

## CONSTITUENCY COMMITTEE - WIRRAL WEST

Thursday, 14 June 2018

<u>Present:</u>	Councillor	JE Green (Chair)	
	Councillors	T Anderson W Clements D Elderton G Ellis	A Gardner M Patrick M Sullivan S Whittingham
<u>Apologies</u>	Councillors	P Brightmore D Burgess-Joyce K Cannon	T Cox T Smith G Watt

### 1 APPOINTMENT OF CHAIR

The Committee Services Officer to the Committee invited nominations for the appointment of the Chair.

On a motion moved by Councillor Gerry Ellis and seconded by Councillor Mike Sullivan, it was –

**Resolved (unanimously) – That Councillor Jeff Green be appointed Chair for the Municipal Year 2018-19.**

**(Councillor Green in the Chair)**

### 2 APPOINTMENT OF VICE CHAIR

On a motion by the Chair and seconded by Councillor Mike Sullivan, it was –

**Resolved (unanimously) – That Councillor Matthew Patrick be appointed Vice-Chair for the Municipal Year 2017-18.**

### 3 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Phillip Brightmore, David Burgess-Joyce, Kate Cannon, Tony Cox, Tony Smith and Geoffrey Watt.

### 4 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members were asked to consider whether they had any disclosable pecuniary interests and/or any other relevant interest in connection with any item(s) on this agenda and, if so, to declare them and state the nature of the interest.

No declarations were made.

5 **MINUTES**

**Resolved – That the minutes of the meeting held on 15 March 2018 be approved as a correct record.**

6 **ORDER OF BUSINESS**

The Chair suggested, and it was agreed that item 8 on the agenda (Community Question Time) be considered after item 5 on the agenda (Minutes) to enable the Assistant Chief Executive to assist in the answering of resident's questions prior to attending another meeting later that evening.

7 **COMMUNITY QUESTION TIME**

Prior to the taking of questions from members of the public in attendance, the Chair requested a short update from the David Armstrong, Deputy Chief Executive on two matters that had been brought to the attention of the Committee at its previous meeting:

**Traffic Restrictions on Road/Rail Bridge at Bridge Road, West Kirby.**

David Armstrong, Assistant Chief Executive informed the meeting that discussions had taken place with Network Rail who had advised that such works were prioritised and undertaken based upon risk and available resources. Works were assessed nationally and grouped for action in yearly 'bands'. Network Rail had advised that the Road/Rail Bridge at Bridge Road, West Kirby had been scheduled for the financial year 2020-21 and no funds had been currently committed to the project.

Members re-iterated their displeasure with regard to the bridge having been closed / restricted to traffic in one direction only for a period of over 2 years (initial closure was to have been 18 months), and that it would now be a minimum of 3 years before works would be undertaken (should funds be allocated). The Deputy Chief Executive was requested to place whatever pressure was possible onto Network Rail to prioritise and complete the project in the shortest time possible.

**Bonfires on land in the vicinity of Heron Lane, Meols.**

The Deputy Chief Executive informed the meeting that after the matter had been raised at the previous meeting of the Constituency Committee, officers from the Environment Agency had visited the site and the burning of prohibited rubbish had ceased. He was aware that bonfires had taken place that day, but a further visit had confirmed that the items burned were associated with a general site clear up, and were not for commercial gain.

**QUESTIONS**

**Heron Road, Meols**

Mr Barry James, Friends of Heron Road – Meols, informed the Committee of the issues regarding road safety on Heron Road, requesting again that the

objectives of Phase 4 of the Improvement Scheme be implemented. He asked that should this not be possible, that a fixed speed camera be installed in the short term. He further informed the meeting that the Friends of Heron Road had written to the Police and Crime Commissioner, and as a result 2 Police Officers had attended with hand-held speed detector devices. He explained that this had obviously had an effect on driver behaviour, but was obviously not a long-term solution. He added that a letter from Mr David Rees, Road Safety Manager had dismissed resident's claims for a speed camera stating that this was an item of last resort for locations with a poor safety history. Mr James challenged this statement informing the Committee that Heron Road had experienced 7 road closures in 2017, and 3 to date in 2018. He asked what more would demonstrate such a record other than serious or fatal injuries, which is something the residents and friends group were campaigning to help avoid. Mr James requested that David Rees, Road Safety Manager be asked to attend the next meeting of the Committee to further explain why no actions were being taken to make Heron Road safer.

