

Comments

Local Plan Submission Draft (09/05/22 to 25/07/22)

Comment by Hoylake Vision Community Planning Forum (Mr Thomas Hutchinson - 1323700)

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Consultation Point Policy WS 6.3 Masterplan Areas ([View](#))

Status Submitted

Submission Type Web

Version 0.1

Question 3

To which part of the Local Plan does this representation relate? Policy

Question 3b

Please state which Policy Number this representation relates to. WS 6.3

Question 4a

Legally compliant Yes

Question 4b

Sound No

Question 4b(2)

If you consider that the Local Plan is not sound, please indicate the reason(s) why:

- . Not Positively Prepared
- . Not Justified
- . Not Effective
- . Not Consistent with National Policy

Question 4b(3)

Please give details of why you consider the Local Plan is unsound. Please be as precise as possible.

NPPF para 82 states, in relation to building a strong, competitive economy, that planning policies should seek to address potential barriers to investment, such as inadequate infrastructure, services

or housing, or a poor environment; and be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices, and to enable a rapid response to changes in economic circumstances. The mixed use area at Hoylake's Carr Lane, which contains the only industrial estate in West Wirral, currently suffers from barriers to investment related to its connectivity, inadequate infrastructure and poor environment.

The area needs planning policies that provide flexibility for changes in business practices and can create synergies with the District Centre, which is limited by its linear form and general lack of large sites. A new 2-screen cinema has recently been approved as part of the Beacon Arts Village development at the Carr Lane end of the District Centre which presents an opportunity to reimagine how the Carr Lane area looks and functions.

Hoylake Vision's local engagement exercises in 2020 (Engagement summary report enclosed) and 2022 found that local people saw a need to improve the appearance of the houses, streets and green spaces in the Carr Lane area. People thought there was a lack of clarity on the function of the area and said a clearer separation between industry and housing was needed. Respondents talked about planning for a change in the type of businesses in Carr Lane. In particular, they pointed out that existing companies are focused on petrol / diesel engine vehicles and would like to encourage new technology businesses to replace them as electric vehicle use becomes more mainstream.

People asked for affordable, new and attractive housing to be built. Respondents talked about increasing businesses and sports facilities, suggesting developing these activities would improve the connection of the estate with the rest of the town. A centre providing activities, education and protection of the environment on the green area behind Carr Lane

Other community ideas related to the green spaces situated beyond the Carr Lane estate. The most popular idea was to explore better ways to use green land behind Carr Lane such as centre providing activities, education and protection of the environment. There have been proposals to include the Ellerman Lines Cricket Ground as a potential site for a Wildfowl and Wetlands Visitor Centre as well as opportunities for redevelopment of housing and industry in the Carr Lane area. There was a desire for connections with and development of sports already in the area such as the golf course, football pitch and rugby club. A play area and a skate park or other activity type for young people were also popular ideas.

People also wanted a solution to the access issues caused by the rail crossing. The rail crossing was considered unsafe. The system causes traffic delays, and as a result, the area is isolated from the rest of the town. This can be particularly problematic when emergency services struggle to access the area. Some people asked for a bridge or a footbridge and more pedestrian crossings. Creating another access route to the town centre would open up the area. The suggestion of a road linking the area to the rest of the town to avoid the railway crossing received positive votes.

Many of these suggestions will require a masterplanning exercise involving a range of stakeholders; it is beyond the remit of the Community Forum to deliver.

Hoylake Carr Lane currently contains an industrial estate, housing, RAF air cadet training corps, gymnasium and charitable foundation with plans to create a rehabilitation and youth development centre (<https://utsfoundation.com>). It adjoins derelict land in the Green Belt with potential for outdoor recreation centre linked to wildlife and wetlands. As the area sits next to a rail station just 25 minutes ride away from Liverpool City Centre and 22 minutes from Birkenhead City Centre it clearly has potential for masterplanned growth.

This area grew up in the twentieth century to take uses that could not be accommodated within the rest of the town. It was formerly the local tip and railway sidings and grew in a haphazard way, with poorly planned juxtapositions of uses typical of the urban fringe. Whilst most of the area is a general industrial estate serving the wider area (including the rest of West Wirral, which lacks any other industrial sites), part of it was built as Council housing, isolated from the rest of the town. It is in desperate need of regeneration and requires Wirral Council's leadership and resources to deliver given the technical complexities it needs to address. A Local Plan policy for a masterplan is required, akin to MPA-SA6.1 for West Kirby Concourse, which involves the Council engaging landowners, business, the local community and other key partners.

