

<b>Comment ID</b>	LPSD-651
<b>Person ID</b>	1240843
<b>Include files</b>	<a href="#">LPSD-191, 644-647, 650-651-LE-Simpson Form 0407_Redacted.pdf</a> <a href="#">LPSD-191, 644-7, 650-1-Simpson Attach_Redacted</a>
<b>Consultee Name</b>	Phil Simpson
<b>Position</b>	
<b>Company / Organisation</b>	
<b>Agent ID</b>	
<b>Agent Name</b>	
<b>Position</b>	
<b>Company / Organisation</b>	
<b>Number</b>	Policy WD 2
<b>Title</b>	Heritage Assets
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal * Habitat Regulations Assessment	Policy
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	WD 2
<b>Please state which Site ID/Reference this representation relates to.</b>	

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
Please give details of why you consider the Local Plan is unsound. Please be as precise as possible.	We can look at our iconic buildings that are on Wirral, many of which have been demolished to make way for houses or housing estates. Our history and heritage has been largely destroyed by careless planning over time. Planning policy MUST be changed to save our iconic buildings.

<p><b>omplies with the Duty to co-operate</b></p> <p>* Yes</p> <p>* No</p>	
<p><b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b></p>	
<p><b>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.</b></p>	
<p><b>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.</b></p>	
<p><b>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.</b></p>	
<p><b>Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound,in respect of</b></p>	<p>The Local Plan should protect heritage assets.</p>

<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.</p>	
<p><b>If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</b></p> <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>Yes, I wish to participate in hearing session(s)</p>
<p><b>If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:</b></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).**

\*      **Yes**  
\*      **No**

LPSP-652

<b>Comment ID</b>	LPSP-652
<b>Person ID</b>	1324041
<b>Include files</b>	<a href="#">LPSP-652-EM-Tiwana Form 2507_Redacted.pdf</a> <a href="#">LPSP-652-857-858-862-863-864-EM-Tiwana Attach 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Ms Kerren Phillips
<b>Position</b>	
<b>Company / Organisation</b>	Jones Homes
<b>Agent ID</b>	1245543
<b>Agent Name</b>	Mr Bal Tiwana
<b>Position</b>	Principal Planner
<b>Company / Organisation</b>	Stantec UK Ltd
<b>Number</b>	Part 2
<b>Title</b>	The Places and Our Vision
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal * Habitat Regulations Assessment	Paragraph(s)
<b>Please state which paragraph number(s) this representation relates to.</b>	paragraph Part B & H
<b>Please state which Policy Number this representation relates to.</b>	

<b>Please state which Site ID/Reference this representation relates to.</b>	
<b>Please state which Policies Map (Inset Map number(s)) this representation relates to.</b>	
<b>Legally compliant</b> * <b>Yes</b> * <b>No</b>	No
<b>Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.</b>	
<b>Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.</b>	
<b>Sound</b> * <b>Yes</b> * <b>No</b>	No
<b>Please give details of why you consider the Local Plan is sound. Please be as precise as possible.</b>	
<b>If you consider that the Local Plan is not sound, please indicate the reason(s) why:</b> * <b>Not Positively Prepared</b> * <b>Not Justified</b> * <b>Not Effective</b> * <b>Not Consistent with National Policy</b>	Not Positively Prepared Not Justified Not Effective Not Consistent with National Policy
<b>Please give details of why you consider the Local Plan is</b>	please refer to attachment Having reviewed the 'Vision' contained within the Submission Draft version of the Local Plan,

<p><b>unsound. Please be as precise as possible.</b></p>	<p>we are concerned that there is insufficient onus placed on the importance of ensuring that the borough's housing needs are met in full within the plan period.</p> <p>As the Council will be aware, paragraph 60 of the NPPF (published in July 2021), explains that to support the Government's objective of 'significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed'.</p> <p>Not only does the 'Vision' fail to recognise the Government's objective of significantly boosting housing supply, but it also does not plan to deliver homes, where the actual demand for such homes exists; instead, it focusses on the urban intensification and regeneration of a relatively small area in the east of the Borough. The focus of the emerging Local Plan should be to provide much needed homes to meet current and future housing needs, in the locations where such homes are needed, rather than shoe-horning housing into a narrow area of the Borough. This is clearly out-of-sync with the overall thrust of the NPPF.</p> <p>Furthermore, we are very concerned that the 'Vision' contained within the emerging Local Plan does not recognise what the actual purposes of the 'Green Belt' are expected to achieve with respect to the NPPF. Part B of the 'Vision' states: 'Land within the Green Belt provides a critical agricultural, recreational and ecological resource and Wirral's countryside supports adaptation to and mitigation of climate change.' NPPF paragraph 137, however, explains that the 'fundamental aim of Green Belt policy is to prevent urban sprawl'. Paragraph 138 goes on to explain that the Green Belt serves the following five purposes:</p> <p>We are concerned that the Council's current approach appears to be confusing the fact that the purpose of the Green Belt is to prevent urban sprawl, as opposed to being used as a mechanism to achieve wider environmental objectives. Whilst we support the principle of the Local Plan being used as a mechanism to support environmental objectives, insofar as that accords with the NPPF, this should not be mixed up with the actual purpose of the Green Belt Whilst we agree that the general thrust of the Green Belt should be maintained where such land fully meets the purposes of the Green Belt as set out in national planning policy, we do not consider that land which does not meet the purposes of the Green Belt, such as our client's site at Frankby Road should be protected from development.</p> <p>We note that Part H of the 'Vision' states: "The commuter towns and villages of the west of Wirral remain stable having experienced small scale incremental development that has allowed them to continue to thrive within a landscape protected by Green Belt designation". Not only does there again appear to be some confusion about the 'protection' that the Green Belt is supposed to offer, but fundamentally, we are of the firm view that that in in order towns and villages of the west of Wirral "to thrive", they will need more than just "small scale incremental development". To ensure the continued vitality and sustainability of such areas, there needs to be investment in new housing, which will bring new residents and ensure the sustainability of such towns and villages.</p> <p>Notwithstanding the lack of clarity as to what the Council considers 'small scale incremental development' comprises, we are very concerned that such an approach will only serve to worsen housing affordability issues in the west of the Borough, resulting in those first-time buyers being priced out of such areas. This is clearly an unsustainable and inequitable strategy which will have serious social consequences if the Council fails to plan for adequate housing growth in all parts of the Borough.</p> <p>It is evident that the approach taken within the emerging Local Plan's draft 'Vision' is not consistent with national policy and therefore cannot be assessed as 'sound' in accordance with the NPPF.</p>
<p><b>omplies with the Duty to co-operate</b>  *        Yes  *        No</p>	<p>No</p>
<p><b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be</b></p>	



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 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	Release Green Belt land for development in the Local Plan.

<p>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><b>If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</b></p> <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>Yes, I wish to participate in hearing session(s)</p>
<p><b>If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:</b></p>	<p>To elaborate on the representations made within our submission</p>
<p><b>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</b></p>	<p>Yes</p>

**Plan for examination,  
publication of the  
Inspector's  
recommendations  
and adoption of the  
Plan).**

**\* Yes**

**\* No**

LPSP-653

<b>Comment ID</b>	LPSP-653
<b>Person ID</b>	1248487
<b>Include files</b>	<a href="#">LPSP-653,1178-1181,1183-1186-EM-Shuker Form 2507_Redacted.pdf</a> <a href="#">LPSP-653, 1178-1181 and 1183-1186-EM-Shuker Attach 2 of 3 2507_Redacted.pdf</a> <a href="#">LPSP-653, 1178-1181 and 1183-1186-EM-Shuker Attach 1 of 3 2507_Redacted.pdf</a> <a href="#">LPSP-653, 1178-1181 and 1183-1186-EM-Shuker Attach 3 of 3 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Mr Mark Turner
<b>Position</b>	
<b>Company / Organisation</b>	Birkenhead School
<b>Agent ID</b>	1248632
<b>Agent Name</b>	Mr Paul Shuker
<b>Position</b>	Director - Planning, Development and Regeneration
<b>Company / Organisation</b>	Lambert Smith Hampton
<b>Number</b>	Policy WS 1.1
<b>Title</b>	Homes
<b>To which part of the Local Plan does this representation relate?</b>	Policy
* Paragraph(s) * Policy * Site * Policies Map * Sustainability * Appraisal * Habitat Regulations Assessment	
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this</b>	WS 1.1

representation relates to.	
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	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

<p><b>Please give details of why you consider the Local Plan is unsound. Please be as precise as possible.</b></p>	<p>The School are in general support of the policy, which seeks to minimise carbon emissions, maximising carbon storage and sequestration and mitigation and adapting to the impacts of climate change.</p> <p>The School notes that there is a significant emphasis (WS1.1B (1) (i) on delivery of new homes brownfield sites, including regeneration areas (RA1- RA8) with over 53% of the housing supply to be delivered in these priority areas. The School notes that many of the regeneration projects are being actively delivered, however only 13% of this regeneration supply will be delivered in the first part of the plan period to 2026, this in part reflects the longer deliver period of regeneration projects. The School has concerns that this approach encourages a high level of dependence of these regeneration areas that could inadvertently lead to suppressed housing delivery in the first five years of the plan.</p> <p>WS1.1 B (1) (ii) focuses on new homes on land previously developed or allocated for employment use. These seems an unsound policy direction, whereby the plan in one part is seeking to allocate employment sites, but then positive supporting their redevelopment for new homes. This is an unsound policy and is contrary to the guidance in paragraphs 81 and 82 of the NPPF. The proposed wording provides little confidence in the local plan's ability to retain employment site to deliver the Borough wider economic vision and strategy that could severely affect the integrity of Policy WS4.1 and 4.2 of the draft local plan.</p>
<p><b>omplies with the Duty to co-operate</b>  *        Yes  *        No</p>	
<p><b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b></p>	
<p><b>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.</b></p>	
<p><b>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.</b></p>	<p>No comments</p>
<p><b>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the</b></p>	<p>No comments</p>

<p>accompanying Habitats Regulations Assessment, please make them here.</p>	
<p><b>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.</b></p>	<p>Please see enclosed written response dated 25th July 2022 (LPSP-653, 1178-1181 and 1183-1186-EM-Shuker Attach 3 of 3 2507_Redacted.pdf)</p>
<p><b>If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</b>  <b>* No, I do not wish to participate in hearing session(s)</b></p>	<p>Yes, I 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>The School has not been positively engaged with as part of the local plan process, and in their view the investment plans and positive development plans have been wholly disregarded by the LPA despite the plans contributing significantly to know actions in the PPOSS. As such the School would like to attend the hearing sessions.</p>
<p><b>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).</b></p> <p>* Yes</p> <p>* No</p>	<p>Yes</p>



LPSP-654

<b>Comment ID</b>	LPSP-654
<b>Person ID</b>	1324046
<b>Include files</b>	<a href="#">LPSP-654-EM-Smith Form 1 of 5 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Mr Mike Gaynon
<b>Position</b>	
<b>Company / Organisation</b>	Essar Oil (UK) Limited and Stanlow Terminals Ltd
<b>Agent ID</b>	1323307
<b>Agent Name</b>	Kirsty Smith
<b>Position</b>	
<b>Company / Organisation</b>	Eversheds Sutherland
<b>Number</b>	Policy WS 4.3
<b>Title</b>	The Port and Maritime Zone
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal * Habitat Regulations Assessment	Paragraph(s)
<b>Please state which paragraph number(s) this representation relates to.</b>	Para 3.106
<b>Please state which Policy Number this representation relates to.</b>	
<b>Please state which Site ID/Reference this</b>	

representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	Yes
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 Not Effective Not Consistent with National Policy
Please give details of why you consider the Local Plan is unsound. Please be	Essar Oil UK Limited and Stanlow Terminals Limited ("Essar") own and operate Tranmere Oil Terminal, a deep water terminal which receives some of the World's largest vessels via the Irish Sea and represents Critical National Infrastructure. This location offers state of the art facilities when it comes to berth and jetty requirements. With a draft of up to 14.3 metres, the Tranmere Oil Terminal can be utilised to receive larger vessels up to 210,000 tonnes, with annual throughput exceeding 11 million metric tonnes. Essar's future investment plans are now focused on decarbonisation, building new energies infrastructure for the hydrogen economy and developing a low carbon storage hub at both Tranmere Oil Terminal and Stanlow Manufacturing Complex to enable the energy transition.

