

Appendix 3 - Summary of Recommended Responses to SHLAA Update  
April 2011

ID	Summary of Issues Raised	Summary Response	Recommendation
<b>Methodology Issues</b>			
1, 3, 5	3 respondents agreed with the assessment of sites.	Noted	No change
10, 18, 27, 36	4 respondents considered that the assessment methodology was inadequate or insufficiently detailed.	The SHLAA is a strategic-level assessment of potential capacity for housing development. The draft methodology reflects national guidance and was subject to consultation between March and May 2009. A more detailed assessment would have significant financial implications. Responses to detailed points are provided below:	No change
	Request that the potential impacts from development affecting rail crossings are specifically addressed and that a policy is provided to help elevate the importance of level crossings within the development management and planning process.	The impact of housing development on level crossings will be dealt with through the Core Strategy.	No change
	The SHLAA should consider the accessibility of each site. Each site should be incorporated into the Liverpool City Region Transport Model and the achievability analysis should factor in potential transport costs.	Sites included in the SHLAA Update have been used to inform the Liverpool City Region Transport Model. The detailed development appraisals of sample sites undertaken by A.P. Sheehan & Co. incorporate estimated development costs, including highways costs.	No change
	No evidence has been presented to show whether the recreational sites listed in Appendix 5 are truly surplus to need. Wirral Council's playing pitch assessment is dated 2004 and therefore needs updating. The NPPF retains the need for a needs assessment to be carried out on open space, sports and recreation facilities (including playing fields).	The SHLAA is an evidence base document. The protection of recreational sites will be dealt with through the Core Strategy. The Council is currently updating its Open Space Assessment and is addressing a review of the Playing Pitch Assessment.	No change
	Request that the Council's large supply of currently vacant housing stock is included. The Council should look at financial incentives for owners, leaseholders or landlords to bring empty properties back into use.	National planning policy currently prevents the inclusion of empty properties in housing supply calculations, as it is not considered to constitute an additional dwelling. Although empty properties cannot currently be used in housing land supply figures, the Council is still committed to bringing empty properties back into use through its Housing Strategy and Empty Property Strategy.	No change
19, 25, 26, 33	4 respondents did not have any specific comments in relation to the SHLAA but wished to be kept informed of future consultations.		
	Request that full consideration be given to biodiversity; geodiversity; landscape character and quality; green infrastructure; access to the countryside and other open space; the protection and enhancement of soils; and environmental land management in the process of selecting and assessing sites for allocation through the Local Development Framework.	While the SHLAA site scoring methodology does incorporate biodiversity, geodiversity and greenspace designations; green infrastructure requirements and the impact of development proposals on an identified or designated biodiversity or geodiversity asset will be dealt with through the Core Strategy.	No change
	Confident that any future planning applications affecting Eastham Village will take the Conservation Area and Green Belt designations into consideration.	The impact on designated Conservation Areas and the Green Belt would be dealt with at planning application stage.	No change
	A number of sites are in the vicinity of one or more of the respondents land interests and would wish to review these matters in greater detail when formal allocations are proposed or individual planning applications are submitted for determination by the Council.	The impact on adjoining properties is a matter for individual planning applications.	No change
	Respondent believes that the most appropriate channel by which to comment is through the statutory SEA and HRA processes for the Local Development Framework.	Respondent will continue to be informed of future consultations.	No change
21, 30	2 respondents questioned the value of undertaking a SHLAA		
	The SHLAA is unnecessary and bureaucratic. Wirral is already overpopulated and does not need more housing.	The SHLAA is an evidence base document required by national policy which objectively assesses potential future housing supply. National planning policy sets out the requirement for Councils to consider population change when setting the housing requirement against which the housing land supply is measured. The prioritisation of previously developed land will be dealt with through the Core Strategy.	No change
	The Council's efforts should be directed to managing Wirral's ageing population rather than undertaking a SHLAA. The Council should ensure that any new housing is on previously developed land rather than losing any more valuable open greenfield land.		No change
20, 25	2 respondents commented on changes to the SHLAA in light of the publication of the National Planning Policy Framework		
	Questions whether the SHLAA is still necessary following changes to national planning policy which set out the presumption in favour of sustainable development.	The SHLAA Update was undertaken prior to the publication of the final version of the National Planning Policy Framework (NPPF). The NPPF retains the requirement for a SHLAA but it is not the role of the SHLAA to determine policy, which will be dealt with through the Core Strategy.	No change
	The SHLAA should reflect changes to national policy. Wish to examine these matters in greater detail when formal allocations are proposed or individual planning applications are submitted for determination by the Council.		

