Section of Core Strategy	Summary of Contents
Introduction (page 3)	Sets out the the purpose of the Core Strategy, how its has been prepared and details of how to comment on the Proposed Submission Draft.
Background (page 6)	Sets out a summary of the main social, economic and environmetal background, including opportunities and constraints and the contribution to sub-regional priorities.
Spatial Vision (page x)	Sets out what the Core Strategy seeks to achieve based on the aspirations of the Sustainable Community Strategy "More Equal More Prosperous" and the Council's Investment Strategy. Essentially the same as Preferred Option 3, amended to take account of the national presumption in favour of development; clarify the focus on the existing urban area; the purpose of town, district and local centres; the intention to protect and enhance heritage, biodiversity and the quality of the natural and semi-natural environment; and to secure a sustainable approach to green infrastructure.
Strategic Objectives (page x)	Now contains strategic objectives for economic revitalisation; housing regeneration; transport acessibility; neighbourhood services; environmental quality; flood risk; and sustainable development. Objectives 1 to 6 have been amended to focus jobs on existing employment areas in east and central Wirral and existing centres; housing development towards "areas of greatest need of physical, social, economic and environmental improvement", to respond to the closure of the national programmes for housing market renewal and growth points; to include cycle routes under transport accessibility; cultural facilities under neighbourhood services; add the intention to make Wirral a healthy and attractive place to live, work and visit as the purpose for preserving and enhancing environmental quality; and to focus on the prevention and control of flooding rather than the total exclusion of new development, for example, from places such as Woodside or the Birkenhead Docks system. The previous objective for the New City Neighbourhood at East Float has been replaced by a new objective to take forward the intention to promote sustainable design and construction identiifed in the final clauses of the Spatial Vision. Issues related to Wirral Waters are now dealt with through Policy CS2, as part of the delivery of Objectives 1 and 2 and in Policy CS11 – Wirral Waters.

Section of Core Strategy	Summary of Contents
Sustainable Development – Policy CS1 (page x)	A new policy included to reflect the new national requirement to include the presumption in favour of sustainable development within every Local Plan.
Broad Spatial Strategy – Policy CS2 (page x)	Essentially the same as Preferred Option 4, amended to turn the previous intentions of Preferred Option 4 into criteria for new development; take account of the national presumption in favour of development; clarify the intention to pursue a strategy of urban regeneration and environmental enhancement; clarify that securing improvements within areas of greatest need, identified as falling within the lowest 20% of scores in the Index of Multiple Deprivation for England, will be the first priority; that higher density development will also be allowed in sustainable locations within an easy walking distance of existing centres and high frequency public transport corridors, identified as providing a rail service or day-time service every 30 minutes or better; that only lower density development will normally be permitted outside these areas; to remove the reference to Strategic Regional Sites, to respond to the closure of the North West Development Agency and the designation of the Mersey Waters Enterprise Zone; more positively promote port and marine-related activities at named locations; and reflect changes to national policy on the re-development of previously developed sites in the Green Belt. The reference to upper limits and ceilings has been removed. The Green Belt is now considered under Policy CS40 and Policy CS19 – Housing Contingencies below.
Key Diagram (page x)	Essentialy the same as Picture 7.1 in the Preferred Options Report, amended to show additional cross-boundary context and to reflect changes to the Broad Spatial Strategy set out above.
Settlement Area Policies	
Policy CS3 – Priorities for Wallasey (page x)	Essentially the same as Preferred Option 2, updated to respond to additional consultation on draft policies undertaken in January 2011.
Policy CS4 – Priorities for the Commercial Core of Birkenhead (page x)	Sets out local priorities for the promotion of sustainable development within each Settlement Area.
Policy CS5 – Priorities for Suburban Birkenhead (page x)	Reference to the number, scale, type and broad location of new housing development within each Settlement Area has not been included, in line with the changes to Policy CS17.
Policy CS6 – Priorities for Bebington, Bromborough and Eastham (page x)	
Policy CS7 – Priorities for Leasowe, Moreton, Upton, Greasby and	

Section of Core Strategy	Summary of Contents
Woodchurch (page x)	
Policy CS8 – Priorities for Hoylake and West Kirby (page x)	
Policy CS9 – Priorities for Irby, Thingwall, Pensby, Heswall and Gayton (page x)	
Policy CS10 – Priorities for the Rural Areas (page x)	
Strategic Policies	
Policy CS11 – Wirral Waters (page x)	Essentially the same as Preferred Option 21, to identify a major mixed-use development location that will be critical to the delivery of the Core Strategy, amended to reflect the permissions already recommended for approval, including the potential for the possible implementation of a district heating scheme previously identified under Preferred Option 14 – Decentralised Energy. Sets out the quantum of development; criteria for the consideration of additional applications; and matters that will need to be addressed in reserved matters applications. Other policies take account of what might happen if development does not take place at Wirral Waters during the plan period.
Policy C12 – Employment Land Requirement (page x)	Essentially the same as Preferred Option 11, updated for inclusion in the Proposed Submission Draft, to set out the amount of land that will be required to meet future needs for new employment development, based on the findings of the latest Employment Land and Premises Study. There appears to be an existing surplus of employment land, based on past take up and the latest forecasts for job growth and changes in working age population, which may allow some sites to be released for other uses including housing subject to Policy CS16 below. The type of development anticipated at each location has been taken forward into Policy CS13 and the protection of employment land into Policy CS16.
Policy CS13 – Priority Sectors (page x)	Sets out priority sectors based on the findings of the Employment Land and Premises Study and the Wirral Investment Strategy and how they relate to each of the Borough's existing employment areas.

