

Strategic Objective 2 – Housing Regeneration

Summary of Comments Received	Recommended Response
The 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 completions will continue to fall well short of (robustly-assessed) housing needs, the delivery of new homes should not be constrained to the inner urban areas.	No change is recommended. Strategic Objective 2 does not mention the Green Belt. Meeting housing needs and supporting new development in areas of greatest need are still important objectives and the issue of housing delivery will be fully addressed through Section 20 of the Core Strategy.
Focusing housing delivery into market renewal areas is unsustainable, will not deliver and is contrary to national policy.	No change is recommended, as supporting development in areas of greatest need is still an appropriate objective for the promotion of sustainable development, which national policy would not prevent. The issue of housing delivery is addressed in Section 20 of the Core Strategy.
Welcome the recognition that local housing needs should be met but residential development cannot be restricted only to the inner areas of Wirral, as this would exclude the genuine local needs of people in other areas in the west of the Borough.	No change is recommended as Strategic Objective 2 does not seek to restrict but only support development in areas of greatest need as an appropriate spatial objective for the Borough.
The supporting text in paragraphs 4.6 - 4.8 should be amended to include references to deliverability to recognise that housing growth can only be delivered if housing sites are viable.	No change is recommended to the Strategic Objective or the supporting text, as meeting local housing needs and supporting new development in areas of greatest need are still appropriate objectives. The issue of housing delivery will be addressed through Section 20 of the Core Strategy.
Do not agree that there is a need for "housing regeneration". There are many properties for sale on the market and housing should follow jobs, if/when they are delivered. The Council must oppose unsubstantiated housing needs, based on out of date, pre-recession Regional Spatial Strategy figures and any desire to emulate the Irish in "Building for Bankruptcy". Plenty of planning approvals are given but not taken up.	No change is recommended because national policy requires the Council to meet objectively-assessed housing needs and to identify broad locations for housing growth.
Strategic Objective 2 should be replaced to read: " <u>To deliver high levels of housing development to support economic growth and deliver regeneration, with a particular emphasis on directing development to those areas where a marriage between opportunity and need can be achieved</u> ". The Core Strategy should move away from meeting only local needs to a more opportunity based approach to drive economic growth and transformation and better reflect the role of housing in regeneration and the scale of opportunity available, particularly at Wirral Waters.	No change is recommended. The existing objective seeks "to meet local housing needs and support new housing development and investment within areas of greatest need of physical, social, economic and environmental improvement". The requirement of national policy is to meet "objectively assessed needs" (NPPF, paragraph 14). Wirral Waters falls within an area of greatest need and is therefore already supported by the existing objective. Policy CS1 sets out the Council's positive approach to sustainable development and Policy CS12 already supports the delivery of a new city neighbourhood at Wirral Waters. The suggested

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	wording would undermine the Council's objective to direct development to areas of greatest need and an unqualified commitment to deliver high levels of housing development could have unintended consequences in other locations.