

LPSD-1401

Comment ID	LPSD-1401
Person ID	1324133
Include files	LPSD-718 and 1401-EM-Robinson Form 2507_Redacted.pdf LPSD-718,1194-1195,1197,1199 and 1401-EM-Robinson Attach 2 of 2 2507_Redacted.pdf
Consultee Name	Mr John Jones
Position	
Company / Organisation	Port Dredging Ltd
Agent ID	1249017
Agent Name	Mr Phil Robinson
Position	Director
Company / Organisation	Pegasus Group
Number	Part 4
Title	Regeneration Policies
To which part of the Local Plan does this representation relate? * Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal * Habitat Regulations Assessment	Policy
Please state which paragraph number(s) this representation relates to.	
Please state which Policy Number this representation relates to.	RA 1- 11

<p>Please state which Site ID/Reference this representation relates to.</p>	
<p>Please state which Policies Map (Inset Map number(s)) this representation relates to.</p>	
<p>Legally compliant * Yes * No</p>	
<p>Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.</p>	
<p>Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.</p>	
<p>Sound * Yes * No</p>	No
<p>Please give details of why you consider the Local Plan is sound. Please be as precise as possible.</p>	
<p>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</p>	<p>Not Positively Prepared Not Justified Not Effective Not Consistent with National Policy</p>
<p>Please give details of why you consider the Local Plan is</p>	<p>Please see attached document. evidence required to adequately demonstrate that Regeneration Areas:</p>

<p>unsound. Please be as precise as possible.</p>	<p>will deliver the infrastructure for the planned homes are suitable, available and achievable are viable and can deliver affordable housing will provide sufficient family homes</p>
<p>omplies with the Duty to co-operate * Yes * No</p>	
<p>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</p>	
<p>Please give details of why you consider the Local Plan fails to comply with the duty to co-operate. Please be as precise as possible.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Sustainability Appraisal, please make them here.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Habitats Regulations Assessment, please make them here.</p>	

<p>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.</p>	<p>provide evidence regarding achievability of Regeneration Areas on aspects of infrastructure, affordable homes, family homes</p>
<p>If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</p> <ul style="list-style-type: none"> * No, I do not wish to participate in hearing session(s) * Yes, I wish to participate in hearing session(s) 	<p>Yes, I wish to participate in hearing session(s)</p>

<p>If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:</p>	<p>To explain and clarify points raised in representations and any subsequent hearing statements in response to specific questions raised by Inspector.</p>
<p>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).</p> <p>* Yes * No</p>	<p>Yes</p>

Comment ID	LPSD-1402
Person ID	1323679
Include files	LPSD-405, 945, 952-955 & 1402-1403-EM-Storey Attach 2207_Redacted
Consultee Name	Ms Eleanor Ogilvie
Position	
Company / Organisation	MCI Development
Agent ID	1248751
Agent Name	Mr Jonathan Storey
Position	Senior Planner
Company / Organisation	Pegasus Group
Number	Policy WS 3.4
Title	Housing Mix
To which part of the Local Plan does this representation relate?	Policy
* Paragraph(s)	
* Policy	
* Site	
* Policies Map	
* Sustainability	
* Appraisal	
* Habitat	
* Regulations	
* Assessment	
Please state which paragraph number(s) this representation relates to.	
Please state which Policy Number this representation relates to.	WS 3.4
Please state which Site ID/Reference this	

representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	
Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.	
Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.	
Sound * Yes * No	No
Please give details of why you consider the Local Plan is sound. Please be as precise as possible.	
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	Not Positively Prepared Not Justified Not Effective Not Consistent with National Policy
Please give details of why you consider the Local Plan is unsound. Please be	Please refer to attachment. flexibility in mix required

as precise as possible.	
omplies with the Duty to co-operate * Yes * No	
Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.	
Please give details of why you consider the Local Plan fails to comply with the duty to co-operate. Please be as precise as possible.	
If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Sustainability Appraisal, please make them here.	
If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Habitats Regulations Assessment, please make them here.	
Please set out the modification(s) you consider necessary to make the Local	flexibility in the requirement on larger homes

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.

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

- * No, I do not wish to participate in hearing session(s)
- * Yes, I wish to participate in hearing session(s)

If you wish to participate in the hearing session(s), please outline why

you consider this to be necessary:

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

* No

LPSD-1403

Comment ID	LPSD-1403
Person ID	1323679
Include files	LPSD-405, 945, 952-955 & 1402-1403-EM-Storey Attach 2207_Redacted
Consultee Name	Ms Eleanor Ogilvie
Position	
Company / Organisation	MCI Development
Agent ID	1248751
Agent Name	Mr Jonathan Storey
Position	Senior Planner
Company / Organisation	Pegasus Group
Number	Policy WS 3.5
Title	Self-Build and Custom Build Housing
To which part of the Local Plan does this representation relate?	Policy
* Paragraph(s)	
* Policy	
* Site	
* Policies Map	
* Sustainability	
* Appraisal	
* Habitat	
* Regulations	
* Assessment	
Please state which paragraph number(s) this representation relates to.	
Please state which Policy Number this representation relates to.	WS 3.5
Please state which Site ID/Reference this	

representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	
Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.	
Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.	
Sound * Yes * No	No
Please give details of why you consider the Local Plan is sound. Please be as precise as possible.	
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	Not Positively Prepared Not Justified Not Effective Not Consistent with National Policy
Please give details of why you consider the Local Plan is unsound. Please be	Please refer to attachment. question evidence for policy

as precise as possible.	
omplies with the Duty to co-operate * Yes * No	
Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.	
Please give details of why you consider the Local Plan fails to comply with the duty to co-operate. Please be as precise as possible.	
If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Sustainability Appraisal, please make them here.	
If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Habitats Regulations Assessment, please make them here.	
Please set out the modification(s) you consider necessary to make the Local	flexibility in the requirement on larger homes

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

- * No, I do not wish to participate in hearing session(s)
- * Yes, I wish to participate in hearing session(s)

If you wish to participate in the hearing session(s), please outline why

you consider this to be necessary:

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

* No

Comment ID	LPSD-1404
Person ID	1248823
Include files	LPSD-406, 986-990-EM-Storey Attach 3 of 8 2207_Redacted.pdf
Consultee Name	Mr Ian Mellor
Position	
Company / Organisation	North Point One LLP
Agent ID	1248751
Agent Name	Mr Jonathan Storey
Position	Senior Planner
Company / Organisation	Pegasus Group
Number	Policy RA 6
Title	Wirral Waters Regeneration Area
To which part of the Local Plan does this representation relate?	Site
* Paragraph(s)	
* Policy	
* Site	
* Policies Map	
* Sustainability	
* Appraisal	
* Habitat	
* Regulations	
* Assessment	
Please state which paragraph number(s) this representation relates to.	
Please state which Policy Number this representation relates to.	
Please state which Site ID/Reference this	RES-RA6.2, RES- RA 6.3 RES- RA 6.6

representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	
Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.	
Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.	
Sound * Yes * No	No
Please give details of why you consider the Local Plan is sound. Please be as precise as possible.	
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	Not Positively Prepared Not Justified Not Effective Not Consistent with National Policy
Please give details of why you consider the Local Plan is unsound. Please be	Please refer to attachment The Council have not provided any evidence to justify the quantity of development that can be delivered in Regeneration Areas along with associated infrastructure within the Plan period. The delivery strategy does not take a realistic view on the economic viability issues that are present on the majority of allocated sites. Insufficient evidence has been supplied to prove the viability of these major regeneration sites be it through grant funding or otherwise. If found to be unsound, further consideration would need to be given to housing growth on viable and deliverable sites elsewhere in the Borough. This would act as an exceptional circumstance to justify Green Belt land release.

<p>as precise as possible.</p>	
<p>omplies with the Duty to co-operate * Yes * No</p>	
<p>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</p>	
<p>Please give details of why you consider the Local Plan fails to comply with the duty to co-operate. Please be as precise as possible.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Sustainability Appraisal, please make them here.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Habitats Regulations Assessment, please make them here.</p>	
<p>Please set out the modification(s) you consider necessary to make the Local</p>	

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.

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

- * No, I do not wish to participate in hearing session(s)
- * Yes, I wish to participate in hearing session(s)

If you wish to participate in the hearing session(s), please outline why

you consider this to be necessary:

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

* No

LPSD-1405

Comment ID	LPSD-1405
Person ID	1323877
Include files	LPSD-547,1034-1037 and 1405-1407-EM-Storey Attach 2 of 5 2507_Redacted.pdf
Consultee Name	Mr Alex Bowling
Position	
Company / Organisation	Bellway Homes Ltd
Agent ID	1248751
Agent Name	Mr Jonathan Storey
Position	Senior Planner
Company / Organisation	Pegasus Group
Number	Policy WS 3.3
Title	Affordable Housing Requirements
To which part of the Local Plan does this representation relate?	Policy
* Paragraph(s)	
* Policy	
* Site	
* Policies Map	
* Sustainability	
* Appraisal	
* Habitat	
* Regulations	
* Assessment	
Please state which paragraph number(s) this representation relates to.	
Please state which Policy Number this representation relates to.	WS 3.3
Please state which Site ID/Reference this	

representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	
Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.	
Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.	
Sound * Yes * No	No
Please give details of why you consider the Local Plan is sound. Please be as precise as possible.	
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	Not Positively Prepared Not Justified Not Effective Not Consistent with National Policy
Please give details of why you consider the Local Plan is unsound. Please be	please refer to attachment 2 The Council have not provided any evidence to justify how they will deliver the quantum of affordable housing required. There is reference to the need for a 'robust' affordable housing policy which has not been forthcoming. This will further lead to a greater undersupply of affordable homes and inequalities across the Borough.