<b>as precise as possible.</b>	<p>Whilst this section of the emerging Local Plan is headed up as ‘safeguarding port-related development and infrastructure’, it is purely in the context of the Port’s needs and not to safeguard for any other reason; having no regard to the nature of the Tranmere Oil Terminal itself.</p> <p>Tranmere Oil Terminal is designated as a top tier site under the Control of Major Accident Hazards Regulations 2015 (“COMAH”) due to the quantity of hazardous substances present. Essar is therefore tightly regulated under the COMAH regime and is required to comply with a range of strict regulations.</p> <p>The storage of hazardous substances at or above certain thresholds, requires a hazardous substance consent (“HSC”) pursuant to the Planning (Hazardous Substances) Regulations 2015. Tranmere Oil Terminal has such consent for the site.</p> <p>The presence of HSCs on a site is highly material when it comes to the consideration of planning applications within their vicinity. This is because the hazardous substances authorised to be used and stored in these locations carry inherent risk of major accidents which typically extend beyond the immediate site. Such risks are managed by the COMAH regime where applicable, but must also be considered from a land use planning perspective by the Health and Safety Executive (“HSE”) and local planning authority.</p> <p>In the context of safeguarding, this text should also have regard to the Tranmere Oil Terminal’s status as Critical National Infrastructure.</p>
<b>omplies with the Duty to co-operate</b> * <b>Yes</b> * <b>No</b>	Yes
<b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b>	
<b>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.</b>	
<b>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.</b>	
<b>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the</b>	

<p>accompanying Habitats Regulations Assessment, please make them here.</p>	
<p><b>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.</b></p>	<p>In the context of safeguarding, this text should also have regard to the Tranmere Oil Terminal's status as Critical National Infrastructure. [Paragraph 3.106 should have regard to the Tranmere Oil Terminal's status as Critical National Infrastructure in the context of safeguarding.]</p>
<p><b>If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</b> *      <b>No, I do not wish to participate in hearing session(s)</b></p>	<p>Yes, I 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>Given the potentially significant implications of this draft policy on the Tranmere Oil Terminal, it is considered appropriate to be involved with the discussions in connection with this section.</p>
<p><b>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).</b></p> <p>* Yes</p> <p>* No</p>	<p>Yes</p>

LPSP-655

<b>Comment ID</b>	LPSP-655
<b>Person ID</b>	1324046
<b>Include files</b>	<a href="#">LPSP-655-EM-Smith Form 2 of 5 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Mr Mike Gaynon
<b>Position</b>	
<b>Company / Organisation</b>	Essar Oil (UK) Limited and Stanlow Terminals Ltd
<b>Agent ID</b>	1323307
<b>Agent Name</b>	Kirsty Smith
<b>Position</b>	
<b>Company / Organisation</b>	Eversheds Sutherland
<b>Number</b>	Policy WS 4.3
<b>Title</b>	The Port and Maritime Zone
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal * Habitat Regulations Assessment	Paragraph(s)
<b>Please state which paragraph number(s) this representation relates to.</b>	Para 3.86 to 3.91
<b>Please state which Policy Number this representation relates to.</b>	
<b>Please state which Site ID/Reference this</b>	

representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	Yes
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 Not Effective Not Consistent with National Policy
Please give details of why you consider the Local Plan is unsound. Please be	Essar Oil UK Limited and Stanlow Terminals Limited ("Essar") own and operate Tranmere Oil Terminal, a deep water terminal which receives some of the World's largest vessels via the Irish Sea and represents Critical National Infrastructure. This location offers state of the art facilities when it comes to berth and jetty requirements. With a draft of up to 14.3 metres, the Tranmere Oil Terminal can be utilised to receive larger vessels up to 210,000 tonnes, with annual throughput exceeding 11 million metric tonnes. Essar's future investment plans are now focused on decarbonisation, building new energies infrastructure for the hydrogen economy and developing a low carbon storage hub at both Tranmere Oil Terminal and Stanlow Manufacturing Complex to enable the energy transition.

<p><b>as precise as possible.</b></p>	<p>Whilst this section of the emerging Local Plan acknowledges that the Tranmere Oil Terminal is part of the Port and that it is critical to protect the uses of the docks and related businesses as far as possible, it goes on to speak generally about relocation of such and how planning permission will be considered, which has no regard to the nature of the Tranmere Oil Terminal itself.</p> <p>Tranmere Oil Terminal is designated as a top tier site under the Control of Major Accident Hazards Regulations 2015 ("COMAH") due to the quantity of hazardous substances present. Essar is therefore tightly regulated under the COMAH regime and is required to comply with a range of strict regulations.</p> <p>The storage of hazardous substances at or above certain thresholds, requires a hazardous substance consent ("HSC") pursuant to the Planning (Hazardous Substances) Regulations 2015. Tranmere Oil Terminal has such consent for the site.</p> <p>The presence of HSCs on a site is highly material when it comes to the consideration of planning applications within their vicinity. This is because the hazardous substances authorised to be used and stored in these locations carry inherent risk of major accidents which typically extend beyond the immediate site. Such risks are managed by the COMAH regime where applicable, but must also be considered from a land use planning perspective by the Health and Safety Executive ("HSE") and local planning authority.</p> <p>It is considered that paragraphs 3.86 and 3.87, which identify key parts of the Port, should explicitly reference that the Tranmere Oil Terminal:</p> <ul style="list-style-type: none"> <li>has an annual throughput exceeding 11 million metric tonnes;</li> <li>is critical to the operation of the Stanlow Oil Refinery (which is part of the Stanlow Manufacturing Complex, located along the banks of the Manchester Ship Canal, which produces approximately 16% of road fuels used in the UK as well as a wide range of aviation fuels, shipping fuels and other oil-based feedstocks for the plastics and other industries, also operated by Essar); and</li> <li>is key to the future use of the Port in the delivery of energy transition infrastructure.</li> </ul> <p>Although paragraph 3.91 briefly cross refers to Policy WD 14 (Pollution and Risk), it does not seek to explicitly recognise and/or protect the Tranmere Oil Terminal's Top Tier COMAH status in addition to its importance as part of the docks and related businesses. Nor does it cross refer to Policy WD 16.2, which addresses proposed development near hazardous installations.</p>
<p><b>omplies with the Duty to co-operate</b>  *        Yes  *        No</p>	<p>Yes</p>
<p><b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b></p>	
<p><b>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.</b></p>	
<p><b>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Sustainability</b></p>	



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.	
<p><b>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.</b></p>	<p>It is considered that paragraphs 3.86 and 3.87, which identify key parts of the Port, should explicitly reference that the Tranmere Oil Terminal:</p> <ul style="list-style-type: none"> <li>• has an annual throughput exceeding 11 million metric tonnes;</li> <li>• is critical to the operation of the Stanlow Oil Refinery (which is part of the Stanlow Manufacturing Complex, located along the banks of the Manchester Ship Canal, which produces approximately 16% of road fuels used in the UK as well as a wide range of aviation fuels, shipping fuels and other oil-based feedstocks for the plastics and other industries, also operated by Essar); and</li> <li>• is key to the future use of the Port in the delivery of energy transition infrastructure.</li> </ul> <p>Paragraph 3.91 should explicitly recognise and protect the Tranmere Oil Terminal's Top Tier COMAH status in addition to its importance as part of the docks and related businesses, as well as cross referring to Policy WD 16.2, which addresses proposed development near hazardous installations.</p>
If your representation is seeking a	Yes, I wish to participate in hearing session(s)

<p>modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</p> <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>Given the potentially significant implications of this draft policy on the Tranmere Oil Terminal, it is considered appropriate to be involved with the discussions in connection with this section.</p>
<p><b>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).</b></p> <p>* Yes</p> <p>* No</p>	<p>Yes</p>

LPSP-656

<b>Comment ID</b>	LPSP-656
<b>Person ID</b>	1324046
<b>Include files</b>	<a href="#">LPSP-656-EM-Smith Form 3 of 5 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Mr Mike Gaynon
<b>Position</b>	
<b>Company / Organisation</b>	Essar Oil (UK) Limited and Stanlow Terminals Ltd
<b>Agent ID</b>	1323307
<b>Agent Name</b>	Kirsty Smith
<b>Position</b>	
<b>Company / Organisation</b>	Eversheds Sutherland
<b>Number</b>	Policy WP 2
<b>Title</b>	Policy for the Birkenhead Commercial Core
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal * Habitat Regulations Assessment	Paragraph(s)
<b>Please state which paragraph number(s) this representation relates to.</b>	Para 5.14 to 5.19
<b>Please state which Policy Number this representation relates to.</b>	
<b>Please state which Site ID/Reference this</b>	

representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	Yes
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 Not Effective Not Consistent with National Policy
Please give details of why you consider the Local Plan is unsound. Please be	Essar Oil UK Limited and Stanlow Terminals Limited ("Essar") own and operate Tranmere Oil Terminal, a deep water terminal which receives some of the World's largest vessels via the Irish Sea and represents Critical National Infrastructure. This location offers state of the art facilities when it comes to berth and jetty requirements. With a draft of up to 14.3 metres, the Tranmere Oil Terminal can be utilised to receive larger vessels up to 210,000 tonnes, with annual throughput exceeding 11 million metric tonnes. Essar's future investment plans are now focused on decarbonisation, building new energies infrastructure for the hydrogen economy and developing a low carbon storage hub at both Tranmere Oil Terminal and Stanlow Manufacturing Complex to enable the energy transition.

<p><b>as precise as possible.</b></p>	<p>Whilst paragraph 5.15 of the emerging Local Plan acknowledges that the Tranmere Oil Terminal is of international significance and is crucial to the success of the wider Port of Liverpool, it does not acknowledge that Tranmere Oil Terminal is crucial to the success of the Stanlow Oil Refinery.</p> <p>The Stanlow Oil Refinery is part of the Stanlow Manufacturing Complex, located along the banks of the Manchester Ship Canal (which the emerging plan recognises also needs to be protected as part of the Port wider network), providing exceptional multimodal connectivity, enabling efficient, sustainable distribution of fuel around the UK.</p> <p>The Refinery is also explicitly safeguarded under a special area policy, Policy EP 3 of the Cheshire West and Chester Local Plan (Part Two) Land Allocations and Detailed Policies (adopted July 2019).</p> <p>Tranmere Oil Terminal is critical to the operation of the Stanlow Refinery, enabling the import of feedstocks and export of refined petrochemicals by vessel and pipelines connected to the Refinery. Together the Terminal and Refinery are a nationally important facility producing approximately 16% of road fuels used in the UK as well as a wide range of aviation fuels, shipping fuels and other oil-based feedstocks for the plastics and other industries.</p> <p>Thus, ensuring that these operations are not prejudiced by inappropriate development in their vicinity is very important in maintaining the security of refining capacity and fuel supply security within the UK, but equally important is the energy transition investments in these sites which will deliver the UK's future energy needs and the path to Net Zero.</p>
<p><b>omplies with the Duty to co-operate</b>  *      Yes  *      No</p>	<p>Yes</p>
<p><b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b></p>	
<p><b>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.</b></p>	
<p><b>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.</b></p>	
<p><b>If you wish to make a separate representation, relating to legal compliance,</b></p>	

<p>soundness or the duty to cooperate in relation to the accompanying Habitats Regulations Assessment, please make them here.</p>	
<p><b>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.</b></p>	<p>Paragraph 5.15 of the emerging Local Plan needs to also acknowledge that the Tranmere Oil Terminal is crucial to the success of the Stanlow Oil Refinery.</p>
<p><b>If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</b>  * No, I do not wish to</p>	<p>Yes, I wish to participate in hearing session(s)</p>

<p>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>Given the potentially significant implications of this draft policy on the Tranmere Oil Terminal, it is considered appropriate to be involved with the discussions in connection with this section.</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>	<p>Yes</p>

<b>Comment ID</b>	LPSD-657
<b>Person ID</b>	1324046
<b>Include files</b>	<a href="#">LPSD-657-EM-Smith Form 4 of 5 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Mr Mike Gaynon
<b>Position</b>	
<b>Company / Organisation</b>	Essar Oil (UK) Limited and Stanlow Terminals Ltd
<b>Agent ID</b>	1323307
<b>Agent Name</b>	Kirsty Smith
<b>Position</b>	
<b>Company / Organisation</b>	Eversheds Sutherland
<b>Number</b>	Policy WD 16.2
<b>Title</b>	Development Near Notifiable Hazards
<b>To which part of the Local Plan does this representation relate?</b>	Policy
<ul style="list-style-type: none"> <li>* Paragraph(s)</li> <li>* Policy</li> <li>* Site</li> <li>* Policies Map</li> <li>* Sustainability Appraisal</li> <li>* Habitat Regulations Assessment</li> </ul>	
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	WD 16.2
<b>Please state which Site ID/Reference this</b>	