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22, 23, 24, 28, 31	5 respondents set out a case for the removal of the Council's Interim Planning Policy for New Housing Development		
	Based on the current RSS requirements, Wirral cannot demonstrate a 5 year supply and Wirral Waters cannot be relied upon when calculating the 5 year supply. While a five year supply can be achieved against the 2008 based household projections, the household projections cannot be lawfully applied while RSS is still in place. The Draft NPPF (at the time of writing) advocates an additional 20% on top of existing housing requirements. The Council should undertake a Green Belt review in light of its housing land supply shortfall.	The Core Strategy Publication Draft sets out criteria against which planning applications for new housing will be determined, including how the Council proposes to deliver an ongoing supply of suitable, available and deliverable housing sites. It also includes a policy on housing contingencies, in the event that a five-year supply can not be demonstrated. The housing policies in the Core Strategy will eventually replace the Interim Planning Policy for New Housing Development.	
	The viability of new build private housing outside the regeneration priority area has decreased dramatically. New private housing elsewhere would boost the local economy, provide better quality housing and create revenue for Councils through the New Homes Bonus.	The Core Strategy Publication Draft seeks to focus new housing development towards areas of greatest need of physical, social, economic and environmental improvement. Medium to higher density housing development will also normally be permitted on urban sites within easy walking distance of an existing town, district or local centre or a high frequency public transport corridor, subject to the impact on local character.	
<b>Site Specific Issues</b>			
4, 6, 8, 9, 11, 14, 16, 23, 24, 29, 32, 34	12 respondents disagreed with the assessment of sites within the SHLAA		
	889 - 2 Palm Grove ( <b>Claughton</b> ) - Should be developed for new housing.	This site has been included in the SHLAA as a 'small site' with a potential capacity of 1 unit.	No change
	634 - Land adjacent to Yew Tree Farm ( <b>Bidston and St James</b> ) - Site should generate 22.5 units at 30 dwellings per hectare	A lower density has been applied on these sites to take account of the setting within a designated Conservation Area.	No change
	635 - Land adjacent to Yew Tree Farm ( <b>Bidston and St James</b> ) - Site should generate 8 units at 30 dwellings per hectare		No change
	743 - Land at Meols Crescent ( <b>Hoylake and Meols</b> ) - Site area is actually 1.5 hectares so yield is incorrect and should be 44.	Part of the site referred to is within the Green Belt therefore only the part of the site outside of the Green Belt has been included in the final supply.	No change
	744 - Fender Farm ( <b>Leasowe and Moreton East</b> ) - Site area is 2.1 hectares therefore yield should be 63 units.	The site boundary has been amended since the 2008 SHLAA due to the granting of planning permission APP/09/06344 for the erection of a foodstore on part of the SHLAA site.	No change
	742 - Land at Meols Crescent ( <b>Hoylake and Meols</b> ) - Green Belt site should be included as it would form a sustainable urban extension to settlement.	Green Belt sites were assessed at the first stage of the SHLAA Update but were not included as part of the final capacity (with the exception of sites falling within a designated Major Developed Site or Infill Village) as the fifteen-year housing requirement could be achieved without them.	No change
	925 - Diamond Farm, Saughall Massie Road ( <b>Moreton West and Saughall Massie</b> ) - Green Belt site should be included as it would form a sustainable urban extension to settlement.		No change
	922, 923, 924 - Land off Fender Lane ( <b>Leasowe and Moreton East</b> ) - Only 5.8 hectares of the total site area of 19.2 hectares would be for residential. Green Belt sites should be included as they would form a sustainable urban extension to settlement.		No change
	920, 921 - Land off Fender Lane ( <b>Leasowe and Moreton East</b> ) - Only 14.8 hectares of the total site area of 34.1 would be for residential. Green Belt sites should be included as they would form a sustainable urban extension to settlement.		No change
	741 - Land at Diamond Farm, Saughall Massie ( <b>Moreton West and Saughall Massie</b> ) - Green Belt site should be included as it would form a sustainable urban extension to settlement.		No change