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Policy CS14 – Criteria for Employment Development (page x)	Sets out the criteria that will be used to identify sites that will be acceptable for new employment development, to guide decisions on individual planning applications and future land allocations.
Policy CS15 – Criteria for Port-Related Development (page x)	Sets out the criteria that will be used to identify sites that will be acceptable for new port-related development, to guide decisions on individual planning applications and future land allocations.
Policy CS16 – Protection of Employment Land (page x)	Sets out criteria for considering alternative uses on employment sites, if they are no longer needed to meet the employment land requirements set out in Policy CS12, to comply with the requirements of national policy and to protect the best performing employment sites.
Policy CS17 – Housing Requirement (page x)	Amends the approach set out in Preferred Option 5, based on the net additional homes needed to meet the latest national household projections for Wirral, which assume a continued decline in the Borough's population to 2033. A higher figure would need to be included to stabilise or grow the population of the Borough. The Liverpool Core Strategy currently seeks to provide ahead of household projections, to promote growth and regeneration at the core of the conurbation.

The final figure may need to be amended to respond to the publication of more up-to-date projections and the findings of the 2011 Census. The proposal to identify an individual target for the number of new homes to be provided within each Settlement Area has been removed, to allow greater flexibility in accordance with national presumption in favour of development and in line with the amendements to the Broad Spatial Strategy. |
Policy CS18 - Housing Implementation Plan (page x)	Essentially the same as Preferred Options 5, 7 and 8. Sets out how the Council will seek to identify an ongoing five-year supply of housing land against the requirement in Policy CS17 and the order in which diffferent types of site will be sought to support the delivery of the Broad Spatial Strategy.
Policy CS19 – Housing Contingencies (page x)	Sets out what the Council will do if development does not come foward at Wirral Waters and a five-year housing land supply cannot be achieved on other sites within the urban area, to respond to consultation responses and the need to demonstrate flexibility.
Policy CS20 – Criteria for New Housing Development (page x)	Sets out the criteria that will be used to identify sites that will be acceptable for new housing development, to guide decisions on individual planning applications and future land allocations.
Policy CS21 – Affordable Housing Requirements (page x)	Essentially the same as Preferred Option 9. Sets out targets for the provison of affordable housing based on the findings of the Council's latest Housing Market Assessment and Affordable Housing Viability Asessment.

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Policy CS22 – Criteria for Specialist Housing (page x)	Sets out the criteria that will be used to identify sites that will be acceptable for sheltered, supported or extra care housing and respond to the needs of an increasingly elderly population, based on the findings of the Council's latest Housing Market Assessment. A specific target for the level of provision required has not been taken forward, to provide for flexibility in the future pattern of provision for social care.
Policy CS23 – Gypsies and Travellers (page x)	Essentially the same as Preferred Option 10. Sets out the criteria that will be used to identify sites that will be acceptable for gypsies, travellers and/or travelling showpeople, to comply with the requirements of national policy. The numerical need for additional pitches has not yet been assessed.
Policy CS24 – Hierarchy of Retail Centres (page x)	Essentially the same as Prefered Option 12. Sets out the hierarchy of town, district and local centres across the Borough and the scale of development likely to be considered apropropiate within each type of centre. Hoylake has continued to be identified as a district centre, because of the proximity of the higher level centre at West Kirby and the need to rely on a consistent evidence base. Thresholds for impact assessments have been taken forward into Policy CS27 below.
Policy CS25 – Criteria for Development Within Existing Centres (page x)	Sets out the criteria that will be used to guide decisions on individual planning applications and future land allocations within existing centres.
Policy CS26 – Food and Drink Uses (page x)	Sets out measures to control the impact of food and drink uses to respond to concerns about the impact of the night time economy, to guide decisions on individual planning applications.
Policy CS27 – Retail Impact Assessments (page x)	Sets out the thresholds for impact assessments for retail proposals outside existing centres in line with Preferred Option 12.
Policy CS28 – Criteria for Out-of-Centre and Edge-of-Centre Facilities (page x)	Sets out the criteria that will be used to guide decisions on individual planning applications for proposals outside existing centres, to support the vitality and viability of existing centres. Reflects the update of retail capacity and expenditure previously contained within Preferred Option 13 – Retail Growth.