<p>as precise as possible.</p>	<p>If found to be unsound, further consideration would need to be given to new residential allocations that are viable and can deliver affordable housing to respond to the needs of the Borough.</p>
<p>omplies with the Duty to co-operate * Yes * No</p>	
<p>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</p>	
<p>Please give details of why you consider the Local Plan fails to comply with the duty to co-operate. Please be as precise as possible.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Sustainability Appraisal, please make them here.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Habitats Regulations Assessment, please make them here.</p>	
<p>Please set out the modification(s) you consider necessary to make the Local</p>	<p>If found to be unsound, further consideration would need to be given to new residential allocations that are viable and can deliver affordable housing to respond to the needs of the Borough.</p>

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.

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

- * No, I do not wish to participate in hearing session(s)
- * Yes, I wish to participate in hearing session(s)

If you wish to participate in the hearing session(s), please outline why

you consider this to be necessary:

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

* No

Comment ID	LPSD-1406
Person ID	1323877
Include files	LPSD-547,1034-1037 and 1405-1407-EM-Storey Attach 2 of 5 2507_Redacted.pdf
Consultee Name	Mr Alex Bowling
Position	
Company / Organisation	Bellway Homes Ltd
Agent ID	1248751
Agent Name	Mr Jonathan Storey
Position	Senior Planner
Company / Organisation	Pegasus Group
Number	Policy WS 3.5
Title	Self-Build and Custom Build Housing
To which part of the Local Plan does this representation relate?	Policy
* Paragraph(s)	
* Policy	
* Site	
* Policies Map	
* Sustainability	
* Appraisal	
* Habitat	
* Regulations	
* Assessment	
Please state which paragraph number(s) this representation relates to.	
Please state which Policy Number this representation relates to.	WS 3.5
Please state which Site ID/Reference this	

representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	
Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.	
Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.	
Sound * Yes * No	No
Please give details of why you consider the Local Plan is sound. Please be as precise as possible.	
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	Not Positively Prepared Not Justified Not Effective Not Consistent with National Policy
Please give details of why you consider the Local Plan is unsound. Please be	please refer to attachment 2 We do not consider that the Council has appropriate evidence to support the requirement for developers on sites of more than 50 dwellings to provide service plots for custom or

<p>as precise as possible.</p>	<p>self-build housing. We are concerned that as currently proposed this policy will not assist in boosting the supply of housing and may even limit the deliverability of some sites and homes. It is also not clear whether there is even a demand from custom and self-builders to live on sites within a larger residential development scheme</p>
<p>omplies with the Duty to co-operate * Yes * No</p>	
<p>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</p>	
<p>Please give details of why you consider the Local Plan fails to comply with the duty to co-operate. Please be as precise as possible.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Sustainability Appraisal, please make them here.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Habitats Regulations Assessment, please make them here.</p>	

<p>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.</p>	<p>policy not justified</p>
<p>If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</p> <ul style="list-style-type: none"> * No, I do not wish to participate in hearing session(s) * Yes, I wish to participate in hearing session(s) 	

<p>If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:</p>	
<p>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).</p> <p>* Yes * No</p>	

Comment ID	LPSD-1407
Person ID	1323877
Include files	LPSD-547,1034-1037 and 1405-1407-EM-Storey Attach 2 of 5 2507_Redacted.pdf
Consultee Name	Mr Alex Bowling
Position	
Company / Organisation	Bellway Homes Ltd
Agent ID	1248751
Agent Name	Mr Jonathan Storey
Position	Senior Planner
Company / Organisation	Pegasus Group
Number	Policy RA 6
Title	Wirral Waters Regeneration Area
To which part of the Local Plan does this representation relate?	Site
* Paragraph(s)	
* Policy	
* Site	
* Policies Map	
* Sustainability	
* Appraisal	
* Habitat	
* Regulations	
* Assessment	
Please state which paragraph number(s) this representation relates to.	
Please state which Policy Number this representation relates to.	
Please state which Site ID/Reference this	RES-RA6.2, RES- RA 6.3 RES- RA 6.6

representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	
Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.	
Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.	
Sound * Yes * No	No
Please give details of why you consider the Local Plan is sound. Please be as precise as possible.	
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	Not Positively Prepared Not Justified Not Effective Not Consistent with National Policy
Please give details of why you consider the Local Plan is unsound. Please be	please refer to attachment 2 he Council have not provided any evidence to justify the quantity of development that can be delivered in Regeneration Areas along with associated infrastructure within the Plan period. The delivery strategy does not take a realistic view on the economic viability issues that are present on the majority of allocated sites. Insufficient evidence has been supplied to prove the viability of these major regeneration sites be it through grant funding or otherwise. If found to be unsound, further consideration would need to be given to housing growth on viable and deliverable sites elsewhere in the Borough. This would act as an exceptional circumstance to justify Green Belt land release.

<p>as precise as possible.</p>	
<p>omplies with the Duty to co-operate * Yes * No</p>	
<p>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</p>	
<p>Please give details of why you consider the Local Plan fails to comply with the duty to co-operate. Please be as precise as possible.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Sustainability Appraisal, please make them here.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Habitats Regulations Assessment, please make them here.</p>	
<p>Please set out the modification(s) you consider necessary to make the Local</p>	

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.

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

- * No, I do not wish to participate in hearing session(s)
- * Yes, I wish to participate in hearing session(s)

If you wish to participate in the hearing session(s), please outline why

you consider this to be necessary:

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

* No

Comment ID	LPSD-1408
Person ID	1248833
Include files	LPSD-628, 1063-1065 and 1408-EM-Storey Attach 3 of 8 2507_Redacted.pdf
Consultee Name	Mr Philip Galvin
Position	
Company / Organisation	
Agent ID	1248751
Agent Name	Mr Jonathan Storey
Position	Senior Planner
Company / Organisation	Pegasus Group
Number	Policy RA 6
Title	Wirral Waters Regeneration Area
To which part of the Local Plan does this representation relate? * Paragraph(s) * Policy * Site * Policies Map * Sustainability * Appraisal * Habitat * Regulations * Assessment	Site
Please state which paragraph number(s) this representation relates to.	
Please state which Policy Number this representation relates to.	
Please state which Site ID/Reference this	RES -RA6.2, RES-RA6.3, RES- RA6.6

representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	
Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.	
Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.	
Sound * Yes * No	No
Please give details of why you consider the Local Plan is sound. Please be as precise as possible.	
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	Not Positively Prepared Not Justified Not Effective Not Consistent with National Policy
Please give details of why you consider the Local Plan is unsound. Please be	Please refer to attachment The Council have not provided any evidence to justify the quantity of development that can be delivered in Regeneration Areas along with associated infrastructure within the Plan period. The delivery strategy does not take a realistic view on the economic viability issues that are present on the majority of allocated sites. Insufficient evidence has been supplied to prove the viability of these major regeneration sites be it through grant funding or otherwise. If found to be unsound, further consideration would need to be given to housing growth on viable and deliverable sites elsewhere in the Borough. This would act as an exceptional circumstance to justify Green Belt release.

as precise as possible.	
omplies with the Duty to co-operate * Yes * No	
Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.	
Please give details of why you consider the Local Plan fails to comply with the duty to co-operate. Please be as precise as possible.	
If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Sustainability Appraisal, please make them here.	
If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Habitats Regulations Assessment, please make them here.	
Please set out the modification(s) you consider necessary to make the Local	If found to be unsound, further consideration would need to be given to new residential allocations that are viable and can deliver lower density schemes and provide for larger family housing and affordable housing. flexibility in WS 3.4

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.

