

Summary of Initial Outputs from Further Consultation on Housing Needs and Land Supply – 10 August to 23 September 2016

656 comments from 82 respondents

Local residents	34	41%
Developers, landowners and/or agents	23	28%
Community groups (Wirral Society etc)	8	10%
Public agencies	7	9%
Local authorities	5	6%
Wirral Councillors	2	2%
National charity	1	1%
Registered Social Landlord	1	1%
Utility Operator	1	1%
	82	

Comments broadly split between housing need (SHMA, 41%) and land supply (SHLAA, 59%)

With regard to housing need:

There were 197 comments on the SHMA, of which 83 comments were on the OAN of 875 to 1,235 dwellings per annum.

Of respondents who expressed a preference:

- 3 disagreed with the OAN (3 local residents, on the basis of lack of need, the 'domino' effect and lack of support for economic growth);
- 19 supported the OAN (13 developers landowners and/or agents, 1 local authority and 5 local residents);
- 5 thought it should be higher (3 developers landowners and/or agents, 1 community group and 1 local resident, on the basis of the need to support employment and reflect previous 'under-delivery');
- 10 thought it should be lower (1 local authority, 1 community group, 1 RSL and 7 local residents, based on recent trends, land constraints, past rates of delivery and potential migration impacts);
- 3 suggested a new, replacement figure between 1,020 and 1,055 dwellings per annum (all developers landowners and/or agents, based on slightly amended assumptions and calculations); and
- 1 community group suggested a new lower figure of between 371 and 673 dwellings per annum, to take account of the Green Belt and 'other restricted land'.

With regard to the future land supply:

There were 279 comments on the SHLAA, of which 153 were site specific

With regard to sites:

- 4 sites were requested to be deleted

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- 16 new sites were requested to be added
- 17 existing sites were asked to be amended (mostly enlarged)

A further two sites have also been submitted outside the consultation period.

The tables attached give further details.

The net overall impact is to add a further 462.69ha of land for further assessment in the SHLAA, of which only 3.41ha (<1%) is within the urban area.

On those who commented on Wirral Waters, 5 wanted it included in the land supply (2 community groups and 3 local residents), as significant extra capacity and 4 wanted it excluded (all developers, landowners and/or agents), as unlikely to be delivered. One developer, land owner and/or agent thought it could make a contribution but was only likely to provide 1,500 dwellings over the plan period.

With regard to alternative supply options (71 comments)

The possible alternative options suggested are set out in a table below but do not identify any significant additional capacity within the urban area.

Of respondents who commented on the Green Belt:

- 17 were opposed to any development in the Green Belt (14 local residents and 3 community groups)
- 17 supported an immediate Green Belt review (all developers, landowners and/or agents)

Liverpool, Cheshire West and Chester, Sefton, Knowsley and West Lancashire have indicated that they would not be able to meet any of Wirral's identified housing needs (responses from St Helens, Halton and Flintshire as still awaited but fall outside a directly related housing market area).

With regard to the consultation as a whole:

18 respondents (22% of respondents and approximately 4% of all comments) indicated difficulties with the volume, technical nature and complexity of the documents (16 local residents and 2 community groups)

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Deleted Sites

Respondent	Location	Site Area	Electoral Ward
Leverhulme Estate	Field east of Grange Farm, Raby (SHLAA 875)	Green Belt – 2.19ha	Clatterbridge
Leverhulme Estate	South of Wheatsheaf, Raby (SHLAA 948)	Green Belt - 0.10ha (car park)	Clatterbridge
Leverhulme Estate	Existing Developed Area at Landican (SHLAA 856)	Green Belt – 2.04ha	Pensby and Thingwall
Leverhulme Estate	Existing Developed Area at Landican (SHLAA 1925)	Green Belt – 1.70ha	Pensby and Thingwall
		Total removed 6.03ha	

