

WIRRAL COUNCIL

CABINET

21 JULY 2011

SUBJECT:	<i>LOCAL DEVELOPMENT FRAMEWORK FOR WIRRAL – CORE STRATEGY DEVELOPMENT PLAN DOCUMENT – REPORTS OF CONSULTATION</i>
WARD/S AFFECTED:	<i>ALL</i>
REPORT OF:	<i>INTERIM DIRECTOR OF CORPORATE SERVICES</i>
RESPONSIBLE PORTFOLIO HOLDER:	<i>REGENERATION AND PLANNING STRATEGY</i>
KEY DECISION	YES

1.0 EXECUTIVE SUMMARY

- 1.1 This report summarises the responses received to public consultation on the Council's Preferred Options for a statutory Core Strategy Development Plan Document for Wirral to replace the Unitary Development Plan for Wirral adopted in February 2000 (Council 18 October 2010, Minute 36 refers); on the findings of the Wirral Strategic Housing Land Availability Assessment (Cabinet 2 September 2010, Minute 121 refers); and on the findings of the Wirral Open Space Assessment (Cabinet 4 February 2010, Minute 308 refers). It also reports that a 366 name petition was received opposing residential development at an additional site submitted to the Strategic Housing Land Availability Assessment consultation, at Ditton Lane in Leasowe and Moreton East Ward. It recommends the further action that will be needed before a Draft Core Strategy can be prepared and published for consultation before being submitted to the Secretary of State for independent examination.
- 1.2 The Draft Core Strategy will be the subject of a further report to Cabinet and will require a decision of Full Council before it can be published for public consultation towards the end of the year and submitted to the Secretary of State in 2012.

2.0 RECOMMENDATIONS

- 2.1 **That the Draft Core Strategy is prepared in line with the recommendations set out in Appendices 1 to 3.**
- 2.2 **That additional informal consultation is undertaken to inform the drafting of Settlement Area Policies, including with local Ward Members.**
- 2.3 **That Article 14.2 of the Councils Constitution be waived, in accordance with the Council's Contract Procedure Rule 1.2.3, to enable AP Sheenan to be re-commissioned to provide an independent appraisal of the Council's updated Strategic Housing Land Availability Assessment**
- 2.4 **That Article 14.2 of the Councils Constitution be waived, in accordance with Council's Contract Procedure Rule 1.2.3, to enable BE Group to be re-**

commissioned to provide an update to the labour supply and labour demand forecasts contained within the Council's Employment Land and Premises Study

3.0 REASON/S FOR RECOMMENDATION/S

- 3.1 To respond to the results of public consultation on the Council's Preferred Options for a Core Strategy Development Plan Document for the Borough and to authorise further work to be undertaken to enable a draft Core Strategy to be published before being submitted to the Secretary of State for public examination.
- 3.2 The proposed re-appointment of AP Sheenan and BE Group is because they were the original consultants engaged by the Council, following a tender process, to prepare the Strategic Housing Land Availability Assessment (jointly with Liverpool City Council) and the Employment Land and Premises Study.

4.0 BACKGROUND AND KEY ISSUES

- 4.1 Public consultation on the Preferred Options for a statutory Core Strategy Development Plan Document was undertaken between November and January 2011. 789 responses have been received from 81 bodies and individuals, including 20 members of the public and 14 local societies.
- 4.2 Public consultation was also undertaken on two essential evidence base studies for the Core Strategy.
- 4.3 39 responses were received on the Wirral Strategic Housing Land Availability Assessment, which sets out the potential capacity of the Borough to accommodate new housing development.
- 4.4 94 responses were received on the Wirral Open Space Assessment, which sets out the results of an audit of existing open space provision undertaken as part of the Council's Cultural Services Forward Plan.
- 4.5 Some of the responses raise issues that will need to be addressed before a Draft Core Strategy can be prepared and published for public consultation before being submitted to the Secretary of State for independent examination.

KEY ISSUES

- 4.6 The Core Strategy Development Plan Document is a statutory land use planning document that will set out the Council's future vision and priorities for the development and use of land in the Borough over the next ten to fifteen years. The Core Strategy must be prepared in accordance with national regulations, including a public examination undertaken by a Planning Inspector appointed by the Secretary of State who will test the "soundness" of its policies and proposals.
- 4.7 "Soundness" means that the Council must demonstrate that the Core Strategy will be justified, effective and consistent with national policy, is founded on a robust and credible evidence base and is the most appropriate strategy when considered against the reasonable alternatives. The public and other public and private stakeholders, including landowners and developers, must be involved in the preparation of the Core Strategy.

