



**WIRRAL METROPOLITAN BOROUGH COUNCIL**

**SECTION 15**

**PLANNING AND COMPULSORY PURCHASE ACT 2004**

**LOCAL DEVELOPMENT SCHEME FOR WIRRAL**

**XXXX 2015**

**BROUGHT INTO EFFECT  
BY RESOLUTION OF THE COUNCIL  
ON XX XXXX 2015**

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## **1 INTRODUCTION**

- 1.1 The Local Development Scheme for Wirral is a statutory document setting out the programme for the preparation of the Council's Local Plans, produced in accordance with section 15 of the Planning and Compulsory Purchase Act 2004.
- 1.2 The Council's Local Plans will form part of the statutory Development Plan for the area and will play a major role in the determination of individual planning applications and in other decisions taken by the Council and by others under the Town and Country Planning Acts.

## **2 BACKGROUND**

- 2.1 The first Local Development Scheme for Wirral was approved by the Secretary of State on 31 March 2005 and came into effect on 20 May 2005. Subsequent reviews took place in July 2006, July 2007 and January 2010.
- 2.2 This current document replaces the Local Development Scheme adopted by the Council on 13 February 2012.
- 2.3 Local Development Schemes no longer need to be approved by the Secretary of State before they can come into effect.

## **3 THE DEVELOPMENT PLAN FOR WIRRAL**

- 3.1 The statutory Development Plan for the Metropolitan Borough of Wirral currently comprises the 'saved' policies in the Unitary Development Plan for Wirral, adopted by the Council in February 2000 and the Joint Waste Local Plan for Merseyside and Halton, adopted in July 2013.

### **Unitary Development Plan for Wirral (February 200)**

- 3.2 The Unitary Development Plan will gradually be replaced by documents contained within the emerging Local Plan for Wirral.
- 3.3 A list of the policies and proposals that are no longer in force, following the adoption of the Joint Waste Local Plan, can be viewed on the Council's website at <http://www.wirral.gov.uk/downloads/6015>
- 3.4 The remaining policies of the Unitary Development Plan, including the Written Statement and Proposals Map, can be viewed through the Council's website at <http://www.wirral.gov.uk/my-services/environment-and-planning/planning/local-development-framework/unitary-development-plan>.

## **Joint Waste Local Plan for Merseyside and Halton (July 2013)**

- 3.5 The Joint Waste Local Plan was adopted by each of the six partner councils to come into effect from 18 July 2013. The Joint Waste Local Plan was adopted by Wirral Council on 15 July 2013
- 3.6 The documents associated with the adoption of the Joint Waste Local Plan can be viewed on the Council's website at <http://www.wirral.gov.uk/my-services/environment-and-planning/planning/local-development-framework/joint-merseyside-waste-development-plan>

## **4 THE WIRRAL LOCAL PLAN**

- 4.1 The Local Plan for Wirral is part of a collection of documents that will set out the Council's policies for the development and use of land within the Metropolitan Borough of Wirral.
- 4.2 These documents currently include:
- the Local Development Scheme;
  - a Statement of Community Involvement;
  - the remaining policies in the Unitary Development Plan;
  - the Joint Waste Local Plan for Merseyside and Halton;
  - a series of Supplementary Planning Guidance Notes and Supplementary Planning Documents to support the delivery of existing adopted Development Plan policies;
  - a Proposals Map; and
  - a series of Monitoring Reports.
- 4.3 Over time, these documents will also include:
- a Core Strategy Local Plan;
  - a Land Allocations and Heritage Local Plan;
  - a series of Neighbourhood Planning documents, including Neighbourhood Development Plans, prepared by the local community;
  - a series of additional and replacement Supplementary Planning Documents, to support the delivery of the Core Strategy;
- 4.4 Adopted Local Plans, Neighbourhood Development Plans and the Proposals Map will have status alongside the Unitary Development Plan, as part of the statutory Development Plan for Wirral, until the Unitary Development Plan is fully replaced.
- 4.5 A list of the Local Development Documents that have already been adopted is provided at Appendix 1.
- 4.6 This review of the Local Development Scheme provides for the completion of the Core Strategy Local Plan, which will set out the

strategic policies for the area, with which Neighbourhood Plans will need to be in general conformity.

- 4.7 The completion of the Core Strategy Local Plan is intended to be followed by the preparation of a site-specific Land Allocations and Heritage Local Plan, which will be the subject of a future revision to the Local Development Scheme.

### **Key Milestones**

- 4.8 The future timetable for the preparation of the Core Strategy is set out in Appendix 2.
- 4.9 A continuously up-dated record of progress will be made available on the Council's website at <http://www.wirral.gov.uk/my-services/environment-and-planning/planning/local-development-framework/local-development-scheme>
- 4.10 The information takes account of the changes introduced by in the Localism Act 2011.