New Sites

Respondent	Location	Site Area	Electoral Ward
Hylgar Properties	Land at Albert Road, Hoylake	Urban Area (Primarily Commercial) – 0.16ha	Hoylake and Meols
McDermotts (Meols) Ltd	Field west of The Ridgeway, Meols	Green Belt – 2.16ha	Hoylake and Meols
McDermotts (Meols) Ltd	North of Fornall's Green Lane, Meols	Green Belt – 0.45ha	Hoylake and Meols
McDermotts (Meols) Ltd	Yard north of Fornall's Green Lane, Meols	Green Belt – 1.62ha	Hoylake and Meols
McDermotts (Meols) Ltd	Land west of Fornall's Green Lane, Meols	Green Belt – 17.32ha	Hoylake and Meols
McDermotts (Meols) Ltd	Rear of Hoylake RUFC, Hoylake	Green Belt – 4.57ha	Hoylake and Meols
McDermotts (Meols) Ltd	Land at Wittering Lane, Heswall	Green Belt – 12.76ha	Heswall
McDermotts (Meols) Ltd	Land at Riverbank Road, Heswall	Green Belt – 13.04ha	Heswall
McDermotts (Meols) Ltd	Land North of Manners Lane	Green Belt – 3.86ha	Heswall
McDermotts (Meols) Ltd	Land South of Manners Lane	Green Belt – 1.24ha	Heswall
Leverhulme Estate	Land at M53 Junction 3, Woodchurch	Green Belt – 13.12ha	Pensby and Thingwall
Leverhulme Estate	West of Pensby Road, Pensby	Green Belt – 22.31ha	Pensby and Thingwall
Leverhulme Estate	Land at west of Raby Mere	Green Belt – 10.26ha	Clatterbridge
Leverhulme Estate	West of Plymyard Dale, Brookhurst	Green Belt – 100.30ha	Clatterbridge
Poulton Hall Estate	Land at Old Clatterbridge Road, Bebington	Green Belt – 11.03ha	Clatterbridge
Wallace Land	Land north of Gilroy Road, West Kirby	Green Belt – 22.61ha	West Kirby and Thurstaston
		Total additional 236.81ha	

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Additional New Sites Submitted

Respondent	Location	Site Area	Electoral Ward
Taylor Wimpey	Land at Irby Farm, Irby	Green Belt – 21.8ha	Greasby Frankby and Irby
Paddock Johnson Partnership	Land at Column Road, Caldby	Green Belt – 10.2ha	West Kirby and Thurstaston
		Total additional 32.00ha	

Amended Sites

Respondent	Location	Change Proposed	Electoral Ward
Leverhulme Estate	South of Thornton Hough (SHLAA 858, 859 and 946)	Green Belt +11.4ha (to 19.4ha)	Clatterbridge
Leverhulme Estate	Lodge Farm, Thornton Hough (SHLAA 886)	Green Belt – reduce by 10.2ha (to 1.9ha)	Clatterbridge
Leverhulme Estate	Hill Top Farm, Thornton Hough (SHLAA 860 and 945)	Green Belt – reduce by 0.70ha (to 6.5ha)	Clatterbridge
Leverhulme Estate	West of Raby Village (SHLAA 874)	Green Belt +1.1ha (to 1.5ha)	Clatterbridge
Leverhulme Estate	South of Raby Village (SHLAA 873)	Green Belt + 0.3ha (to 1.9ha)	Clatterbridge
Leverhulme Estate	North of Landican, Woodchurch Road (SHLAA 885)	Green Belt +8.0ha (to 28.9ha)	Pensby and Thingwall
Leverhulme Estate	East of Storeton Village (SHLAA 868 and 1824)	Green Belt +25.8ha (to 28.9ha)	Bebington
Leverhulme Estate	South of Storeton Village (SHLAA 867, 1823 and 1926)	Green Belt +55.1ha (to 65.0ha)	Bebington
Leverhulme Estate	North of Thingwall Hospital (SHLAA 876)	Green Belt +5.2ha (to 11.1ha)	Pensby and Thingwall
Leverhulme Estate	North of Whitfield Lane, Heswall (SHLAA 877)	Green Belt +42.0ha (to 50.2ha)	Pensby and Thingwall Heswall
Leverhulme Estate	Beech Farm, Barnston (SHLAA 869)	Green Belt +8.9ha (to 13.0ha)	Pensby and Thingwall
Leverhulme Estate	Limbo Lane, Irby (SHLAA 880)	Green Belt +17.4ha (to 40.7ha)	Greasby Frankby and Irby
Leverhulme Estate	Arrowe Brook Farm, Greasby (SHLAA 879)	Green Belt +19.2ha (to 42.8ha)	Greasby Frankby and Irby
D Morgan	Land at Carr Lane, Moreton (SHLAA 535)	Green Belt +15.5ha (to 26.39ha)	Hoylake and Meols Moreton West & Saughall Massie
D Morgan	Land at Prenton Dell Quarry (SHLAA 514)	Green Belt – reconfigure from 11.4ha to 6.11ha	Prenton
Wallace Land	N of Hilbre High School (SHLAA 1770)	Green Belt +16.3ha (to 19.81ha)	West Kirby and Thurstaston
Unilever	Land at Bromborough Road (SHLAA 954)	Urban Area – reduce by 10.1ha (to 3.25ha)	Bromborough
		Net additional 199.91ha	

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Suggested Alternative Supply Options