	740 - Land at Diamond Farm, Saughall Massie ( <b>Moreton West and Saughall Massie</b> ) - Green Belt site should be included as it would form a sustainable urban extension to settlement.		No change
	384 - Golf Driving Range, New Chester Road ( <b>Bromborough</b> ) - Notes a 188 capacity. However, current application (OUT/12/00002) indicates 228 capacity. Site should not be included in Category One as it needs decontamination and considerable stabilisation.	The base date of the SHLAA Update is 1 April 2011. The application was registered on 27/01/2012. The planning application process is separate to the SHLAA process. The overall score is based on an assessment of the suitability, availability and viability of the site.	No change

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	647 - Octel Sports Club ( <b>Eastham</b> ) - A previous approach to planning department ruled out a planning application. It is a greenfield site and is used for recreation frequently.	The site is designated as a Sports Ground for Protection from Development and this would be taken into consideration at a planning application stage. For the purposes of the SHLAA, placing the site in Category 2 reflects the potential need to identify alternative provision.	No change
	676 - S. of 45 St Andrew's Road ( <b>Clatterbridge</b> ) - Garden land and therefore not available now or in future	Comments were not submitted by the landowner. Greenfield sites must also be included in the SHLAA assessment of total available capacity. Any subsequent prioritisation of previously developed sites must be dealt with through the Core Strategy.	No change
	683 - The Rake ( <b>Bromborough</b> ) - Garden land and therefore not available now or in future		
	684 - 'Kinders', 218 Allport Road ( <b>Clatterbridge</b> ) - Garden land and therefore not available now or in future		
	1032 - Rear of 'Lyndhurst' ( <b>Clatterbridge</b> ) - Garden land and therefore not available now or in future.		
	1039 - 1 North Close ( <b>Bromborough</b> ) - Garden land and therefore not available now or in future.		
	1043 - Rear of 111-117 Mark Rake ( <b>Bromborough</b> ) - Garden land and therefore not available now or in future.		
	1444 - Uplands Road ( <b>Bromborough</b> ) - Garden land and therefore not available now or in future.		
	894 - Abbey Grange ( <b>Eastham</b> ) - Greenfield and a highly important medieval site of monastic grange of Chester Abbey.	The impact of a development proposal on sites of archaeological importance would be taken into consideration at planning application stage.	Retain site in Category One
	945/946 - Thornton Hough Village Sites ( <b>Clatterbridge</b> ) - Green Belt constraints.	The sites are designated as part of a Infill Village in the Green Belt and have therefore been placed in Category Two. Any potential impact of development on the Green Belt would be dealt with at planning application stage.	Retain sites in Category Two
	947/948 - Raby Village Sites ( <b>Clatterbridge</b> ) - Green Belt constraints.	The sites are designated as part of an Infill Village in the Green Belt and have therefore been placed in Category Two. Any potential impact of development on the Green Belt would be dealt with at planning application stage.	Retain sites in Category Two
	1053 - Between 39-45 Plymyard Avenue ( <b>Eastham</b> ) - Greenfield and a pleasant, well-used pedestrian path.	The placing of the site in Category Three reflects the position of this site as public open space and right of way.	Retain site in Category Three
	1500 - Meadowcroft ( <b>Bromborough</b> ) - 12 is a high density next to Grade II listed building.	The impact of a development proposal on the setting of a listed building would be taken into consideration at planning application stage.	No change
	1512 - S.W Of Spital Station ( <b>Clatterbridge</b> ) - Flats application refused due to lack of access.	The placing of the site in Category Three reflects existing access constraints.	Retain site in Category Three
	Sites 752 - Woodside Redevelopment Area ( <b>Birkenhead and Tranmere</b> ) - Needs to be prioritised for family-oriented housing as part of an urgent and ambitious strategy to attract more people, especially families, to move into central Birkenhead and support its economy.	The site has already been assessed for housing. The placing of the site in Category Three reflects land assembly and ground condition constraints.	Retain site in Category Three