<b>representation relates to.</b>	
<b>Please state which Policies Map (Inset Map number(s)) this representation relates to.</b>	
<b>Legally compliant</b> * Yes * No	No
<b>Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.</b>	
<b>Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.</b>	<p>Essar Oil UK Limited and Stanlow Terminals Limited ("Essar") own and operate Tranmere Oil Terminal, a deep water terminal which receives some of the World's largest vessels via the Irish Sea and represents Critical National Infrastructure. This location offers state of the art facilities when it comes to berth and jetty requirements. With a draft of up to 14.3 metres, the Tranmere Oil Terminal can be utilised to receive larger vessels up to 210,000 tonnes, with annual throughput exceeding 11 million metric tonnes. Essar's future investment plans are now focused on decarbonisation, building new energies infrastructure for the hydrogen economy and developing a low carbon storage hub at both Tranmere Oil Terminal and Stanlow Manufacturing Complex to enable the energy transition.</p> <p>This policy seeks to restrict development near notifiable hazards to ensure that it would be safe. Essar considers that the policy provides some protection of hazardous installations, but does not go far enough when dealing with a COMAH site which is Critical National Infrastructure and of such importance both to the Port, but also to other Critical National Infrastructure.</p> <p>Tranmere Oil Terminal is designated as a top tier site under the Control of Major Accident Hazards Regulations 2015 ("COMAH") due to the quantity of dangerous substances present. Essar is therefore tightly regulated under the COMAH regime and is required to comply with a range of strict regulations.</p> <p>The storage of hazardous substances at or above certain thresholds, requires a hazardous substance consent ("HSC") pursuant to the Planning (Hazardous Substances) Regulations 2015. Tranmere Oil Terminal has such consent for the site.</p> <p>The presence of HSCs on a site is highly material when it comes to the consideration of planning applications within their vicinity. This is because the hazardous substances authorised to be used and stored in these locations carry inherent risk of major accidents which typically extend beyond the immediate site. Such risks are managed by the COMAH regime where applicable, but must also be considered from a land use planning perspective by the Health and Safety Executive ("HSE") and this policy does not provide protection of the Tranmere Oil Terminal's Top Tier COMAH status.</p> <p>Part C of the policy provides certain criteria against which any proposed development near a hazardous installation will be considered. Part D provides that development would only be permitted where it would not expose significant numbers of people to unacceptable levels of risk or require the modification or revocation of an existing HSC.</p> <p>The intentions of the policy are supported by Essar, but it is considered that the policy does not go far enough. It is not unusual for Local Plans to include policies which explicitly provide protection to COMAH sites. For example, Policy EP 3 of the Cheshire West and Chester Local Plan (Part Two) Land Allocations and Detailed Policies (adopted July 2019) designates a special policy area which specifically encompasses the Stanlow Oil Refinery. This policy advises that the refinery "is of national importance and safeguarded for continued use for petrochemical and related industries" and that any new development "must not prejudice the continuing operation of the refinery". This policy is in addition to a more general policy on development in the vicinity of hazardous installations (Policy DM 34).</p> <p>Whilst we consider this a prime example of a local plan protecting Critical National Infrastructure, it is also highly relevant on the basis that Essar also operates the Stanlow Oil Refinery site, part of the Stanlow Manufacturing Complex, located along the banks of the Manchester Ship Canal (which the emerging plan here recognises also needs to be protected as part of the Port wider network), providing exceptional multimodal connectivity, enabling efficient, sustainable distribution of fuel around the UK.</p> <p>Tranmere Oil Terminal is critical to the operation of the Stanlow Refinery, enabling the import of feedstocks and export of refined petrochemicals by vessel and pipelines connected to the Refinery. Together the Terminal and Refinery are a nationally important facility producing approximately 16% of road fuels used in the UK as well as a wide range of aviation fuels, shipping fuels and other oil-based feedstocks for the plastics and other industries.</p> <p>Thus, ensuring that these operations are not prejudiced by inappropriate development in their vicinity is very important in maintaining the security of refining capacity and fuel supply security within the UK, but equally important is the energy transition investments in these sites which will deliver the UK's future energy needs and the path to Net Zero.</p>

	<p>Essar considers that Wirral Council should take the same approach as Cheshire West and Chester Council and retain Policy WD 16.2, but also include a special policy area policy in respect of Tranmere Oil Terminal. This should explicitly note that Tranmere Oil Terminal is of strategic national importance and that any new development must not prejudice the continuing operation of the terminal.</p> <p>The continued operation of the Tranmere Oil Terminal is not limited to that which exists at the site now, but also includes future proposals at the site. This comprises the general level of flexibility required for a dynamic site such as this which may fully utilise more of existing HSCs or indeed obtain further HSCs, together with potential development such as the proposals Stanlow Terminals Limited has for the UK's largest biofuels storage hub, delivering 300,000m3 of capacity to support customers in delivering the UK's net zero transition, which are to be located at the Tranmere Oil Terminal and Stanlow Manufacturing Complex.</p> <p>Paragraph 97 of the National Planning Policy Framework ("NPPF") provides that planning policies "should promote public safety and take into account wider security and defence requirements by a) anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security; and b) recognising and supporting development required for operational defence and security purposes, and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area" (our emphasis).</p> <p>The Council must take steps to ensure that this operational site, in the context of an Upper Tier COMAH site, will not be adversely affected by the proposal of development within this area and that it has had regard to the wider public safety interests of such development. The current draft emerging Plan does not reflect that such steps have been taken.</p> <p>Regulation 10(1)(b) of the Town and Country Planning (Local Planning) (England) Regulations 2012 provides that local plans must take account of the "objectives of preventing major accidents and limiting the consequences of such accidents for human health and the environment". Regulation 10(1)(c) provides that local plans must have regard to the need in the long term "(i) to maintain appropriate safety distances between establishments and residential areas, buildings and areas of public use, recreational areas, and, as far as possible, major transport routes; (ii) in the case of existing establishments, to take additional technical measures in accordance with regulation 5 of the Control of Major Accident Hazards Regulations 2015 so as not to increase the risks to human health or the environment". There is no evidence within the draft Local Plan that this Regulation has been considered in proposing Policy WD 16.2.</p> <p>In order to demonstrate that the policy is legally compliant, the Council must show that the Plan complies with the requirements of both these sets of Regulations.</p> <p>For the above reasons, we do not consider that the draft Policy meets the NPPF soundness tests in terms of being justified or consistent with national policy.</p> <p>In terms of modifications to make this policy legally compliant and meet the soundness tests, it is our position that the Council would need to demonstrate that in seeking to make such policy, it has had regard specifically to the Tranmere Oil Terminal as an Upper Tier COMAH site classified as Critical National Infrastructure and to build in specific provisions to be met in order to ensure the protection of people within this location and to protect the ongoing operation of this site. Such a policy should explicitly provide that new development must not prejudice or conflict with the continued operation of the Tranmere Oil Terminal site.</p> <p>The continued operation of the Tranmere Oil Terminal is not limited to that which exists at the site now, but also includes future proposals at the site. This comprises the general level of flexibility required for a dynamic site such as this which may utilise more of existing HSCs or indeed obtain further HSCs, together with potential development such as the proposals Stanlow Terminals Limited has for the UK's largest biofuels storage hub, delivering 300,000m3 of capacity to support customers in delivering the UK's net zero transition, which are to be located at the Tranmere Oil Terminal and Stanlow Manufacturing Complex.</p> <p>Given the potentially significant implications of this draft policy on the Tranmere Oil Terminal, it is considered appropriate to be involved with the discussions in connection with this policy.</p>
<b>Sound</b> * <b>Yes</b> * <b>No</b>	No
<b>Please give details of why you consider the Local Plan is sound. Please be as precise as possible.</b>	
<b>If you consider that the Local Plan is not sound, please indicate the reason(s) why:</b> * <b>Not Positively Prepared</b>	Not Justified Not Effective Not Consistent with National Policy

<p>* <b>Not Justified</b></p> <p>* <b>Not Effective</b></p> <p>* <b>Not Consistent with National Policy</b></p>	
<p><b>Please give details of why you consider the Local Plan is unsound. Please be as precise as possible.</b></p>	<p>Essar Oil UK Limited and Stanlow Terminals Limited ("Essar") own and operate Tranmere Oil Terminal, a deep water terminal which receives some of the World's largest vessels via the Irish Sea and represents Critical National Infrastructure. This location offers state of the art facilities when it comes to berth and jetty requirements. With a draft of up to 14.3 metres, the Tranmere Oil Terminal can be utilised to receive larger vessels up to 210,000 tonnes, with annual throughput exceeding 11 million metric tonnes. Essar's future investment plans are now focused on decarbonisation, building new energies infrastructure for the hydrogen economy and developing a low carbon storage hub at both Tranmere Oil Terminal and Stanlow Manufacturing Complex to enable the energy transition.</p> <p>This policy seeks to restrict development near notifiable hazards to ensure that it would be safe. Essar considers that the policy provides some protection of hazardous installations, but does not go far enough when dealing with a COMAH site which is Critical National Infrastructure and of such importance both to the Port, but also to other Critical National Infrastructure.</p> <p>Tranmere Oil Terminal is designated as a top tier site under the Control of Major Accident Hazards Regulations 2015 ("COMAH") due to the quantity of dangerous substances present. Essar is therefore tightly regulated under the COMAH regime and is required to comply with a range of strict regulations.</p> <p>The storage of hazardous substances at or above certain thresholds, requires a hazardous substance consent ("HSC") pursuant to the Planning (Hazardous Substances) Regulations 2015. Tranmere Oil Terminal has such consent for the site.</p> <p>The presence of HSCs on a site is highly material when it comes to the consideration of planning applications within their vicinity. This is because the hazardous substances authorised to be used and stored in these locations carry inherent risk of major accidents which typically extend beyond the immediate site. Such risks are managed by the COMAH regime where applicable, but must also be considered from a land use planning perspective by the Health and Safety Executive ("HSE") and this policy does not provide protection of the Tranmere Oil Terminal's Top Tier COMAH status.</p> <p>Part C of the policy provides certain criteria against which any proposed development near a hazardous installation will be considered. Part D provides that development would only be permitted where it would not expose significant numbers of people to unacceptable levels of risk or require the modification or revocation of an existing HSC.</p> <p>The intentions of the policy are supported by Essar, but it is considered that the policy does not go far enough. It is not unusual for Local Plans to include policies which explicitly provide protection to COMAH sites. For example, Policy EP 3 of the Cheshire West and Chester Local Plan (Part Two) Land Allocations and Detailed Policies (adopted July 2019) designates a special policy area which specifically encompasses the Stanlow Oil Refinery. This policy advises that the refinery "is of national importance and safeguarded for continued use for petrochemical and related industries" and that any new development "must not prejudice the continuing operation of the refinery". This policy is in addition to a more general policy on development in the vicinity of hazardous installations (Policy DM 34).</p> <p>Whilst we consider this a prime example of a local plan protecting Critical National Infrastructure, it is also highly relevant on the basis that Essar also operates the Stanlow Oil Refinery site, part of the Stanlow Manufacturing Complex, located along the banks of the Manchester Ship Canal (which the emerging plan here recognises also needs to be protected as part of the Port wider network), providing exceptional multimodal connectivity, enabling efficient, sustainable distribution of fuel around the UK.</p> <p>Tranmere Oil Terminal is critical to the operation of the Stanlow Refinery, enabling the import of feedstocks and export of refined petrochemicals by vessel and pipelines connected to the Refinery. Together the Terminal and Refinery are a nationally important facility producing approximately 16% of road fuels used in the UK as well as a wide range of aviation fuels, shipping fuels and other oil-based feedstocks for the plastics and other industries.</p> <p>Thus, ensuring that these operations are not prejudiced by inappropriate development in their vicinity is very important in maintaining the security of refining capacity and fuel supply security within the UK, but equally important is the energy transition investments in these sites which will deliver the UK's future energy needs and the path to Net Zero.</p> <p>Essar considers that Wirral Council should take the same approach as Cheshire West and Chester Council and retain Policy WD 16.2, but also include a special policy area policy in respect of Tranmere Oil Terminal. This should explicitly note that Tranmere Oil Terminal is of strategic national importance and that any new development must not prejudice the continuing operation of the terminal.</p> <p>The continued operation of the Tranmere Oil Terminal is not limited to that which exists at the site now, but also includes future proposals at the site. This comprises the general level of flexibility required for a dynamic site such as this which may fully utilise more of existing HSCs or indeed obtain further HSCs, together with potential development such as the proposals Stanlow Terminals Limited has for the UK's largest biofuels storage hub, delivering 300,000m3 of capacity to support customers in delivering the UK's net zero transition, which are to be located at the Tranmere Oil Terminal and Stanlow Manufacturing Complex.</p> <p>Paragraph 97 of the National Planning Policy Framework ("NPPF") provides that planning policies "should promote public safety and take into account wider security and defence requirements by a) anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability,</p>