4.8 The Core Strategy will include land use planning policies on the future scale and distribution of housing, employment, retailing, town centres, open space, the protection of local character and the provision of infrastructure.

Core Strategy Preferred Options

4.9 Appendix 1 sets out a summary of the responses received to consultation on the Preferred Options for the Core Strategy. A separate summary is provided for the responses to each of the 24 consultation questions and associated consultation documents.

4.10 The main comments related to

- the legal status of the Regional Spatial Strategy
- the need for greater account to be taken of cross boundary interactions
- the role of housing in economic development and recovery
- the scale and pattern of housing need and deprivation
- the extent of the focus on previously developed sites within the older urban areas, where the market is considered to be weakest
- the level of reliance on the delivery of Wirral Waters
- the capacity of the existing urban areas
- the impact of continued restraint in west Wirral
- concern for existing centres and the impact of future development at Bidston Dock
- the implications of rising energy prices on the future pattern of development
- the need to further assess the impact on transport and water infrastructure
- the impact on European Sites, including those outside the Borough
- measures to protect local character and distinctiveness
- measures to address sustainable development and climate change

4.11 A large number of responses related directly or indirectly to the likely future requirement for new housebuilding across the Borough.

4.12 The Council consulted on a new housing requirement figure for Wirral in the light of the announcement that Regional Strategies were to be revoked (Cabinet, 22 July 2010, Minute 89 refers). Consultation was undertaken on a range of options related to the housing figures for Wirral originally submitted by the Regional Assembly to the Secretary of State for the inclusion in the Regional Spatial Strategy for the North West; the future housing needs identified in the Council's Strategic Housing Market Assessment Update 2010 (Cabinet, 14 October 2010, Minute 171 refers); the capacity of the existing urban area; and two potential scenarios for recovery from the recent recession.

4.13 The Courts have since held that the Regional Spatial Strategy for the North West, which was issued by the Secretary of State in September 2008 (RSS), was unlawfully revoked in July 2010. The Government has now included its proposals to revoke RSS in the Localism Bill which is currently proceeding through Parliament. The latest legal judgement (at the end of May 2011) indicates that while the Government's intention to revoke RSS can be taken into account as a material consideration in decisions on planning applications, that emerging development plans will still need to be prepared in conformity with RSS until RSS is formally revoked. The Localism Bill is anticipated to

receive Royal Assent in November 2011. This means that in the period until the Localism Bill is enacted, any future housing number to be contained within the Core Strategy can be no less than an annual average 500 net new dwellings.

- 4.14 RSS was based on data from 2003, which has now been superseded by revised population and household projections from 2008. The household projection figures, which show an annual average growth of 400 households to 2027, are also lower than the annual average growth of 570 used within the Council's Strategic Housing Market Assessment Update. Although the 2008-based household projections are trend based, and assume a continued decline in the Wirral population to 2027, the figures appear to indicate that a figure below RSS could be justified, once RSS is revoked.
- 4.15 The latest indication from the draft National Planning Policy Framework, submitted to the Government by the Practitioners Advisory Group in May 2011, is that authorities are likely to be required to meet household and population projections, taking account of migration; address the need for all types of housing, including affordable housing; cater for housing demand and the scale of housing supply necessary to meet this demand; and that authorities are likely to be required to maintain a continuous five-year supply of housing land plus 20% for flexibility, to drive the delivery of new homes.
- 4.16 These other factors could, however, mean that the final figure for Wirral may need to be closer to the requirement currently set out in RSS, subject to the need to take account of any relevant cross-boundary interactions. The findings of the Liverpool City Region Overview Study (Cabinet, 22 July 2010, Minute 89 refers), which considers the housing and employment land supply across the whole of the wider City Region, is the subject of a separate report on tonight's agenda.
- 4.17 The majority of other responses related to the treatment of more specific elements of local character such as biodiversity and heritage under the more general themes of local distinctiveness and green infrastructure. A major part of the Core Strategy will be a series of Settlement Area Policies which will set out local priorities for the protection of local character. While the majority of respondents were happy to approve the principle of a separate policy setting out the local priorities for each Settlement Area, a number were concerned that a draft of these policies would not be available for comment before the final draft Core Strategy, when their opportunity to comment would be limited to issues of soundness rather than the substance of the policies themselves. It is therefore recommended that additional informal consultation on early drafts of the proposed policies is undertaken with stakeholders that have previously expressed an interest in these policies and that local Members within each Settlement Area are also consulted before they are included in the final draft Core Strategy.
- 4.18 Some responses relate to the need to assess the impacts of the Preferred Strategy on the transport network. Effective transport systems and efficient highway networks have important roles in supporting the delivery of various elements of the Core Strategy, including employment, retail centres and housing. No transport modelling has yet been undertaken as part of the preparation of the Core Strategy. The Highways Agency have indicated that although a more dispersed pattern of development is likely to have the greatest impact, even a more focused pattern of development is likely to have an impact on the Strategic Route Network, which would require further, more detailed assessment as the final proposals emerged.

