

Spatial Vision

Summary of Comments Received	Recommended Response
The plan period should be extended to 2031. Paragraph 157 of the NPPF states that local plans should be drawn up over a 15-year time horizon, where possible, and paragraph 47 of the NPPF states that local planning authorities should identify a supply of specific, developable sites or broad locations, for years 11-15. Any time period should also include the time needed to prepare subsequent site specific Local Plans.	No change is recommended, at this stage, although the plan period will be rolled forward to ensure a 15-year time frame from the date of adoption, in line with national policy.
The Spatial Vision fails to consider how other parts of Wirral, particularly in the west, can contribute towards future prosperity and meeting development needs. There are local needs in all parts of Wirral that have to be addressed.	No change is recommended. The Spatial Vision continues to set out an appropriate statement of the Council's priorities for the Borough. The focus on regeneration will not prevent appropriate development from taking place in other areas of the Borough.
The Spatial Vision is over-reliant on delivering future housing and employment in "The Borough's existing urban areas," instead of spreading growth more evenly across the urban and rural areas including Raby, Thornton Hough, Brimstage, Storeton and Barnston, to secure managed rural growth in sustainable locations. Paragraph 7 should be extended to include the promotion of housing, tourism and employment in rural areas, in line with NPPF paragraph 17.	No change is recommended. Paragraph 17 of the NPPF states that plan making should "take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it." Providing for an efficient and productive agricultural economy is still a valid objective for the rural areas and growth in sustainable tourism is provided for in paragraph 6 of the Spatial Vision and in Policy CS2 – Broad Spatial Strategy. Policy CS3 – Green Belt and national Green Belt controls provide for appropriate levels of development within the Green Belt.
Support the general thrust of the Spatial Vision and the focus on regeneration, housing market renewal in the east and the development of Birkenhead Dock estate to create a sustainable, mixed-use waterside community and the role of ports in driving economic regeneration, but the Spatial Vision is not aspirational enough and does not proactively drive and support sustainable economic development or reflect the scale of opportunity at Wirral Waters. The Core Strategy should be a more promotional document. Wirral Waters should be more visible as the single most important project in Wirral and as one of the most significant within the City Region.	The Core Strategy is a land use development plan and is not intended to be a marketing document for any one particular development. Paragraph 4 of the Spatial Vision currently reads: "A new city neighbourhood will be being established within the Birkenhead Dock Estate to create a sustainable, mixed-use waterside community, where new homes and a wide range of employment, education, leisure, community and cultural uses will create a new impetus for economic growth and regeneration at the heart of the older urban area." Wirral Waters forms a prominent part of Policy CS4 – Priorities for Wallasey; Policy CS5 – Priorities for the Commercial Core; Policy CS6 – Priorities for Suburban Birkenhead; is clearly shown on the Key Diagram; and Policy CS12 – Wirral Waters clearly sets out the scale and type of development that will be supported.
Paragraph 1 of the Spatial Vision should be amended to read: "By April	The deletion of "continue" from the first line of paragraph 1 of the Spatial