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

- * No, I do not wish to participate in hearing session(s)
- * Yes, I wish to participate in hearing session(s)

If you wish to participate in the hearing session(s), please outline why

you consider this to be necessary:

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

* No

Comment ID	LPSD-1409
Person ID	1323883
Include files	LPSD-571, 1409, 1412-1417-EM-Storey Attach 4 of 14 2507_Redacted.pdf LPSD-571, 1409, 1412-1417-EM-Storey Attach 10 of 14 2507_Redacted.pdf LPSD-571, 1409, 1412-1417-EM-Storey Attach 7 of 14 2507_Redacted.pdf LPSD-571, 1409, 1412-1417-EM-Storey Attach 6 of 14 2507_Redacted.pdf LPSD-571, 1409, 1412-1417-EM-Storey Attach 13 of 14 2507_Redacted.pdf LPSD-571, 1409, 1412-1417-EM-Storey Attach 14 of 14 2507_Redacted.pdf LPSD-571, 1409, 1412-1417-EM-Storey Attach 11 of 14 2507_Redacted.pdf LPSD-571, 1409, 1412-1417-EM-Storey Attach 8 of 14 2507_Redacted.pdf LPSD-571, 1409, 1412-1417-EM-Storey Attach 9 of 14 2507_Redacted.pdf LPSD-571, 1409, 1412-1417-EM-Storey Attach 2 of 14 2507_Redacted.pdf LPSD-571, 1409, 1412-1417-EM-Storey Attach 12 of 14 2507_Redacted.pdf LPSD-571, 1409, 1412-1417-EM-Storey Attach 1 of 14 2507_Redacted.pdf LPSD-571, 1409, 1412-1417-EM-Storey Attach 3 of 14 2507_Redacted.pdf LPSD-571, 1409, 1412-1417-EM-Storey Attach 5 of 14 2507_Redacted.pdf LPSD-571, 1409, 1412-1417-EM-Storey Form 2507_Redacted.pdf
Consultee Name	Mr. Philip Palmer
Position	
Company / Organisation	Elan Homes Ltd
Agent ID	1248751
Agent Name	Mr Jonathan Storey
Position	Senior Planner
Company / Organisation	Pegasus Group
Number	Policy WS 1
Title	The Development and Regeneration Strategy for Wirral 2021 - 2037
To which part of the Local Plan does this representation relate?	Policy
* Paragraph(s)	
* Policy	
* Site	
* Policies Map	
* Sustainability Appraisal	

* Habitat Regulations Assessment	
Please state which paragraph number(s) this representation relates to.	
Please state which Policy Number this representation relates to.	WS 1
Please state which Site ID/Reference this representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	
Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.	
Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.	
Sound * Yes * No	No
Please give details of why you consider the Local Plan is sound. Please be as precise as possible.	
If you consider that the Local Plan is not sound, please	Not Justified

<p>indicate the reason(s) why:</p> <ul style="list-style-type: none"> * Not Positively Prepared * Not Justified * Not Effective * Not Consistent with National Policy 	
<p>Please give details of why you consider the Local Plan is unsound. Please be as precise as possible.</p>	<p>please refer to attachment</p> <p>The Council have not provided any evidence to justify the quantity of development that can be delivered in Regeneration Areas along with associated infrastructure within the Plan period. The delivery strategy does not take a realistic view on the economic viability issues that are present on the majority of allocated sites. Insufficient evidence has been supplied to prove the viability of these major regeneration sites be it through grant funding or otherwise.</p> <p>If found to be unsound, further consideration would need to be given to housing growth on viable and deliverable sites elsewhere in the Borough</p>
<p>omplies with the Duty to co-operate</p> <ul style="list-style-type: none"> * Yes * No 	
<p>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</p>	
<p>Please give details of why you consider the Local Plan fails to comply with the duty to co-operate. Please be as precise as possible.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Sustainability Appraisal, please make them here.</p>	
<p>If you wish to make a separate representation,</p>	

relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Habitats Regulations Assessment, please make them here.

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.

If found to be unsound, further consideration would need to be given to housing growth on viable and deliverable sites elsewhere in the Borough. This would act as an exceptional circumstance to justify Green Belt release.

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

<p>* No, I do not wish to participate in hearing session(s)</p> <p>* Yes, I wish to participate in hearing session(s)</p>	
<p>If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:</p>	
<p>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).</p> <p>* Yes</p> <p>* No</p>	

Comment ID	LPSD-1410
Person ID	1324130
Include files	LPSD-1278, 1287, 1290, 1296, 1299 and 1410-EM-Henderson Attach 2507_Redacted.pdf
Consultee Name	Blueoak Estates Ltd
Position	
Company / Organisation	Blueoak Estates Ltd
Agent ID	1324129
Agent Name	Ms Alice Henderson
Position	Senior Planner
Company / Organisation	Asteer Planning
Number	Policy WS 1
Title	The Development and Regeneration Strategy for Wirral 2021 - 2037
To which part of the Local Plan does this representation relate? * Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal * Habitat Regulations Assessment	Policy
Please state which paragraph number(s) this representation relates to.	
Please state which Policy Number this representation relates to.	WS 1
Please state which Site ID/Reference this representation relates to.	

<p>Please state which Policies Map (Inset Map number(s)) this representation relates to.</p>	
<p>Legally compliant * Yes * No</p>	
<p>Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.</p>	
<p>Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.</p>	
<p>Sound * Yes * No</p>	Yes
<p>Please give details of why you consider the Local Plan is sound. Please be as precise as possible.</p>	<p>Blueoak is broadly supportive of the Council's overarching strategy for development in the Borough which proposes to focus development within the existing urban area and avoid Green Belt release. However, this proposed approach has been met with fierce opposition from the development industry and a Consortium of Developers has been formed to rigorously scrutinise the Council's emerging Local Plan and supporting evidence base. Blueoak is aware that this Consortium of Developers has raised serious concerns about WBC's claimed urban capacity and the deliverability / viability of brownfield sites within the Borough in areas such as Birkenhead, which the Council is expecting will make a substantial contribution towards its housing land supply.</p>
<p>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</p>	
<p>Please give details of why you consider the Local Plan is unsound. Please be as precise as possible.</p>	

<p>omplies with the Duty to co-operate * Yes * No</p>	
<p>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</p>	
<p>Please give details of why you consider the Local Plan fails to comply with the duty to co-operate. Please be as precise as possible.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Sustainability Appraisal, please make them here.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Habitats Regulations Assessment, please make them here.</p>	
<p>Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound,in respect of</p>	

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.

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

- * No, I do not wish to participate in hearing session(s)
- * Yes, I wish to participate in hearing session(s)

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

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**
- * **No**

LPSD-1411

Comment ID	LPSD-1411
Person ID	1250722
Include files	LPSD-1066 and 1411-EM-Jones 2407_Redacted.pdf
Consultee Name	Ms. Marilyn Jones
Position	
Company / Organisation	
Agent ID	
Agent Name	
Position	
Company / Organisation	
Number	Policy WS 1
Title	The Development and Regeneration Strategy for Wirral 2021 - 2037
To which part of the Local Plan does this representation relate? <ul style="list-style-type: none"> * Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal * Habitat Regulations Assessment 	Policy
Please state which paragraph number(s) this representation relates to.	
Please state which Policy Number this representation relates to.	WS 1
Please state which Site ID/Reference this representation relates to.	

<p>Please state which Policies Map (Inset Map number(s)) this representation relates to.</p>	
<p>Legally compliant * Yes * No</p>	
<p>Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.</p>	
<p>Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.</p>	
<p>Sound * Yes * No</p>	No
<p>Please give details of why you consider the Local Plan is sound. Please be as precise as possible.</p>	
<p>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</p>	
<p>Please give details of why you consider the Local Plan is unsound. Please be as precise as possible.</p>	<p>Government are putting pressure on councils to build new housing - and on Wirral they are insisting our Council builds 800 homes every year up to 2032. Liz Truss and other Tory ministers have written on their belief that building on Green Belts should be supported by their party members. On the map, remaining Green Belt is earmarked for development around: - Greasby / Saughall Massie / Pensby / Heswall / Irby / Thingwall / Storeton / Clatterbridge / Eastham / Upton / West Kirby / Thurstaston.</p> <p>My response to the Local Plan is primarily & principally to do with Climate Change. It is unfortunate that we have a Tory government which simply is not interested in the environment nor the existential threat of Climate Change upon it.</p> <p>New homes need to be built :-</p> <p>* Based on more credible census population numbers, reflecting a shrinking population.</p>

	<p>* On legitimate brownfield sites, where low-cost housing is actually needed & where existing local infrastructure / shops / schools can be regenerated where it is needed.</p> <p>* The housing & infrastructure itself needs to be sustainable & future-proofed, with built-in insulation / solar power.</p> <p>Housing is STILL being built with gas boilers & no provision for present & future needs re. Climate Change.</p> <p>Many people feel an increasing level of stress, insecurity & anxiety for our world & its climate, especially for our future generations - its a pity that so many of our politicians & councillors don't feel the same.</p> <p>We need action - & our Local Plan needs to put Climate Change right at the top of the agenda.</p> <p>If the recent horrendous temperatures felt in the UK and wild-fires around the entire world don't wake people up to act, then nothing will.</p>
<p>omplies with the Duty to co-operate * Yes * No</p>	
<p>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</p>	
<p>Please give details of why you consider the Local Plan fails to comply with the duty to co-operate. Please be as precise as possible.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Sustainability Appraisal, please make them here.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Habitats Regulations</p>	

Assessment, please make them here.

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 homes need to be built

- Based on more credible census population numbers, reflecting a shrinking population.
- On legitimate brownfield sites, where low-cost housing is actually needed & where existing local infrastructure / shops / schools can be regenerated where it is needed.