Policy CL2 of the made Neighbourhood Plan designates a comprehensive redevelopment area that includes both the housing and the employment land. It seeks improvement in the living conditions of

existing residents and ensuring that the long term needs of businesses would be catered for. However this policy is ignored by the new Local Plan even though NPPG states that the local planning authority should work with the qualifying Neighbourhood Plan body so that complementary neighbourhood and local plan policies are produced and that it is important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging local plan (Paragraph: 009 Reference ID: 41-009-20190509). The transformation of the Carr Lane area is also an important element in the emerging work on the replacement Neighbourhood Plan and the consultation process with regard to the draft 'Masterplan' and draft 'Design Guide and Codes' documents.

As a result, no consideration in the emerging Local Plan appears to have been given to making better use of land, imagining a new arrangement of residential and employment activities or bringing in other uses. Instead, The Local Plan simply proposed designating a standard restrictive employment area for the industrial estate, a standard open space protection for the underused open space and a standard residential policy for the existing housing (and adjacent vacant land). These inflexible designations will essentially fix the current unsatisfactory spatial arrangements and make it harder to re-imagine a better neighbourhood.

There is also no provision in the Local Plan for remediating the derelict land in the Green Belt (the 'Ellerman Lines' former cricket ground site where material has been dumped on the site and left unrestored) and the landscape renewal policies of the UDP for this area (LA3, LA4) are to be removed without the problem having been dealt with. No provision is made for any kind of public realm or environmental improvements in and around the area, despite it immediately adjoining and visible from the rail station on one side and the open countryside on the other, with a Public Right of Way running through and a golf course which may in future be managed by the prestigious Royal Liverpool Golf Club under the terms of a Community Asset Transfer. Most importantly of all, no provision is made for addressing the severe access constraint which has limited the potential of the site for intensification and greater range of activities.

In the circumstances, we believe that an employment-led mixed use area is justified in accordance with the Local Plan's stated approach to provide employment-led development within appropriate mixed use areas (Policy WS 1.2). This would accord with the made Hoylake NDP designation and act as a catalyst for positive change, particularly in terms of consideration of new transport infrastructure. It accords with the Council's stated approach to masterplan production (paragraphs 3.151 - 3.154) in which it is recognised that where there are a number of different landowners and delivery agents, site specific proposals should be submitted in accordance with masterplans which consider how the area as a whole can be planned in a coordinated, cohesive and comprehensive manner. It also accords with the Council's stated intention to, where necessary, work with land owners, local communities, developers and other stakeholders to agree site assembly strategies for key brownfield sites including use of compulsory purchase powers (paragraph 4.7).

Question 6

Please note Your representation should be as succinct as possible. You should provide all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5, 5a or 5b above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan, Sustainability Appraisal or Habitat Regulations Assessment legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

New paragraph:

The Carr Lane area of Hoylake has significant potential for a compact mixed use neighbourhood adjoining Hoylake rail station. Its primary focus will remain employment but diversification will be

encouraged to integrate employment and housing more effectively and bringing in a wider mix of uses to complement and support the social and economic vitality of the District Centre and wider town. A Masterplan will be drawn up with the full involvement of local residents and businesses currently within the Carr Lane area.

New policy:

Hoyle Carr Lane Masterplan Area

Development proposals within the Hoyle Carr Lane Masterplan Area shown on the Policies Map (ref) will be supported which are in conformity with a community-led Masterplan which has been endorsed by the Council and provide, as appropriate, for:

- 1 improved access arrangements to address the severance/barrier effect of the railway line for vehicles, cyclists and pedestrians; and
- 2 enhancement of cycle and pedestrian routes into the surrounding countryside and greater opportunities for outdoor recreation and play; and
- 3 maintenance and enhancement of small and medium scale industrial and commercial activities to provide local employment in accordance with Policy WS 4; and
- 4 a greater mix of uses to include new community, health and leisure facilities where these would complement and support the uses within Hoyle District Centre and be compatible with the surrounding employment uses; and
- 5 improvement of the existing residential areas and integration of new residential development where this would be compatible with the surrounding employment uses; and
- 6 enhanced green infrastructure networks that protects existing open space for residents but also opens up new amenity and outdoor recreational opportunities; and
- 7 buildings of an appropriate scale and appearance that create an enhanced sense of place having regard to views from the town, adjacent railway station and surrounding countryside.

Consequential change to:

Table 3.6 Settlement Areas, Regeneration Areas and Associated Masterplan Areas

Question 7

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)? Yes, I wish to participate in hearing session(s)

Question 8

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Hoyle Vision Community Planning Forum is an active Neighbourhood Planning qualifying body that has prepared the Hoyle Neighbourhood Development Plan and is currently reviewing it. It can provide a valuable perspective on Local Plan matters and wishes to engage positively with the examination.

Notification of Next Stages in Wirral's Local Plan Preparation

Would you like to be kept updated of future stages of the Wirral Local Plan 2021-2037? (namely submission of the Plan for examination, publication of the Inspector's recommendations and adoption of the Plan). Yes