## **5 CORE STRATEGY LOCAL PLAN**

- 5.1 The Core Strategy Development Plan Document is intended to set the long term vision, objectives and spatial strategy for future development in the Borough over the next 15 years.
- 5.2 The Core Strategy will also provide the strategic framework for other area-based or site-specific matters to be addressed in subsequent Local Plans and in Neighbourhood Planning documents.
- 5.3 The Core Strategy is now at the final stages of preparation.
- 5.4 Public consultation on Issues, Vision and Objectives took place in February 2009, on Spatial Options in January 2010, on Preferred Options in November 2010, on Settlement Area Policies in January 2012 and on the Proposed Submission Draft in December 2012.
- 5.5 An initial series proposed modifications to the Proposed Submission Draft were made available for public comment between 24 July and 13 September 2013.
- 5.6 A further series of proposed modifications, to policies for Gypsies and Travellers and to policies for Town Centres, is expected to be published for consultation towards the end of 2014.
- 5.7 Reports of consultation are available for each stage of the process undertaken so far and can be viewed on the Council's website at <http://www.wirral.gov.uk/my-services/environment-and-planning/planning/local-development-framework/core-strategy-development-plan>

- 5.8 Appendix 2 sets out the amended timetable for the remaining stages of the production of the Core Strategy.
- 5.9 The timetable prior to the submission of the Core Strategy to public examination will largely be determined by the completion of key evidence base documents related to housing requirements and development viability.
- 5.10 The timetable following submission of the Core Strategy will be determined by the Planning Inspector appointed to undertake the independent public examination of the soundness of the proposals.
- 5.11 The target date for the adoption of the Core Strategy, following submission to public examination in October 2015, is now December 2016.
- 5.12 Links to documents forming part of the evidence base to the Core Strategy can be viewed at <http://www.wirral.gov.uk/my-services/environment-and-planning/planning/local-development-framework/evidence-base>.

## **6 SUPPLEMENTARY PLANNING DOCUMENTS**

- 6.1 The Local Development Scheme is no longer required to set out the timetable for the preparation of Supplementary Planning Documents.
- 6.2 The Council consulted on the proposed content of new documents for housing, employment, town centres and telecommunications in July 2013.
- 6.3 The latest progress on the preparation of Supplementary Planning Documents can be viewed on the Council's website at <http://www.wirral.gov.uk/my-services/environment-and-planning/planning/local-development-framework/supplementary-planning-documents>

## **7 NEIGHBOURHOOD PLANNING DOCUMENTS**

- 7.1 Neighbourhood Planning documents are prepared by the local community and adopted by the Council, to provide further detail on planning proposals within local areas.
- 7.2 Three neighbourhood forums have so far been designated for neighbourhood areas at Devonshire Park, Hoylake and Leasowe.
- 7.3 The Devonshire Park Neighbourhood Forum consulted on a draft Neighbourhood Plan in May 2013 and expects to submit their final proposals to the Council for independent examination in November 2014.
- 7.4 The Hoylake Community Planning Forum expects to publish their draft Neighbourhood Plan towards the end of 2014.



7.5 Unity in Our Community, the most recently designated neighbourhood forum, are yet to publish their proposals for Leasowe.

7.6 Progress on the preparation of neighbourhood planning documents can be viewed on the Council's website at <http://www.wirral.gov.uk/my-services/environment-and-planning/planning/local-development-framework/neighbourhood-planning>

## **8 RESOURCES**

8.1 Future land use planning policy documents are prepared by the Forward Planning Team in the Council's Regeneration and Environment Directorate, which reports to the Council's Cabinet Member for the Economy.

## **9 RISK ASSESSMENT**

9.1 The principal risks to the delivery of the timetable set out in this Local Development Scheme are set out in Appendix 3 and will be kept under constant review.

9.2 The risk register will be regularly updated on the Council's web site at <http://www.wirral.gov.uk/my-services/environment-and-planning/planning/local-development-framework/local-development-scheme>.

## **10 MONITORING & REVIEW**

10.1 Progress on Local Plan preparation is reviewed annually in the Council's Monitoring Reports.

10.2 Previous Monitoring Reports can be viewed on the Council's website at <http://www.wirral.gov.uk/my-services/environment-and-planning/planning/local-development-framework/annual-monitoring-reports>.

