

Fraser, Andrew S.

From: Laybourn, Gillian
Sent: 08 December 2014 13:17
To: Oates, Robert A.
Subject: Consultation on a Neighbourhood Development Plan for Devonshire Park

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Robert

Your recent consultation on the Neighbourhood Development Plan for Devonshire Park has been looked at by our Historic Places Adviser, Darren Ratcliffe. English Heritage has nothing to add to our letter dated 10th November 2014, and we do not wish to be consulted at future stages.

Regards

Gillian

Gillian Laybourn | Business Officer

English Heritage | Canada House
3 Chepstow Street | Manchester | M1 5FW

www.english-heritage.org.uk



Marine
Management
Organisation

Lancaster House
Hampshire Court
Newcastle upon Tyne
NE4 7YH

T +44 (0)300 123 1032
F +44 (0)191 376 2689
www.gov.uk/mmo

By email: robertoates@wirral.gov.uk

Our reference: 875

9 December 2014

Dear Mr Oates,

Re: Consultations on:

- 1) Wirral Core Strategy Local Plan modifications for Gypsies and Travellers and for Town Centres**
- 2) Proposed Neighbourhood Development Plan for Devonshire Park**

Thank you for inviting the Marine Management Organisation (MMO) to comment on the above consultations. I can confirm that the MMO has no comments to submit in relation to these consultations.

If you have any questions or need any further information please just let me know. More information on the role of the MMO can be found on our website www.gov.uk/mmo

Yours sincerely

Angela Gemmill
Relationship Manager

E stakeholder@marinemanagement.org.uk



INVESTORS
IN PEOPLE

Fraser, Andrew S.

From: Howard Richings
Sent: 05 December 2014 14:55
To: Oates, Robert A.
Cc: Paul Speare
Subject: RE: CONSULTATION ON MODIFICATIONS TO THE CORE STRATEGY LOCAL PLAN AND ON A NEIGHBOURHOOD DEVELOPMENT PLAN FOR DEVONSHIRE PARK

Follow Up Flag: Follow up
Flag Status: Flagged

Robert Oates

Thank you for the notification on the above consultation. Having reviewed the specific areas in question I can advise you that the RNLI have no comments.

Please keep us on your list of consultees.

Howard Richings BSc. C.Eng. FICE.

Head of Estates Capital Projects
Royal National Lifeboat Institution
West Quay Road
POOLE
BH15 1HZ
UK

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

Our ref: SO/2006/000255/OR-
04/IS3-L01
Your ref:
Date: 16 January 2015

FAO Robert Oates

Dear Sir

DEVONSHIRE PARK NEIGHBOURHOOD PLAN

Thank you for consulting us with the draft Devonshire Park Neighbourhood Plan which was received in this office 10th December 2014.

We have no objection and no further comments to make at this time.

Yours faithfully

Mr Stephen Sayce
Sustainable Places Advisor



The Forward Planning Manager,
Wirral Council Regeneration and Planning Service,
North Annexe,
Wallasey Town Hall,
Brighton Street,
Wallasey,
Wirral,
CH44 8ED

Date: 02 February 2015

Dear Sir/Madam,

DEVONSHIRE PARK – NEIGHBOURHOOD DEVELOPMENT PLAN CONSULTATION

The Mobile Operators Association (MOA) represents the four UK mobile network operators – 3, Telefonica (O2), EE (formerly Orange & T-Mobile) and Vodafone – on radio frequency health and safety and associated town planning issues.

The MOA has commissioned Mono Consultants Ltd to monitor all emerging development plan policies and supplementary planning guidance relating to telecommunications development on its behalf.

Please find attached a response to the current consultation documents prepared by Mono Consultants Ltd on behalf of the MOA.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'John Cooke', is written over a light grey horizontal line.

John Cooke
Executive Director

Our Ref: JF/DPM



The Forward Planning Manager,
Wirral Council Regeneration and Planning Service,
North Annexe,
Wallasey Town Hall,
Brighton Street,
Wallasey,
Wirral,
CH44 8ED

MONO CONSULTANTS LIMITED
THE MOUNT
2 WOODSTOCK LINK
BELFAST
BT6 8DD

www.monoconsultants.com

02.02.15

Dear Sir/Madam,

DEVONSHIRE PARK – NEIGHBOURHOOD DEVELOPMENT PLAN CONSULTATION

Thank you for your recent consultation on the above.

