions towards wider benefits, depending on the final scale of the development, including tariffs of up to £1,000 for every dwelling and for every 100sqm of commercial floorspace completed, subject to viability, for sustainable transport and for green infrastructure. These two separate £1,000 tariffs will be replaced by CIL, if enacted when the final development comes forward.

Core Strategy Preferred Options - Summary of Consultation Responses

Question 19 - Do you agree with Preferred Option 17 - Developer Contributions?		
ID	Summary of Issue Raised	Recommended Response
Recommendation 1.29 - That the draft Core Strategy is prepared in line with the Recommended Responses set out above		

Core Strategy Preferred Options - Summary of Consultation Responses

Question 20 - Do you agree with Preferred Option 18 - Green Infrastructure?		
ID	Summary of Issue Raised	Recommended Response
20 out of 23 respondents agreed. Two respondents neither agreed nor disagreed.		One respondent disagreed.
305	The respondent who disagreed wanted stronger protection for irreplaceable semi-natural habitats such as ancient woodland; references to tree planting and woodland creation; and the aspirations of the NW Regional Forestry Framework Manifesto to double tree cover by 2050.	Space for People (Woodland Trust, 2010) shows the population with access to a woodland of 2ha or above within 500m has increased from 7 to 11% since 2004, compared to 22% for Merseyside and the NW and 14% for England. A further 22% live within 500m of an inaccessible wood. However, 86% live within 4km of a wood of 20ha or above compared to 67% for the NW and 63% for England. Ancient woodland is already recognised in formal designations including Sites of Special Scientific Interest. Protection for landscape and biodiversity will continue to be addressed in the draft Core Strategy.
87, 161, 544, 731	Four respondents, including one who neither agreed nor disagreed, wanted to see a stronger reference to the multi-functional and strategic importance of green infrastructure.	These issues can be addressed in the draft Core Strategy.
79, 115, 785	Three respondents, who agreed, were concerned about the priority that would be given to green infrastructure with regard to funding, enforcement and maintenance.	The Wirral Open Space Assessment 2010 (WOSA) was prepared to inform the Wirral Cultural Services Forward Plan (WCSFP) to identify future priorities for service provision and funding. The priorities and standards identified will also be used to inform Preferred Option 17 - Developer Contributions.
161, 222	Two respondents, including one who neither agreed nor disagreed, were concerned about the treatment, coverage and assessment of natural and semi-natural open spaces and biodiversity.	The initial assessment undertaken by consultants for the WCSFP, presented in WOSA 2010, was based on the scoring of general management and maintenance and the condition of physical features, such as signage, litter bins, fencing etc, which did not take into account the value of natural habitats. This will be addressed as part of the further development of the WOSA, which is the subject of Appendix 3 to tonight's report.
169, 255, 305	Three respondents, including one who neither agreed nor disagreed, wanted to see a stronger commitment to improve quality and provide new and enhanced provision beyond existing standards.	The WOSA 2010 provided a baseline assessment based on existing provision to establish an appropriate standard for Wirral, to be tested through separate consultation. The responses to consultation on WOSA are the subject of Appendix 3 to tonight's report.
785	One respondent, who agreed, was concerned that facilities may not be protected if standards were met or exceeded.	This issue can be addressed in the draft Core Strategy.

Core Strategy Preferred Options - Summary of Consultation Responses

Question 20 - Do you agree with Preferred Option 18 - Green Infrastructure?		
ID	Summary of Issue Raised	Recommended Response
79, 143, 205, 322, 785	Five respondents, who agreed, wanted to see further details taken into account as part of the evidence base, including the Green Belt, heritage, outdoor and indoor sports facilities, the condition of buildings, more detailed site-specific management plans, comparisons with other authorities, the findings of shoreline, river basin and flood catchment management plans and community involvement.	These issues can be addressed in the draft Core Strategy and in revisions to the WOSA, which are the subject of Appendix 3 to tonight's report.
614	One respondent, who agreed, wanted to see policies on green design and low impact technologies included.	These issues will be addressed under Preferred Option 15 - Better Design and Preferred Option 16 - Development Management.
Recommendation 1.30 - That the draft Core Strategy is prepared in line with the Recommended Responses set out above		

