



**STRATEGIC APPLICATIONS SUB COMMITTEE
10 NOVEMBER 2022**

ADDENDUM

5. DPP4/22/01080 FORMER MOD SITE, OLD HALL ROAD, BROMBOROUGH

ADDITIONAL COUNCILLOR COMMENTS

Councillor Bird submitted comments which can be summarised as:

1. Concern that ward councillors were not adequately notified of the application and requests its deferral;
2. No detail on how much the Council will profit from the disposal of the site;
3. Economic, Regeneration and Housing Committee have not considered the application;
4. Application will result in a car-dependent development at a time when Wirral Council have declared a climate emergency;
5. No contributions to public services such as schools and health

In response, it is not considered that Points 2 or 3 are relevant to the determination of the planning application.

With regards to Point 1, Ward Members were not sent direct notification of the application due to the Council having only recently switched to a new IT system at the time the application was first submitted – however, Members were made aware of this and advised to check planning applications submitted in their Wards. This issue has now been resolved and Members do receive direct notification of valid applications submitted in their Ward, although this is not a statutory requirement.

With regards Points 4, the application provides for significant enhancement of pedestrian and cycle facilities to improve access to local services at Bromborough Village and the Croft Retail Park, and to regular bus services on the A41. Improvements to bus stops on Old Hall Road have also been secured. The site is therefore considered to be adequately located in relation to local services.

With regards to Point 5 – during the preparation of the Submission Draft Local Plan, discussions were held with the NHS in relation to health facilities. It was considered that the GP provision in the area will meet the housing growth and there is therefore no need identified for additional capacity.

ADDITIONAL INFORMATION ON SCHOOL CAPACITY

As part of the site specific and cumulative assessment of the Local Plan the past pupil yield from housing development has been calculated and applied to the Local Plan sites with planning permission and site allocations. This has been undertaken for primary, secondary, nursery and SEN education. Wirral operates catchment areas for primary schools. There needs to be, as far as possible, a place available at the catchment community school for a pupil's residential address. The yield for sites within the Local Plan sites has been reviewed against the predicted future capacity within catchment schools and School Small Planning areas. Other factors considered as part of analysis include acceptable walking distances and potential barriers for walking to school and the application of a reduction for parents choosing to send their child to a faith school, or out of area school.

The Local Plan team have worked closely with the Local Education Authority including attendance at School Sufficiency Strategy Meetings to assess the impact of Local Plan site allocations and proposed development in Bromborough on school capacity. The proposed development is in the Bromborough small planning area and the catchment community school is Woodslea Primary School where there is current capacity available. There is also space available at other schools actually closer in distance at Mendell Primary and faith School Christ the King. The redrawing of school catchment boundaries for Mendell Primary is being considered to take account for potential changes to residential use in this area of Bromborough.

It will likely be necessary for further sites coming forward in Bromborough to contribute towards school expansion which will be considered as part of the School Sufficiency planning process.

REVISED RECOMMENDATIONS

The Sub-Committee is requested to consider revised recommendations as follows:

Strategic Applications Sub- Committee is recommended to authorise the Director of Regeneration and Place to:

- (1) approve the planning application subject to a planning obligation being completed securing:**
 - (a) Recreational Pressure financial contribution of £69,784.74 ;**
 - (b) A Bus Stop contribution financial contribution of £27,000 to enhance two existing bus stops on Old Hall Road;**
 - (c) The provision of Affordable Housing (subject to a minimum provision of 20%, subject to Vacant Building Credit);**
 - (d) The provision of Homeowner Information Packs (to help offset Recreational Pressure);**

- (e) A Biodiversity Net Gain contribution (subject to information to be submitted at Reserved Matters);**
- (f) Highways Works (noting that some may be secured via planning condition) relating to:**
 - (i) the formation of footways continuous to the developments' boundaries along Riverwood Road and Old Hall Road stretching from the 'Riverside Park' development boundary in the east to the A41 / Old Hall Road junction in the west;**
 - (ii) The provision of cycle improvements taking in Riverwood Road, the gyratory and Old Hall Road to the A41 junction to form a segregated cycleway/footway;**
 - (iii) cycle lane improvements to include the Riverwood Road roundabout, providing improvements to the existing crossing provisions for pedestrians and cyclists. A route through to the Croft Retail Park utilising the Riverwood Road roundabout junction. All cycle improvements to accord with LTN 1/20 requirements and 'Sustrans' best practice;**
 - (iv) The inclusion of pedestrian crossing and cycle crossing facilities at the A41 / Old Hall Road junction across the eastern arm of the junction.**
 - (v) Dropped kerbs and tactile paving will be required to all internal junctions and at the site access junctions onto Old Hall Road.**
 - (vi) Vehicle accesses to form adoption standard priority junctions onto Old Hall Road as necessary.**
 - (vii) vehicular, pedestrian and cycle link with the adjacent site across Warren Lane;**
 - (viii) Contribution to the upgrade of two bus stops on Old Hall Road.**
- (k) Warren Lane Works (including securing the link between the two sites);**
- (l) Public Open Space Management Plan;**
- (m) Employment and Skills Management Plan; and**
- (n) Monitoring Costs (for the planning obligation and for the Employment and Skills Management Plan)
And subject to the conditions as listed within the report.**

The Sub- Committee is asked to note that a resolution regarding refusal of this application in the event of a delay in progressing the planning obligation is not necessary by virtue of the proposed condition 29.