A Member of the Committee, and the Chair agreed with Mr James, stating their concerns that minor incidents may not be reported and questioning why such road closures hadn't warranted further appraisal of the location. Cllr Whittingham, Cabinet Member Highways and Transport explained that the placement of speed cameras was based on National criteria, and was not solely a Council decision. In response to a comment from a member of the public he added that revenue from fines did not go to the Council, but were fed into Police budgets to support their work in delivering crime prevention and enforcement.

A member of the public commented on the Council's strategy of lending money to other Local Authorities, and asked why this money could not be used for projects such as road safety improvements in Heron Road.

David Armstrong, Assistant Chief Executive explained that the Council had two budgets – Revenue and Capital. Revenue budgets covered the day to day running of Council services. Capital Budgets however, used for big schemes, were 'committed' funds. He explained that these funds could be utilised in the short term for generating income until they were required – either through staged release or on final completion of projects. As a result the Council had generated income in the region of £300 thousand per annum that would be used to support the delivery of services.

In response to the request that the Road Safety Manager (RSM) attend the next meeting to Mr Armstrong informed that the RSM was not the decision maker in respect of the locating of speed cameras, and that the police had dismissed the location as being unsuitable by virtue of the road bends, and no sites available along the route to locate a camera van. He added that volunteers monitoring vehicle speeds would most likely have a low impact on driver behaviour, and that when Police Officers had been deployed little or no excessive speeding had been recorded (as referred to above).

With the agreement of the Committee, the Chair instructed that the Road Safety Officer be asked to attend the next meeting of the Constituency Committee.

### **Heron Road, Meols**

Mr Ken Roberts thanked Members for their support and efforts to stop the illegal burning of rubbish at the market garden site near to Heron Road.

Mr Roberts circulated a paper that informed of the problems faced by residents of Heron Road arising from the current volume of traffic. The paper included a number of suggestions from residents to help alleviate the issues at relatively low cost to the Council, these included:

- Resurfacing the road with smoother grade of tarmac, reducing tyre noise / interference emissions;
- Resetting and supporting of a displaced manhole cover to the correct level – currently significant noise emitted when struck by passing vehicles;
- Advise the mapping sections of SatNav companies that Heron Road is not suitable route for heavy vehicles and HGVs be forbidden access; and
- Provision of a speed camera and/or speed bumps to ensure traffic speeds and possibility of serious accident be significantly reduced.

The Chair thanked Mr Roberts for the information and instructed that the document be referred to the relevant Council Officers.

### **Healthy Eating / Public Health / Road Markings**

Ms Angela Green asked why the Council was not taking the lead in respect of healthy eating and tackling obesity. Ms Green pointed out that the Council's leisure facilities contained numerous vending machines containing sweets, carbonated drinks and bottled water, but no access to fresh fruit or drinking fountains.

Ms Green further informed the Committee that in response to a request for yellow line markings at the junction of Church Road / Mount Road, Upton, it appeared that only some of the lines requested had been installed, and requested that this be investigated.

Ms Green also questioned the Committee on the subject of press reports regarding the closure of Woodchurch Leisure Centre and re-designation as an aquatic centre.

Ward Members responded on the subject of Woodchurch Leisure Centre advising that the matter was being monitored, and challenged by the Ward Councillors.

The Cabinet Member Environment informed that he had not seen the press reports, but consultation was underway with staff at Woodchurch Leisure

Centre to gather ideas about its best use, and services that could be provided at the Centre.

The Chair informed that the matter regarding Yellow Line markings would be taken up with officers and reported to the next meeting of the Constituency Committee.

### **Golf Resort**

A resident of Hoylake questioned the Committee as to due diligence, and entering into a contract with a Joint Venture Capitalist with a questionable track record and no money, whose business plan was dependent on the Council lending money to the developer to advance the project.

A number of Members responded, expressing personal views and provided information regarding past and future public meetings.

The Chair informed that it would be helpful if the Assistant Director Major Growth Projects and Housing Delivery could attend the next meeting of the Constituency Committee to respond to the points raised.