We have reviewed the draft Neighbourhood Plan relevant to the Mobile Operators Association and offer the following comments on their behalf:

Appendix 4.3 Core Strategy and Local Plan Policies details Policy CS43 - Design, Heritage and Amenity, however this version does not include the proposed modifications that were published for consultation in July 2013. The last paragraph of Policy CS43 was amended to the following;

“Applications for radio and telecommunications development must also demonstrate that the apparatus proposed cannot be located on an existing building or that an existing mast cannot be shared; that the proposal is the minimum consistent with the efficient operation of the network; and is designed and located to minimise its visual impact on the surrounding area based on the best environmental and design solution. Telecommunications operators must also demonstrate that the apparatus proposed will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation of national interest and that cumulative exposure to telecommunications development would not exceed the International Commission on Non-Ionising Radiation Protection Guidelines.”

We request that Policy CS43 included in Appendix 4.3 should be amended accordingly.

We trust you find the above comments of assistance. Please do not hesitate to contact me should you have any queries relating to the above matters.

Yours faithfully

A handwritten signature in black ink, appearing to read "Jacquelyn Fee".

Jacquelyn Fee BSc MSc
Mono Consultants Limited

Fraser, Andrew S.

From: Harrison, Anneli
Sent: 30 January 2015 13:36
To: Oates, Robert A.
Subject: CONSULTATION ON MODIFICATIONS TO THE CORE STRATEGY LOCAL PLAN AND ON A NEIGHBOURHOOD DEVELOPMENT PLAN FOR DEVONSHIRE PARK

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir,

Thanks for your e-mail of 5.12.14 in regard to the modifications to the core strategy of the Wirral Local Plan, to policies for Gypsies & Travellers and for the proposed neighbourhood development plan for Devonshire Park. We have reviewed your proposals and supporting documents & note that your proposals do not affect the current or (future) operation of the mainline network in Great Britain.

It might be helpful if I explain that the office has a number of key functions and duties in our role as the independent regulator of Britain's Railways. If your plans relate to the development of the current railway network including the operation of passenger and freight services, stations, stabling and freight sites (including the granting of track and station access rights and safety approvals) within your administrative area, we would be happy to discuss these with you once they become more developed so we can explain any regulatory and statutory issues that may arise

I have attached a copy of our localism guidance for reference, which can be found at: <http://www.rail-reg.gov.uk/upload/pdf/localism-guidance.pdf>

Kind regards

A Harrison
Planning Executive

Office of Rail Regulation | One Kemble Street | 2nd and 3rd Floors | London | WC2B 4AN

Web: www.orr.gov.uk

Fraser, Andrew S.

From:
Sent: 05 February 2015 19:29
To: Oates, Robert A.
Subject: Devonshire Park Neighbourhood Plan

As a resident of Devonshire Park I would like to offer my endorsement of the Neighbourhood Plan.

Despite a long and sometimes inexplicable delay the plan is now purpose ready and should provide a suitable blueprint for future development in the neighbourhood. If only it had been in place a little sooner then the issues surrounding 17-23 Rockbank Road could have been more appropriately addressed.

One would hope that the Neighbourhood Plan will enfranchise its stakeholders and support their attempts to create and maintain a sustainable neighbourhood that is both welcoming and valued.

The hard work, tenacity and dedication of our key neighborhood advocates is both commendable and deserving of the resident's praise and thanks. I add my own to that without reservation.

Best Regards

Devonshire Park Neighbourhood Plan

Public Health response

“Devonshire Park Policy 1

The provision of dwelling houses, through new development or through the conversion or change of use of existing buildings, will be supported within the Neighbourhood Plan Area, subject to the following design criteria being satisfied, in order to restore and preserve the predominant character of the Villa Estate.”

Wirral Council Public Health team welcomes the desire to maintain a distinctive sense of place within Devonshire Park. This can have a positive effect on social cohesion and capital; the Planning Forum being an example of this.

“Devonshire Park Policy 2

Applications for additional flats, maisonettes or apartments, including converted or shared houses, will not be permitted within the Neighbourhood Area unless the following criteria are met:

- (1) a clear local need within Devonshire Park is demonstrated; and
- (2) the proposals comply with the design criteria set out in Policy 1; and
- (3) the development proposed would not detract from the unique character of the Villa Estate.”

This policy has arisen because of concerns of some community residents that 33% of properties have been sub-divided, compared to a Wirral wide figure of 4.3%. In the view of Wirral Council Public Health team, it may be worth considering whether a requirement for two thirds unconverted, single-family housing reflects a “clear, local need”, especially if many of these are unusually large family homes. A mixture of housing tenures could be seen as a community asset, encouraging inter-generational mixing and community bridging, rather than a likely cause of detrimental social and environmental impacts.