Core Strategy Preferred Options - Summary of Consultation Responses

Question 21 - Do you agree with Preferred Option 19 - Minerals?		
ID	Summary of Issue Raised	Recommended Response
8 out of 13 respondents agreed. 5 respondents neither agreed nor disagreed but made additional comments.		
733	One respondent who agreed, wanted to include a reference to the recycling and reuse of aggregates in new development.	This issue can be addressed under Preferred Option 15 - Better Design and Preferred Option 16 - Development Management.
92, 807	Two respondents, who neither agreed nor disagreed, wanted further consideration of the transportation of minerals to be included and the protection of sites needed for importation, particularly for major development projects.	This issue can be addressed through the proposed policy for ports considered under Preferred Option 11 - Distribution of Employment and under Preferred Option 16 - Development Management.
92	One respondent, who neither agreed nor disagreed, wanted a commitment to contribute to the national need for minerals and reference to the minerals likely to be of greatest economic importance to Wirral, such as the heritage value of local stone.	The only potentially viable mineral deposits identified in Wirral in the Merseyside Mineral Resource Study 2008 were the clay reserves at Moreton. The importance of facilities for landing marine-won sand and gravel and the ports was also identified. There is no quarrying of local stone.
92, 162	Two respondents, who neither agreed nor disagreed, raised issues over the boundary to the proposed Mineral Safeguarding Area at Moreton and its identification on the Local Development Framework Proposals Map.	This issue can be addressed in the draft Core Strategy, with detailed boundaries defined in a subsequent Site Allocations Development Plan Document.
223	One respondent, who agreed, wanted the role of the Review of Old Minerals Permissions (ROMPs) to be reflected.	This issue can be addressed in the draft Core Strategy, to ensure that operating conditions are reviewed and kept up-to-date.
Recommendation 1.31 - That the draft Core Strategy is prepared in line with the Recommended Responses set out above		

Core Strategy Preferred Options - Summary of Consultation Responses

Question 22 - Do you agree with Preferred Option 20 - Waste Management?		
ID	Summary of Issue Raised	Recommended Response
11 out of 14 respondents agreed. 3 respondents neither agreed nor disagreed but made additional comments		
117	One respondent, who agreed, was nevertheless concerned that landfilling would be needed to create a Golf Resort at Hoylake.	No proposals have yet been submitted.
93, 144, 225, 324, 371	Five respondents, including two who neither agreed nor disagreed, wanted to ensure consistency with and/or more positive support for the emerging Joint Waste Development Plan Document for Merseyside and Halton (Waste DPD).	This issue can be addressed in the draft Core Strategy.
808	One respondent, who agreed, sought measures to discourage the unnecessary import or export of waste to take pressure off the strategic road network.	Provision for sustainable waste transport is expected to be addressed within the joint Waste DPD. This issue can also be addressed under Preferred Option 15 - Better Design and Preferred Option 16 - Development Management.
93	One respondent, who neither agreed nor disagreed, sought clarification on the future role of Supplementary Planning Documents (SPD).	This issue can be addressed in the draft Core Strategy.
615	One respondent, who neither agreed or disagreed, suggested the potential need to consider locations for incinerators.	An assessment of the need for energy from waste facilities has been included within the joint Waste DPD.
225?	One respondent, who agreed, sought a requirement to include specific provision for the storage and and recycling of waste in all new development.	Provision for sustainable waste management in the design and layout of new development is expected to be addressed within the joint Waste DPD. This issue can also be addressed under Preferred Option 15 - Better Design and Preferred Option 16 - Development Management.
Recommendation 1.32 - That the draft Core Strategy is prepared in line with the Recommended Responses set out above		