### **Golf Resort – Order of Project Delivery**

Rod Tann, Chair Wirral Society questioned David Armstrong, Deputy Chief Executive regarding his statement at the previous meeting of the Constituency Committee that the layout of the Golf Course earthworks would take place before the building of houses.

Mr Armstrong confirmed that this was to be the case, dependent upon the environmental impact assessment and outcome of review of the application by the Planning Committee.

### **On Street Parking Charges**

Mr Nick Lester, a resident of Meols, questioned the decision to introduce parking charges on the promenade in the vicinity of Great Meols Primary School. He informed the meeting that much work had been undertaken by the school to help alleviate congestion at the school gates by encouraging parents to park on or near the promenade and walk their children into school. He added that should the proposal be enacted, the congestion issues would re-appear overnight. He stated that it was his belief that the Council had a statutory duty to relieve congestion, not to cause it, and asked what (if any) surveys had been undertaken in advance of the planned introduction of on-street charges, and whether the Council was acting beyond its legal powers.

Councillor Stuart Whittingham, Cabinet Member Highways and Transport responded, stating that consultation was still underway and the school's views were wanted and needed to help inform the decision. He pointed out that any revenue collected as a result of the charged on-street parking scheme could not be allocated for general fund use, but must be used on road/traffic or highway projects.

The Chair confirmed that it would be illegal if the Council did take money from the scheme to fund other areas of the Council's business.

Councillor David Elderton commented that similar objections to the charged on-street parking scheme would directly impact on residents of West Kirby where streets located between the promenade and Banks Road currently faced problems with limited spaces for parking, forcing residents to park their vehicles on the promenade. Introduction of the charge would effectively place an additional financial burden on those residents who would have no alternative options available to them.

### **China Farm Lane – Speed Restrictions**

Ms Elaine Craggs raised an issue regarding the speed limit that currently existed on China Farm Lane, Newton. She informed the meeting that although a 30mph speed restriction existed on the lane, the signs were very small and it would only be a matter of time before a fatality occurred. A collision had recently taken place between a vehicle and horse and rider. She added that the lane was a popular area for horse riding, given that there were a surprisingly large number of stables located in its vicinity and requested that larger signs be put in place.

### **Golf Resort**

Mr Phil Simpson, Chair Stop the Hoylake Golf Course Group, and Defend the Green Belt Group addressed the Constituency Committee and asked that given the Council freeze on non-essential spending had been announced, would the spending on Hoylake Golf Resort also be frozen? Mr Simpson informed those present that a loan of £26million to a Joint Venture Group to progress the scheme would be flawed (particularly given the partners history) and that the proposed arrangement was against Labour Party National Policy. He further informed the meeting that 1,940 letters on the subject of Hoylake Golf Resort had been sent to all 4 Wirral MPs and he asked that all 4 MPs be invited to attend meetings on the subject.

The Chair invited David Armstrong, Deputy Chief Executive to respond to the point Mr Simpson raised regarding Council funding for the project.

The Deputy Chief Executive explained that the 'freeze' on spending had not been a Member decision, but that of the Council's Section 151 Officer and had been introduced purely to ensure that she was satisfied that Officers were following the correct procedures and making legal decisions in terms of the day to day expenditure and staffing costs. He added that the 'freeze' did not apply to Capital Programme Projects, which had received prior consent of Cabinet and/or Council and were committed in the Council Budget. He explained that rather than a 'freeze' it was considered to be a spending check, in advance of the Council's need to find £40million in the next financial year.

### **Golf Resort**

A resident of West Kirby questioned Members about why none of the proposed environmental studies, due to take place in February this year, had been started. He informed Members that it had been reported that one of the

Joint Venture Directors had resigned. He asked if Members were aware of this, and requested an update on the issues.

The Chair explained that he was not aware of this matter, and suggested that the Assistant Director Major Growth Projects and Housing Delivery responsible for due diligence in this matter be requested to attend the next meeting of the Constituency Committee to answer questions on the project.

The Chair thanked all speakers, members of the public, Officers and Elected Members for their attendance.

In summary the Chair instructed that David Ball, Assistant Director Major Growth Projects and Housing Delivery; and David Rees, Road Safety Manager both be invited to attend the next meeting of the Wirral West Constituency Committee to provide answers to the outstanding concerns highlighted during Community Question Time.