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<p>2028, Wirral will offer a high quality of life, as an attractive place to live an active, sustainable, productive, safe and healthy lifestyle, to complement the attractiveness and <u>making a significant contribution to the</u> economic competitiveness of <u>a thriving and prosperous wider sub-region led by major new development within the east of the Borough.</u>"</p>	<p>Vision would imply that Wirral does not currently offer a high quality of life. The reference to major new development within the east of the Borough would unduly narrow the scope and focus of the Vision. It is therefore recommended that paragraph 1 of the Spatial Vision is amended to read: "By April 2020 Wirral will continue to offer a high quality of life, as an attractive place to live an active, sustainable productive, safe and healthy lifestyle, to complement the attractiveness <u>of</u> and <u>make a significant contribution to the</u> economic competitiveness <u>of the Liverpool City Region.</u>"</p>
<p>Regeneration in inner Wirral should not be to the exclusion of development in other parts of the Borough. The Spatial Vision should not pre-judge the need or otherwise to release land in the Green Belt and any reference to maintaining a tight Green Belt in the Spatial Vision is unnecessary and unjustified, given the inclusion of Policy CS20 – Housing Contingencies.</p>	<p>No change is recommended, as the principle of maintaining a tight Green Belt to support regeneration will remain valid, even if Policy CS20 – Housing Contingencies, needs to be applied. The existing wording of the Spatial Vision and of Policy CS2 – Broad Spatial Strategy will not prevent appropriate development from taking place in other areas of the Borough.</p>
<p>Paragraph 2 of the Spatial Vision should be amended to delete "The focus of new development and investment will be on improving and regenerating the Borough's existing urban areas..." and to read: "<u>Significant emphasis will be placed on improving the existing urban areas...</u>"</p>	<p>The suggested amendments to paragraph 2 of the Spatial Vision would potentially dilute the focus of the Vision and remove the reference to regeneration. It is therefore recommended that paragraph 2 of the Spatial Vision is only amended to read: "The focus of new development and investment will be on improving and regenerating the Borough's existing urban areas. <u>Significant emphasis will be placed on</u> tackling social, health, economic and environmental disparity; re-using existing buildings and previously developed land; and on strengthening and enhancing the distinctive assets of the Borough, including the quality and value of the Borough's historic, built and natural environment; supported by a tight Green Belt to focus development into the existing built-up area and achieve a sustainable pattern of development."</p>
<p>The Spatial Vision has not changed significantly in a period when housing completions have continued to decline. A focus on regeneration areas will not deliver the housing that is needed. The assumption that a tightly drawn Green Belt will direct investment into the inner urban area is misplaced, as all that will result is that completions will continue to fall well short of (robustly-assessed) housing needs.</p>	<p>No change is recommended. The decline in completions reflects a change in market conditions which is now affecting market demand and the Spatial Vision continues to set out an appropriate statement of the Council's priorities for the Borough. The forthcoming Strategic Housing Market Assessment and Core Strategy Viability Study will determine the Council's position in relation to future housing need and the pattern of viable development.</p>
<p>The Spatial Vision has not fundamentally changed. There is no 'Plan B'</p>	<p>No change is recommended, as the Spatial Vision continues to set out an</p>

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for the over reliance on the former Newheartlands Pathfinder and Wirral Waters. The plan period to 2028 should be extended to 2030 as there is little chance of this Core Strategy being adopted and found sound much before 2015.	appropriate statement of the Council's priorities for the Borough. Policy CS19 – Housing Implementation Plan and Policy CS20 – Housing Contingencies and measures in the Proposed Core Strategy Monitoring Plan now provide a contingency against actual future performance.
Paragraph 3 of the Spatial Vision should be amended to read: "The housing market within the older urban areas in east Wirral, previously designated as part of the Newheartlands Pathfinder, will be <u>transformed into a series of thriving, sought after neighbourhoods through the delivery of unprecedented levels of new high quality residential development. The area will be</u> competing on an equal footing with outlying residential areas and large areas of older stock, particularly in Birkenhead, Seacombe and Tranmere, will have been improved and replaced."	It is accepted that the aim is to transform the housing market in these areas. It is therefore recommended that paragraph 3 of the Spatial Vision is amended to read: "The housing market within the older urban areas in east Wirral, previously designated as part of the Newheartlands Pathfinder, will be <u>transformed</u> , competing on a more equal footing with outlying residential areas and large areas of older stock, particularly in Birkenhead, Seacombe and Tranmere, will have been improved and replaced."
Paragraph 4 of the Spatial Vision should be deleted and placed higher up to be the second paragraph within the Vision, with amended wording to give Wirral Waters greater prominence and to better reflect its component parts, to read: " <u>New development will be prioritised in areas where it can deliver transformational change in the Borough's economy and regeneration prospects. There will be a specific focus on the major redevelopment of the Birkenhead/Wallasey Dock Estate to deliver a high quality mixed-use waterside destination comprising a series of integrated City Neighbourhoods providing new homes, commercial development, ancillary and destination retail and leisure facilities, cultural attractions and Western Europe's first International Trade Centre. The Council will work with key partners to deliver the scheme and ensure it realises its full potential in transforming and diversifying the economy of Wirral and playing a key role in supporting the growth of the Liverpool City Region and its national and international competitiveness.</u> "	The existing wording and position of paragraph 4 of the Spatial Vision adequately captures the Council's intentions for the redevelopment of the Dock Estate and its contribution towards the delivery of the Council's wider objectives. The suggested wording is excessively detailed for a Spatial Vision. The proposed reference to transformational change is not geographically specific. Reference to a specific project is inappropriate within the Spatial Vision and reference to a 'destination' is unnecessary. The inclusion of a policy statement is also inappropriate. It is therefore recommended that paragraph 4 of the Spatial Vision is only amended, to better reflect the scope of the existing planning consent, to read: "A new city neighbourhood will be being established within the Birkenhead Dock Estate to create a sustainable, mixed-use waterside community, where new homes and a wide range of employment, education, <u>retail</u> , leisure, community and cultural uses will create a new impetus for economic growth and regeneration at the heart of the older urban area" and that an additional paragraph is added to the supporting text to provide extra description and clarify the role of Wirral Waters in the delivery of the Spatial Vision.
Paragraph 6 of the Spatial Vision should refer to other biodiversity assets as well as European Sites and their supporting habitats.	Accepted. It is recommended that paragraph 6 of the Spatial Vision is amended to read: "A growth in sustainable tourism will be focused on the quality of the Borough's natural environment; built heritage; country parks; and coastline, with appropriate visitor facilities at Birkenhead, New Brighton, Leasowe, Hoylake, West Kirby, Thurstaston and along the