	<p>increase resilience and ensure public safety and security; and b) recognising and supporting development required for operational defence and security purposes, and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area" (our emphasis).</p> <p>The Council must take steps to ensure that this operational site, in the context of an Upper Tier COMAH site, will not be adversely affected by the proposal of development within this area and that it has had regard to the wider public safety interests of such development. The current draft emerging Plan does not reflect that such steps have been taken.</p> <p>Regulation 10(1)(b) of the Town and Country Planning (Local Planning) (England) Regulations 2012 provides that local plans must take account of the "objectives of preventing major accidents and limiting the consequences of such accidents for human health and the environment". Regulation 10(1)(c) provides that local plans must have regard to the need in the long term "(i) to maintain appropriate safety distances between establishments and residential areas, buildings and areas of public use, recreational areas, and, as far as possible, major transport routes; (ii) in the case of existing establishments, to take additional technical measures in accordance with regulation 5 of the Control of Major Accident Hazards Regulations 2015 so as not to increase the risks to human health or the environment". There is no evidence within the draft Local Plan that this Regulation has been considered in proposing Policy WD 16.2.</p> <p>In order to demonstrate that the policy is legally compliant, the Council must show that the Plan complies with the requirements of both these sets of Regulations.</p> <p>For the above reasons, we do not consider that the draft Policy meets the NPPF soundness tests in terms of being justified or consistent with national policy.</p> <p>In terms of modifications to make this policy legally compliant and meet the soundness tests, it is our position that the Council would need to demonstrate that in seeking to make such policy, it has had regard specifically to the Tranmere Oil Terminal as an Upper Tier COMAH site classified as Critical National Infrastructure and to build in specific provisions to be met in order to ensure the protection of people within this location and to protect the ongoing operation of this site. Such a policy should explicitly provide that new development must not prejudice or conflict with the continued operation of the Tranmere Oil Terminal site.</p> <p>The continued operation of the Tranmere Oil Terminal is not limited to that which exists at the site now, but also includes future proposals at the site. This comprises the general level of flexibility required for a dynamic site such as this which may utilise more of existing HSCs or indeed obtain further HSCs, together with potential development such as the proposals Stanlow Terminals Limited has for the UK's largest biofuels storage hub, delivering 300,000m3 of capacity to support customers in delivering the UK's net zero transition, which are to be located at the Tranmere Oil Terminal and Stanlow Manufacturing Complex.</p> <p>Given the potentially significant implications of this draft policy on the Tranmere Oil Terminal, it is considered appropriate to be involved with the discussions in connection with this policy.</p>
<b>omplies with the Duty to co-operate</b> * Yes * No	Yes
<b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b>	
<b>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.</b>	
<b>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the</b>	

<p>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><b>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.</b></p>	<p>In terms of modifications to make this policy legally compliant and meet the soundness tests, it is our position that the Council would need to demonstrate that in seeking to make such policy, it has had regard specifically to the Tranmere Oil Terminal as an Upper Tier COMAH site classified as Critical National Infrastructure and to build in specific provisions to be met in order to ensure the protection of people within this location and to protect the ongoing operation of this site. Such a policy should explicitly provide that new development must not prejudice or conflict with the continued operation of the Tranmere Oil Terminal site.</p>

<p><b>If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</b></p> <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>Yes, I wish to participate in hearing session(s)</p>
<p><b>If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:</b></p>	<p>Given the potentially significant implications of this draft policy on the Tranmere Oil Terminal, it is considered appropriate to be involved with the discussions in connection with this policy.</p>
<p><b>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).</b></p> <p>* Yes</p> <p>* No</p>	<p>Yes</p>

<b>Comment ID</b>	LPSD-658
<b>Person ID</b>	1324046
<b>Include files</b>	<a href="#">LPSD-658-EM-Smith Form 5 of 5 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Mr Mike Gaynon
<b>Position</b>	
<b>Company / Organisation</b>	Essar Oil (UK) Limited and Stanlow Terminals Ltd
<b>Agent ID</b>	1323307
<b>Agent Name</b>	Kirsty Smith
<b>Position</b>	
<b>Company / Organisation</b>	Eversheds Sutherland
<b>Number</b>	Policy WS 4.3
<b>Title</b>	The Port and Maritime Zone
<b>To which part of the Local Plan does this representation relate?</b>	Policy
* Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal * Habitat Regulations Assessment	
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	WS 4.3
<b>Please state which Site ID/Reference this</b>	

<b>representation relates to.</b>	
<b>Please state which Policies Map (Inset Map number(s)) this representation relates to.</b>	
<b>Legally compliant</b> * Yes * No	No
<b>Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.</b>	
<b>Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.</b>	<p>Essar Oil UK Limited and Stanlow Terminals Limited ("Essar") own and operate Tranmere Oil Terminal, a deep water terminal which receives some of the World's largest vessels via the Irish Sea and represents Critical National Infrastructure. This location offers state of the art facilities when it comes to berth and jetty requirements. With a draft of up to 14.3 metres, the Tranmere Oil Terminal can be utilised to receive larger vessels up to 210,000 tonnes, with annual throughput exceeding 11 million metric tonnes. Essar's future investment plans are now focused on decarbonisation, building new energies infrastructure for the hydrogen economy and developing a low carbon storage hub at both Tranmere Oil Terminal and Stanlow Manufacturing Complex to enable the energy transition.</p> <p>This policy is written positively towards port and marine-related proposals, subject to meeting criteria 1 – 6 of Part E. Whilst Essar does not object to that approach and supports the need to make effective use of the existing port and maritime zone, it is considered that this policy needs to have regard to the nature of the Tranmere Oil Terminal itself.</p> <p>Tranmere Oil Terminal is designated as a top tier site under the Control of Major Accident Hazards Regulations 2015 ("COMAH") due to the quantity of hazardous substances present. Essar is therefore tightly regulated under the COMAH regime and is required to comply with a range of strict regulations.</p> <p>The storage of hazardous substances at or above certain thresholds, requires a hazardous substance consent ("HSC") pursuant to the Planning (Hazardous Substances) Regulations 2015. Tranmere Oil Terminal has such consent for the site.</p> <p>The presence of HSCs on a site is highly material when it comes to the consideration of planning applications within their vicinity. This is because the hazardous substances authorised to be used and stored in these locations carry inherent risk of major accidents which typically extend beyond the immediate site. Such risks are managed by the COMAH regime where applicable, but must also be considered from a land use planning perspective by the Health and Safety Executive ("HSE") and this policy does not provide protection of the Tranmere Oil Terminal's Top Tier COMAH status.</p> <p>Part F of this policy provides that the Tranmere Oil Terminal will "normally be safeguarded from non-port development". Part G goes on to set out the circumstances in which non-port development may be permitted. Such development is required to meet criterion 1 and either criterion 2 or 3.</p> <p>Criterion 1 simply provides that the developer would be required to demonstrate that "consideration has been given to the future needs of the Port". Whilst on the face of it this would include Tranmere Oil Terminal, this is in the context of its role in the Port and not, for example, requiring the developer to have had regard to the future needs of the Tranmere Oil Terminal in terms of changes to quantity or type of hazardous substances to be held on the site (i.e. its status as a Top-Tier COMAH site).</p> <p>The use of 'or' between criterion 2 and criterion 3 is problematic. This effectively allows development which would unacceptably prejudice the continued operations of Tranmere Oil Terminal (or indeed any other part of the Port) where the developer requires a coastal location and has demonstrated that it has given 'consideration' to the Port's future needs. This is not acceptable, or indeed safe.</p> <p>It does not cross refer to Policy WD 16.2, which addresses proposed development near hazardous installations.</p> <p>Paragraph 74 of the National Planning Policy Framework advises that planning policies should contribute to and enhance the natural local environment by "...preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability". Paragraph 87 provides that planning policies should "...ensure that new development can be integrated effectively with existing businesses and community facilities" and that existing businesses and facilities "should not have unreasonable restrictions placed on them as a result of development permitted after they were established".</p> <p>Paragraph 97 of the National Planning Policy Framework ("NPPF") provides that planning policies "should promote public safety and take into account wider security and defence requirements by a) anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate. Policies</p>



for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security; and b) recognising and supporting development required for operational defence and security purposes, and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area" (our emphasis).

The Council has not demonstrated that it has taken any steps to ensure that this operational site will not be adversely affected by the proposal of development within this area or indeed that it has had regard to the wider public safety interests of such development.

Regulation 10(1)(b) of the Town and Country Planning (Local Planning) (England)

Regulations 2012 provides that local plans must take account of the "objectives of preventing major accidents and limiting the consequences of such accidents for human health and the environment". Regulation 10(1)(c) provides that local plans must have regard to the need in the long term "(i) to maintain appropriate safety distances between establishments and residential areas, buildings and areas of public use, recreational areas, and, as far as possible, major transport routes; (ii) in the case of existing establishments, to take additional technical measures in accordance with regulation 5 of the Control of Major Accident Hazards Regulations 2015 so as not to increase the risks to human health or the environment". There is no evidence within the draft Local Plan that this Regulation has been considered in proposing Policy WS 4.3.

In order to demonstrate that the policy is legally compliant, the Council must show that the Plan complies with the requirements of both these sets of Regulations.

It is not unusual for Local Plans to include policies which explicitly provide protection to

COMAH sites. For example, Policy EP 3 of the Cheshire West and Chester Local Plan (Part Two) Land Allocations and Detailed Policies (adopted July 2019) designates a special policy area which specifically encompasses the Stanlow Oil Refinery. This policy advises that the refinery "is of national importance and safeguarded for continued use for petrochemical and related industries" and that any new development "must not prejudice the continuing operation of the refinery".

Whilst we consider this a prime example of a local plan protecting Critical National Infrastructure, it is also highly relevant on the basis that Essar also operates the Stanlow Oil Refinery site, part of the Stanlow Manufacturing Complex, located along the banks of the Manchester Ship Canal (which the emerging plan here recognises also needs to be protected as part of the Port wider network), providing exceptional multimodal connectivity, enabling efficient, sustainable distribution of fuel around the UK.

Tranmere Oil Terminal is critical to the operation of the Stanlow Refinery, enabling the import of feedstocks and export of refined petrochemicals by vessel and pipelines connected to the Refinery. Together the Terminal and Refinery are a nationally important facility producing approximately 16% of road fuels used in the UK as well as a wide range of aviation fuels, shipping fuels and other oil-based feedstocks for the plastics and other industries.

Thus, ensuring that these operations are not prejudiced by inappropriate development in their vicinity is very important in maintaining the security of refining capacity and fuel supply security within the UK, but equally important is the energy transition investments in these sites which will deliver the UK's future energy needs and the path to Net Zero.

For the above reasons, we do not consider that the draft Policy meets the NPPF soundness tests in terms of being justified or consistent with national policy.

In terms of modifications to make this policy legally compliant and meeting the soundness tests, it is our position that the Council would need to demonstrate that in seeking to make such policy, it has had regard to the Tranmere Oil Terminal not just as of importance to the Port, but as an Upper Tier COMAH site classified as Critical National Infrastructure and to build in specific provisions to be met in order to ensure the protection of people within this location. Such a policy should explicitly provide that new development must not prejudice or conflict with the continued operation of the Tranmere Oil Terminal site.

The continued operation of the Tranmere Oil Terminal is not limited to that which exists at the site now, but also includes future proposals at the site. This comprises the general level of flexibility required for a dynamic site such as this which may fully utilise existing HSCs or indeed obtain further HSCs, together with potential development such as the proposals Stanlow Terminals Limited has for the UK's largest biofuels storage hub, delivering 300,000m3 of capacity to support customers in delivering the UK's net zero transition, which are to be located at the Tranmere Oil Terminal and Stanlow Manufacturing Complex.