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

- * No, I do not wish to participate in hearing session(s)
- * Yes, I wish to participate in

hearing session(s)	
<p>If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:</p>	
<p>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).</p> <p>* Yes * No</p>	

LPSD-1412

Comment ID	LPSD-1412
Person ID	1323883
Include files	<p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 5 of 14 2507_Redacted.pdf LPSD-571, 1409, 1412-1417-EM-Storey Attach 3 of 14 2507_Redacted.pdf LPSD-571, 1409, 1412-1417-EM-Storey Attach 1 of 14 2507_Redacted.pdf LPSD-571, 1409, 1412-1417-EM-Storey Attach 12 of 14 2507_Redacted.pdf LPSD-571, 1409, 1412-1417-EM-Storey Attach 2 of 14 2507_Redacted.pdf LPSD-571, 1409, 1412-1417-EM-Storey Attach 9 of 14 2507_Redacted.pdf LPSD-571, 1409, 1412-1417-EM-Storey Attach 8 of 14 2507_Redacted.pdf LPSD-571, 1409, 1412-1417-EM-Storey Attach 11 of 14 2507_Redacted.pdf LPSD-571, 1409, 1412-1417-EM-Storey Attach 14 of 14 2507_Redacted.pdf LPSD-571, 1409, 1412-1417-EM-Storey Attach 13 of 14 2507_Redacted.pdf LPSD-571, 1409, 1412-1417-EM-Storey Attach 6 of 14 2507_Redacted.pdf LPSD-571, 1409, 1412-1417-EM-Storey Attach 7 of 14 2507_Redacted.pdf LPSD-571, 1409, 1412-1417-EM-Storey Attach 10 of 14 2507_Redacted.pdf LPSD-571, 1409, 1412-1417-EM-Storey Attach 4 of 14 2507_Redacted.pdf LPSD-571, 1409, 1412-1417-EM-Storey Form 2507_Redacted.pdf</p>
Consultee Name	Mr. Philip Palmer
Position	
Company / Organisation	Elan Homes Ltd
Agent ID	1248751
Agent Name	Mr Jonathan Storey
Position	Senior Planner
Company / Organisation	Pegasus Group
Number	
Title	Vision
To which part of the Local Plan does this representation relate?	Policy
<ul style="list-style-type: none"> * Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal 	

* Habitat Regulations Assessment	
Please state which paragraph number(s) this representation relates to.	
Please state which Policy Number this representation relates to.	vision
Please state which Site ID/Reference this representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	
Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.	
Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.	
Sound * Yes * No	No
Please give details of why you consider the Local Plan is sound. Please be as precise as possible.	
If you consider that the Local Plan is not sound, please	Not Justified Not Effective

<p>indicate the reason(s) why:</p> <ul style="list-style-type: none"> * Not Positively Prepared * Not Justified * Not Effective * Not Consistent with National Policy 	
<p>Please give details of why you consider the Local Plan is unsound. Please be as precise as possible.</p>	<p>please refer to attachment</p> <p>The Council have not provided any evidence to justify the small-scale incremental development envisioned within the towns and villages of the west of Wirral and that they will remain stable and thrive over the plan period, and thus that the Vision is sound. If found to be unsound, further consideration would need to be given to how the towns and villages of the west of Wirral can thrive over the plan period. This could include, for example, going beyond the envisaged small-scale incremental development in a way which is aspirational but deliverable to address the issues faced by these towns and villages over the plan period.</p>
<p>omplies with the Duty to co-operate</p> <ul style="list-style-type: none"> * Yes * No 	
<p>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</p>	
<p>Please give details of why you consider the Local Plan fails to comply with the duty to co-operate. Please be as precise as possible.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Sustainability Appraisal, please make them here.</p>	
<p>If you wish to make a separate representation,</p>	

relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Habitats Regulations Assessment, please make them here.

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.

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

<p>* No, I do not wish to participate in hearing session(s)</p> <p>* Yes, I wish to participate in hearing session(s)</p>	
<p>If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:</p>	
<p>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).</p> <p>* Yes</p> <p>* No</p>	

LPSD-1413

Comment ID	LPSD-1413
Person ID	1323883
Include files	<p>LPSD-571, 1409, 1412-1417-EM-Storey Form 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 4 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 10 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 7 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 6 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 13 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 14 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 11 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 8 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 9 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 2 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 12 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 1 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 3 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 5 of 14 2507_Redacted.pdf</p>
Consultee Name	Mr. Philip Palmer
Position	
Company / Organisation	Elan Homes Ltd
Agent ID	1248751
Agent Name	Mr Jonathan Storey
Position	Senior Planner
Company / Organisation	Pegasus Group
Number	Policy WS 1.1
Title	Homes
To which part of the Local Plan does this representation relate?	Policy
* Paragraph(s)	
* Policy	
* Site	
* Policies Map	
* Sustainability Appraisal	

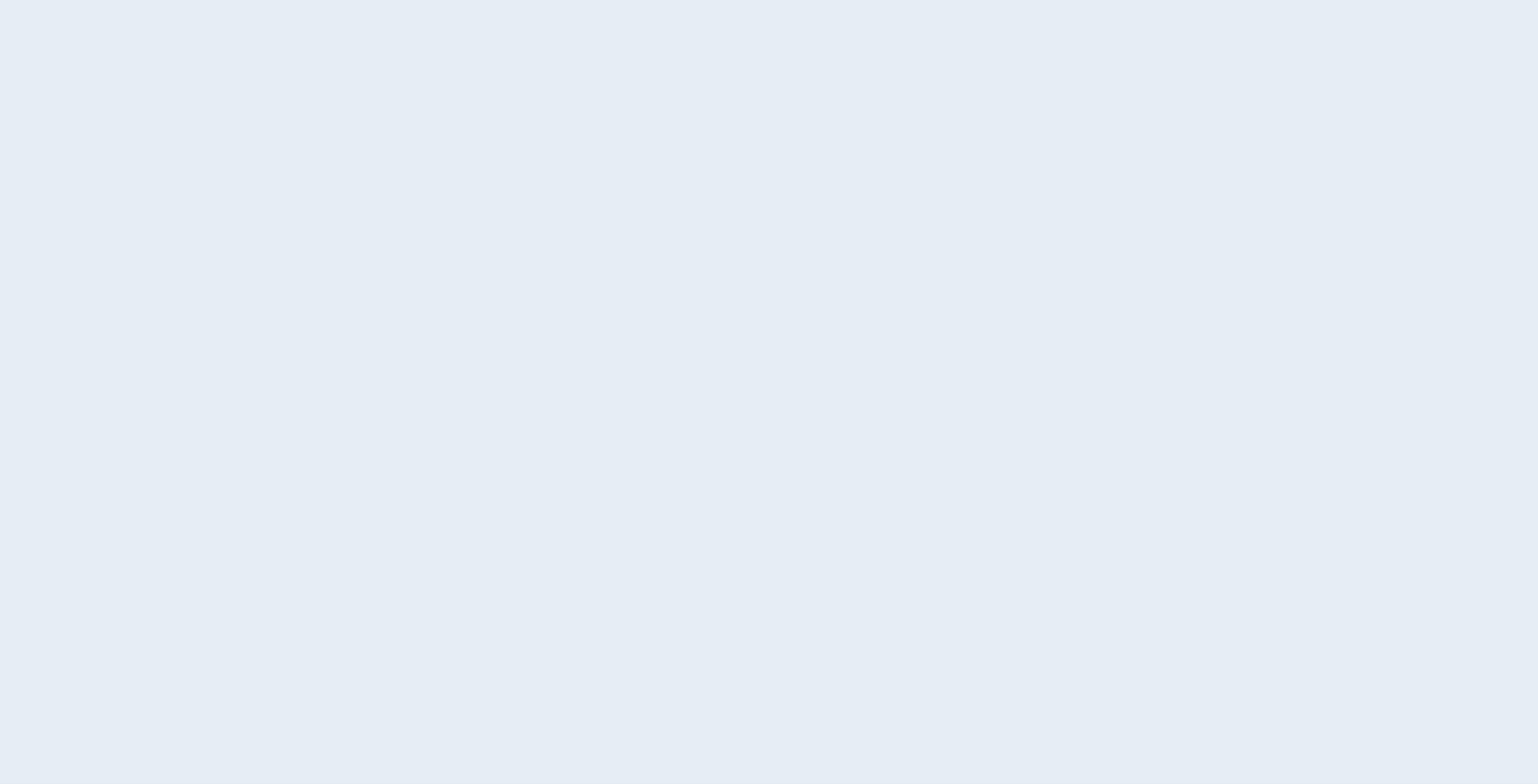
* Habitat Regulations Assessment	
Please state which paragraph number(s) this representation relates to.	
Please state which Policy Number this representation relates to.	WS 1.1
Please state which Site ID/Reference this representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	
Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.	
Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.	
Sound * Yes * No	No
Please give details of why you consider the Local Plan is sound. Please be as precise as possible.	
If you consider that the Local Plan is not sound, please	Not Justified Not Effective

<p>indicate the reason(s) why:</p> <ul style="list-style-type: none"> * Not Positively Prepared * Not Justified * Not Effective * Not Consistent with National Policy 	
<p>Please give details of why you consider the Local Plan is unsound. Please be as precise as possible.</p>	<p>please refer to attachments</p> <p>The Council have not provided any evidence to justify the spatial distribution of homes and the negligible number of homes directed to Settlement Area 7, and thus that the spatial distribution of homes is sound – the resulting claim that exceptional circumstances do not exist to alter the Green Belt boundaries has not been justified.</p> <p>If found to be unsound, further consideration would need to be given to the planned number of homes in Settlement Area 7, to ensure that they address the needs of this area over the plan period. This would be an exceptional circumstance to amend the extent of the Settlement Area boundary to encompass land otherwise within the Green Belt.</p>
<p>omplies with the Duty to co-operate</p> <ul style="list-style-type: none"> * Yes * No 	
<p>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</p>	
<p>Please give details of why you consider the Local Plan fails to comply with the duty to co-operate. Please be as precise as possible.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Sustainability Appraisal, please make them here.</p>	
<p>If you wish to make a separate representation,</p>	

relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Habitats Regulations Assessment, please make them here.