- 4.19 Assessment of development and policy impacts on both the strategic and local networks is best determined through the use of computerised transport/highway models, which are built to robust criteria. Such models can show where traffic problems are likely to arise in the future and test the effectiveness of potential transport improvements. A number of local models are available including the Liverpool City Region Transport Model (LCRTM) which was used to assist with the development of the third Local Transport Plan. Wirral also owns the East Wirral Traffic Model, which is able to take the projected growth in vehicle flows from the LCRTM and assess highway impacts in more detail. The work would need to be undertaken by specialist consultants, which could be actioned under the Merseyside Procurement Framework Agreement for Consultancy Services or a current Framework Agreement with Technical Services. This work has been delayed to minimise the costs associated with running the models until a more final set of development options have been identified for the draft Core Strategy. The results will be used to inform the Infrastructure Delivery Plan that will need to be prepared alongside the draft Core Strategy.
- 4.20 A Strategic Flood Risk Assessment was completed during 2009 (Cabinet, 26 November 2009, Minute 200 refers). Additional information is available from the Environment Agency and Technical Services are now addressing the additional requirements of the Flood and Water Management Act 2010 and the Flood Risk Regulations 2009 (Cabinet, 17 March 2011, Minute 354). A Preliminary Flood Risk Assessment has already been submitted to the Environmental Agency. A Wirral Water Cycle Study, to consider issues related to water supply and waste water treatment (Cabinet, 14 October 2010, Minute 176 refers), will be the subject of a separate report to Cabinet later in the year.
- 4.21 The Draft Core Strategy will be the subject of a further report to Cabinet and will require a decision of Full Council before it can be published for public consultation later in the year and submitted to the Secretary of State for public examination during 2012.

Strategic Housing Land Availability Assessment

- 4.22 Appendix 2 sets out a summary of the responses received to consultation on the Strategic Housing Land Availability Assessment (SHLAA) prepared by Roger Tym and Partners and A P Sheenan (Cabinet, 2 September 2010, Minute 121 refers).
- 4.23 The main comments related to:
- the methodology, which had previously been subject to consultation in March 2009
 - the assessment and categorisation of individual sites
 - the status of Green Belt sites, which were excluded because of the existing capacity already identified within the urban areas
 - the extent of reliance on the delivery of apartment sites at Wirral Waters, which represented approximately 42% of the total supply to 2026
 - additional sites for assessment
- 4.24 The majority of responses were from developers, landowners and their agents, with six responses from members of the public and six from local societies.
- 4.25 Existing and new sites can be taken into account as part of the update and rolling forward of the SHLAA to take account of commencements and completions and other changes in circumstances.

- 4.26 One of the additional sites put forward for assessment was at Ditton Lane, in Leasowe and Moreton East. A petition of 366 names was also received, following the close of the consultation period, prompted by the marketing of land at Ditton Lane for residential development, which requests that the Council “designates the site as unsuitable for development in the next Local Development Framework”. This 12 hectare greenfield site is designated as washland (an area of floodplain where water will continue to inundate in times of flood) in the Unitary Development Plan and the Council’s Strategic Flood Risk Assessment confirmed that this site forms part of the PPS25 Flood Zone 3B functional flood plain. Part of the site is also shown as a Sports Ground for Protection from Development, which was originally designated to allow the relocation of the playing fields from the Premier Brands complex further south to enable further employment development to take place. Part of the site to the north east is shown as a Primarily Residential Area (1.6 hectares, 13%). A decision will not, however, be able to be taken on the future of this site until the SHLAA update has been completed.
- 4.27 SHLAAs are intended to be updated on an annual basis and can be used to provide evidence that an ongoing five-year supply of housing land is deliverable. The SHLAA completed by Roger Tym and Partners and A P Sheenan, which was based on data from April 2008, is currently being updated by officers to April 2011. Background work has already been completed but the findings will require an independent viability assessment to be undertaken, comparable to that previously undertaken by A P Sheenan, which will involve a high level assessment of any new large sites (over 0.4ha), a high level assessment of a sample of any new smaller sites and a number of more detailed site-specific development appraisals to verify their findings.
- 4.28 The work previously undertaken by Roger Tym and Partners and A P Sheenan included the preparation of a residential market commentary to inform a series of assumptions to be used within the later bespoke analysis. It is not proposed to commission a replacement market commentary. It is therefore recommended that the Council re-commission A P Sheenan to complete the assessments to the same format and assumptions as the original SHLAA assessment, on the basis that it would not be cost effective to appoint an alternative consultant who would have to establish and use their own, different, appraisal toolkit. The re-appointment of A P Sheenan would require a specific resolution of Cabinet under the Council’s Contract Procedure Rules (1.2.3).
- 4.29 Once complete, the updated SHLAA will be the subject of a further report to Cabinet later in the year.

