

Wirral Strategic Housing Land Availability Assessment - Summary of Consultation Responses

ID	Summary of Issue Raised	Summary Response
Two respondents agreed with the assessment, 23 raised site specific issues, 11 made more general comments and 2 had no comment but wished to be consulted at future stages.		
Presentational Issues		
12, 13, 22, 34	The maps in Appendix 10 did not match the list of sites by Ward.	Appendix 10 showed all the sites assessed at the first stage of the SHLAA, including sites within the Green Belt. Green Belt sites (with the exception of designated Major Developed Sites or sites within Infill Villages) were not included in the list of sites by Ward as they had not been included in the final SHLAA capacity figures.
31	Documents are too complicated and should be made more accessible	Documents related to SHLAA Update will be simplified as much as possible while retaining essential information.
Methodology Issues		
35	Housing refusals since 2003 have not been assessed.	Refusals since April 2003 will be examined as part of the SHLAA Update.
13, 14, 21, 23, 24	Some of the study was already out-of-date, some sites were already under construction, a minimum density of 30 dph is no longer relevant, garden land is no longer classified as previously developed land.	The SHLAA base date was April 2008. The SHLAA Update will take account of any changes to April 2011. Sites will be re-assessed against the revised definition of previously developed land and advice on densities contained in PPS3.
10	The impact of the Interim Planning Policy on the housing supply had not been dealt with and sustainable urban sites (such as 16 Lingdale Road) had been left out of the assessment in order to focus on east Wirral.	There has been no focus on sites in east Wirral and all sites put forward in calls-for-sites have been assessed. The site is already included in the SHLAA (see Site Specific Issues below).
2, 14, 21, 23, 24, 25, 30, 36, 39, 40, 42	The assessment methodology was inadequate or not sufficiently detailed.	The SHLAA is a strategic level assessment of likely potential capacity for development. The draft methodology, which reflects national guidance, was subject to consultation between March and May 2009. A more detailed assessment would have significant financial implications. The level of detail requested would be more appropriate for the assessment of individual planning applications. Responses to detailed points are, however provided below:
	Achievability should be based more on market demand and be more detailed.	Although detailed 'second-phase' achievability assessments were undertaken for 121 sites, 293 sites were subject to a higher level assessment, which involved consideration of housing market issues at both the macro and micro levels. The detailed 'second-phase' assessments were used to ensure the accuracy of the higher level assessments.

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	Unreasonable to assume that a site in use should be assigned to the lowest category of availability	Sites in use are less likely to be immediately available.
	Unreasonable to assume that a site owned by a public body or developer should be assigned to the highest category of availability	Sites owned a body that promotes development are more likely to be available, unless reliable information indicates otherwise.
	Green Belt sites should not automatically be placed within the lowest Category	Green Belt can only be released in very special circumstances. Green Belt sites will be the lowest priority where very special circumstances cannot be demonstrated.
	The ground condition assessment is too simplistic. There are few sites where serious contamination would be a significant constraint	Ground conditions have been taken into account where reliable information is available. Contamination has only been recorded where known to be a significant constraint under Stage 7.
	Insufficient weight is given to the protection of sports facilities	Previous or existing use has been recorded, outdoor sports facilities have been identified as greenfield sites.
	Access to local services is ignored	Access to local services and transport links will be examined as part of the SHLAA update.
	Topographical features are ignored	A 'permanent features factor' was applied to the theoretical site yield, to reflect any site specific capacity constraints such as topography.
	Listed Buildings and Conservation Areas are also constraints	Designated heritage features have been taken into account by reducing the capacity on affected sites.
	The impact on bio- and geodiversity , protected species, landscape character and sustainable design and construction should be included	Designated bio and geo-diversity sites have been taken into account.
	Some sites could have implications for National Trust property	The impact on National Trust property is a matter for individual planning applications.
	The capacity of essential infrastructure should also be included	The main infrastructure providers have been consulted. The impact on essential infrastructure will be subject to further consultation on the Core Strategy and the associated Delivery Framework.
	Should include flood risk	Flood risk is already included.
	Pipelines should be included as a constraint	Site specific constraints are included where known.
	Electricity transmission cables should be included as a constraint	Site specific constraints are included where known.
27	Sites in Flood Zone 3b should not be considered for residential development. The findings of the Water Cycle Study should feed into the assessment.	The findings from the Water Cycle Study will be taken into account when the findings from the SHLAA Update are included within the Core Strategy DPD.
Recommendation 2.1 - That no further alteration be made to the methodology established by Roger Tym and Partners		