Alternative Option	Comment
Previously developed land (8 comments)	<i>No sites specified</i>
Empty dwellings and/or convert existing stock – no sites specified (7 comments)	<i>Work continues under HMRI legacy and empty homes strategy. Re-use of empty buildings and existing stock will however provide only limited net gains, dependent on density of replacement provision</i>
Land around the docks, including Ten Streets, Corporation Road/Beaufort Road and the site of the International Trade Centre (6 comments)	<i>Ten Streets (SHLAA 587, 0.89ha and SHLAA 595, 0.33ha, Category 3, as no market interest and better suited for employment uses) and Beaufort Road (SHLAA 557, 3.56ha, Category 1 – within 5 years) already included. ITC (SHLAA 414 and SHLAA 959, 22.37ha, not included, as unsuitable for housing)</i>
Not on open spaces (3 comments)	<i>No sites specified</i>
Not on employment sites (3 comments)	<i>No sites specified</i>
'waste' areas in Birkenhead (1 comment)	<i>No sites specified</i>
Conway Street, behind old General Hospital (1 comment)	<i>Unable to identify</i>
Opposite Birkenhead Park Station (1 comment)	<i>Cleared site, already has planning permission (99a Duke Street, SHLAA 1382, 0.16ha)</i>
General redevelopment of Wallasey – no sites specified (1 comment)	<i>Work continues under HMRI legacy (committed sites are already included in SHLAA). Redevelopment of existing developed areas would only provide limited net gains, dependent on density of replacement provision</i>
General redevelopment of Rock Ferry – no sites specified (1 comment)	<i>Work continues under HMRI legacy (committed sites are already included in SHLAA). Redevelopment of existing developed areas would only provide limited net gains, dependent on density of replacement provision</i>
General redevelopment of Tranmere – no sites specified (1 comment)	<i>Work continues under HMRI legacy (committed sites are already included in SHLAA). Redevelopment of existing developed areas would only provide limited net gains, dependent on density of replacement provision</i>
Re-configuration of New Ferry Town Centre – example of derelict shops on New Chester Road, between Woodhead Street and Bebington Road suggested (1 comment)	<i>Not currently included in SHLAA. Would require initiation of land assembly programme but may only provide limited net gains, dependent on density of replacement provision</i>
Derelict shops along Borough Road (1 comment)	<i>Not currently included in SHLAA. Would require initiation of land assembly programme but may only provide limited net gains, dependent on density of replacement provision</i>
Land at Hawthorne Grove/Wheatland Lane, Seacombe (1 comment)	<i>Already included (SHLAA 475, 0.54ha, Category 2, based on viability)</i>
Land at New Street, Seacombe (1 comment)	<i>Already included (also included in SHLAA 475, 0.54ha, Category 2, based on viability)</i>
Land between Moreton shore and the railway station (1 comment)	<i>Assumed to mean open land to the east of Pasture Road. Not included, as subject to flood risk (SHLAA 636, 5.3ha, SHLAA 1597, 1.45ha and SHLAA 1400, 11.96ha)</i>
Cadbury's, Moreton (1 comment)	<i>Planning application for 299 dwellings approved by Planning Committee, subject to legal agreement, in October 2016 (SHLAA 410, 12.68ha)</i>
Vale Park (1 comment)	<i>'Green Flag' Urban Greenspace in area of deficiency</i>

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Acre Lane (1 comment)	<i>Already included and marketed for housing (SHLAA 1666, 2.84ha and SHLAA 1828, 5.66ha, both Category 1 – within five years)</i>
Behind Glenburn School (1 comment)	<i>Council site declared surplus in September 2016 subject to Secretary of State approval.</i>
Land around Clatterbridge, to provide a new village (1 comment)	<i>Previously developed land (SHLAA 512, 5.57ha Category 3, because of site constraints) and surrounding agricultural land (SHLAA 865, 41.75ha, Category 3, because of site constraints) already submitted by landowners. Potential impact on future of existing medical facilities and Green Belt.</i>
North of Greasby, previously included in Hoylake Expansion Study 1974 (1 comment)	<i>Large area (SHLAA 640, 27.26ha) already submitted by landowners/developers. Category 3, because of site constraints, including Green Belt</i>
Land south of the railway between Meols and Hoylake (1 comment)	<i>Land at Rycroft Road (SHLAA 904, 8.62ha, Category 3, because of site constraints, including Green Belt) already submitted by landowners/developers. Further five sites (totalling 26.07ha, also in the Green Belt) submitted by landowners/developers in response to this consultation. Large areas not yet submitted.</i>
Rural villages (1 comment)	<i>Sites in and around existing villages in the Green Belt already included in SHLAA (where submitted by landowners)</i>