## **11 USEFUL CONTACTS**

11.1 The Forward Planning Team can be contacted:

by post, at: Wirral Council Regeneration and Planning Service, North Annexe, Wallasey Town Hall, Brighton Street, Wallasey CH44 8ED

by telephone, at: 0151 691 8110

or through the Council's website, at: <http://www.wirral.gov.uk/my-services/environment-and-planning/planning/local-development-framework>

## 12 BACKGROUND DOCUMENTS

12.1 The following documents provide additional information on Local Development Framework processes and requirements:

- Planning and Compulsory Purchase Act 2004 (HMSO 2004, Chapter 5)
- Localism Act 2011 (HMSO 2011, Chapter 20)
- The Town and Country Planning (Local Planning) (England) Regulations 2012 (HMSO SI 2012 No.767) (as amended)
- The Environmental Assessment of Plans and Programmes Regulations 2004 (HMSO, SI 2004 No 1633)
- The Conservation (Natural Habitats &c) Regulations 1994 (HMSO, 1994 No 2716) (as amended)
- The Conservation of Habitats and Species Regulations 2010 (as amended) (HMSO SI 2010 No.490)
- [The National Planning Policy Framework](#) (March 2012) and associated practice guidance (as continuously updated)

## **Appendix 1 – Adopted Local Development Documents**

### *1. Local Plans*

#### **Unitary Development Plan for Wirral – Adopted February 2000**

<http://www.wirral.gov.uk/udp> (Written Statement)

<http://www.wirral.gov.uk/udpmaps/index.html> (Proposals Map)

#### **Joint Merseyside and Halton Waste Local Plan – Adopted July 2013**

<http://www.wirral.gov.uk/downloads/6018> (Written Statement)

<http://www.wirral.gov.uk/downloads/6019> (Maps and Plans)

### *2. Statement of Community Involvement*

#### **Statement of Community Involvement - Adopted March 2014**

<http://www.wirral.gov.uk/downloads/6732>

### *3. Supplementary Planning Documents*

#### **SPD1 – Designing for Development by Mobile Phone Operators – Adopted October 2006**

<http://www.wirral.gov.uk/downloads/1285>

#### **SPD2 – Designing for Self-Contained Flat Development and Conversions – Adopted October 2006**

<http://www.wirral.gov.uk/downloads/1279>

#### **SPD3 – Hot Food Takeaways, Restaurants, Cafes and Drinking Establishments – Adopted October 2006**

<http://www.wirral.gov.uk/downloads/1282>

#### **SPD4 – Parking Standards - Adopted June 2007**

<http://www.wirral.gov.uk/downloads/1310>

## Appendix 2 – Core Strategy Timetable

<b>Document Name:</b> Core Strategy Local Plan		<b>Status:</b> Development Plan Document
<b>Purpose:</b> To provide the long-term vision, objectives and spatial strategy for the Borough and the framework for future Development Plan Documents		
<b>Coverage:</b> Borough wide		<b>Time Period:</b> 15 years
<b>Chain of Conformity:</b> National Planning Policy Framework		<b>Post Adoption Monitoring &amp; Review:</b> Annual Monitoring Report 5 Yearly Assessment
<b>Departmental Responsibility:</b> Environment and Regeneration Directorate		<b>Contact:</b> Andrew Fraser, Forward Planning Manager 0151 691 8218
<b>Key Milestones</b>		<b>Key Stakeholders (Regulation 2 bodies):</b>  Cheshire West and Chester Council Liverpool City Council Sefton Borough Council Flintshire County Council Other Liverpool City Region Authorities Liverpool City Region Local Enterprise Partnerships Liverpool City Region Local Nature Partnership Merseyside Environmental Advisory Service Homes and Communities Agency Highways Agency Merseytravel Environment Agency Natural England Natural Resources Wales Marine Management Organisation English Heritage Merseyside Police and Crime Commissioner North West Ambulance Service Merseyside Fire & Rescue Service HM Coastguard and RNLI Office of Rail Regulation and Network Rail Civil Aviation Authority Health and Safety Executive National Health Service Organisations Conservation Area Advisory Committees Local Amenity Societies and Friends Groups Wirral Community Networks Wirral Wildlife Developers and Landowners Utilities and Infrastructure Providers Local Business Organisations Neighbourhood Forums Other General Consultation Bodies
<b>Preparation (Regulation 18):</b>		
<b>Commencement:</b>	July 2005*	
<b>SA Scoping:</b>	July 2006*	
<b>Initial Consultation:</b>	September 2007*	
<b>Issues Vision and Objectives:</b>	February 2009*	
<b>Spatial Options: (Regulation 18)</b>	January 2010*	
<b>Preferred Options: (Regulation 18)</b>	November 2010*	
<b>Settlement Areas: (Regulation 18)</b>	January 2012*	
<b>Publication (Regulation 19)</b>		
<b>Proposed Submission Draft:</b>	December 2012*	
<b>Initial Modifications:</b>	July 2013*	
<b>Further Modifications:</b>	December 2014	
<b>Re-Publication: (Regulation 19)</b>	July 2015	
<b>Representations: (Regulation 20)</b>	July 2015	
<b>Submission (Regulation 22)</b>		
<b>Submission: (Regulation 22)</b>	October 2015	
<b>Pre-Hearing Meeting:</b>	December 2015	
<b>Hearing: (Regulation 24)</b>	February 2016	
<b>Main Modifications (if required)</b>	April 2016	
<b>Inspectors Report: (Regulation 25)</b>	November 2016	
<b>Adoption: (Regulation 26)</b>	December 2016	