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Policy CS29 – Green Infrastructure (page x)	Essentially the same as Preferred Option 18, amended to set out how new development will be required to contribute towards the provision and protection of green infrastructure, to guide decisions on individual planning applications. Standards for different types of provsion are now addressed in Policy CS30. Local priorities are set out in policies for individual Settlement Areas (Policy CS3 to CS10 above).
Policy CS30 – Recreational Open Space (page x)	Sets out standards for the provision and protection of recreational open space, to guide decisions on individual planning applications.
Policy CS31 – Biodiversity and Geodiversity (page x)	Sets out how proposals likely to affect identified biodiversity and geodiversity assets will be considered, to guide decisions on individual planning applications. Responds to concerns that biodiversity was being overlooked within the broader category of green infrastructure.
Policy CS32 – Flood Risk (page x)	Advocates a risk-based approach to the location of development and sets out criteria relating to guide decisions on individual planning applications and site allocations. Responds to concerns that more detailed policy coverage of flood risk was required and the new legislative requirements in the Flood and Water Management Act 2010.
Policy CS33 – Water Mangement (page x)	Sets out objectives for sustainable water management to guide decisions on individual planning applications to respond to the findings of the Water Cycle Study.
Policy CS34 – Pollution and Risk (page x)	Sets out how the need to prevent accident hazards and pollution will be addressed, to guide decisions on individual planning applications.
Policy CS35 – Contamination and Instability (page x)	Sets out how unstable or contaminated land will be addressed, to guide decisions on individual planning applications including the consideration of coast protection and sea defence works.
Policy CS36 – Minerals (page x)	Essentially the same as Preferred Option 19, amended to include marine–won sand and land-based gas, to guide decisions on individual planning applications for the exploration, extraction, storage, processing and distribution of minerals.
Policy CS37 – Waste Management (page x)	Essentially the same as Preferred Option 20. Provides for applications for new waste management facilities to be determined in acordance with the emerging Joint Waste Local Plan for Merseyside and Halton.

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Policy CS38 – Transport Requirements (page x)	Sets out the requirements to provide for transport within development proposals, to guide decisions on individual planning applications. Responds to concerns that more comprehensive policy coverage of transport was required.
Policy CS39 – Transport Schemes (page x)	Provides for land to be safeguarded for identified transport projects expected to be required during the plan period, to guide decisions on individual planning applications.
Policy CS40 – Green Belt (page x)	Takes foward the Green Belt elements from Preferred Option 4 – Broad Spatial Strategy. Sets out the role of the Green Belt in Wirral and that proposals for inappropriate development will only be approved in very special circumstances, in acordance with national policy.
Development Management	
Policy CS41 – Development Management (page x)	Essentially the same as Preferred Option 16, now supported by policies setting out criteria for specific types of development located elsewhere within the draft Core Strategy such Policy CS14 – Criteria for Employment Development or Policy CS20 – Criteria for New Housing Development. Sets out the general criteria that will be used to guide decisions on individual planning applications.
Policy CS42 – Design (page x)	Essentially the same as Preferred Option 15. Sets out requirements for the consideration of design to guide decisions on individual planning applications, including the encouragement of energy efficiency and low carbon energy previously identified under Preferred Opton 14 – Decentralised Energy.
Policy CS43 – Phasing and Infrastructure (page x)	Clarifies that new development will need to be phased to take account of the capacity of essential supporting infrastructure, to guide decisions on individual planning applications. Responds to concerns that development might be allowed without taking account of the capacity of existing local infrastructure.
Policy CS44 – Developer Contributions (page x)	Essentially the same as Preferred Option 17, to reflect the policies setting out criteria for specific types of development located elsewhere within the draft Core Strategy. Sets out the requirements for future developer contributions, including provision for future payments under the Community Infrastructure Levy. A list of key infrastructure is now set out as part of the Delivery Framework below.
Delivery Framework	
Delivery Framework (page x)	Schedule of resources and initiatives that will be used to support the delivery of the Core Strategy.

Section of Core Strategy	Summary of Contents
Infrastructure (page x)	Schedule of needed infrastructure with their timescales and delivery partners.
Monitoring Indicators (page x)	Schedule of indicators for monitoring the delivery and impact of the Core Strategy during the plan period.
Appendices	
Document List (page x)	Schedule of background documents relied on and a summary of their contents.
Schedule of Replaced Policies (page x)	Schedule of local policies that will be replaced by the Core Strategy.
Local Sustainability Objectives (page x)	Schedule of local objectives that have been used to test the sustainability of the policies and proposals contained within the Core Strategy.
Sources of Data for Settlement Area Policies (page x)	Schedule of data sources used to inform section 2 and the reasoned justification to each of the Settlement Area policies.
Glossary (page x)	Schedule of terms and definitions used within the Core Strategy.