Core Strategy Preferred Options - Summary of Consultation Responses

Question 23 - Do you agree with Preferred Option 21 - Strategic Locations?		
ID	Summary of Issue Raised	Recommended Response
13 out of 18 respondents agreed, 7 with extra comments. One respondent neither agreed nor disagreed. 4 respondents disagreed.		
346	One respondent, who agreed, wanted to clarify that Woodside and the surrounding neighbourhoods were included within the Strategic Location at Birkenhead and Wirral Waters.	This issue can be addressed in the draft Core Strategy. The Birkenhead and Wirral Waters Integrated Regeneration Study 2010 (BIRS) considered how the proposals at Wirral Waters could be integrated with the surrounding areas as part of a series of wider proposals for the future of Birkenhead.
94, 346, 409, 660, 743	Five respondents, who agreed, wanted to see additional details on delivery and impacts, particularly on the M53, with regard to location, scale, phasing and infrastructure requirements, in order to show that the New City Neighbourhood is feasible and deliverable. One wanted a clearer supporting diagram.	These issues can be addressed in the draft Core Strategy.
743	One respondent, who agreed, wanted the extent of the Strategic Regional Site at Birkenhead to be more clearly explained.	This issue can be addressed in the draft Core Strategy.
679, 699, 720, 778	Three respondents, who disagreed, believed that Wirral Waters should not be identified, as the proposals were unrealistic and undeliverable in this or any future market. Another believed that an over-reliance on Wirral Waters and on Wirral International Business Park (WIBP) would compromise the ability to meet the Borough's wider needs and that a new employment site should be identified in the Green Belt at Woodchurch as an extension to North Cheshire Trading Estate at Prenton.	Outline planning consent for the proposals at East Float has now been agreed. The area has additionally been designated as part of the national Mersey Waters Enterprise Zone. The Wirral Employment Land and Premises Study 2008 (WELPS) showed 57 ha of land at WIBP, sufficient to meet past trends for 6 years. WELPS identified the longer term need to provide a replacement for WIBP but recommended that Birkenhead and Wirral Waters could be promoted to meet any shortfall within the plan period. The Wirral Strategic Housing Land Availability Assessment 2008 recognised that the delivery of up to 9,227 units at Wirral Waters by 2026 was ambitious and challenging. The revised trajectory submitted as part of the East Float planning application now envisages the delivery of up to 7,100 units between 2010 and 2027. The draft Core Strategy will need to demonstrate how baseline needs will continue to be met based on the most up-to-date information available, if the development proposed does not come forward as planned.

Core Strategy Preferred Options - Summary of Consultation Responses

Question 23 - Do you agree with Preferred Option 21 - Strategic Locations?		
ID	Summary of Issue Raised	Recommended Response
145, 409, 616	Three respondents, who agreed, were still concerned about the impact of parts of the development and wanted to ensure that the rest of Borough would not be neglected. One wanted the controls set out within the East Float consent to be included to maintain the limits on the impact of any future development.	This issue can be addressed in the draft Core Strategy. The conditions and agreements associated with the planning consents at East Float were instrumental in securing the approval of these proposals.
609	The respondent who neither agreed nor disagreed queried the provision for consultation on any future Development Plan Document (DPD) for Bromborough.	Any future DPD will need to be prepared subject to statutory public consultation in line with the standards set out in the Council's Statement of Community Involvement.
Recommendation 1.33 - That the draft Core Strategy is prepared in line with the Recommended Responses set out above		

Core Strategy Preferred Options - Summary of Consultation Responses

Question 24 - Do you have any other comments on the content of the Preferred Options Report?		
ID	Summary of Issue Raised	Recommended Response
Core Strategy Process		
627, 638	Layout and formatting of the Preferred Options Report was well thought out and presented and clearly shows progression from the Spatial Options consultation.	Noted.
119, 146, 233, 257, 439	Five respondents thought that the process is lengthy and complex with a large number of documents. The documents are not easy to understand or relate to and any responses are unlikely to be representative.	The documents are prepared in accordance with a statutory process. The Preferred Options, Revised Spatial Portrait and Assessment of Options were separated to provide reports of a more manageable size. Summary information was provided to enable people to focus on the most essential elements. Contact details were provided for additional support, if needed.
83	The absence of an opportunity to comment on additional policy options suggests an unwillingness to consult openly.	Consultation on the full range of available Spatial Options was undertaken in January 2010. The Consultation Questions associated with each Preferred Option invited respondents to agree or disagree, give reasons for their answer and suggest how they would want to see the Preferred Option changed. Consultation Question 24 invited open-ended comment on any aspect of the Preferred Options Report and on any of its supporting documents.
630	One respondent was dissatisfied with time given to respond to the amount of information presented and because an extension was not allowed.	Documents were available from 1 November 2010. The 7 January deadline was widely advertised and included in each of the main documents. The period for comments exceeded the six-week standard set out in the Council's statutory Statement of Community Involvement. Additional time was included to take account of the Christmas period. The respondent attended the Open Day on 15 November 2010. Additional paper copies were delivered by hand the next day. An extension would have required additional notification to 800+ consultees. Officers were available to be contacted on all but public holidays.
163	One respondent was concerned to ensure that the Council would abide by the Core Strategy, in light of the decision at The Warrens and the proposals for a Hoylake Golf Resort.	Once adopted, the Core Strategy will be the legal starting point for all planning decisions unless material considerations indicate otherwise in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004.