<b>Sound</b> * <b>Yes</b> * <b>No</b>	No
<b>Please give details of why you consider the Local Plan is sound. Please be as precise as possible.</b>	
<b>If you consider that the Local Plan is not sound, please</b>	Not Justified Not Effective Not Consistent with National Policy

<p>indicate the reason(s) why:</p> <ul style="list-style-type: none"> <li>* Not Positively Prepared</li> <li>* Not Justified</li> <li>* Not Effective</li> <li>* Not Consistent with National Policy</li> </ul>	
<p><b>Please give details of why you consider the Local Plan is unsound. Please be as precise as possible.</b></p>	<p>Essar Oil UK Limited and Stanlow Terminals Limited (“Essar”) own and operate Tranmere Oil Terminal, a deep water terminal which receives some of the World’s largest vessels via the Irish Sea and represents Critical National Infrastructure. This location offers state of the art facilities when it comes to berth and jetty requirements. With a draft of up to 14.3 metres, the Tranmere Oil Terminal can be utilised to receive larger vessels up to 210,000 tonnes, with annual throughput exceeding 11 million metric tonnes. Essar’s future investment plans are now focused on decarbonisation, building new energies infrastructure for the hydrogen economy and developing a low carbon storage hub at both Tranmere Oil Terminal and Stanlow Manufacturing Complex to enable the energy transition.</p> <p>This policy is written positively towards port and marine-related proposals, subject to meeting criteria 1 – 6 of Part E. Whilst Essar does not object to that approach and supports the need to make effective use of the existing port and maritime zone, it is considered that this policy needs to have regard to the nature of the Tranmere Oil Terminal itself.</p> <p>Tranmere Oil Terminal is designated as a top tier site under the Control of Major Accident Hazards Regulations 2015 (“COMAH”) due to the quantity of hazardous substances present. Essar is therefore tightly regulated under the COMAH regime and is required to comply with a range of strict regulations.</p> <p>The storage of hazardous substances at or above certain thresholds, requires a hazardous substance consent (“HSC”) pursuant to the Planning (Hazardous Substances) Regulations 2015. Tranmere Oil Terminal has such consent for the site.</p> <p>The presence of HSCs on a site is highly material when it comes to the consideration of planning applications within their vicinity. This is because the hazardous substances authorised to be used and stored in these locations carry inherent risk of major accidents which typically extend beyond the immediate site. Such risks are managed by the COMAH regime where applicable, but must also be considered from a land use planning perspective by the Health and Safety Executive (“HSE”) and this policy does not provide protection of the Tranmere Oil Terminal’s Top Tier COMAH status.</p> <p>Part F of this policy provides that the Tranmere Oil Terminal will “normally be safeguarded from non-port development”. Part G goes on to set out the circumstances in which non-port development may be permitted. Such development is required to meet criterion 1 and either criterion 2 or 3.</p> <p>Criterion 1 simply provides that the developer would be required to demonstrate that “consideration has been given to the future needs of the Port”. Whilst on the face of it this would include Tranmere Oil Terminal, this is in the context of its role in the Port and not, for example, requiring the developer to have had regard to the future needs of the Tranmere Oil Terminal in terms of changes to quantity or type of hazardous substances to be held on the site (i.e. its status as a Top-Tier COMAH site).</p> <p>The use of ‘or’ between criterion 2 and criterion 3 is problematic. This effectively allows development which would unacceptably prejudice the continued operations of Tranmere Oil Terminal (or indeed any other part of the Port) where the developer requires a coastal location and has demonstrated that it has given ‘consideration’ to the Port’s future needs. This is not acceptable, or indeed safe.</p> <p>It does not cross refer to Policy WD 16.2, which addresses proposed development near hazardous installations.</p> <p>Paragraph 74 of the National Planning Policy Framework advises that planning policies should contribute to and enhance the natural local environment by “...preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability”. Paragraph 87 provides that planning policies should “...ensure that new development can be integrated effectively with existing businesses and community facilities” and that existing businesses and facilities “should not have unreasonable restrictions placed on them as a result of development permitted after they were established”.</p> <p>Paragraph 97 of the National Planning Policy Framework (“NPPF”) provides that planning policies “should promote public safety and take into account wider security and defence requirements by a) anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security; and b) recognising and supporting development required for operational defence and security purposes, and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area” (our emphasis).</p> <p>The Council has not demonstrated that it has taken any steps to ensure that this operational site will not be adversely affected by the proposal of development within this area or indeed that it has had regard to the wider public safety interests of such development.</p> <p>Regulation 10(1)(b) of the Town and Country Planning (Local Planning) (England)</p>

Regulations 2012 provides that local plans must take account of the “objectives of preventing major accidents and limiting the consequences of such accidents for human health and the environment”. Regulation 10(1)(c) provides that local plans must have regard to the need in the long term “(i) to maintain appropriate safety distances between establishments and residential areas, buildings and areas of public use, recreational areas, and, as far as possible, major transport routes; (ii) in the case of existing establishments, to take additional technical measures in accordance with regulation 5 of the Control of Major Accident Hazards Regulations 2015 so as not to increase the risks to human health or the environment”. There is no evidence within the draft Local Plan that this Regulation has been considered in proposing Policy WS 4.3.

In order to demonstrate that the policy is legally compliant, the Council must show that the Plan complies with the requirements of both these sets of Regulations.

It is not unusual for Local Plans to include policies which explicitly provide protection to COMAH sites. For example, Policy EP 3 of the Cheshire West and Chester Local Plan (Part Two) Land Allocations and Detailed Policies (adopted July 2019) designates a special policy area which specifically encompasses the Stanlow Oil Refinery. This policy advises that the refinery “is of national importance and safeguarded for continued use for petrochemical and related industries” and that any new development “must not prejudice the continuing operation of the refinery”.

Whilst we consider this a prime example of a local plan protecting Critical National Infrastructure, it is also highly relevant on the basis that Essar also operates the Stanlow Oil Refinery site, part of the Stanlow Manufacturing Complex, located along the banks of the Manchester Ship Canal (which the emerging plan here recognises also needs to be protected as part of the Port wider network), providing exceptional multimodal connectivity, enabling efficient, sustainable distribution of fuel around the UK.

Tranmere Oil Terminal is critical to the operation of the Stanlow Refinery, enabling the import of feedstocks and export of refined petrochemicals by vessel and pipelines connected to the Refinery. Together the Terminal and Refinery are a nationally important facility producing approximately 16% of road fuels used in the UK as well as a wide range of aviation fuels, shipping fuels and other oil-based feedstocks for the plastics and other industries.

Thus, ensuring that these operations are not prejudiced by inappropriate development in their vicinity is very important in maintaining the security of refining capacity and fuel supply security within the UK, but equally important is the energy transition investments in these sites which will deliver the UK’s future energy needs and the path to Net Zero.

For the above reasons, we do not consider that the draft Policy meets the NPPF soundness tests in terms of being justified or consistent with national policy.

In terms of modifications to make this policy legally compliant and meeting the soundness tests, it is our position that the Council would need to demonstrate that in seeking to make such policy, it has had regard to the Tranmere Oil Terminal not just as of importance to the Port, but as an Upper Tier COMAH site classified as Critical National Infrastructure and to build in specific provisions to be met in order to ensure the protection of people within this location. Such a policy should explicitly provide that new development must not prejudice or conflict with the continued operation of the Tranmere Oil Terminal site.

The continued operation of the Tranmere Oil Terminal is not limited to that which exists at the site now, but also includes future proposals at the site. This comprises the general level of flexibility required for a dynamic site such as this which may fully utilise existing HSCs or indeed obtain further HSCs, together with potential development such as the proposals

Stanlow Terminals Limited has for the UK’s largest biofuels storage hub, delivering 300,000m3 of capacity to support customers in delivering the UK’s net zero transition, which are to be located at the Tranmere Oil Terminal and Stanlow Manufacturing Complex.

<b>omplies with the Duty to co-operate</b> *        Yes *        No	Yes
<b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b>	
<b>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.</b>	
<b>If you wish to make a separate</b>	

<p>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><b>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</b></p>	<p>In terms of modifications to make this policy legally compliant and meeting the soundness tests, it is our position that the Council would need to demonstrate that in seeking to make such policy, it has had regard to the Tranmere Oil Terminal not just as of importance to the Port, but as an Upper Tier COMAH site classified as Critical National Infrastructure and to build in specific provisions to be met in order to ensure the protection of people within this location. Such a policy should explicitly provide that new development must not prejudice or conflict with the continued operation of the Tranmere Oil Terminal site.</p>

forward your suggested revised wording of any policy or text. Please be as precise as possible.	
<p>If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</p> <p>* No, I do not wish to participate in hearing session(s)</p> <p>* Yes, I wish to participate in hearing session(s)</p>	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>	Given the potentially significant implications of this draft policy on the Tranmere Oil Terminal, it is considered appropriate to be involved with the discussions in connection with this policy.
<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>	Yes

LPSD-659

<b>Comment ID</b>	LPSD-659
<b>Person ID</b>	1324064
<b>Include files</b>	<a href="#">LPSD-659, 1082-89-EM-Holding Attach 3 of 9 2507_Redacted.pdf</a> <a href="#">LPSD-659-EM-Holding Attach 6 of 9 2507_Redacted.pdf</a> <a href="#">LPSD-659-EM-Holding Attach 8 of 9 2507_Redacted.xlsm</a> <a href="#">LPSD-659-EM-Holding Attach 2 of 9 2507_Redacted.pdf</a> <a href="#">LPSD-659-EM-Holding Attach 9 of 9 2507_Redacted.xlsm</a> <a href="#">LPSD-659-EM-Holding Attach 5 of 9 2507_Redacted.pdf</a> <a href="#">LPSD-659-EM-Holding Attach 7 of 9 2507_Redacted.pdf</a> <a href="#">LPSD-659-EM-Holding Attach 4 of 9 2507_Redacted.pdf</a> <a href="#">LPSD-659-EM-Holding Attach 1 of 9 2507_Redacted.pdf</a> <a href="#">LPSD-659-EM-Holding Form 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Mr Paul Murray
<b>Position</b>	
<b>Company / Organisation</b>	Redrow Homes
<b>Agent ID</b>	1323678
<b>Agent Name</b>	Dominic Holding
<b>Position</b>	Senior Planner
<b>Company / Organisation</b>	Lichfields
<b>Number</b>	Policy WS 1.1
<b>Title</b>	Homes
<b>To which part of the Local Plan does this representation relate?</b>	Policy
* Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal * Habitat Regulations Assessment	
<b>Please state which paragraph number(s)</b>	

<b>this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	WS 1.1
<b>Please state which Site ID/Reference this representation relates to.</b>	
<b>Please state which Policies Map (Inset Map number(s)) this representation relates to.</b>	
<b>Legally compliant</b> * Yes * No	
<b>Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.</b>	
<b>Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.</b>	
<b>Sound</b> * Yes * No	No
<b>Please give details of why you consider the Local Plan is sound. Please be as precise as possible.</b>	
<b>If you consider that the Local Plan is not sound, please indicate the reason(s) why:</b> * Not Positively Prepared * Not Justified	Not Positively Prepared Not Justified Not Effective Not Consistent with National Policy

<p>* <b>Not Effective</b></p> <p>* <b>Not Consistent with National Policy</b></p>	
<p><b>Please give details of why you consider the Local Plan is unsound. Please be as precise as possible.</b></p>	<p>Please refer to Redrow's attached development statement, soundness representations and accompanying technical reports.</p> <p>The 'exceptional circumstances' test which the University of Liverpool applied to Wirral to justify the use of an alternative approach to the Standard Method is unnecessarily restrictive.</p> <p>ONS 2014-based SNPP projection is unavailable.</p> <p>The 2021 SHMA fails to assess housing needs of different groups of the community.</p> <p>The methodology which has been used by arc4 to align housing and employment growth is flawed</p> <p>Insufficient evidence that 'other developable areas' are deliverable.</p>
<p><b>omplies with the Duty to co-operate</b></p> <p>* <b>Yes</b></p> <p>* <b>No</b></p>	
<p><b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b></p>	
<p><b>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.</b></p>	
<p><b>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.</b></p>	<p>Please refer to Redrow's attached development statement, soundness representations and accompanying technical reports.</p>
<p><b>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in</b></p>	



<p>relation to the accompanying Habitats Regulations Assessment, please make them here.</p>	
<p><b>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.</b></p>	<p>Please refer to Redrow's attached development statement, soundness representations and accompanying technical reports.</p> <p>Release land green belt land including at Storeton for Storeton Garden Village</p> <p>The housing requirement should be 1,159dpa.</p>
<p><b>If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</b>  *       No, I do not wish to participate in</p>	<p>Yes, I wish to participate in hearing session(s)</p>