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.

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



<p>* No, I do not wish to participate in hearing session(s)</p> <p>* Yes, I wish to participate in hearing session(s)</p>	
<p>If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:</p>	
<p>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).</p> <p>* Yes</p> <p>* No</p>	

LPSD-1414

Comment ID	LPSD-1414
Person ID	1323883
Include files	<p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 5 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 3 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 1 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 12 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 2 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 9 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 8 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 11 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 14 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 13 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 6 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 7 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 10 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 4 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Form 2507_Redacted.pdf</p>
Consultee Name	Mr. Philip Palmer
Position	
Company / Organisation	Elan Homes Ltd
Agent ID	1248751
Agent Name	Mr Jonathan Storey
Position	Senior Planner
Company / Organisation	Pegasus Group
Number	Policy WS 3.2
Title	Housing Density
To which part of the Local Plan does this representation relate?	Policy
* Paragraph(s)	
* Policy	
* Site	
* Policies Map	
* Sustainability Appraisal	

* Habitat Regulations Assessment	
Please state which paragraph number(s) this representation relates to.	
Please state which Policy Number this representation relates to.	WS 3.2
Please state which Site ID/Reference this representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	
Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.	
Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.	
Sound * Yes * No	No
Please give details of why you consider the Local Plan is sound. Please be as precise as possible.	
If you consider that the Local Plan is not sound, please	Not Justified Not Effective

<p>indicate the reason(s) why:</p> <ul style="list-style-type: none"> * Not Positively Prepared * Not Justified * Not Effective * Not Consistent with National Policy 	
<p>Please give details of why you consider the Local Plan is unsound. Please be as precise as possible.</p>	<p>please refer to attachments</p> <p>The Council have not provided any evidence to justify how the housing density requirements respond to the needs of the Borough and how this will deliver the quantum of larger family housing required.</p> <p>If found to be unsound, further consideration would need to be given to new residential allocations that are viable and can deliver lower density schemes and provide for larger family housing and affordable housing</p>
<p>omplies with the Duty to co-operate</p> <ul style="list-style-type: none"> * Yes * No 	
<p>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</p>	
<p>Please give details of why you consider the Local Plan fails to comply with the duty to co-operate. Please be as precise as possible.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Sustainability Appraisal, please make them here.</p>	
<p>If you wish to make a separate representation,</p>	

relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Habitats Regulations Assessment, please make them here.

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.

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

<p>* No, I do not wish to participate in hearing session(s)</p> <p>* Yes, I wish to participate in hearing session(s)</p>	
<p>If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:</p>	
<p>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).</p> <p>* Yes</p> <p>* No</p>	

LPSD-1415

Comment ID	LPSD-1415
Person ID	1323883
Include files	<p>LPSD-571, 1409, 1412-1417-EM-Storey Form 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 4 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 10 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 7 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 6 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 13 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 14 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 11 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 8 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 9 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 2 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 12 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 1 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 3 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 5 of 14 2507_Redacted.pdf</p>
Consultee Name	Mr. Philip Palmer
Position	
Company / Organisation	Elan Homes Ltd
Agent ID	1248751
Agent Name	Mr Jonathan Storey
Position	Senior Planner
Company / Organisation	Pegasus Group
Number	Policy WS 3.3
Title	Affordable Housing Requirements
To which part of the Local Plan does this representation relate?	Policy
* Paragraph(s)	
* Policy	
* Site	
* Policies Map	
* Sustainability Appraisal	

* Habitat Regulations Assessment	
Please state which paragraph number(s) this representation relates to.	
Please state which Policy Number this representation relates to.	WS 3.3
Please state which Site ID/Reference this representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	
Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.	
Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.	
Sound * Yes * No	No
Please give details of why you consider the Local Plan is sound. Please be as precise as possible.	
If you consider that the Local Plan is not sound, please	Not Justified

<p>indicate the reason(s) why:</p> <ul style="list-style-type: none"> * Not Positively Prepared * Not Justified * Not Effective * Not Consistent with National Policy 	
<p>Please give details of why you consider the Local Plan is unsound. Please be as precise as possible.</p>	<p>please refer to attachments</p> <p>The Council have not provided any evidence to justify how they will deliver the quantum of affordable housing required. There is reference to the need for a 'robust' affordable housing policy which has not been forthcoming. This will further lead to a greater undersupply of affordable homes and inequalities across the Borough.</p> <p>If found to be unsound, further consideration would need to be given to new residential allocations that are viable and can deliver affordable housing to respond to the needs of the Borough.</p>
<p>omplies with the Duty to co-operate</p> <ul style="list-style-type: none"> * Yes * No 	
<p>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</p>	
<p>Please give details of why you consider the Local Plan fails to comply with the duty to co-operate. Please be as precise as possible.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Sustainability Appraisal, please make them here.</p>	
<p>If you wish to make a separate representation,</p>	

relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Habitats Regulations Assessment, please make them here.

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.

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

<p>* No, I do not wish to participate in hearing session(s)</p> <p>* Yes, I wish to participate in hearing session(s)</p>	
<p>If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:</p>	
<p>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).</p> <p>* Yes</p> <p>* No</p>	

LPSD-1416

Comment ID	LPSD-1416
Person ID	1323883
Include files	<p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 5 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 3 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 1 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 12 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 2 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 9 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 8 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 11 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 14 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 13 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 6 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 7 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 10 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 4 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Form 2507_Redacted.pdf</p>
Consultee Name	Mr. Philip Palmer
Position	
Company / Organisation	Elan Homes Ltd
Agent ID	1248751
Agent Name	Mr Jonathan Storey
Position	Senior Planner
Company / Organisation	Pegasus Group
Number	Policy WS 3.5
Title	Self-Build and Custom Build Housing
To which part of the Local Plan does this representation relate?	Policy
* Paragraph(s)	
* Policy	
* Site	
* Policies Map	
* Sustainability Appraisal	

* Habitat Regulations Assessment	
Please state which paragraph number(s) this representation relates to.	
Please state which Policy Number this representation relates to.	WS 3.5
Please state which Site ID/Reference this representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	
Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.	
Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.	
Sound * Yes * No	No
Please give details of why you consider the Local Plan is sound. Please be as precise as possible.	
If you consider that the Local Plan is not sound, please	Not Justified

<p>indicate the reason(s) why:</p> <ul style="list-style-type: none"> * Not Positively Prepared * Not Justified * Not Effective * Not Consistent with National Policy 	
<p>Please give details of why you consider the Local Plan is unsound. Please be as precise as possible.</p>	<p>please refer to attachments</p> <p>We do not consider that the Council has appropriate evidence to support the requirement for developers on sites of more than 50 dwellings to provide service plots for custom or self-build housing. We are concerned that as currently proposed this policy will not assist in boosting the supply of housing and may even limit the deliverability of some sites and homes. It is also not clear whether there is even a demand from custom and self-builders to live on sites within a larger residential development scheme</p>
<p>omplies with the Duty to co-operate</p> <ul style="list-style-type: none"> * Yes * No 	
<p>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</p>	
<p>Please give details of why you consider the Local Plan fails to comply with the duty to co-operate. Please be as precise as possible.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Sustainability Appraisal, please make them here.</p>	
<p>If you wish to make a separate representation,</p>	

relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Habitats Regulations Assessment, please make them here.

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.

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

A large, light blue shaded rectangular area that occupies the central portion of the page. This area is intended for the user to provide detailed responses to the questions in the left-hand column, specifically regarding necessary modifications to the Local Plan and participation in examination hearings.