Core Strategy Preferred Options - Summary of Consultation Responses

Question 24 - Do you have any other comments on the content of the Preferred Options Report?		
ID	Summary of Issue Raised	Recommended Response
Missing Issues		
83, 119, 256	Three respondents wanted more account to be taken of issues related to agriculture, horticulture, local production, market gardening, food miles and food security.	Provision for an efficient and productive agricultural economy, promoting local production and food security are included in Preferred Option 3 - Spatial Vision, Preferred Option 4 - Broad Spatial Strategy. Preferred Option 2 - Settlement Area Policies includes the intention to set out priorities for the rural economy in Settlement Area 8 - Rural Area.
83, 618	Two respondents felt that measures should be included to address anti-social behaviour associated with the increase in wine bars and cheap alcohol.	The licensing of premises and alcohol sales and control of anti-social behaviour is dealt with under separate legislation. Criteria related to crime prevention and public safety will be set out in Preferred Option 16 - Development Management. Additional controls are set out in Supplementary Planning Document 3 - Hot Food Takeaways, Restaurants, Cafes and Drinking Establishments.
83, 119	Two respondents were concerned that the wider benefits of allotments for health and sustainability had been overlooked.	Preferred Option 18 - Green Infrastructure provides for the inclusion of local standards for allotments to respond to the findings of the Wirral Open Space Assessment. The Revised Spatial Portrait also sets out a summary of likely local needs within each Settlement Area.
83, 119	Two respondents believed that the longer term implications of peak oil had not been addressed.	The need to promote sustainable travel choices is listed as a main driver for change in paragraph 3.6 of the Preferred Options Report. Preferred Option 3 - Spatial Vision, Preferred Spatial Objective 3 - Transport Accessibility, Preferred Spatial Objective 4 - Neighbourhood Services and Preferred Option 4 - Broad Spatial Strategy refer to reducing the need to travel, increasing the use of public transport, making greater use of walking and cycling and enhancing the provision of neighbourhood services.
119, 257	Two respondents were concerned that insufficient weight had been given to preserving local character, biodiversity and sustainable development.	These matters are directly addressed under Preferred Option 2 - Settlement Area Policies; Preferred Option 3 - Spatial Vision; Preferred Spatial Objective 5 - Environmental Quality; Preferred Option 4 - Broad Spatial Strategy; as well as Preferred Option 15 - Better Design; Preferred Option 16 - Development Management; and Preferred Option 18 - Green Infrastructure.