<p>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>We have prepared detailed evidence on behalf of Redrow in relation to the Wirral Local Plan and its evidence base. This evidence demonstrates that the plan is fundamentally unsound. The evidence underpinning the housing requirement should be redone for accuracy.</p> <p>Increase the housing requirement in the Local Plan to 1,159dpa. Allocate Storeton Garden Village in the Local Plan. Release Green Belt land for development in the Local Plan.</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>	<p>Yes</p>

LPSD-660

<b>Comment ID</b>	LPSD-660
<b>Person ID</b>	1324038
<b>Include files</b>	<a href="#">LPSD-660-EM-Teage-Form 1 of 13-250722 _Redacted.pdf</a> <a href="#">LPSD-660-EM-Teage Attach 2 of 2 2507_Redacted.pdf</a> <a href="#">LPSD-660-672, 933-935-EM-Teage Attach 1 of 2 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Mr Steve Parry
<b>Position</b>	
<b>Company / Organisation</b>	ION Property Development Ltd
<b>Agent ID</b>	1323576
<b>Agent Name</b>	Andrew Teage
<b>Position</b>	
<b>Company / Organisation</b>	WSP
<b>Number</b>	Policy RA 5
<b>Title</b>	Hind Street and St Werburgh's Regeneration Area
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal * Habitat Regulations Assessment	Policy
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	Figure 4.7, Policy RA5

<b>Please state which Site ID/Reference this representation relates to.</b>	
<b>Please state which Policies Map (Inset Map number(s)) this representation relates to.</b>	
<b>Legally compliant</b> * Yes * No	Yes
<b>Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.</b>	
<b>Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.</b>	
<b>Sound</b> * Yes * No	No
<b>Please give details of why you consider the Local Plan is sound. Please be as precise as possible.</b>	
<b>If you consider that the Local Plan is not sound, please indicate the reason(s) why:</b> * Not Positively Prepared * Not Justified * Not Effective * Not Consistent with National Policy	Not Consistent with National Policy
<b>Please give details of why you consider the Local Plan is</b>	Please refer to a separate representation report made by WSP on behalf of ION Property Developments and Wirral Council (as landowner) dated 25th July 2022. In summary, ION Property Developments Limited and Wirral Council (as landowner) is supportive of the objective and intentions of draft Policy RA 5 and supporting explanatory text and illustrations, however, representations are made:

<b>unsound. Please be as precise as possible.</b>	<p>within the context of paragraphs 16 d. and 16 e. of the NPPF that determine that policies should be clearly written and unambiguous and serve a clear purpose, to avoid unnecessary duplication of policies that apply to a particular area,</p> <p>to seek refinements and additions that will reinforce the delivery momentum that ION and the Council has achieved in order to strengthen the policy with a clearer mandate for effective delivery, and</p> <p>to provide flexibility to policies so that they can be interpreted and applied in a proportionate and appropriate way to respond to the specific nature and conditions of the Masterplan Area.</p> <p>As such, ION Property Developments Limited and Wirral Council (as landowner) representations do not challenge the overall soundness of the policy but seek to refine elements of the policy and explanatory text to ensure that these elements are 'positively prepared', 'justified', 'effective' and 'consistent with national policy'.</p> <p>Chapter 3 of the separate representation report produced by WSP on behalf of ION Property Developments and Wirral Council (as landowner) dated 25th July 2022, sets out the rationale for changes to the policy, explanatory text, and supporting figures, followed by refinements and additions that will rectify the 'soundness' issues identified.</p> <p>5.4.1. It has been demonstrated throughout ION's representations in this document that they have been working collaboratively to support the comprehensive delivery of development of the Hind Street Neighbourhood and have been doing so since 2020. As a result, their Concept Development work has progressed in parallel with the Neighbourhood Development Framework (NF) process and ION are therefore supportive of the general key development and place principles as these have influenced their concept masterplan evolution, which is now in the process of being translated into</p> <p>the comprehensive masterplan for the NDF area that will support a forthcoming hybrid planning application (as evidenced in paragraphs 1.3.10 and 2.7.8 of these representations).</p>
<b>omplies with the Duty to co-operate</b> * Yes * No	Yes
<b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b>	
<b>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.</b>	
<b>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.</b>	N/A
<b>If you wish to make a separate</b>	N/A

<p>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>Figure 4.7 needs to be amended to be consistent with the Masterplan Area red line boundary (MPA-RA5.1).</p>
<p>If your representation is seeking a modification to the plan, do you consider it necessary to participate in</p>	<p>Yes, I wish to participate in hearing session(s)</p>

<p><b>examination hearing session(s)?</b></p> <p>* <b>No, I do not wish to participate in hearing session(s)</b></p> <p>* <b>Yes, I wish to participate in hearing session(s)</b></p>	
<p><b>If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:</b></p>	<p>ION Property Developments (ION) and Wirral Council (as landowner) control and / or have an interest in 90% of the Hind Street Urban Garden Village Masterplan Area and are therefore the principal landowners. They therefore collectively commit to:</p> <ul style="list-style-type: none"> <li>Securing the allocation of the Hind Street Urban Garden Village within the adopted Wirral Local Plan 2021-2037;</li> <li>Delivering the Urban Garden Village with 1,400 residential units and complementary uses including Commercial, Business and Service uses (Use Class E), Local Community and Learning uses (Use Class F) and Hotels (Use Class C1) (to the north of Hind Street and Waterloo Place); and</li> <li>Facilitate the delivery of new Urban Garden Village and supporting necessary infrastructure to meet the needs of the new development as defined in policy RA 5 and supported by the Wirral Infrastructure Development Plan 2022 (Version 2).</li> </ul> <p>To deliver these objectives, ION and Wirral Council jointly agree to:</p> <ul style="list-style-type: none"> <li>Work together to support the Hind Street Urban Garden Village allocation within the Wirral Local Plan 2021-2037 Submission Draft (WLPSPD), through consultation, submission, Examination and adoption;</li> <li>Work together on Plan promotion, the required Masterplan and Design Code (clause C. of draft policy RA 5) and planning permissions within the Urban Garden Village as appropriate;</li> <li>Seek to accelerate delivery of residential development within the Urban Garden Village within the Plan period;</li> <li>Facilitate the timely and appropriately phased delivery of necessary infrastructure in support of the Urban Garden Village and facilitate comprehensive development of the whole allocation;</li> </ul> <p>and</p> <ul style="list-style-type: none"> <li>Prepare and submit appropriate agreements to demonstrate joint working, for example, within a Statement of Common Ground or similar.</li> </ul> <p>Both parties are fully committed to working jointly and collaboratively with Wirral Council as Local Planning Authority in finalising and adopting the WLPSPD and demonstrating the deliverability and viability of the Urban Garden Village through robust, evidence led infrastructure requirements and costs.</p>
<p><b>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).</b></p> <p>* <b>Yes</b></p> <p>* <b>No</b></p>	<p>Yes</p>

<b>Comment ID</b>	LPSD-661
<b>Person ID</b>	1324038
<b>Include files</b>	<a href="#">LPSD-660-672, 933-935-EM-Teage Attach 1 of 2 2507_Redacted.pdf</a> <a href="#">LPSD-661-EM-Teage-Form 2 of 13-250722 _Redacted.pdf</a>
<b>Consultee Name</b>	Mr Steve Parry
<b>Position</b>	
<b>Company / Organisation</b>	ION Property Development Ltd
<b>Agent ID</b>	1323576
<b>Agent Name</b>	Andrew Teage
<b>Position</b>	
<b>Company / Organisation</b>	WSP
<b>Number</b>	Policy RA 5
<b>Title</b>	Hind Street and St Werburgh's Regeneration Area
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability * Appraisal * Habitat * Regulations * Assessment	Policy
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	RA5/MPA-RA5.1/RES-RA5.1
<b>Please state which Site ID/Reference this</b>	



representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	Yes
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	

as precise as possible.	
<b>omplies with the Duty to co-operate</b> * Yes * No	Yes
<b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b>	<p>Please refer to a separate representation report made by WSP on behalf of ION Property Developments and Wirral Council (as landowner) dated 25th July 2022.</p> <p>In summary, ION Property Developments Limited and Wirral Council (as landowner) is supportive of the objective and intentions of draft Policy RA 5, however, representations are made: within the context of paragraphs 16 d. and 16 e. of the NPPF that determine that policies should be clearly written and unambiguous and serve a clear purpose, to avoid unnecessary duplication of policies that apply to a particular area,</p> <p>to seek refinements and additions that will reinforce the delivery momentum that ION and the Council has achieved in order to strengthen the policy with a clearer mandate for effective delivery, and</p> <p>to provide flexibility to policies so that they can be interpreted and applied in a proportionate and appropriate way to respond to the specific nature and conditions of the Masterplan Area.</p> <p>As such, ION Property Developments Limited and Wirral Council (as landowner) representations do not challenge the overall soundness of the policy but seek to refine elements of the policy and explanatory text to ensure that these elements are 'positively prepared', 'justified', 'effective' and 'consistent with national policy'.</p> <p>Chapter 3 of the separate representation report produced by WSP on behalf of ION Property Developments and Wirral Council (as landowner) dated 25th July 2022, sets out the rationale for changes to the policy and explanatory text, followed by refinements and additions to the policy wording and explanatory text that will rectify the 'soundness' issues identified.</p>
<b>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.</b>	
<b>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.</b>	N/A
<b>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</b>	N/A

<p><b>Assessment, please make them here.</b></p>	
<p><b>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.</b></p>	<p>The size of the Masterplan Area is incorrect within the table contained in criteria A. To be positively prepared the table should be revised with the correct masterplan area as follows: 16.90 hectares, 1400 units. For this policy to be fully effective and consistent with national policy, the following changes to the policy text must be made: B. Applications within the Hind Street and St Werburgh's Regeneration Area will be permitted subject to meeting the following requirements and other relevant policies of the Local Plan, <u>specifically Policy WS 6.3 Masterplan Areas and WS 10.1 Provision of Infrastructure</u>. C. Development proposals within the Masterplan Area shown on the Policies Map must be in conformity with a Masterplan and Design Code which has been endorsed by the Council. <u>The Masterplan must include an Infrastructure Delivery Strategy that sets out a comprehensive, site wide approach to infrastructure delivery, demonstrating how a comprehensive, phased and coordinated approach will be taken to the infrastructure required for site development. The masterplan will therefore set out proposals that will seek to achieve</u> delivery of a high quality, low carbon urban village which: 3. is well designed as a principal gateway to Birkenhead to reflect its relationship to the waterfront, and to include one or more <u>tall</u> buildings of appropriate scale and height that create a sense of place <u>and act as landmarks</u> and focal points of interest, having regard to: strategic views in context with the waterfront skyline including planned development within the Birkenhead Waterfront (RA 3), Wirral Waters (RA 6) and Scott's Quay (RA 2) Regeneration Areas and the St Werburgh's Masterplan Area (MPA-RA5.2) and; the need to preserve or enhance the setting of heritage assets including the designated Conservation Areas at Clifton Park (CON-SA3.6), Hamilton Square (CONSA2.1) and Birkenhead Park (CON-SA3.2); Add the following footnote to paragraph 3: (the definition of which will be provided and agreed within the endorsed Masterplan and Design Code based on the principles contained in policy WS7.5) For this policy to be fully effective and consistent with national policy, the following changes to the policy text must be made:</p> <p>4. incorporates strong green design principles and promotes healthy living through a network of open space, green infrastructure and public realm including a new community park that links to the southern section of Dock Branch Park to provide an appropriate network of high quality strategic open space for the Masterplan Area and wider communities, and provides <u>the opportunity</u> for appropriate high quality links <u>to be created</u>:</p> <p>Add the following footnote to paragraph 4: <u>(the definition of which will be provided and agreed within the endorsed Masterplan and Design Code based on the principles contained in policy WS5.2)</u></p> <p>For this policy to be fully effective and consistent with national policy, the following changes to the policy text must be made:</p> <p>5. capitalises on its proximity to Birkenhead Town Centre at its northern extent by providing a new high quality gateway (<u>WS 6.2</u>) to Central Birkenhead Regeneration Area (RA 4);</p> <p>8. provides a site for a primary school,</p> <p>D. Where viability is identified as an issue, a site specific independent Financial Viability Assessment will be submitted to demonstrate to the Council that the consequence of developer contributions contained within specific policies of the Local Plan will render the proposed development unviable. Developer contributions may then be deferred or discounted where this would not make the development unacceptable in planning terms. Implementation Hind Street Urban Garden Village (MPA-RA5.1)</p> <p>4.85 The Council is working with other key landowners including National Grid, Ion Developments and Merseytravel to prepare a masterplan for the site which will be submitted as part of an outline/ hybrid planning application for the whole regeneration area area Masterplan Area (MPA-RA5.1) as defined by the Wirral Local Plan 2021-2037 Submission Draft Policies Map Birkenhead Inset.</p>
<p><b>If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</b></p> <p>* No, I do not wish to participate in hearing session(s)</p> <p>* Yes, I wish to participate in</p>	<p>Yes, I wish to participate in hearing session(s)</p>