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	Mersey coast, managed to avoid harm to European Sites, their supporting habitats and other biodiversity assets.”
"Supporting habitats" should be defined and mapped as soon as possible.	Accepted but no change are recommended, as supporting habitats will be identified as part of the evidence base for the preparation of a site-specific Local Plan, in line with the conclusions of the Core Strategy Habitats Regulations Assessment. Existing wording throughout the Core Strategy will already allow supporting habitats to be protected where appropriate evidence can be provided.
The reference in paragraph 8 of the Spatial Vision should be amended to include the increased use sustainable freight transport.	Accepted. It is recommended that paragraph 8 of the Spatial Vision is amended to read: “Development and investment will have supported and encouraged a more sustainable pattern of development and travel that will have reduced emissions; improved air quality; increased the use of public transport and sustainable freight transport; and made greater use of alternative forms of transport such as walking and cycling; and there will be a greater emphasis, across all sectors, on securing sustainable approaches to design and construction; green infrastructure; energy; water; flood risk, waste management; carbon impact; local employment and production; and mitigation, adaption and resilience to climate change.”
Consideration should be given to the potential negative impacts of this strategy on health. Focusing economic growth on existing employment areas could increase traffic, noise and air pollution for local residents. Increasing development in the more deprived areas of the Borough could increase road traffic accidents. Maintaining the Green Belt only benefits people who are able to make use of it. It is important to ensure local greenspaces within areas of deprivation are also preserved. Creating local employment opportunities could improve local worklessness but not if jobs are taken by those from outside the area, which could result in increased commuting and additional traffic with an overall negative impact on local residents.	No change is recommended. The impact on healthy communities has been addressed in the Sustainability Appraisal of the Spatial Vision, which identified a likely positive long term permanent effect on the objective relating to healthy communities. The Spatial Vision already directly refers to tackling health disparity, with clear benefits to be achieved through improved housing stock, reduction in fuel poverty and achieving equality in housing choice.
The word 'significant' should be used in the final line of the Spatial Vision, to allow progress in the transition to a low carbon Borough to be measured.	No change is recommended, as paragraph 3.4 of the supporting text provides an indication of the extent of emissions reductions which would be required to meet national targets and the monitoring of carbon emissions is already proposed under indicator CSM49 in the Draft Core Strategy Monitoring Plan.

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The Spatial Vision should be more explicit in its support for safeguarding, enhancing and expanding key port facilities and should make specific reference to Port Wirral; QEII Dock; rationalising and consolidating Birkenhead Docks to support Wirral Waters; and Cammell Lairds.	No change is recommended, as Paragraph 5 of the Spatial Vision already states that “Sustainable economic regeneration will be being driven by the major economic hubs of Birkenhead, Bromborough and the Ports...” Policy CS16 – Criteria for Port-Related Development, clearly specifies that “Port and marine related development will be permitted within the existing Dock Estates at Birkenhead and Eastham; at Twelve Quays; along the Tranmere waterfront at Cammell Lairds; and along the Bromborough Coast...”