Wirral Open Space Assessment

- 4.30 Appendix 3 sets out a summary of the responses received to consultation on the Audit and Assessment Report prepared by Strategic Leisure as part of the Cultural Services Forward Plan (Cabinet, 4 February 2010, Minute 308 refers).
- 4.31 Comments submitted on the Preferred Options Report, with implications for the Open Space Assessment, have also been included.
- 4.32 The main comments related to:
- the need to assess the impact of existing policies and strategies

- the need to provide an assessment of both existing and future needs
- the need to take account of waiting lists in the standard for allotments
- the treatment of biodiversity in the assessment of quality
- the difficulty in interpretation created by the overlap between different typologies and a Ward-based analysis
- the need to include the number of individual facilities available for each type of sport in addition to their land areas
- the need to update the supply and demand information from the playing pitch assessment completed in 2004
- the need to provide comparable data for indoor sports including swimming pools, sports halls and indoor bowling facilities
- the need for more aspirational standards to be applied to increase the scale and quality of facilities provided
- the need to widen the consideration of private sites and facilities
- the need to update the information on sources of funding, many of which were now no longer available

4.33 Two separate but related representations were submitted in the form of official complaints.

4.34 Although the majority of responses were from members of the public and/or local societies, only 69 respondents provided information on their use of existing open spaces. There may, therefore, be a need to further supplement this work to obtain a more statistically robust response.

4.35 Work to address the comments received is already underway, to assess existing and future needs, provide an assessment by Core Strategy Settlement Area, include the number of different types of facilities, update information on the use of pitches, bowling greens and tennis courts, include information on indoor facilities and revise the standards for allotments.

4.36 Cabinet has agreed an outline plan for the management and improvement of Wirral's Parks and Countryside areas with a vision 'To provide and maintain high quality parks and open spaces in partnership with the local community' (Cabinet 17 March 2011, Minute 355 refers).

4.37 The plan identifies three key themes: People and Community Involvement; Quality and Maintenance Standards; and Use of Resources. It also identifies the need to develop a minimum agreed quality standard in consultation with users. This will be based on the guidance provided by the Green Flag Award and will utilise the work undertaken for the Wirral Open Space Assessment. There are currently 12 parks in Wirral which reach the requirements for Green Flag. Tam O'Shanter Urban Farm has the Green Pennant Award and Birkenhead Park the Green Heritage Award.

4.38 The development of the quality standard for Parks and Open Spaces will be linked to the Key Performance Indicators and Collective Partnership Targets to be agreed following the award of the Parks and Countryside contract in September this year.

4.39 The preparation of a wider Green Infrastructure Strategy has now also been approved, to take account of the wider role and function of key environmental assets including

both public and private sites, particularly with regard to climate change (Cabinet 13 January 2011, Minute 283 refers).

4.40 Once complete, the revised Open Space Assessment will be the subject of a further report to Cabinet later in the year.

Other Issues

4.41 Other parts of the wider evidence base will also need to be updated to comply with the Planning Inspectorate requirement that evidence is no more than 12 months old when the Core Strategy is submitted for public examination.

4.42 Background data included in the Wirral Retail, Town Centres and Commercial Leisure Study completed by Roger Tym and Partners (Cabinet 14, January 2010, Minute 261 refers) has now been superseded by the recent recession and by revised population and household projections. Work to update the figures could be undertaken under the Council's existing contract with GVA. It is not proposed to repeat the underlying household survey. A Town Centre Study and Delivery Framework, which provides an updated analysis of the health and condition of each existing centre, based on the latest survey information, is the subject of a separate report on tonight's agenda.