hearing session(s)	
<p><b>If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:</b></p>	<p>ION Property Developments (ION) and Wirral Council (as landowner) control and / or have an interest in 90% of the Hind Street Urban Garden Village Masterplan Area and are therefore the principal landowners. They therefore collectively commit to:</p> <ul style="list-style-type: none"> <li>Securing the allocation of the Hind Street Urban Garden Village within the adopted Wirral Local Plan 2021-2037;</li> <li>Delivering the Urban Garden Village with 1,400 residential units and complementary uses including Commercial, Business and Service uses (Use Class E), Local Community and Learning uses (Use Class F) and Hotels (Use Class C1) (to the north of Hind Street and Waterloo Place); and</li> <li>Facilitate the delivery of new Urban Garden Village and supporting necessary infrastructure to meet the needs of the new development as defined in policy RA 5 and supported by the Wirral Infrastructure Development Plan 2022 (Version 2).</li> </ul> <p>To deliver these objectives, ION and Wirral Council jointly agree to:</p> <ul style="list-style-type: none"> <li>Work together to support the Hind Street Urban Garden Village allocation within the Wirral Local Plan 2021-2037 Submission Draft (WLPSD), through consultation, submission, Examination and adoption;</li> <li>Work together on Plan promotion, the required Masterplan and Design Code (clause C. of draft policy RA 5) and planning permissions within the Urban Garden Village as appropriate;</li> <li>Seek to accelerate delivery of residential development within the Urban Garden Village within the Plan period;</li> <li>Facilitate the timely and appropriately phased delivery of necessary infrastructure in support of the Urban Garden Village and facilitate comprehensive development of the whole allocation; and</li> <li>Prepare and submit appropriate agreements to demonstrate joint working, for example, within a Statement of Common Ground or similar.</li> </ul> <p>Both parties are fully committed to working jointly and collaboratively with Wirral Council as Local Planning Authority in finalising and adopting the WLPSD and demonstrating the deliverability and viability of the Urban Garden Village through robust, evidence led infrastructure requirements and costs.</p>
<p><b>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).</b></p> <p>* Yes</p> <p>* No</p>	<p>Yes</p>

<b>Comment ID</b>	LPSD-662
<b>Person ID</b>	1324038
<b>Include files</b>	<a href="#">LPSD-662-EM-Teage-Form 3 of 13-250722 _Redacted.pdf</a> <a href="#">LPSD-660-672, 933-935-EM-Teage Attach 1 of 2 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Mr Steve Parry
<b>Position</b>	
<b>Company / Organisation</b>	ION Property Development Ltd
<b>Agent ID</b>	1323576
<b>Agent Name</b>	Andrew Teage
<b>Position</b>	
<b>Company / Organisation</b>	WSP
<b>Number</b>	Policy WS 1.3
<b>Title</b>	Infrastructure
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability * Appraisal * Habitat * Regulations * Assessment	Policy
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	WS 1.3
<b>Please state which Site ID/Reference this</b>	

representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	Yes
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 Not Effective
Please give details of why you consider the Local Plan is unsound. Please be	

as precise as possible.	
<b>omplies with the Duty to co-operate</b> *        Yes *        No	Yes
<b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b>	<p>Please refer to a separate representation report made by WSP on behalf of ION Property Developments and Wirral Council (as landowner) dated 25th July 2022.</p> <p>In summary, ION Property Developments Limited and Wirral Council (as landowner) is supportive of the objective and intentions of draft Policy RA 5, however, representations are made: within the context of paragraphs 16 d. and 16 e. of the NPPF that determine that policies should be clearly written and unambiguous and serve a clear purpose, to avoid unnecessary duplication of policies that apply to a particular area,</p> <p>to seek refinements and additions that will reinforce the delivery momentum that ION and the Council has achieved in order to strengthen the policy with a clearer mandate for effective delivery, and</p> <p>to provide flexibility to policies so that they can be interpreted and applied in a proportionate and appropriate way to respond to the specific nature and conditions of the Masterplan Area.</p> <p>As such, ION Property Developments Limited and Wirral Council (as landowner) representations do not challenge the overall soundness of the policy but seek to refine elements of the policy and explanatory text to ensure that these elements are 'positively prepared', 'justified', 'effective' and 'consistent with national policy'.</p> <p>Chapter 3 of the separate representation report produced by WSP on behalf of ION Property Developments and Wirral Council (as landowner) dated 25th July 2022, sets out the rationale for changes to the policy and explanatory text, followed by refinements and additions to the policy wording and explanatory text that will rectify the 'soundness' issues identified.</p>
<b>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.</b>	
<b>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.</b>	N/A
<b>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</b>	N/A

<p><b>Assessment, please make them here.</b></p>	
<p><b>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.</b></p>	<p>The IDP that underpins this policy must be updated to remove all ambiguity and resolve the inconsistencies between costings in the IDS and the WLPCVA site specific viability appraisal for Hind Street Urban Garden Village as well as providing a clear breakdown of how each cost has been calculated.</p>
<p><b>If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</b></p> <p>* No, I do not wish to participate in hearing session(s)</p> <p>* Yes, I wish to participate in</p>	<p>Yes, I wish to participate in hearing session(s)</p>



hearing session(s)	
<p><b>If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:</b></p>	<p>ION Property Developments (ION) and Wirral Council (as landowner) control and / or have an interest in 90% of the Hind Street Urban Garden Village Masterplan Area and are therefore the principal landowners. They therefore collectively commit to:</p> <ul style="list-style-type: none"> <li>Securing the allocation of the Hind Street Urban Garden Village within the adopted Wirral Local Plan 2021-2037;</li> <li>Delivering the Urban Garden Village with 1,400 residential units and complementary uses including Commercial, Business and Service uses (Use Class E), Local Community and Learning uses (Use Class F) and Hotels (Use Class C1) (to the north of Hind Street and Waterloo Place); and</li> <li>Facilitate the delivery of new Urban Garden Village and supporting necessary infrastructure to meet the needs of the new development as defined in policy RA 5 and supported by the Wirral Infrastructure Development Plan 2022 (Version 2).</li> </ul> <p>To deliver these objectives, ION and Wirral Council jointly agree to:</p> <ul style="list-style-type: none"> <li>Work together to support the Hind Street Urban Garden Village allocation within the Wirral Local Plan 2021-2037 Submission Draft (WLPSPD), through consultation, submission, Examination and adoption;</li> <li>Work together on Plan promotion, the required Masterplan and Design Code (clause C. of draft policy RA 5) and planning permissions within the Urban Garden Village as appropriate;</li> <li>Seek to accelerate delivery of residential development within the Urban Garden Village within the Plan period;</li> <li>Facilitate the timely and appropriately phased delivery of necessary infrastructure in support of the Urban Garden Village and facilitate comprehensive development of the whole allocation; and</li> <li>Prepare and submit appropriate agreements to demonstrate joint working, for example, within a Statement of Common Ground or similar.</li> </ul> <p>Both parties are fully committed to working jointly and collaboratively with Wirral Council as Local Planning Authority in finalising and adopting the WLPSPD and demonstrating the deliverability and viability of the Urban Garden Village through robust, evidence led infrastructure requirements and costs.</p>
<p><b>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).</b></p> <p>* Yes</p> <p>* No</p>	<p>Yes</p>

<b>Comment ID</b>	LPSD-663
<b>Person ID</b>	1324038
<b>Include files</b>	<a href="#">LPSD-660-672, 933-935-EM-Teage Attach 1 of 2 2507_Redacted.pdf</a> <a href="#">LPSD-663-EM-Teage-Form 4 of 13-250722 _Redacted.pdf</a>
<b>Consultee Name</b>	Mr Steve Parry
<b>Position</b>	
<b>Company / Organisation</b>	ION Property Development Ltd
<b>Agent ID</b>	1323576
<b>Agent Name</b>	Andrew Teage
<b>Position</b>	
<b>Company / Organisation</b>	WSP
<b>Number</b>	Policy WS 3.1
<b>Title</b>	Housing Design Standards
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability * Appraisal * Habitat * Regulations * Assessment	Policy
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	WS 3.1
<b>Please state which Site ID/Reference this</b>	

representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	Yes
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 Effective
Please give details of why you consider the Local Plan is unsound. Please be	

as precise as possible.	
<b>omplies with the Duty to co-operate</b> * Yes * No	Yes
<b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b>	<p>Please refer to a separate representation report made by WSP on behalf of ION Property Developments and Wirral Council (as landowner) dated 25th July 2022.</p> <p>In summary, ION Property Developments Limited and Wirral Council (as landowner) is supportive of the objective and intentions of draft Policy RA 5, however, representations are made:</p> <ul style="list-style-type: none"> <li>within the context of paragraphs 16 d. and 16 e. of the NPPF that determine that policies should be clearly written and unambiguous and serve a clear purpose, to avoid unnecessary duplication of policies that apply to a particular area,</li> <li>to seek refinements and additions that will reinforce the delivery momentum that ION and the Council has achieved in order to strengthen the policy with a clearer mandate for effective delivery, and</li> <li>to provide flexibility to policies so that they can be interpreted and applied in a proportionate and appropriate way to respond to the specific nature and conditions of the Masterplan Area.</li> </ul> <p>As such, ION Property Developments Limited and Wirral Council (as landowner) representations do not challenge the overall soundness of the policy but seek to refine elements of the policy and explanatory text to ensure that these elements are 'positively prepared', 'justified', 'effective' and 'consistent with national policy'.</p> <p>Chapter 3 of the separate representation report produced by WSP on behalf of ION Property Developments and Wirral Council (as landowner) dated 25th July 2022, sets out the rationale for changes to the policy and explanatory text, followed by refinements and additions to the policy wording and explanatory text that will rectify the 'soundness' issues identified.</p> <p>4.3.2. Firstly, a blanket requirement for M4(2) and M4(3) provision may lead to scheme viability being stretched to the point a development becomes unviable, particularly in Regeneration Areas. Greater flexibility is therefore required that will enable viability to be reassessed at the application stage, and for policy requirements to be relaxed where robustly justified on viability grounds through a site specific Financial Viability Assessment at the application stage.</p> <p>4.3.3. Secondly, to make this policy justified, the evidence that underpins clause 4. i. of this policy must be clarified to remove any ambiguity as to how the threshold of 17 dwellings has been defined and that at least 6% of new build dwellings must be 'wheelchair adaptable' in line with Part M4(3)(2)(a) of the Building Regulations or any successor standard.</p>
<b>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.</b>	
<b>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.</b>	N/A
<b>If you wish to make a separate representation, relating to legal compliance,</b>	N/A

<p>soundness or the duty to cooperate in relation to the accompanying Habitats Regulations Assessment, please make them here.</p>	
<p><b>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.</b></p>	<p>4.3.4. For this policy to be effective, the following new clause must be added to the policy: Add a clause to the Policy: “4. All new build dwellings will be accessible and adaptable in line with Part M4(2) of the Building Regulations or any successor standard, unless site specific factors clearly indicate an alternative design solution is necessary or the following criteria apply (subject to viability where this is identified as an issue and is supported by a site specific independent Financial Viability Assessment):”</p> <p>4.3.5. For this policy to be justified, the following changes to the explanatory text must be made: Additional evidence to underpin clause 4. i. of the policy must be referenced so as to remove any ambiguity as to how the threshold of 17 dwellings has been defined and that at least 6% of new build dwellings will be ‘wheelchair adaptable’. It is to be provided through further explanatory text following paragraph 3.60 in the WLPSD.</p>
<p><b>If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</b>  * No, I do not wish to</p>	<p>Yes, I wish to participate in hearing session(s)</p>