Core Strategy Preferred Options - Summary of Consultation Responses

Question 24 - Do you have any other comments on the content of the Preferred Options Report?		
ID	Summary of Issue Raised	Recommended Response
348	One respondent sought better coverage of art, culture and theatres, particularly to contribute to the health of town centres.	These types of uses are town centre uses that would be encouraged within existing centres under Preferred Spatial Objective 4 - Neighbourhood Services subject to the hierarchy of centres set out under Preferred Option 12 - Retail Network. Cultural uses are also referred to under Preferred Option 3 - Spatial Vision in relation to the New City Neighbourhood.
257, 580	Two respondents wanted a greater focus on the contribution of local heritage and tourism to economic recovery.	Preferred Option 11 - Distribution of Employment deals primarily with proposals for office, manufacturing and storage uses. The Borough's heritage is listed as a key asset in paragraph 3.5 of the Preferred Options Report, under Preferred Spatial Objective 5 - Environmental Quality and throughout the Spatial Portrait. Tourism is referred to in Preferred Option 2 - Settlement Area Policies and Preferred Option 4 - Broad Spatial Strategy.
786	One respondent wanted the need for indoor sport to be directly addressed. Wirral Waters could, for example, lead to extra demand for facilities such as swimming pools, sports halls and synthetic turf pitches.	The Wirral Open Space Assessment is being widened to include indoor sports facilities. Any significant findings will be reflected within the draft Core Strategy.
618	One respondent wanted better provision for public toilets to support tourism and public transport.	Provision for improvements to public toilet facilities could be included under Preferred Option 17 - Developer Contributions.
628	One respondent believed that more needed to be included to improve public transport facilities and services.	Provision for improvements to public transport facilities can be included under Preferred Option 17 - Developer Contributions.
629	One respondent believed that the Council should reduce the number of councillors and relocate all staff from Wallasey Town Hall to Birkenhead Town Hall to reduce travelling costs.	These decisions are not a matter for the Core Strategy.
798	A separate transport and infrastructure policy is needed to address issues related to sustainable accessibility; promoting integrated transport and development; reducing congestion; improving accessibility; encouraging public transport and sustainable modes; and the transport and infrastructure schemes required to deliver the strategy.	Transport and infrastructure is not identified as a separate topic-based issue in the Preferred Options Report but is referred to as a cross-cutting theme within a number of Preferred Options. Criteria to be applied to all new development will be set out within Preferred Option 16 - Development Management.

Core Strategy Preferred Options - Summary of Consultation Responses

Question 24 - Do you have any other comments on the content of the Preferred Options Report?		
ID	Summary of Issue Raised	Recommended Response
204	Ongoing provision is needed to provide for major health care facilities.	Health infrastructure is included under Preferred Option 17 - Developer Contributions and specific projects have been included within the accompanying Draft Delivery Framework. Preferred Spatial Objective 4 - Neighbourhood Services includes provision to focus health and community services on existing centres.
Evidence Base		
206	One respondent believed that further research was needed on the relationship between outmigration to Deeside and affordable housing supply.	The Liverpool City Region Overview Study shows the main patterns of movement to be out of Liverpool to Wirral. The West Cheshire NE Wales Sub-Regional Study (October 2004) showed broadly similar annual flows from Wirral to both Chester and Flintshire. The highest net flows, more than double the net flow to Flintshire were, however, to Chester. Three quarters of the net migration to Flintshire was from Chester and Ellesmere Port with 11% from Wirral. Appropriate references will need to be included in the draft Core Strategy.
799, 837	Two respondents wanted to see a further development of the transport evidence base so that the requirements for any new or improved infrastructure can be determined and to present details of costs, phasing, funding and the identification of those responsible for delivery, in accordance with PPS12.	Further transport modelling is to be undertaken as part of the preparation of the draft Core Strategy.

Core Strategy Preferred Options - Summary of Consultation Responses

Question 24 - Do you have any other comments on the content of the Preferred Options Report?		
ID	Summary of Issue Raised	Recommended Response
Policy Context		
279, 638, 736, 753	Four respondents indicated that amendments were needed to clarify the status of the Regional Spatial Strategy (RSS), the proposed National Planning Policy Framework (NPPF) and the National Policy Statements (NPS) for major infrastructure.	The ongoing status of RSS has been the subject of High Court proceedings. The Localism Bill proposes the revocation and repeal of Regional Strategies including RSS. The NPPF has not yet been published for consultation and NPSs are still in preparation. Core Strategies must have regard to but must not duplicate national policies. Up-to-date references will be included in the draft Core Strategy.
119, 146, 279	One respondent believed that the documents were too inward looking and did not set Wirral in its wider sub-regional context. Two other respondents believed that specific initiatives such as, the Ocean Gateway; Atlantic Gateway Framework; Future North West; Liverpool SuperPort; Liverpool Waters; and Green Zone 2025, should be more fully incorporated.	Appropriate references can be included in the draft Core Strategy.
119, 146, 753	Two respondents believed that the Core Strategy should take more account of Wirral's role as a dormitory to Liverpool, the increasing number of older people, the decline in the working-age population and higher value jobs. Another felt that Wirral's distinctive competitive assets had not been adequately defined.	The Preferred Options Report lists the declining and ageing population and low wages amongst the main drivers for change (paragraph 3.6 refers) and lists many of the Borough's key assets (paragraph 3.5 refers). Appropriate references will be retained and developed within the draft Core Strategy.
832	One respondent believed that proximity to Liverpool John Lennon Airport should be included as a Key Asset.	An appropriate reference can be included in the draft Core Strategy.
Recommendation 1.34 - That the draft Core Strategy is prepared in line with the Recommended Responses set out above		