	989 - Kingdom Hall Jehovah Witnesses, School Lane ( <b>Bidston and St James</b> ) - The site should not be included, even as Category Three.	The placing of the site in Category Three reflects the current use and availability of the site. It is unlikely to be available for at least 10 years.	Retain site in Category Three
	Sites 1335 & 1336 - Hind Street ( <b>Birkenhead and Tranmere</b> ) - It is unacceptable to describe both of these sites as undeliverable. A masterplanning exercise is needed, with all options considered, including the demolition of the flyovers and re-routing of tunnel traffic	An independent viability assessment undertaken by A.P. Sheehan & Co. has confirmed that the sites are currently undeliverable due to land assembly and ground condition constraints. The sites have therefore been placed in Category Three.	Retain site in Category Three
	406 - Land off Reeds Lane ( <b>Leasowe and Moreton East</b> ) - The site's category should be changed from 3 to 1.	The SHLAA methodology places sites in Flood Zone 3a into Category Three. Development proposals in an area of high flood risk would need to demonstrate that appropriate mitigation measures could be put in place. This would be dealt with at planning application stage.	Retain site in Category Three
	633 - Land off Lennox Lane ( <b>Bidston and St James</b> ) and 634 - Land adjacent Yew Tree Farm ( <b>Bidston and St James</b> ) should be preserved	These sites have been placed in Category One following an objective assessment of their suitability, availability and achievability. The impact of any proposal on the designated Conservation Area would be dealt with at planning application stage, were an application submitted.	Retain sites in Category One
	1076 - SE Lumbersdale ( <b>Heswall</b> ) - This site should not be included as it is unlikely to become available within the next 15 years.	Land owner confirmed site is no longer available.	Delete site from study (currently Category Two)

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	1484 - Allotment Gardens, Belvidere Road ( <b>Wallasey</b> ) - This site should not be included in assessment. The land is currently in use as allotments and is protected by allotment legislation. It is fully tenanted and has a waiting list which is 5 times the national average waiting list for allotments.	The site is currently in use as allotments and is therefore subject to additional statutory controls. In terms of the objective assessment of the SHLAA, the site has been placed in Category Three as the site is currently in use and is not considered currently deliverable.	Retain site in Category Three
4, 7, 12, 13, 14, 15, 16, 17, 22, 35	10 respondents put forward new sites to be considered		
	Wirral Business Park Site ( <b>Greasby, Frankby and Irby</b> )	Site 1544	Include new site for assessment
	Greenfields Market Garden Nursery, Dee View Road ( <b>Heswall</b> )	Site 1545	Include new site for assessment
	Land west of Irby Road ( <b>Pensby and Thingwall</b> )	Site 1546 (Green Belt)	Site included for assessment but not included as part of the final capacity as the fifteen-year housing requirement could be achieved without it.
	Land adjacent to 332 Frankby Road, Greasby ( <b>Greasby, Frankby and Irby</b> )	Site 1547	Include new site for assessment
	Arrowe Commercial Park, Arrowe Brook Road ( <b>Greasby, Frankby and Irby</b> )	Already covered under Site 1544	No additional action required
	Land at Frankby Road, Newton ( <b>Greasby, Frankby and Irby</b> )	Site 1548 (Green Belt)	Site included for assessment but not included as part of the final capacity as the fifteen-year housing requirement could be achieved without it.
	Land to the North of Chester Road ( <b>Heswall</b> )	Site 1549 (Green Belt)	Site included for assessment but not included as part of the final capacity as the fifteen-year housing requirement could be achieved without it.
	Site of former marine engineering factory at 22 Lorn Street ( <b>Birkenhead and Tranmere</b> )	Site 1550	Include new site for assessment
	Land adjacent Burnbrae, Lever Causeway, Storeton ( <b>Bebington</b> )	Sites 1551 (Green Belt)	Site included for assessment but not included as part of the final capacity as the fifteen-year housing requirement could be achieved without it.
	Former CRODA site ( <b>Bromborough</b> )	This site was included for assessment but in line with the approved methodology has been removed due to it being located within Wirral International Business Park	No change