

Policy CS7 – Priorities for Bebington, Bromborough and Eastham

Summary of Comments Received	Recommended Response
There is a good opportunity to join existing sites in accord with the recommendations of the Lawton Report Making Space for Nature. An additional point could be added to read: " <u>Seek to enhance the network of natural/semi-natural GI to join the existing biodiversity assets.</u> "	Accepted. It is recommended that point 8 of Policy CS7 is amended to read: "Maintain and enhance <u>a network of linked biodiversity assets</u> , the national and international importance of the inter-tidal foreshores and the wooded, natural and semi-natural character and biodiversity value of the western and southern fringes of the Settlement Area;"
Point 2 of Policy CS7 should clarify that the Dock Estate at Eastham includes Port Wirral, the QEII Dock and the Manchester Ship Canal.	Accepted but it is recommended that point 2 of Policy CS7 is amended to read: "...and the <u>Eastham Dock Estate</u> as a low carbon inland transport corridor, for port-related storage, processing and distribution uses, waterborne freight and rail transport;" supported by an amended Glossary for the Eastham Dock Estate to refer to the Manchester Ship Canal, Port Wirral and the QEII Dock.
There should be a firm commitment to carry out points 6 to 9 of Policy CS7.	No change is recommended, as the inclusion of points 6 to 9 in Policy CS7 in the final adopted Core Strategy will ensure that they are fully taken into account as part of the statutory Development Plan for Wirral.
The coastline is also of heritage importance. Concerned that infill house building at Bromborough Pool is not designed to blend in fully with the traditional style of the original houses.	No change is recommended, as planning applications at Bromborough Pool have already been determined and point 6 of Policy CS7 already allows for the protection of both designated and undesignated heritage assets.
The site of the former Bromborough Power Station should be retained as public open space and as an addition to Eastham Country Park.	No change is recommended as part of the Bromborough Power Station site has already been designated as Urban Greenspace in the Unitary Development Plan.
Object to any proposal that encroaches on the existing playing fields at Bridle Road.	No change is recommended, as point 7 of Policy CS7 already provides for the protection of the provision of high quality open space and playing fields.
The 14th Century Manor House known as Abbey Grange (off Bridle Road) should be listed and preserved.	No change is recommended, as the process of listing buildings is not undertaken by English Heritage and not through the Core Strategy.
The former Admiralty site in Ferry Road (adjacent to the golf club house) should be returned to Green Belt status.	No change is recommended, as the site is already in the Green Belt.
Policy CS7 provides the necessary positive strategy to address the conservation and enhancement of the historic environment. The Core Strategy should, however, include explicit coverage of Heritage at Risk as required by Paragraph 126 of the National Planning Policy Framework.. The 2012 Heritage at Risk register includes Christchurch, Port Sunlight, St Andrew's Church, Bebington and Bromborough Court	No change is recommended as Policy CS43 – Design, Heritage and Amenity, already provides for proposals that will "safeguard the future of heritage at risk" and the importance of Port Sunlight Conservation Area is already referred to in Paragraph 12.2 and Point 6 of Policy CS7.

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Settlement Area 4 is being consigned to an unsustainably low level of growth. Infill housing development will not deliver enough jobs and will not meet the existing needs of the young, working age or elderly population.	No change is recommended, as Policy CS7 is only intended to outline the overall priorities for the promotion of sustainable development in the Settlement Area.
The location specific references to additional pitch requirements should be taken out of Policy CS7, until a revised Playing Pitch Strategy has been completed.	No change is recommended, as Point 7 of Policy CS7 only refers to “Protect the provision of high quality open space and playing fields...” and does not make any reference to additional pitch requirements.
Point 11 of Policy CS7 should be rephrased to read: <u>“Consider the availability of water and wastewater infrastructure by working with utility providers to promote a coordinated approach to the delivery of development and the delivery of future infrastructure works”</u> to remove the reference to local limitations in the supply of water and / or disposal of waste water. An on-going dialogue will be maintained with the Council, to provide information on infrastructure capacity and the delivery of new infrastructure and improvement works.	Accepted but it is recommended to delete point 11 of Policy CS7, as Policy CS42 – Development Management already requires development to be adequately served by essential local infrastructure.
References to the Croft Retail and Leisure Park, as the Borough's most important comparison shopping destination second only to Birkenhead, have been omitted since the previous consultation on Draft Settlement Area Policies. The Park represents an important asset to the Borough which should be recognised within the Core Strategy, in terms of the regeneration and economic revitalisation of the southern part of the Borough, its role as a major employer and service provider, providing over 1,300 jobs and its ability to claw back trade leaking to competing facilities at Chester, Liverpool and Cheshire Oaks. The references should be re-instated.	No change is recommended, as references to the out-of-centre Croft Retail and Leisure Park have been moved to the Spatial Portrait. Policy CS25 – Hierarchy of Retail Centres, sets out the hierarchy of retail centres in the Borough and Policy CS29 – Criteria for Edge-of-Centre and Out-of-Centre Facilities, sets out the criteria that will be applied to out-of-centre retail and leisure developments.
Supportive of the priorities for this Settlement Area but Policy CS7 could be strengthened by identifying the broad quantum of development to be focused in key locations.	No change is recommended, as the provision of detailed numbers would be over detailed and inflexible and was opposed by respondents to previous consultations. Further information on the potential capacity of the Settlement Area is however available within the supporting evidence base documents and has been used to identify likely future infrastructure requirements in consultation with infrastructure providers.

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Support the principle of providing attractive residential areas with good access Birkenhead, Liverpool, Ellesmere Port, Chester and the M53 advocated in point 1 of Policy CS7 but object to the boundary of Settlement Area 4 defined in Picture 8.1 of the Core Strategy. The southern boundaries of Settlement Area 4 should be amended to include land up to the boundary of the M53 Motorway which provides a more defensible Green Belt boundary, as development in this location would form an appropriate extension to the urban area to meet future housing requirements.	No change is recommended, as the boundary to Settlement Area 4 currently follows the boundary to the Green Belt. The forthcoming Strategic Housing Market Assessment will determine the Council's position in relation to future housing needs.
The Eastham Dock Estate should be designated as a Strategic Location for port and related development to deliver a multi-modal served port-centric distribution hub and freight interchange, to more clearly reflect the strategic importance of the opportunity at Port Wirral.	No change is recommended, as the Core Strategy is not a site-specific Local Plan. Policy CS2 – Broad Spatial Strategy (as amended) already refers to the strategic importance of the Eastham Dock Estate and point 2 of Policy CS7 already refers to an acceptable range of uses including “port-related storage, processing and distribution uses, waterborne freight and rail transport.”
The strategic importance of the Eastham Dock Estate should be reflected on the Key Diagram.	No change is recommended, as a ‘Port Facility’ symbol is already included on the Key Diagram. It is however recommended that the wording on the accompanying legend is amended to read “ <u>Strategic</u> Port Facility”.