Core Strategy Preferred Options - Summary of Consultation Responses

Additional Comments on the Revised Spatial Portrait		
ID	Summary of Issue Raised	Recommended Response
General		
287	The principal operational pipelines should be noted.	Appropriate references can be included in the final Portrait in Settlement Area 2 - Commercial Core; Settlement Area 3 - Birkenhead; and Settlement Area 4 - Bromborough and Eastham.
313	Essential parts of the electricity transmission and gas distribution network should be identified.	Appropriate references can be included in the final Portrait.
836	The relatively low level of provision for outdoor sport is not always identified as a key issue.	Appropriate references can be included in the final Portrait.
810	Settlement Area Profiles will need to be supplemented by further information on historic area characterisation and the character and appearance of each Area.	Appropriate references can be included in the final Portrait.
Settlement Area 2 - Commercial Core		
829	The boundary to the Strategic Regional Site should reflect the boundary of the New City Neighbourhood.	The boundary to the Strategic Regional Site is designated by the North West Development Agency.
Settlement Area 3 - Birkenhead		
296	There is no evidence of a decline at Prenton Town Centre. A comment on the environment of the Centre has been omitted.	An appropriate reference can be included in the final Portrait.
296	North Cheshire Trading Estate is at Junction 3 (not 4) of the M53.	A correction will be made in the final Portrait.
296	A more up-to-date comment on the academies is required.	An appropriate reference can be included in the final Portrait.
296	Additional key issues could include safeguarding Prenton Town Centre and improving the retail environment at Laird Street; Grange Road West/Oxton Road; and Prenton Park.	Appropriate references can be included in the final Portrait.
Settlement Area 4 - Bromborough and Eastham		
829	The Key Issues should seek to maximise rather than just maintain the potential to attract investment and employment to a strategic port location at the entrance to the Manchester Ship Canal and view it as part of a wider low carbon transport corridor rather than just as a terminal.	The scale and type of development likely to be acceptable at Eastham is still to be determined. An appropriate reference to the role of the Canal as a low carbon corridor can be included in the final Portrait.
829	The QEII Dock playing field falls on operational port land and is provided for private use on a discretionary basis only.	National planning policy protects playing fields irrespective of their status as public, private or voluntary facilities.
829	A minor change is needed to Picture 7.4 to include all the oil storage depot at Eastham.	The boundary follows the line for the Green Belt shown in the Unitary Development Plan adopted in February 2000.

Core Strategy Preferred Options - Summary of Consultation Responses

Additional Comments on the Revised Spatial Portrait		
ID	Summary of Issue Raised	Recommended Response
Settlement Area 6 - Hoylake and West Kirby		
498	There is no need for a new hotel on the front at West Kirby. Another car park is needed. A park and ride facility could be operated from Greenbank Road. Beach huts could be provided.	An up-to-date reference will be included in the final Spatial Portrait.
Recommendation 1.35 - That the Spatial Portrait is amended in line with the Recommended Responses set out above		

Core Strategy Preferred Options - Summary of Consultation Responses

Additional Comments on the Preferred Options Assessment Report		
ID	Summary of Issue Raised	Recommended Response
830	Paragraph 16.23 should be amended to reflect a site area for Port Wirral at Eastham in excess of 30 hectares.	An amended Assessment Report is not being produced but the revised information will inform the draft Core Strategy.
830	The implications of the Preferred Spatial Strategy for Settlement Area 4 should include maximising the potential to attract investment and employment at port land at Eastham.	An amended Assessment Report is not being produced. The scale and type of development likely to be acceptable at Eastham is, however, still to be determined.
Recommendation 1.36 - That the information set out above is used to inform the draft Core Strategy		