“Devonshire Park Policy 3

Applications for residential institutions or hostels will not be permitted within the Neighbourhood Area unless the following criteria are met:

- (1) a clear local need within Devonshire Park is demonstrated; and
- (2) the proposals comply with the design criteria set out in Policy 1; and
- (3) the development proposed would not detract from the unique character of the Villa Estate.”

The Wirral Public Health team question the assertion in the policy justification that the addition of further residential institutions or hostels would necessarily result in an “increase in the noise and disturbance for neighbouring occupiers”. Moreover, 1.12 states, “All members of the community are valued and represented. There is particular concern for the protection of vulnerable members of the community, benefiting from supported living in the Plan Area.” In 1.16 Devonshire Park Community is described as a place where people are involved in ‘building and growing community spirit, protecting and building on local assets and ...valuing every member’. This supportive community environment appears well equipped to welcome and support vulnerable individuals. Taken together these may be grounds to reconsider the, ‘clear local need criterion’ in this policy.

Date: 06 February 2015

Our ref: 139316

NATURAL
ENGLAND

BY EMAIL ONLY

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Mr Entwistle

Planning consultation: Devonshire Park Neighbourhood Plan

Thank you for consultation received on 5th December 2014.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England has no specific comments to make at this stage other than to reiterate previous comments made via correspondence referenced: 137790. The comments in this response resulted in discussion and subsequent email exchange between my colleague Janet Baguley and yourself where it was agreed via email dated 3rd December 2014 that:

Procedurally, as the Neighbourhood Forum have formally submitted the Devonshire Park NDP to the Council, and the formal post-submission publicity stage starts next Monday (8th December running until 6th February), it will not be possible to make any changes to the NDP or HRA at this late stage, so the documents you will see as part of that consultation will be the same as those you've just commented on. Our intention therefore is to put proposed wording changes to the NDP and HRA screening report before the NDP Examiner (who as you know has scope to recommend modifications to ensure compliance with EU legislation). As discussed this is likely to include an avoidance statement in the main text of the plan based on the following wording (which has been drafted as part of a set of potential model policies for higher-tier plans for the Liverpool City Region):

"Development which may result in a likely significant effect on an internationally important site must be accompanied by sufficient evidence to enable the Council to make a Habitats Regulations assessment. Adverse effects should be avoided, or where this is not possible they should be mitigated, to make sure that the integrity of internationally important sites is protected. Development which may adversely affect the integrity of internationally important sites will only be permitted where there are no alternative solutions and there are imperative reasons of overriding public interest, and where compensatory provision has been made. This also applies to sites and habitats outside the designated boundaries that support species listed as being important in the designations of the internationally important sites."

In addition, further wording for the HRA screening document will be proposed to emphasise the characteristics of the Neighbourhood Plan area (densely developed residential area with no existing parks or other open land), that any development that comes forward under Policy 1 is likely to be on windfall sites created through the clearance of existing property, together with the distance from European Sites/potential supporting habitat and the inclusion of the avoidance statement as factors supporting the conclusion of no significant effect.

In a subsequent email dated 27 January 2015, Natural England recommended that the avoidance

statement wording detailed above be included in any policy (or supporting text) that could lead to development.

Please do keep Natural England informed as to how these modifications are progressed. Please get in touch if you would like to discuss further.

For any queries relating to the specific advice in this letter only please contact Kate Wheeler
For any new consultations, or to provide further information on this consultation
please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

Kate Wheeler
Cheshire, Greater Manchester, Merseyside and Lancashire Area



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Fraser, Andrew S.

From: Sherratt, David
Sent: 06 February 2015 15:22
To: Oates, Robert A.
Cc: Hope, Jenny
Subject: Wirral - Neighbourhood Development Plan for Devonshire Park [DC/14/4723]
Attachments: Document 2 Map of Plan Area.pdf; Devonshire Park Notice of Consultation December 2014.pdf; Wirral - Neighbourhood Development Plan - Devonshire Park DC_14_4723.pdf; Document 1 Proposed Neighbourhood Plan.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Robert

We have reviewed the consultations documents and have no comments to make at this stage, but wish to be included in further consultations and where necessary, the development of your future your growth plans and supporting polices, to ensure we can facilitate the delivery of the necessary sustainable infrastructure in line with your delivery targets, whilst safeguarding our service to customers.

The Council should read our comments in conjunction with our historical responses and the covering letter; please do not extract/use our comments in isolation; as this may lead to confusion or a misunderstanding of our message.

We would like to be notified of the future progress of the Neighbourhood Development Plan for Devonshire Park.

If you wish to discuss this in further detail please do not hesitate in contacting me or Jenny Hope.

Regards

Dave

Dave Sherratt
Local Development Framework Assessor
Developer Services and Planning
Business Operations
United Utilities

unitedutilities.com