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Site Specific Issues		
2, 3, 5, 14, 31, 37, 41	7 respondents disagreed with the results of the SHLAA as greenfield or Green Belt sites and sites in Conservation Areas had been included. Previously developed land should be prioritised. Particular reference was made to the following sites:	Greenfield and Green Belt sites must be included in the SHLAA assessment of total available capacity and can be only be discounted if other more suitable sites are available. Sites in Infill Villages in the Green Belt are treated as part of the built-up area.
	Site 512 (Clatterbridge Hospital, Clatterbridge) Major Developed Site	
	Site 633 (Land off Lennox Lane, Bidston and St James)	
	Site 634 (Land Adj to Yew Tree Farm, Bidston and St James)	
	Site 635 (Land Adj to Yew Tree Farm, Bidston and St James)	
	Site 693 (Upton Cricket Club, Upton)	
	Site 884 (Land S of Gills Lane, Pensby and Thingwall) Green Belt	
	Site 945 (Land adjacent Hill Top Farm, Thornton Hough, Clatterbridge). Infill Village	
	Site 946 (Allotment gardens adjacent D'Arcy Cottages, Thornton Hough, Clatterbridge). Infill Village	
	Site 947 (Land off Willowbrow Road, Raby Villlage, Clatterbridge). Infill Village.	
	Site 948 (Site adjacent the Wheatsheaf Inn, Raby Villlage, Clatterbridge). Infill Village.	
4, 10, 17, 18, 26, 28, 35	Seven respondents put forward new sites to be considered as part of the SHLAA Update	Sites will be included for assessment in SHLAA Update.
	Birchen House, 2 Hamilton Square (Birkenhead and Tranmere)	
	Land off Ditton Lane (Leasowe and Moreton East)	
	Land at Hargrave Avenue (Oxton)	
	Ingleborough Road Training Ground (Prenton)	
	Former Croda factory site (Bromborough)	
	100-102 Brookhurst Road (Clatterbridge)	
	16 Lingdale Road (Hoylake and Meols)	Site is already included in Category 1 (Site 629).
6, 7, 12, 15, 17, 21, 22, 23, 24, 38	Ten respondents requested that the categorisation of, or information relating to, specific sites be changed:	The additional evidence provided will be considered as part of the SHLAA Update.

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	Site 887 (Land at Pineridge Close, Bromborough) - move from Category 3 to Category 1 as private garden is incorrectly listed as Urban Greenspace in the UDP	
	Site 439 (333-359 Cleveland Street, Bidston and St James) - move from Category 3 to Category 2 as no longer suitable for continued employment use.	
	Site 440 (256-296 Price Street, Bidston and St James) - move from Category 3 to Category 2 as no longer suitable for continued employment use.	
	Site 512 (Clatterbridge Hosptial, Clatterbridge) - move from Category 3 as flood risk could be mitigated.	
	Site 406 (Premier Brands, Leasowe and Moreton East) - move from Category 3 as flood risk could be mitigated and the site has failed to attract interest for employment use.	
	Site 527 (Chapelhill Road, Leasowe and Moreton East) - move to Category 1 (no reason stated).	
	Site 529 (Royden Road Resource Centre, Upton) - move to Category 1 (no reason stated).	
	Site 697 (Commonfield Road, Upton) - controversial to include as deliverable	
	Site 926 (Noctorum Road Playing Field, Claughton) - move from Category 2 to Category 1	
	Site 634 (Land off Bidston Village Road, Bidston and St James) - yield should be changed from 10 to 22.5 units.	
	Site 635 (Land adjacent Yew Tree Farm, Bidston and St James) - yield should be changed from 4 to 8 units.	
	Site 636 (Land off Ditton Lane, Leasowe and Moreton East) - move from Category 3 to Category 1.	
	Site 744 (Fender Farm, Leasowe and Moreton East) - move from Category 2 to Category 1.	
	Site 919 (New Brighton Rugby Club, Leasowe and Moreton East) - move from Category 3 to Category 1.	
	Site 743 (Land at Meols Crescent, Hoylake and Meols) - move from Category 3 to Category 1.	