<p>* No, I do not wish to participate in hearing session(s)</p> <p>* Yes, I wish to participate in hearing session(s)</p>	
<p>If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:</p>	
<p>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).</p> <p>* Yes</p> <p>* No</p>	

LPSD-1417

Comment ID	LPSD-1417
Person ID	1323883
Include files	<p>LPSD-571, 1409, 1412-1417-EM-Storey Form 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 4 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 10 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 7 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 6 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 13 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 14 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 11 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 8 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 9 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 2 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 12 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 1 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 3 of 14 2507_Redacted.pdf</p> <p>LPSD-571, 1409, 1412-1417-EM-Storey Attach 5 of 14 2507_Redacted.pdf</p>
Consultee Name	Mr. Philip Palmer
Position	
Company / Organisation	Elan Homes Ltd
Agent ID	1248751
Agent Name	Mr Jonathan Storey
Position	Senior Planner
Company / Organisation	Pegasus Group
Number	Policy WS 3.4
Title	Housing Mix
To which part of the Local Plan does this representation relate?	Policy
* Paragraph(s)	
* Policy	
* Site	
* Policies Map	
* Sustainability Appraisal	

* Habitat Regulations Assessment	
Please state which paragraph number(s) this representation relates to.	
Please state which Policy Number this representation relates to.	WS 3.4
Please state which Site ID/Reference this representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	
Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.	
Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.	
Sound * Yes * No	No
Please give details of why you consider the Local Plan is sound. Please be as precise as possible.	
If you consider that the Local Plan is not sound, please	

<p>indicate the reason(s) why:</p> <ul style="list-style-type: none"> * Not Positively Prepared * Not Justified * Not Effective * Not Consistent with National Policy 	
<p>Please give details of why you consider the Local Plan is unsound. Please be as precise as possible.</p>	<p>please refer to attachments</p> <p>We consider that flexibility in this policy will be important, as there are some concerns how this policy will sit alongside other policy requirements such as the housing density requirements, which may be difficult to achieve with significant numbers of larger homes, and the optional housing standards which may lead to viability issues where significant numbers of 3-bed or more homes are provided.</p>
<p>omplies with the Duty to co-operate</p> <ul style="list-style-type: none"> * Yes * No 	
<p>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</p>	
<p>Please give details of why you consider the Local Plan fails to comply with the duty to co-operate. Please be as precise as possible.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Sustainability Appraisal, please make them here.</p>	
<p>If you wish to make a separate representation,</p>	

relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Habitats Regulations Assessment, please make them here.

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.

policy should be more flexible

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

<p>* No, I do not wish to participate in hearing session(s)</p> <p>* Yes, I wish to participate in hearing session(s)</p>	
<p>If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:</p>	
<p>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).</p> <p>* Yes</p> <p>* No</p>	

LPSD-1418

Comment ID	LPSD-1418
Person ID	1249070
Include files	LPSD-274, 744-749, 753, 1418-1421-Burns Attach 1807_Redacted.pdf
Consultee Name	PJ Livesey Group and Mr. Peter Bowling
Position	
Company / Organisation	
Agent ID	1249074
Agent Name	Mr. Jonathan Burns
Position	Associate Planner
Company / Organisation	Pegasus Group
Number	Policy WS 3.1
Title	Housing Design Standards
To which part of the Local Plan does this representation relate? * Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal * Habitat Regulations Assessment	Policy
Please state which paragraph number(s) this representation relates to.	
Please state which Policy Number this representation relates to.	WS3.1
Please state which Site ID/Reference this	

representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	
Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.	
Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.	
Sound * Yes * No	No
Please give details of why you consider the Local Plan is sound. Please be as precise as possible.	
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	
Please give details of why you consider the Local Plan is unsound. Please be	Please refer to attachment The policy states (at part A1) that new build dwellings should comply with nationally described space standards (NDSS) or any successor standards. To justify this policy, evidence should be provided on the size and type of dwellings currently being built in the area, to ensure the impacts of adopting space standards can be properly assessed. If this evidence is provided and sufficiently justifies the adoption of space standards, then consideration should also be given to a reasonable transitional period following adoption to enable developers to factor the cost of space standards into future land acquisitions. Without this evidence, the introduction of NDSS is not justified and therefore this policy as currently drafted is unsound.

<p>as precise as possible.</p>	<p>The policy also notes (at part A2) that that new build dwellings should comply with the higher water efficiency standard of 110 litres/ per person/ per day under Regulation 36(3) of the Building Regulations or any successor standard. If the Council wishes to adopt this optional standard for water effectively then they will need to demonstrate that there is a clear need for doing so based on existing sources of evidence, consultations with the local water and sewerage company, the Environment Agency and catchment partnerships and consideration of the impact on viability and housing supply of such a requirement.</p> <p>The policy also states (at part A4i) that on developments of 17 or more new build dwellings, at least 6% will be 'wheelchair adaptable' in line with Part M4(3)(2)(a) of the Building Regulations or any successor standard. The Council have yet to provide sufficient evidence for this policy to be considered justified or consistent with national policy.</p> <p>The introduction of the above housing design standards has clear viability implications, therefore need be fully justified and viability tested in order for the plan to be deemed sound.</p>
<p>omplies with the Duty to co-operate * Yes * No</p>	
<p>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</p>	
<p>Please give details of why you consider the Local Plan fails to comply with the duty to co-operate. Please be as precise as possible.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Sustainability Appraisal, please make them here.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Habitats Regulations</p>	

Assessment, please make them here.

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.

Housing design standards need to be fully justified and viability tested.

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

- * No, I do not wish to participate in hearing session(s)
- * Yes, I wish to participate in

Yes, I wish to participate in hearing session(s)

hearing session(s)	
<p>If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:</p>	
<p>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).</p> <p>* Yes * No</p>	

LPSD-1419

Comment ID	LPSD-1419
Person ID	1249070
Include files	LPSD-274, 744-749, 753, 1418-1421-Burns Attach 1807_Redacted.pdf
Consultee Name	PJ Livesey Group and Mr. Peter Bowling
Position	
Company / Organisation	
Agent ID	1249074
Agent Name	Mr. Jonathan Burns
Position	Associate Planner
Company / Organisation	Pegasus Group
Number	Policy WS 3.5
Title	Self-Build and Custom Build Housing
To which part of the Local Plan does this representation relate?	Policy
* Paragraph(s)	
* Policy	
* Site	
* Policies Map	
* Sustainability Appraisal	
* Habitat Regulations Assessment	
Please state which paragraph number(s) this representation relates to.	
Please state which Policy Number this representation relates to.	WS3.5
Please state which Site ID/Reference this	

representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	
Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.	
Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.	
Sound * Yes * No	No
Please give details of why you consider the Local Plan is sound. Please be as precise as possible.	
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	Not Justified
Please give details of why you consider the Local Plan is unsound. Please be	Please refer attachments No evidence has been provided within the submission documents to justify the suggested policy approach set out in Policy WS3.5. The wording of the policy requires plots set aside for self and custom-built housing must be made available and marketed for at least 12 months, and only following this period either remain on the market as a serviced plot or be offered to a Registered Provider at fair value.

<p>as precise as possible.</p>	<p>This approach is without justification and there appears to be none given that there is no relationship between self-build plots and affordable housing provided by Registered Providers. This part of the policy should be deleted.</p>
<p>omplies with the Duty to co-operate * Yes * No</p>	
<p>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</p>	
<p>Please give details of why you consider the Local Plan fails to comply with the duty to co-operate. Please be as precise as possible.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Sustainability Appraisal, please make them here.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Habitats Regulations Assessment, please make them here.</p>	
<p>Please set out the modification(s) you consider necessary to make the Local</p>	<p>Delete the requirement for self and custom-built housing to be made available and marketed for at least 12 months.</p>

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.

[Empty response area for the first question]

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

- * No, I do not wish to participate in hearing session(s)
- * Yes, I wish to participate in hearing session(s)

Yes, I wish to participate in hearing session(s)

If you wish to participate in the hearing session(s), please outline why

[Empty response area for the third question]

you consider this to be necessary:

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

* No

LPSD-1420

Comment ID	LPSD-1420
Person ID	1249070
Include files	LPSD-274, 744-749, 753, 1418-1421-Burns Attach 1807_Redacted.pdf
Consultee Name	PJ Livesey Group and Mr. Peter Bowling
Position	
Company / Organisation	
Agent ID	1249074
Agent Name	Mr. Jonathan Burns
Position	Associate Planner
Company / Organisation	Pegasus Group
Number	Policy WP 8.1
Title	Green Belt
To which part of the Local Plan does this representation relate?	Site
* Paragraph(s)	
* Policy	
* Site	
* Policies Map	
* Sustainability Appraisal	
* Habitat Regulations Assessment	
Please state which paragraph number(s) this representation relates to.	
Please state which Policy Number this representation relates to.	
Please state which Site ID/Reference this	Landican Lane

representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	
Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.	
Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.	
Sound * Yes * No	No
Please give details of why you consider the Local Plan is sound. Please be as precise as possible.	
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	
Please give details of why you consider the Local Plan is unsound. Please be	Please refer to attachment Overall, the site is clearly suitable and deliverable for residential development, something that is highlighted by the fact that the land is being promoted by P J Livesey Group who have a

<p>as precise as possible.</p>	<p>strong reputation for the delivery of high-quality homes. As such, the site could come forward either as a standalone residential development as an infill site to the village of Storeton, or as part of a wider strategic Green Belt release on land around Storeton village</p>
<p>omplies with the Duty to co-operate * Yes * No</p>	
<p>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</p>	
<p>Please give details of why you consider the Local Plan fails to comply with the duty to co-operate. Please be as precise as possible.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Sustainability Appraisal, please make them here.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Habitats Regulations Assessment, please make them here.</p>	
<p>Please set out the modification(s) you consider necessary</p>	<p>the site could come forward either as a standalone residential development as an infill site to the village of Storeton, or as part of a wider strategic Green Belt release on land around Storeton village</p>

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.