***Additional notes:***

*A number of questions had been submitted in advance of the meeting. The questions and written responses are appended to these minutes.*

*A letter from the Assistant Director Major Growth Projects and Housing Delivery detailing additional information relating to the Proposed Golf Course Development at Hoylake was also circulated to Members of the Wirral West Constituency Committee. A copy of the letter is also appended to these minutes.*

## **8 CONSTITUENCY MANAGER'S PROGRESS REPORT**

David Armstrong, Assistant Chief Executive provided an update on key achievements in respect of recent projects funded by the Constituency Committee that included:

20 community projects funded as part of the Small Grant Big Difference fund (2017-18), 3 projects had been completed so far with a deadline for completion of 24 August 2018:

- Friends of Hoylake and Meols in Bloom – the funding had helped with the updating of a deteriorated flower bed in Meols Parade Gardens adjacent to the Bowling Green. The Friends were currently looking to improve the bed further by installing a driftwood sculpture.
- Greasby Community Association, Green and Blooming Greasby – working in partnership with Ness Botanical Gardens, the Gardens had donated 10 trees to Coronation Park that were particularly suited to the conditions of the park. The funding had helped towards mesh protection and wooden supports for the young trees.

- Pensby Recreation Centre – funding had been used to re-vamp the tired looking land at the entrance to Pensby Recreation Centre. The group had planted trees and plants that will flourish every year.

Mr Armstrong further informed the meeting that the Constituency Engagement Officer had worked hard to support the emptying, cleaning and refilling of Hoylake Boating Lake by United Utilities and Amey. United Utilities had agreed to the improvement works free of charge, following a similar project in New Brighton. The issue had been raised by a number of stakeholders including members of the Wirral West Constituency Committee and Hoylake Model Boat Club. There will be an official Mayoral opening of the lake later in the month.

The Committee noted how the Constituency Engagement Officer liaises between council departments on behalf of local community groups, and that since the last meeting the engagement team had received 32 problems and so far resolved 22, due to complexities the team also worked to resolve on-going issues.

Mr Armstrong informed the Committee of Ward underspend items of note:

Upton:

- Flourish at Ford Way – local community gardening group Flourish at Ford Way with help from Wirral Met College's Princes Trust team and support from the Wirral West Constituency Team had worked to bring the 2<sup>nd</sup> Memorial Garden on Hoole in Woodchurch back into use after it fell into disrepair many years ago. The gardens were established to provide a place of reflection for people who have lost loved ones on the estate.

West Kirby & Thurstaston and Hoylake & Meols:

- West Kirby Drop-In – the group had been established to help those with any degree of mental health, providing somewhere to go to be with other people, to be accepted and through interaction with others, be understood. Funding support had been provided to help with running costs for the group.

Members noted that the Constituency Engagement Officer had also worked hard to support the Love Where You Live initiative, with local hubs now having equipment on hand for use by litter picking groups. The West Kirby group The High Tidiers were going from strength to strength and were working closely with the Council to shape future approaches, e.g. around reducing single use plastics.

**Resolved – that the Constituency Manager's report be noted.**

## 9 UPDATE FROM COMMUNITY REPRESENTATIVE

Ms Jackie Hall, community representative for Hoylake and Meols updated those present that the Hoylake and Meols comprised of 44 community groups who were keen to work with the Council in their volunteering capacity.



Ms Hall informed that work had been completed on the Hoylake Model Boating Lake. Following discovery of a crack in the lake, the Council decided to re-surface and seal the lake interior and the application should provide another 10 years of protection. A grand re-opening of the boating lake is being planned for the beginning of July.

Ms Hall's report included information on positive responses from the public and other towns regarding the Christmas Lights in Hoylake this year funded by local businesses and funds raised by the public. Ms Hall explained that it was planned to raise more funds and extend the scheme to include Meols.

Members were informed that a 'Proms in the Park' had taken place on the 2 June 2018 that had provided a professional, free to members of the public, event. Working in association with The Friends of Hoylake and Meols in Bloom and Melrose Hall, commercial organisation Lomac Productions brought a variety of songs taken from the most popular theatre stage musicals to Queens Park. As part of the event, a Disney Parade took place the following day.