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19, 21, 22, 23, 24	Five respondents believed that sites they had submitted had not been assessed:	Green Belt sites were assessed at the first stage of the SHLAA but were not included as part of the final SHLAA capacity (with the exception of designated Major Developed Sites or sites within Infill Villages) as the housing requirement could be achieved without them. The SHLAA Update will follow the same approach, subject to the scale of the capacity identified.
	Pipers Lane (Heswall)	Included as Sites 642 and 907 - Category 3 (Green Belt).
	Birkenhead School Playing Fields, Claughton)	Included as Site 926 - Category 2
	Ellerman Lines Sports and Social Club (Hoylake and Meols)	Included as Site 627 - Category 3 (Green Belt).
	Barn Hey Crescent, Fornall Bridge (Hoylake and Meols)	Included as Site 743 - Category 3. Site was assessed but boundary was amended to exclude part of the site within the Green Belt boundary (Partially Green Belt).
	Birkenhead Road, Fornall Bridge (Hoylake and Meols)	Included as Site 742 - Category 3 (Green Belt).
	Diamond Farm, Saughall Road (Moreton West and Saughall Massie)	Included as Site 925- Category 3 (Green Belt).
	Fender Lane (North), Moreton (Leasowe and Moreton East)	Included as Sites 922, 923 and 924 - Category 3 (Green Belt).
	Fender Lane (South), Moreton (Leasowe and Moreton East)	Included as Sites 920 and 921 - Category 3 (Green Belt).
	Garden Hey Road, Saughall Massie (Moreton West and Saughall Massie)	Included as Site 741 - Category 3 (Green Belt).
	Saughall Road (West), Saughall Massie (Moreton West and Saughall Massie)	Included as Site 740 - Category 3 (Green Belt).
	Site 530 (Kenilworth Gardens, Upton)	Site 530 was included in the final SHLAA capacity as a small site which was not placed into Category 1, 2 or 3. Site will be carried forward into SHLAA Update.
	Site 620 (76 Bidston Road, Claughton)	Site 620 was included in the final SHLAA capacity as small site which was not placed into Category 1, 2 or 3. Site will be carried forward into SHLAA Update.
	Site 619 (96 Bidston Road Claughton)	Site 619 was included in the final SHLAA capacity as a small site which was not placed into Category 1, 2 or 3. Site will be carried forward into SHLAA Update.
Recommendation 2.2 - That the SHLAA is updated to April 2011 in accordance with the Summary Responses above and other evidence		
21, 23, 24	The SHLAA was too reliant on Wirral Waters. Question the delivery of high density appartments.	Figures in the SHLAA were based on data provided by the landowner's consultants at April 2008. The figures will need be updated and reviewed as part of the SHLAA Update.

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34	The number of sites identified in Hoylake would not be sufficient to meet the housing need identified in the SHMA.	The SHLAA only assesses the potential capacity of land that is likely to be suitable, available and deliverable for housing development. The final housing requirement for Hoylake will be set as part of the Core Strategy DPD.
Recommendation 2.3 - That these comments are addressed as part of the preparation of the Draft Core Strategy		