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

- * No, I do not wish to participate in hearing session(s)
- * Yes, I wish to participate in hearing session(s)

If you wish to participate in the hearing session(s),

please outline why you consider this to be necessary:

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
- * No

LPSD-1421

Comment ID	LPSD-1421
Person ID	1249070
Include files	LPSD-274, 744-749, 753, 1418-1421-Burns Attach 1807_Redacted.pdf
Consultee Name	PJ Livesey Group and Mr. Peter Bowling
Position	
Company / Organisation	
Agent ID	1249074
Agent Name	Mr. Jonathan Burns
Position	Associate Planner
Company / Organisation	Pegasus Group
Number	Policy WS 12
Title	Monitoring and Review
To which part of the Local Plan does this representation relate? * Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal * Habitat Regulations Assessment	Policy
Please state which paragraph number(s) this representation relates to.	
Please state which Policy Number this representation relates to.	WS12
Please state which Site ID/Reference this	

representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	
Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.	
Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.	
Sound * Yes * No	No
Please give details of why you consider the Local Plan is sound. Please be as precise as possible.	
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	Not Justified
Please give details of why you consider the Local Plan is unsound. Please be	Please refer to attachment Appendix 15 includes several monitoring indicators such as the number of homes and affordable homes completed by location, the total number of specialist and self-build homes completed, and the five-year housing land supply position. It fails to provide any thresholds/trigger points which may trigger an early Local Plan Review. For the plan to be effective such triggers must be added to the Monitoring Framework.

<p>as precise as possible.</p>	
<p>omplies with the Duty to co-operate * Yes * No</p>	
<p>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</p>	
<p>Please give details of why you consider the Local Plan fails to comply with the duty to co-operate. Please be as precise as possible.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Sustainability Appraisal, please make them here.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Habitats Regulations Assessment, please make them here.</p>	
<p>Please set out the modification(s) you consider necessary to make the Local</p>	<p>Add triggers for review to the Monitoring Framework.</p>

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.

[Empty response area for the first question]

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

- * No, I do not wish to participate in hearing session(s)
- * Yes, I wish to participate in hearing session(s)

Yes, I wish to participate in hearing session(s)

If you wish to participate in the hearing session(s), please outline why

[Empty response area for the third question]

you consider this to be necessary:

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

* No

Comment ID	LPSD-1422
Person ID	1277283
Include files	LPSD-754, 938,1187-1193, 1196, 1200-1202, 1338-1342, 1348-1360, 1365-1370, 1372, 1374-1375, 1377-1378, 1384-1386 & 1422-1424-EM-Harding Attach 2207_Redacted.pdf
Consultee Name	Mr Ross Harding
Position	
Company / Organisation	
Agent ID	
Agent Name	
Position	
Company / Organisation	
Number	Policy RA 6
Title	Wirral Waters Regeneration Area
To which part of the Local Plan does this representation relate?	Site
* Paragraph(s)	
* Policy	
* Site	
* Policies Map	
* Sustainability Appraisal	
* Habitat Regulations Assessment	
Please state which paragraph number(s) this representation relates to.	
Please state which Policy Number this representation relates to.	
Please state which Site ID/Reference this representation relates to.	EMP-RA6.3,EMP-RA6.4,MPA-RA5.2, MPA-RA6.3

<p>Please state which Policies Map (Inset Map number(s)) this representation relates to.</p>	
<p>Legally compliant * Yes * No</p>	
<p>Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.</p>	
<p>Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.</p>	
<p>Sound * Yes * No</p>	No
<p>Please give details of why you consider the Local Plan is sound. Please be as precise as possible.</p>	
<p>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</p>	
<p>Please give details of why you consider the Local Plan is unsound. Please be as precise as possible.</p>	<p>Please refer to attachment land may support Open Mosaic Priority Habitat MPA -RA6.3 adjacent to Bidston Moss Potential Local Wildlife Site In order to ensure consistency with national policy CWT expect that any development adjacent to designated sites will not result in significant residual adverse effects. Adequate buffer zones must be incorporated into the design of any development adjacent to or affecting a designated (or potential) biodiversity asset.</p>

<p>omplies with the Duty to co-operate * Yes * No</p>	
<p>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</p>	
<p>Please give details of why you consider the Local Plan fails to comply with the duty to co-operate. Please be as precise as possible.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Sustainability Appraisal, please make them here.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Habitats Regulations Assessment, please make them here.</p>	
<p>Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound,in respect of</p>	<p>apply "Any part of the allocation site found to meet Cheshire LWS criteria will be designated as a LWS, enhanced and retained (with an adequate buffer) within the allocation." In order to ensure consistency with national policy CWT expect that any development adjacent to designated sites will not result in significant residual adverse effects. Adequate buffer zones must be incorporated into the design of any development adjacent to or affecting a designated (or potential) biodiversity asset.</p>

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.

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

- * No, I do not wish to participate in hearing session(s)
- * Yes, I wish to participate in hearing session(s)

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

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**
* **No**

Comment ID	LPSD-1423
Person ID	1277283
Include files	LPSD-754, 938,1187-1193, 1196, 1200-1202, 1338-1342, 1348-1360, 1365-1370, 1372, 1374-1375, 1377-1378, 1384-1386 & 1422-1424-EM-Harding Attach 2207_Redacted.pdf
Consultee Name	Mr Ross Harding
Position	
Company / Organisation	
Agent ID	
Agent Name	
Position	
Company / Organisation	
Number	Policy RA 10
Title	New Brighton Regeneration Area
To which part of the Local Plan does this representation relate? * Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal * Habitat Regulations Assessment	Policy
Please state which paragraph number(s) this representation relates to.	
Please state which Policy Number this representation relates to.	RA 10
Please state which Site ID/Reference this representation relates to.	

<p>Please state which Policies Map (Inset Map number(s)) this representation relates to.</p>	
<p>Legally compliant * Yes * No</p>	
<p>Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.</p>	
<p>Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.</p>	
<p>Sound * Yes * No</p>	No
<p>Please give details of why you consider the Local Plan is sound. Please be as precise as possible.</p>	
<p>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</p>	
<p>Please give details of why you consider the Local Plan is unsound. Please be as precise as possible.</p>	<p>Please refer to attachment adjacent to Wallasey Golf Course Local Wildlife Site In order to ensure consistency with national policy CWT expect that any development adjacent to designated sites will not result in significant residual adverse effects. Adequate buffer zones must be incorporated into the design of any development adjacent to or affecting a designated (or potential) biodiversity asset.</p>

<p>omplies with the Duty to co-operate * Yes * No</p>	
<p>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</p>	
<p>Please give details of why you consider the Local Plan fails to comply with the duty to co-operate. Please be as precise as possible.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Sustainability Appraisal, please make them here.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Habitats Regulations Assessment, please make them here.</p>	
<p>Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound,in respect of</p>	<p>In order to ensure consistency with national policy CWT expect that any development adjacent to designated sites will not result in significant residual adverse effects. Adequate buffer zones must be incorporated into the design of any development adjacent to or affecting a designated (or potential) biodiversity asset.</p>

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.

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

- * No, I do not wish to participate in hearing session(s)
- * Yes, I wish to participate in hearing session(s)

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

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**
- * **No**

Comment ID	LPSD-1424
Person ID	1277283
Include files	LPSD-754, 938,1187-1193, 1196, 1200-1202, 1338-1342, 1348-1360, 1365-1370, 1372, 1374-1375, 1377-1378, 1384-1386 & 1422-1424-EM-Harding Attach 2207_Redacted.pdf
Consultee Name	Mr Ross Harding
Position	
Company / Organisation	
Agent ID	
Agent Name	
Position	
Company / Organisation	
Number	Policy RA 8
Title	Northside Regeneration Area
To which part of the Local Plan does this representation relate?	Site
<ul style="list-style-type: none"> * Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal * Habitat Regulations Assessment 	
Please state which paragraph number(s) this representation relates to.	
Please state which Policy Number this representation relates to.	
Please state which Site ID/Reference this representation relates to.	EMP-RA8.1,EMP-RA8.2

<p>Please state which Policies Map (Inset Map number(s)) this representation relates to.</p>	
<p>Legally compliant * Yes * No</p>	
<p>Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.</p>	
<p>Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.</p>	
<p>Sound * Yes * No</p>	No
<p>Please give details of why you consider the Local Plan is sound. Please be as precise as possible.</p>	
<p>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</p>	
<p>Please give details of why you consider the Local Plan is unsound. Please be as precise as possible.</p>	Please refer to attachment land may support Open Mosaic Priority Habitat

<p>omplies with the Duty to co-operate * Yes * No</p>	
<p>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</p>	
<p>Please give details of why you consider the Local Plan fails to comply with the duty to co-operate. Please be as precise as possible.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Sustainability Appraisal, please make them here.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Habitats Regulations Assessment, please make them here.</p>	
<p>Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound,in respect of</p>	<p>apply "Any part of the allocation site found to meet Cheshire LWS criteria will be designated as a LWS, enhanced and retained (with an adequate buffer) within the allocation."</p>

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.