4.43 The labour supply and labour demand forecasts contained within the Wirral Employment Land and Premises Study prepared by BE Group (Cabinet, 15 October 2009, Minute 157 refers) will also need to be updated to enable the Council's assessment of the need to retain employment land to remain robust. It is not proposed to repeat the market survey of local businesses and other stakeholders.

4.44 The forecast information contained within the Wirral Employment Land and Premises Study was based on data from 2007. The latest sub-regional data is based at 2009 but a revision to 2011 is being considered by The Mersey Partnership (TMP). The latest available figures will be used, at the time the study is commissioned. It is, therefore, recommended that BE Group, who have also prepared similar work elsewhere in the sub-region for Cheshire West and Chester, Halton, Sefton, Knowsley and West Lancashire, are re-appointed to enable consistent forecasts to be completed to a similar format. The re-appointment of BE Group would require a specific resolution of Cabinet under the Council's Contract Procedure Rules (1.2.3).

4.45 A review of the Council's Investment Strategy is the subject of a separate report on tonight's agenda.

4.46 The implications of the Community Infrastructure Levy and the preparation of an Infrastructure Delivery Plan for the Core Strategy will be the subject of a separate report to Cabinet later in the year.

4.47 The Sustainability Appraisal, Habitats Regulations Assessment and Equality Impact Statement, will also need to be reviewed and updated to accompany the draft Core Strategy.

5.0 RELEVANT RISKS

- 5.1 The main risk in not progressing the Core Strategy is that planning applications will need to be determined without reference to an up-to-date Development Plan that properly reflects the Council's latest policy aspirations.
- 5.2 The National Planning Policy Framework, which is expected to be published for consultation later in the year, is expected to introduce a presumption in favour of sustainable development, which will mean that planning applications must be considered favourably in the absence of an up-to-date Development Plan, which will also have implications for planning decisions at appeal.
- 5.3 The absence of an up-to-date Development Plan could also hinder the proper implementation of neighbourhood planning proposed under the Localism Bill.
- 5.4 The absence of an appropriate up-to-date evidence base could mean that the Core Strategy is rejected as unsound at public examination and may lead to costs being awarded against the Council at planning appeal.
- 5.5 A failure to deal with the responses to the Open Space Assessment could lead to a further Official complaint.

6.0 OTHER OPTIONS CONSIDERED

- 6.1 The Core Strategy is the only opportunity to place up-to-date local spatial priorities on a statutory footing, particularly following the abolition of the Regional Spatial Strategy through the Localism Bill.
- 6.2 Existing internal resources have been used to update the wider evidence base without incurring additional consultancy costs, wherever possible.

7.0 CONSULTATION

- 7.1 Consultation on the Preferred Options for the Core Strategy, the Strategic Housing Land Availability Assessment and the Wirral Open Space Assessment took place in parallel between 15 November 2010 and 7 January 2011 to comply with the requirements of the Council's Statement of Community Involvement adopted in December 2006.
- 7.2 Paper copies of the consultation documents were placed for public inspection at all public libraries and Council One Stop Shops and at the public counter of the Technical Services Department at Cheshire Lines. Electronic copies of the consultation documents were placed on the Council's website at <http://wirral-consult.limehouse.co.uk/portal>. Paper and electronic copies on CD were also available to take away, alongside hourly presentations, at a public Open Day held at Wallasey Town Hall on 15 November 2010.
- 7.2 Previous respondents and contacts, including members of the Area Forums and Local Strategic Partnership, were notified by email and/or letter. Press releases were issued and public notices were published for two consecutive weeks in the local free press and Daily Post. A separate presentation was given to the Older People's Parliament.
- 7.3 A summary of the responses received is provided in Appendices 1 to 3 to this report. Unattributed individual responses to each document can also be viewed at <http://wirral-consult.limehouse.co.uk/portal>.

consult.limehouse.co.uk/portal by selecting the consultation event from the initial table and selecting the “All comments” tab in the table at the foot of the following page.

8.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS

- 8.1 A wide range of voluntary, community and faith groups, who have previously expressed an interest in local planning policies, were included in the consultation process and will continue to be involved in the later stages of preparing the Core Strategy.
- 8.2 The Core Strategy and its associated evidence base will also affect the determination of planning applications submitted by voluntary, community and faith groups.