Ms Hall concluded her report informing that many local residents and the local groups were incensed by the Council's proposals to introduce car parking charges on the promenades. She stated that it did not make sense that if the Council Cabinet had made a decision prior to the May Elections, why consult now, and why were residents views not being listened to.

**Resolved – That Ms Jackie Hall's report be noted.**

10     **ANY OTHER BUSINESS**

There was no other urgent business.

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Questions for Wirral West Constituency Committee 14<sup>th</sup> June 2018

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1. Question - Email from Christina H

Q. There is a concern that this golf course is a waste of money and building on green belt land will set a precedent for the future. Would it not be more beneficial, financially and environmentally to have a wetland centre which would include a visitor centre and cafe? Not only would it be a valuable place to show and engage the next generation in the importance of green spaces. But it would also bring in visitors from outside the area. Golf has been declining in popularity. All around the country golf courses are getting redeveloped with housing. And I would hate to see that happen in Hoylake. We are slowly eating away at what makes Wirral beautiful, if we build on green belt land.

Response – David Ball

*The Council is pursuing a project that provides the best return for Wirral across a number of indicators. That is not to say that other schemes, such as the wildlife / wetlands resort, do not have some merit in principle; it is just that no other scheme measures against the golf resort in terms of positive impact. The developer will commission an in-depth study of all the economic benefits of the resort in support of their planning application.*

*The Council is very willing to engage with all stakeholders and have recently held a meeting with Hoylake Village Life to discuss the feasibility of the proposals for an eco-golf resort including a wildfowl and wetland centre. This meeting included representatives from the Wildfowl and Wetland Trust, the Golf Environment Organisation and “Stop the Hoylake Golf Resort” Group.*

*We are currently trying to set up a meeting with various statutory organisations to discuss further and can report back in due course.*

Q. It says 175 permanent jobs. Of these how many is actual full time and how many are only part time vacancies? Part time jobs are needed but these would inflate the number of jobs created, to make it seem more worthwhile than it actually is

Response – David Ball

*The figure quoted is an estimated number of permanent jobs to be created. The actual number and breakdown between full and part time cannot be confirmed at this stage in the*

*process. For information, it was also estimated that the project will generate 168 construction jobs and many more jobs in the wider supply chain. Further information on the benefits to Wirral's economy will be forthcoming as part of the justification required to satisfy planning requirements.*

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## **2. Questions – Email from Lynsey Williams**

Q. As the council are freezing non-essential spending does that include the proposed Hoylake Golf Resort?

Response – David Ball

*The Hoylake Golf Resort is being pursued as a flagship economic and major tourist attraction which will generate revenue for the Council to re-invest into frontline service provision.*

Q. Will the council take notice of the thousands of signatures and objections to the proposed golf resort or will they just ignore the people and carry on regardless?

Response – David Ball

*The Council will take every view into account and ensure that further formal and informal consultation will capture and record all views.*

Q. We all know the budgets are being cut and councils need to find a way to bring money in but at what cost to our area? Instead of an exclusive housing estate and golf resort the council should be encouraging families to visit the area...they are more likely to use our shops and beaches and bring in continued revenue.

Response – David Ball

*This is precisely what the Hoylake Golf Resort represents; an inclusive, open to all, resort that is much more than a destination for golf based tourism. The operation of hotel will target a wider number of visitors including families, couples and business users as part of a sustainable business model.*

Q. Why are the council not looking at options like Hoylake Visions Eco golf course and wetlands? This would appeal to a much broader selection of people than just a golf resort.

Response – David Ball

*Note: question answered previously (Q.1 Christina H) - The Council is pursuing a project that provides the best return for Wirral across a number of indicators. That is not to say that*

*other schemes, such as the wildlife / wetlands resort, do not have some merit in principle; it is just that no other scheme measures against the golf resort in terms of positive impact. The developer will commission an in-depth study of all the economic benefits of the resort in support of their planning application.*

*The Council is very willing to engage with all stakeholders and have recently held a meeting with Hoylake Village Life to discuss the feasibility of the proposals for an eco-golf resort including a wildfowl and wetland centre. This meeting included representatives from the Wildfowl and Wetland Trust, the Golf Environment Organisation and “Stop the Hoylake Golf Resort” Group.*

*We are currently trying to set up a meeting with various statutory organisations to discuss further and can report back in due course.*

- Q. Why are the council not doing more to clear the beaches at Hoylake and West Kirby? Again this will attract a much broader group of people than Golf and so improve footfall in our towns.