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

- * No, I do not wish to participate in hearing session(s)
- * Yes, I wish to participate in hearing session(s)

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

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**
* **No**

LPSD-1425

Comment ID	LPSD-1425
Person ID	1324015
Include files	<p>LPSD-993,1026,1030,1031,1075,1076,1425-EM-Leyssens Attach 1 of 9 2507_Redacted.pdf</p> <p>LPSD-993,1026,1030,1031,1075,1076,1425-EM-Leyssens Attach 9 of 9 2507_Redacted.pdf</p> <p>LPSD-993,1026,1030,1031,1075,1076,1425-EM-Leyssens Attach 3 of 9 2507_Redacted.pdf</p> <p>LPSD-993,1026,1030,1031,1075,1076,1425-EM-Leyssens Attach 6 of 9 2507_Redacted.pdf</p> <p>LPSD-993,1026,1030,1031,1075,1076,1425-EM-Leyssens Attach 4 of 9 2507_Redacted.pdf</p> <p>LPSD-993,1026,1030,1031,1075,1076,1425-EM-Leyssens Attach 8 of 9 2507_Redacted.pdf</p> <p>LPSD-993,1026,1030,1031,1075,1076,1425-EM-Leyssens Attach 7 of 9 2507_Redacted.pdf</p> <p>LPSD-993,1026,1030,1031,1075,1076,1425-EM-Leyssens Attach 5 of 9 2507_Redacted.pdf</p> <p>LPSD-985,991-993, 995, 1002, 1011-1014, 1026, 1030, 1031, 1075-1080,1100-1143,1150-1174, 1425-EM-Leyssens Attach 2 of 9 2507_Redacted.pdf</p>
Consultee Name	Mr Andrew Leyssens
Position	
Company / Organisation	United Utilities
Agent ID	
Agent Name	
Position	
Company / Organisation	
Number	Policy RA 3
Title	Birkenhead Waterfront Regeneration Area
To which part of the Local Plan does this representation relate?	Policy
<ul style="list-style-type: none"> * Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal * Habitat Regulations Assessment 	
Please state which paragraph number(s) this representation relates to.	

Please state which Policy Number this representation relates to.	RA 3
Please state which Site ID/Reference this representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	
Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.	
Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.	
Sound * Yes * No	No
Please give details of why you consider the Local Plan is sound. Please be as precise as possible.	
If you consider that the Local Plan is not sound, please indicate the reason(s) why: * Not Positively Prepared * Not Justified * Not Effective	

<p>* Not Consistent with National Policy</p>	
<p>Please give details of why you consider the Local Plan is unsound. Please be as precise as possible.</p>	<p>United Utilities has a number of wastewater treatment works in Wirral. We have enclosed site plans for the some of our wastewater treatment works / pumping stations in the borough as follows.</p> <p>Land East of Birkenhead Road, Seacombe (Wallasey Wastewater Treatment Works)</p> <p>Bromborough Wastewater Treatment Works</p> <p>Greenbank Road Pumping Station</p> <p>Meols Wastewater Treatment Works</p> <p>Moreton Wastewater pumping station</p> <p>Upton Wastewater Treatment Works</p> <p>Birkenhead Wastewater Treatment Works</p> <p>Barnston Storm Tanks</p>
<p>omplies with the Duty to co-operate * Yes * No</p>	
<p>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</p>	
<p>Please give details of why you consider the Local Plan fails to comply with the duty to co-operate. Please be as precise as possible.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Sustainability Appraisal, please make them here.</p>	
<p>If you wish to make a separate representation,</p>	

relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Habitats Regulations Assessment, please make them here.

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.

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

United Utilities wishes to emphasise its strong preference to avoid development in the vicinity of our works.

We wish to note that the following allocations are within proximity to our wastewater treatment / pumping stations as such we would like to discuss with you further the need for assessments relating to, inter alia, odour and noise as a result of the proximity to these wastewater assets. It may be necessary to reflect the need for these assessments in site-specific policy and to inform the preparation of masterplans.

- Morpeth Waterfront, Birkenhead Employment Allocation;
- Woodside and A41 Gyrotory Masterplan Area;
- Morpeth Dock Mixed Use Area;
- Hamilton Square Mixed Use Area;
- Birkenhead Waterfront Regeneration Area;
- Birkenhead Regeneration Framework Area;
- and Central Birkenhead Regeneration Area.

<p>* No, I do not wish to participate in hearing session(s)</p> <p>* Yes, I wish to participate in hearing session(s)</p>	
<p>If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:</p>	
<p>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).</p> <p>* Yes</p> <p>* No</p>	

Comment ID	LPSD-1426
Person ID	1324126
Include files	LPSD-1070-1071 and 1426-EM-Riley Attach 2507_Redacted.pdf
Consultee Name	Mr John Riley
Position	Principal Planning Officer
Company / Organisation	
Agent ID	
Agent Name	
Position	
Company / Organisation	
Number	Policy WS 11
Title	Strategy for town and local centres
To which part of the Local Plan does this representation relate? <ul style="list-style-type: none"> * Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal * Habitat Regulations Assessment 	Paragraph(s)
Please state which paragraph number(s) this representation relates to.	3.233
Please state which Policy Number this representation relates to.	
Please state which Site ID/Reference this representation relates to.	

<p>Please state which Policies Map (Inset Map number(s)) this representation relates to.</p>	
<p>Legally compliant * Yes * No</p>	
<p>Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.</p>	
<p>Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.</p>	
<p>Sound * Yes * No</p>	Yes
<p>Please give details of why you consider the Local Plan is sound. Please be as precise as possible.</p>	Please refer to attachment LCC supports Wirral's Local Plan in recognition of Liverpool City Centre as the Regional Centre (paragraph 3.233) within the retail hierarchy of town centres and Birkenhead being a Sub-Regional Centre.
<p>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</p>	
<p>Please give details of why you consider the Local Plan is unsound. Please be as precise as possible.</p>	

<p>omplies with the Duty to co-operate * Yes * No</p>	
<p>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</p>	
<p>Please give details of why you consider the Local Plan fails to comply with the duty to co-operate. Please be as precise as possible.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Sustainability Appraisal, please make them here.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Habitats Regulations Assessment, please make them here.</p>	
<p>Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound,in respect of</p>	

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.

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

- * No, I do not wish to participate in hearing session(s)
- * Yes, I wish to participate in hearing session(s)

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

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**
- * **No**

Comment ID	LPSD-1427
Person ID	1323610
Include files	LPSD-1427-EM-Scott Attach 1507_Redacted.pdf
Consultee Name	Mr Chris Scott
Position	Head of External Relations
Company / Organisation	GB Snowsport
Agent ID	
Agent Name	
Position	
Company / Organisation	
Number	Policy WS 5.3
Title	Outdoor Sports Provision
To which part of the Local Plan does this representation relate? * Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal * Habitat Regulations Assessment	Policy
Please state which paragraph number(s) this representation relates to.	
Please state which Policy Number this representation relates to.	WS5.3
Please state which Site ID/Reference this representation relates to.	

<p>Please state which Policies Map (Inset Map number(s)) this representation relates to.</p>	
<p>Legally compliant * Yes * No</p>	
<p>Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.</p>	
<p>Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.</p>	
<p>Sound * Yes * No</p>	No
<p>Please give details of why you consider the Local Plan is sound. Please be as precise as possible.</p>	
<p>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</p>	
<p>Please give details of why you consider the Local Plan is unsound. Please be as precise as possible.</p>	refer to attachment support the state of the art snow facility proposed by submission Local Plan Submission ID 1243420 Alan Jones LPSD 155.

<p>omplies with the Duty to co-operate * Yes * No</p>	
<p>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</p>	
<p>Please give details of why you consider the Local Plan fails to comply with the duty to co-operate. Please be as precise as possible.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Sustainability Appraisal, please make them here.</p>	
<p>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Habitats Regulations Assessment, please make them here.</p>	
<p>Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound,in respect of</p>	<p>state of the art snow facility should be part of the Local Plan</p>

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.

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

- * No, I do not wish to participate in hearing session(s)
- * Yes, I wish to participate in hearing session(s)

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

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**
* **No**

Comment ID	LPSD-1430
Person ID	1323700
Include files	
Consultee Name	Mr Thomas Hutchinson
Position	Management Group representative
Company / Organisation	Hoylake Vision Community Planning Forum
Agent ID	
Agent Name	
Position	
Company / Organisation	
Number	Policy WP 6
Title	Policy for West Kirby and Hoylake
To which part of the Local Plan does this representation relate? * Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal * Habitat Regulations Assessment	
Please state which paragraph number(s) this representation relates to.	
Please state which Policy Number this representation relates to.	
Please state which Site ID/Reference this representation relates to.	

<p>Please state which Policies Map (Inset Map number(s)) this representation relates to.</p>	
<p>Legally compliant * Yes * No</p>	
<p>Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.</p>	
<p>Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.</p>	
<p>Sound * Yes * No</p>	
<p>Please give details of why you consider the Local Plan is sound. Please be as precise as possible.</p>	
<p>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</p>	
<p>Please give details of why you consider the Local Plan is unsound. Please be as precise as possible.</p>	

<p>omplies with the Duty to co-operate * Yes * No</p>	
<p>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</p>	
<p>Please give details of why you consider the Local Plan fails to comply with the duty to co-operate. Please be as precise as possible.</p>	
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* **Yes**
* **No**