Core Strategy Preferred Options - Summary of Consultation Responses

Additional Comments on the Draft Delivery Framework		
ID	Summary of Issue Raised	Recommended Response
95	The M53 is likely to be at capacity in the next ten years. The Draft Delivery Framework identifies new traffic signals at M53/ Woodchurch Road but does not provide any other details of improvements to the M53. It is, for example, unclear what impacts the Preferred Options will have on the M53 or how they will be mitigated.	No other improvements were programmed at the time the Draft Delivery Framework was prepared. The results of further transport modelling will, however, be needed to inform the preparation of a more formal Infrastructure Delivery Plan.
794	The Draft Delivery Framework needs to be further developed into a more detailed programme, to ensure that the delivery framework provides the evidence and linkages between what physical infrastructure is required to enable the amount of development proposed. Shortfalls in provision or funding should be identified.	The Draft Delivery Framework will be developed into a more formal Infrastructure Delivery Plan for publication alongside the draft Core Strategy.
838	It is not clear whether delivery mechanisms are being proposed or if this is just identifying who will deliver what, by when, and whether the actual delivery item is referred to elsewhere.	The Draft Delivery Framework will be developed into a more formal Infrastructure Delivery Plan for publication alongside the draft Core Strategy.
Recommendation 1.37 - That the Draft Delivery Framework is further developed into a more detailed Infrastructure Delivery Plan		

Core Strategy Preferred Options - Summary of Consultation Responses

Additional Comments on the Sustainability Appraisal of the Preferred Options		
ID	Summary of Issue Raised	Recommended Response
330	EU Framework Directives should be referenced to cover the Water Framework Directive	This can be addressed in the revised Sustainability Appraisal.
554	Previous comments have been addressed. The non-technical summary, links to other plans and programmes and additions to the appraisals section are welcomed.	These items will be retained within the revised Sustainability Appraisal.
795	Generally supportive but no Preferred Option on transport and infrastructure has formed part of the appraisal. A new policy is needed to allow an appraisal to take place.	Transport and infrastructure is not identified as a separate topic-based issue in the Preferred Options Report but is referred to as a cross-cutting theme within a number of Preferred Options. Criteria to be applied to all new development will be set out within Preferred Option 16 - Development Management.
Recommendation 1.38 - That the revised Appraisal is prepared in line with the Recommended Responses set out above		

Core Strategy Preferred Options - Summary of Consultation Responses

Additional Comments on the Habitats Regulations Assessment (HRA)		
ID	Summary of Issue Raised	Recommended Response
548	Previous comments have been addressed. HRA recommendations must be included in the next iteration to avoid or mitigate adverse effects on European Sites.	HRA recommendations will be carried forward into the draft Core Strategy.
659	Support the findings but diffuse air pollution also needs to be addressed. Amendments to specific paragraphs are also suggested referring to water supply and abstraction; the relationship between higher and lower tier HRA; draft guidance from Countryside Council for Wales; the boundaries and conservation objectives for European Sites; impacts on mobile species outside Site designations; co-operative working and in-combination effects; and the findings of Water Resources Management Plans, Shoreline Management Plans and the Environment Agency Review of Consents for the Dee and Bala Lake Special Area of Conservation.	These issues can be addressed in the revised HRA that will accompany the draft Core Strategy.
831	The HRA report pre-judges the impact of individual projects by stating that a project level Appropriate Assessment will be required for port-related activities before any project level screening has been undertaken.	Appropriate Assessment is only needed where a screening assessment indicates that it will be necessary. The text can be clarified in the revised HRA that will accompany the draft Core Strategy.
Recommendation 1.39 - That the comments submitted are taken into account in the revised Habitats Regulations Assessment		

Core Strategy Preferred Options - Summary of Consultation Responses

Glossary		
ID	Summary of Issue Raised	Recommended Response
813	The entry for North West Development Agency (NWDA) should reflect that NWDA will be abolished by March 2012 to be replaced by Local Enterprise Partnerships.	This issue can be addressed in the draft Core Strategy.
813	The entry for Wirral Waters should be amended to clarify that Bidston Dock is not part of the Strategic Regional Site designated by NWDA.	This issue can be addressed in the draft Core Strategy.
Recommendation 1.40 - That the glossary is amended in the manner indicated above		