### Appendix 3 – Risk Assessment

Risk	Description	Control Measures
Political	Risk of political approval being withheld and/or change of leadership and/or direction and/or political priorities	Consultation and involvement of Members in the Local Plan preparation process in order to provide ownership, leadership and commitment to future implementation
Financial - constrained Council budgets, increases in Planning Inspectorate fees	Risk of inadequate financial provision hindering progress and scope of work required	Regularly report on budget requirements and minimise financial expenditure to ensure value for money, including joint and partnership working wherever feasible.
Staff turnover and recruitment difficulties	Staff turnover is difficult to predict. Risk of loss of key staff to other employment would severely affect our ability to progress the Local Plan work programme in a timely manner	Take prompt action to fill vacancies with staff with the appropriate skills. If considered appropriate, secure additional resources through use of consultants, temporary staff and internal secondment
Staff absence (e.g. long term sickness/maternity leave)	Reduced capacity causing slippage in programme	<p>Consider interim arrangements such as temporary appointments, use of agency staff or secondment, subject to resources</p> <p>The adequacy of staffing levels will be evaluated through the ongoing monitoring of the preparation of the Local Plan</p>
Lack of in-house skills for specialised areas of policy work/background studies	<p>Slow progress causing a slippage in programme</p> <p>Evidence base challenged or undermined</p> <p>Quality compromised</p>	<p>Obtain training for areas where expertise is lacking</p> <p>Review staffing requirements as part of annual service reviews</p> <p>Expand partnership working, where possible</p> <p>In some cases it will be more efficient to engage consultants where specialist skills are required to short timescales and in-house development is unrealistic</p>
Pressure on staff time due to competing work streams	Diverts team from Local Plan work causing slippage in programme	<p>Ensure Local Plan is recognised as a corporate priority</p> <p>Identify key staff to be “shielded” from other work, wherever possible</p>

Risk	Description	Control Measures
Legal	<p>Risk of non-compliance with legal procedures and requirements and/or judicial review leading to adopted Local Plan being quashed and additional workloads</p> <p>Changes in plan-making requirements/procedures can also result in delays</p>	<p>Ensure relevant legislation/ regulations are checked and complied with at each stage</p> <p>It is not possible to easily plan for further changes to the planning system. The Council will endeavor to deal with new requirements with minimum disruption to the timetable as part of ongoing monitoring</p>
Third Parties	<p>Risk of comments and representations from third parties causing delay (including lengthening of examination) and/or additional expense from unexpected volumes and/or unforeseen issues arising, with need for additional evidence and/or consultation</p>	<p>Consultation and involvement of relevant stakeholders</p> <p>Ensure timetable is realistic but has some flexibility built in</p> <p>Monitor progress against LDS</p> <p>Consider the need for additional resources as part of ongoing monitoring</p>
Joint working with other internal departments and/or external authorities causes delay	<p>Key milestones in programme not met</p> <p>Duty to Co-operate not met</p>	<p>Ensure timescales for Local Plan realistically reflect partner authorities ability to contribute to joint working</p> <p>Ensure commitment to milestone dates and resource allocation is obtained from relevant parties in advance</p>
Capacity of the Planning Inspectorate	<p>Examination and/or Inspectors Report is delayed</p> <p>Key milestones in programme not met</p>	<p>Close liaison with the Planning Inspectorate to ensure early warning of any problems</p> <p>The Council has sought to minimise the volume of issues to be resolved at examination, through ensuring a robust evidence base and wide pre-submission public consultation.</p>
Soundness – Local Plan found unsound by Planning Inspectorate	<p>Inspectors modifications required</p> <p>Local Plan cannot be adopted without significant additional work, possibly including repeated stages of preparation and consultation</p>	<p>Ensure Local Plan is legally compliant, founded on a robust evidence base, accompanied by appropriate assessments and appraisals and well-audited community and stakeholder engagement. Timetable allows for possible consultation on main modifications, if required.</p> <p>Use of self-assessment toolkit (published by national advisor PAS)</p> <p>Maintain awareness of best practice</p>

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