Response – David Ball

*The beaches at Hoylake and West Kirby are major assets to Wirral as is the entire coastline and countryside. They will be firmly part of the attraction offered by the hotel particularly for non-golf related visitors.*

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### 3. Question – Email from Viv Gaskin

- Q. Would it not be more appropriate to spend the money on regenerating New Ferry after the devastating explosion? I realise this would not have the same impact as the vanity project which is the Golf Course, providing yet more executive homes in an area which already has its fair share. An appalling use of council money which would be better spent providing homes for the genuinely needy or indeed first time buyers.

Response – David Ball

*The Council are making progress across a number of fronts including that of New Ferry. The Hoylake Golf Resort is a commercial investment that will provide a return on investment and generate revenue year on year for re-investment into frontline service provision. It is not a question of project prioritisation but making progress on a number of regeneration projects. The Council has spent approximately £400,000 on New Ferry in the recovery phase and Homes England have just announced funding of £100,000 for a feasibility study into*

*residential development in the area. The Council is also continuing to press Government for funding to support New Ferry businesses.*

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#### 4. Question – Email from Neil Parry

Q. What are the other options that have been referred to by the Council in concluding that the Hoylake Golf Resort is the “Best value” and what measures of best value were used?

#### Response – David Ball

*At the time of writing no other project can equal or exceed the following estimated outputs (or measures of value);*

*Annual Council Tax income (on completion) £603,000pa*

*Annual Business Rates (on completion) £334,000pa*

*Minimum loan interest return on investment £2.5m*

*Loan arrangement fee £250,000*

*Payment for Council consultant fees and site investigation costs £550,000*

*Minimum premium sale of land receipt (subject to final design) £3m*

*Overage provisions on operational profits*

*175 jobs and 168 construction jobs*

*Estimated savings on operation of municipal course £79,000*

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#### 5. Questions – Email from Keren O’Rourke

Q. In a recent Freedom of Information request the Council were asked to provide a copy of the letter requesting funding for the RSPB's proposals for the restoration of Gilroy Scrape. Confusingly, they provided a copy of a letter requesting funding for a feasibility study into Hoylake Village Life's eco golf resort / wildfowl and wetland centre proposals. Please will the Council now confirm if the land containing Gilroy Scrape is now to be part of the Hoylake Golf Resort, if they see the restoration of Gilroy Scrape as part of the environmental mitigation for the Golf Resort and can you update us on the progress of the negotiations with the landowner of Gilroy Scrape regarding the RSPB's proposals. Can you confirm if the Council have actually tried to source funding for the restoration of Gilroy Scrape?

### Response – David Ball

*The Gilroy scrape lies outside the Hoylake golf resort project boundary but as evidenced by the fact that the Hoylake Langfields potential local wildlife site takes in both the scrape and part of the golf resort, the assessments which will have to be prepared by the golf resort developer may (subject to scoping) potentially need to consider ecological, drainage and other impacts on surrounding land, including the scrape.*

*In practical terms the future of the Gilroy scrape is best considered in the wider context of the golf resort project given that it is now at the pre-application stage. The land itself is in private ownership which is a major complication but should the golf resort be granted planning permission and the project implemented any earlier interventions at Gilroy scrape could become redundant. Therefore the Council have not specifically sought funding for the Gilroy scrape as a standalone project.*

*As stated above the protection of habitats in this location will most likely arise out of the planning application for the golf resort and or progress of the wildfowl and wetland centre. There are too many factors in play to give any degree of certainty as to the way forward.*

*In the meantime the Hoylake Langfields site remains as an 'alert site' or potential local wildlife site and it is shown as such on the Council's hazards system and any planning application within the boundary will trigger a consultation to Wirral Wildlife.*

Q. Please can you provide an update on the Council's discussions with Hoylake Village Life and the Wildfowl and Wetland Trust and other partners regarding HVL's proposals for an eco-golf resort / wildfowl and wetland centre?