9.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS

- 9.1 The Core Strategy is being prepared by Strategic Development in Corporate Services.
- 9.2 Consultation on the Core Strategy, Strategic Housing Land Availability Assessment and Wirral Open Space Assessment cost £14,000 against an initial estimate of £15,000.
- 9.3 The publication of a Draft Core Strategy will be the subject of a further report to Cabinet. Consultation is expected to be in the region of £15,000 during 2011/12. The costs associated with the submission and public examination of the final Core Strategy during 2012/13 will depend on the scale and nature of the representations received.
- 9.5 The additional costs associated with undertaking informal consultation on the emerging Settlement Area Policies, are expected to be negligible.
- 9.6 The majority of the background required for the update of the Strategic Housing Land Availability Assessment (SHLAA) has used internal resources. The assessment to be carried out by A P Sheenan is expected to cost up to £6,000.
- 9.9 The updated employment forecasts, to be carried out by BE Group, are expected to cost up to £6,000, subject to the availability of data from TMP. An additional business and stakeholder survey (which is not being commissioned) would cost £15,000.
- 9.10 The work necessary to provide updated retail capacity figures could be undertaken at contract rates, under the existing contract with the Council’s retained retail consultants, GVA, for approximately £5,000. An additional household survey plus analysis of the findings (which is not being commissioned) would cost £25,000.
- 9.11 Transport modelling, which is anticipated to be carried out by specialist consultants procured under the Technical Services Framework Agreement, is expected to cost in the region of £50,000. It is intended to submit a joint with bid with Technical Services to the Council’s Capital Programme in September to support this modelling work.
- 9.12 Work on the revisions to the Wirral Open Space Assessment, updates to the Employment Land and Premises study related to land supply and historic take-up, population analysis and other routine monitoring, including analysis of the Index of Multiple Deprivation for England 2010 and the Sustainability Appraisal all use internal resources (with the assistance of the Council’s Sustainability Appraisal Panel).

9.14 The Habitats Regulations Assessment will continue to be prepared under the existing joint contract with Scott Wilson, managed on behalf of the Merseyside districts by the Merseyside Environmental Advisory Service, the specialist environmental advisors to the councils for Halton, Knowsley, Liverpool, St Helens, Sefton and Wirral.

10.0 LEGAL IMPLICATIONS

10.1 Once adopted, the Core Strategy will form part of the statutory Development Plan for Wirral and will replace the strategic policies contained within the Council's Unitary Development Plan (UDP) adopted in February 2000.

10.2 The Core Strategy and the remaining unaltered policies of the UDP will become the sole Development Plan for Wirral when the Regional Spatial Strategy is formally revoked following the enactment of the Localism Bill, currently expected to be towards the end of 2011.

11.0 EQUALITIES IMPLICATIONS

11.1 The Core Strategy is subject to an ongoing Equality Impact Assessment prepared in consultation with the Council's Equality and Diversity Co-ordinator.

11.2 The Equality Impact Assessment for the Preferred Options for the Core Strategy was approved by Cabinet on 23 September 2010 (Minute 143 refers) and published for public consultation alongside the consultation documents.

12.0 CARBON REDUCTION IMPLICATIONS

12.1 The Core Strategy will support carbon reduction through the Spatial Vision, Broad Spatial Strategy and Strategic Objectives, and through policies for renewable and decentralised energy, development management and the distribution of development.

13.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

13.1 Once adopted, the Core Strategy will be used as the basis of decisions on individual planning applications and other decisions under the Town and Country Planning Acts.

13.2 The content of the associated evidence base reports and the updates for housing, retail, employment, open space and transport are also capable of being material considerations in future planning decisions.

13.3 The Core Strategy will also contain policies related to community safety and new development, including policies for flooding, crime prevention and environmental protection.

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APPENDICES

Appendix 1: Summary of Responses to Consultation on the Preferred Options for the Wirral Core Strategy with Recommendations for Further Action

Appendix 2: Summary of Responses to Consultation on a Wirral Strategic Housing Land Availability Assessment with Recommendations for Further Action

Appendix 3: Summary of Responses to Consultation on a Wirral Open Space Assessment with Recommendations for Further Action

REFERENCE MATERIAL

Copies of the consultation documents and the comments received can be viewed through the Council's website at <http://wirral-consult.limehouse.co.uk/portal>

SUBJECT HISTORY (last 3 years)

Council Meeting	Date
Cabinet (Open Space Audit) (Minute 308)	4 February 2010
Cabinet (SHLAA) (Minute 121)	2 September 2010
Cabinet (Preferred Options) (Minute 89)	22 July 2010
Cabinet (Preferred Options) (Minute 143)	23 September 2010
Council (Preferred Options) (Minute 36)	18 October 2010