### Response - David Ball

*There will be a meeting, to be scheduled, with Hoylake Village Life in the near future where an update will be provided regarding HVL's proposals*

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## 6. Question – Email from C J Smith

Q. In the report to cabinet of 4th June, Councillor Phil Davies stated the new Local Plan for housing should "recognise the importance of protecting areas of Green Belt which contribute most to the quality of life we enjoy in Wirral". Please could you clarify if the Council now consider that some areas of Green Belt contribute less to our quality of life? Are the areas of Green belt which they may consider making a lesser contribution, now being considered for housing developments?"

Response – David Ball

*The Council consulted on a Green Belt Review methodology last year and this, along with other land use issues will be reported to Cabinet in July 2018.*

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7. Question – Email from K Barnes

Q. In a report to Cabinet in December 2016, it was stated that the Hoylake Golf Resort detailed design studies and statutory and public consultation would commence in February 2018. Please can you confirm if the studies have commenced and if not, please can you explain why there has been a delay?

Response – David Ball

*The studies have not commenced in terms of actual fieldwork and surveys.*

*The timetable reported in December 2016 was an estimate which has clearly slipped. In the intervening period the project has proven to be more complex than expected and although delayed the project remains live and is moving forward.*

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8. Question – Email from Lily Clough

Q. Leader of the council Phil Davies listed both protecting the greenbelt and progressing the Hoylake Golf Resort as amongst the five priorities that the council has. This week, in regard to the consultation for the Local Plan he said, "making greenbelt land available for development is our absolute last resort". Do Councillors in Wirral West not think that both proposing to build luxury homes (on greenbelt land!) to enhance the viability of the Golf Resort AND protecting the greenbelt are absolutely mutually exclusive objectives and that it would be a further waste of council tax payers money to spend any more on this scheme rather than looking at available alternative ideas?

Response – David Ball

No official response received as yet, question received 13.06.18

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9. Question – Email from Unknown



Q. At the Hoylake Golf Resort Public Meeting in December 2017, Councillor Phil Davies promised to look into Hoylake Village Life's proposal for an eco-golf resort and wildfowl and wetland centre. Please can you give an update and confirm if the Council are undertaking serious discussions about the wildfowl and wetland centre.

Response – David Ball

*Note: question answered previously (Q.5.2 Keren O'Rourke) - There will be a meeting, to be scheduled, with Hoylake Village Life in the near future where an update will be provided regarding HVL's proposals*

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Date: 07 June 2018

Your Ref:

Our Ref: DB/AEH/HOYLAKEGOLF

Service: **Economic & Housing Growth Directorate**

Tel No: 0151 691 8395

Dear Constituency Committee Members

**HOYLAKE GOLF RESORT- QUESTIONS RAISED AT CONSTITUENCY MEETINGS**

Thank you for forwarding the constituent questions relating to the Hoylake Golf Resort. As you are aware many questions can only be answered once the Council is in receipt of the technical surveys and studies to be undertaken by the Nicklaus Joint Venture Group (NJVG) as part of the planning process. There will be further consultation with residents upon completion of the studies and prior to the submission of a planning application by the Developer. This will then be followed by the period of statutory consultation during the planning process.

The NJVG will also be providing a detailed economic assessment in support of the resort development that will highlight why this is an important economic project for Wirral and the many benefits it will bring to the locality should planning permission be granted.

For clarification it is also important to state that the Cabinet decision taken to move to the next stage of the project viewed the proposed future loan of £26 million to the project as a commercial investment from which the Council will receive a financial return that can be re-invested back into local service provision. It is not a sum of Council money that could in theory be re-directed to another location such as New Ferry. The Council are following a separate strategy for New Ferry which is making progress.

The references to the Wirral Waters development and the work of the Wirral Growth Company implies that the Council is prioritising the Hoylake Golf Resort project over the work on other development sites. This is not the case. The Council is deploying a growth strategy on a number of fronts where opportunities have been identified and can be delivered concurrently with the Golf Resort project.

In the meantime for people requiring clarification or further information many answers can be found in the Frequently Asked Questions section of the Council's web site. People are encouraged to view this information by using the following link:

<https://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/hoylake-golf-resort/common-questions-about>

I hope this note clarifies matters for the Constituency Committee.

Yours sincerely

A handwritten signature in cursive script that reads "David Ball".

David Ball  
Assistant Director  
Major Growth Projects and Housing Delivery