<p>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>ION Property Developments (ION) and Wirral Council (as landowner) control and / or have an interest in 90% of the Hind Street Urban Garden Village Masterplan Area and are therefore the principal landowners. They therefore collectively commit to:</p> <ul style="list-style-type: none"> <li>Securing the allocation of the Hind Street Urban Garden Village within the adopted Wirral Local Plan 2021-2037;</li> <li>Delivering the Urban Garden Village with 1,400 residential units and complementary uses including Commercial, Business and Service uses (Use Class E), Local Community and Learning uses (Use Class F) and Hotels (Use Class C1) (to the north of Hind Street and Waterloo Place); and</li> <li>Facilitate the delivery of new Urban Garden Village and supporting necessary infrastructure to meet the needs of the new development as defined in policy RA 5 and supported by the Wirral Infrastructure Development Plan 2022 (Version 2).</li> </ul> <p>To deliver these objectives, ION and Wirral Council jointly agree to:</p> <ul style="list-style-type: none"> <li>Work together to support the Hind Street Urban Garden Village allocation within the Wirral Local Plan 2021-2037 Submission Draft (WLPSPD), through consultation, submission, Examination and adoption;</li> <li>Work together on Plan promotion, the required Masterplan and Design Code (clause C. of draft policy RA 5) and planning permissions within the Urban Garden Village as appropriate;</li> <li>Seek to accelerate delivery of residential development within the Urban Garden Village within the Plan period;</li> <li>Facilitate the timely and appropriately phased delivery of necessary infrastructure in support of the Urban Garden Village and facilitate comprehensive development of the whole allocation; and</li> <li>Prepare and submit appropriate agreements to demonstrate joint working, for example, within a Statement of Common Ground or similar.</li> </ul> <p>Both parties are fully committed to working jointly and collaboratively with Wirral Council as Local Planning Authority in finalising and adopting the WLPSPD and demonstrating the deliverability and viability of the Urban Garden Village through robust, evidence led infrastructure requirements and costs.</p>
<p><b>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).</b></p> <p>* Yes</p> <p>* No</p>	<p>Yes</p>

<b>Comment ID</b>	LPSD-664
<b>Person ID</b>	1324038
<b>Include files</b>	<a href="#">LPSD-664-EM-Teage-Form 5 of 13-250722 _Redacted.pdf</a> <a href="#">LPSD-660-672, 933-935-EM-Teage Attach 1 of 2 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Mr Steve Parry
<b>Position</b>	
<b>Company / Organisation</b>	ION Property Development Ltd
<b>Agent ID</b>	1323576
<b>Agent Name</b>	Andrew Teage
<b>Position</b>	
<b>Company / Organisation</b>	WSP
<b>Number</b>	Policy WS 3.5
<b>Title</b>	Self-Build and Custom Build Housing
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability * Appraisal * Habitat * Regulations * Assessment	Policy
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	WS 3.5
<b>Please state which Site ID/Reference this</b>	

representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	Yes
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 Effective Not Consistent with National Policy
Please give details of why you consider the Local Plan is unsound. Please be	



as precise as possible.	
<b>omplies with the Duty to co-operate</b> * Yes * No	Yes
<b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b>	<p>Please refer to a separate representation report made by WSP on behalf of ION Property Developments and Wirral Council (as landowner) dated 25th July 2022.</p> <p>In summary, ION Property Developments Limited and Wirral Council (as landowner) is supportive of the objective and intentions of draft Policy RA 5, however, representations are made:</p> <ul style="list-style-type: none"> <li>within the context of paragraphs 16 d. and 16 e. of the NPPF that determine that policies should be clearly written and unambiguous and serve a clear purpose, to avoid unnecessary duplication of policies that apply to a particular area,</li> <li>to seek refinements and additions that will reinforce the delivery momentum that ION and the Council has achieved in order to strengthen the policy with a clearer mandate for effective delivery, and</li> <li>to provide flexibility to policies so that they can be interpreted and applied in a proportionate and appropriate way to respond to the specific nature and conditions of the Masterplan Area.</li> </ul> <p>As such, ION Property Developments Limited and Wirral Council (as landowner) representations do not challenge the overall soundness of the policy but seek to refine elements of the policy and explanatory text to ensure that these elements are 'positively prepared', 'justified', 'effective' and 'consistent with national policy'.</p> <p>Chapter 3 of the separate representation report produced by WSP on behalf of ION Property Developments and Wirral Council (as landowner) dated 25th July 2022, sets out the rationale for changes to the policy and explanatory text, followed by refinements and additions to the policy wording and explanatory text that will rectify the 'soundness' issues identified.</p> <p>4.3.7. ION do not consider that it is appropriate or practical for self-build and/or custom build to be delivered through the Hind Street Urban Garden Village and would prejudice the ability to achieve a comprehensive approach to development. Self-build and/or custom build housing would sit awkwardly with the proposed housing typology set out in Chapter 2 Section 2.2, which is at the heart of the vision for the Urban Garden Village as set out in the Birkenhead 2040 Framework, which is to deliver a highly accessible exemplar low carbon urban garden village-type residential neighbourhood, at scale, on a brownfield site, at the core of the Birkenhead urban area.</p> <p>Furthermore, the requirement to set aside plots for self-build and/or custom build houses for 12 months (marketing purposes) would severely prejudice the ability to achieve a comprehensive, phased and coordinated approach to site development.</p>
<b>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.</b>	
<b>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.</b>	N/A
<b>If you wish to make a separate representation, relating to legal</b>	N/A

<p>compliance, soundness or the duty to cooperate in relation to the accompanying Habitats Regulations Assessment, please make them here.</p>	
<p><b>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.</b></p>	<p>4.3.8 For this policy to be fully justified, effective, and consistent with national policy, the following changes to the policy text must be made:</p> <p>K. The Council will explore work with developers on sites of more than 50 dwellings the appropriateness of securing the delivery of serviced plots for custom and self-build dwellings in areas where a need is identified. to secure the delivery of serviced plots for custom and self-build dwellings.</p> <p>L. Where agreement is reached, Plots plots to be set aside for self and custom build housing must be available and marketed for at least 12 months. After 12 months, if a plot has not sold, the plot may either remain on the open market as a serviced plot or be offered to a Registered Provider at a fair value, before being built out by the developer.</p>
<p><b>If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</b></p>	<p>Yes, I wish to participate in hearing session(s)</p>

<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><b>If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:</b></p>	<p>ION Property Developments (ION) and Wirral Council (as landowner) control and / or have an interest in 90% of the Hind Street Urban Garden Village Masterplan Area and are therefore the principal landowners. They therefore collectively commit to:</p> <ul style="list-style-type: none"> <li>Securing the allocation of the Hind Street Urban Garden Village within the adopted Wirral Local Plan 2021-2037;</li> <li>Delivering the Urban Garden Village with 1,400 residential units and complementary uses including Commercial, Business and Service uses (Use Class E), Local Community and Learning uses (Use Class F) and Hotels (Use Class C1) (to the north of Hind Street and Waterloo Place); and</li> <li>Facilitate the delivery of new Urban Garden Village and supporting necessary infrastructure to meet the needs of the new development as defined in policy RA 5 and supported by the Wirral Infrastructure Development Plan 2022 (Version 2).</li> </ul> <p>To deliver these objectives, ION and Wirral Council jointly agree to:</p> <ul style="list-style-type: none"> <li>Work together to support the Hind Street Urban Garden Village allocation within the Wirral Local Plan 2021-2037 Submission Draft (WLPSP), through consultation, submission, Examination and adoption;</li> <li>Work together on Plan promotion, the required Masterplan and Design Code (clause C. of draft policy RA 5) and planning permissions within the Urban Garden Village as appropriate;</li> <li>Seek to accelerate delivery of residential development within the Urban Garden Village within the Plan period;</li> <li>Facilitate the timely and appropriately phased delivery of necessary infrastructure in support of the Urban Garden Village and facilitate comprehensive development of the whole allocation; and</li> <li>Prepare and submit appropriate agreements to demonstrate joint working, for example, within a Statement of Common Ground or similar.</li> </ul> <p>Both parties are fully committed to working jointly and collaboratively with Wirral Council as Local Planning Authority in finalising and adopting the WLPSP and demonstrating the deliverability and viability of the Urban Garden Village through robust, evidence led infrastructure requirements and costs.</p>
<p><b>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).</b></p> <p>* Yes</p> <p>* No</p>	<p>Yes</p>

<b>Comment ID</b>	LPSD-665
<b>Person ID</b>	1324038
<b>Include files</b>	<a href="#">LPSD-660-672, 933-935-EM-Teage Attach 1 of 2 2507_Redacted.pdf</a> <a href="#">LPSD-665-EM-Teage-Form 6 of 13-250722 _Redacted.pdf</a>
<b>Consultee Name</b>	Mr Steve Parry
<b>Position</b>	
<b>Company / Organisation</b>	ION Property Development Ltd
<b>Agent ID</b>	1323576
<b>Agent Name</b>	Andrew Teage
<b>Position</b>	
<b>Company / Organisation</b>	WSP
<b>Number</b>	Policy WS 5.2
<b>Title</b>	Open Space Provision
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability * Appraisal * Habitat * Regulations * Assessment	Policy
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	WS 5.2
<b>Please state which Site ID/Reference this</b>	

representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	Yes
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 Effective Not Consistent with National Policy
Please give details of why you consider the Local Plan is unsound. Please be	

<b>as precise as possible.</b>	
<b>omplies with the Duty to co-operate</b> * Yes * No	Yes
<b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b>	<p>Please refer to a separate representation report made by WSP on behalf of ION Property Developments and Wirral Council (as landowner) dated 25th July 2022.</p> <p>In summary, ION Property Developments Limited and Wirral Council (as landowner) is supportive of the objective and intentions of draft Policy RA 5, however, representations are made: within the context of paragraphs 16 d. and 16 e. of the NPPF that determine that policies should be clearly written and unambiguous and serve a clear purpose, to avoid unnecessary duplication of policies that apply to a particular area,</p> <p>to seek refinements and additions that will reinforce the delivery momentum that ION and the Council has achieved in order to strengthen the policy with a clearer mandate for effective delivery, and</p> <p>to provide flexibility to policies so that they can be interpreted and applied in a proportionate and appropriate way to respond to the specific nature and conditions of the Masterplan Area.</p> <p>As such, ION Property Developments Limited and Wirral Council (as landowner) representations do not challenge the overall soundness of the policy but seek to refine elements of the policy and explanatory text to ensure that these elements are 'positively prepared', 'justified', 'effective' and 'consistent with national policy'.</p> <p>Chapter 3 of the separate representation report produced by WSP on behalf of ION Property Developments and Wirral Council (as landowner) dated 25th July 2022, sets out the rationale for changes to the policy and explanatory text, followed by refinements and additions to the policy wording and explanatory text that will rectify the 'soundness' issues identified.</p> <p>4.3.9. ION is supportive of the Council's intention to recognise the viability challenges of bringing forward new residential development across the identified Regeneration Areas contained in clause J. of this policy, however, they are concerned that the policy is currently not consistent with national policy, specifically paragraphs 16. d. and 16. e. that require policies to be unambiguous, and clearly articulates to a decision maker should react to development proposals, and that they avoid unnecessary duplication.</p> <p>4.3.10. The reason for this is that clause J. could be interpreted that development within Regeneration Areas does not have to apply clauses D. – I. to its proposals. Such an interpretation would be consistent with the Council's approach to other policy requirements for Regeneration Areas. If this is the intention of clause J. then this must be clearly stated in the policy to avoid ambiguity.</p> <p>4.3.11. ION would support such an interpretation given the challenges to bringing forward the Urban Garden Village at Hind Street and in recognition of their commitment to incorporating strong green design principles and promoting healthy living through a network of open space, green infrastructure and public realm including a new community park that will be set out and agreed in their site wide masterplan and supporting design code.</p>
<b>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.</b>	
<b>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.</b>	N/A

<p><b>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.</b></p>	<p>N/A</p>
<p><b>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.</b></p>	<p>Add the following footnote to paragraph J of the Policy: Clauses D. – I. of the policy WS 3.3 do not need to be independently applied to proposals in Regeneration Areas where open space provision is set out and agreed within an appropriate masterplan or neighbourhood framework.</p>
<p><b>If your representation is seeking a modification to the plan, do you consider it necessary to</b></p>	<p>Yes, I wish to participate in hearing session(s)</p>

<p>participate in examination hearing session(s)?</p> <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><b>If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:</b></p>	<p>ION Property Developments (ION) and Wirral Council (as landowner) control and / or have an interest in 90% of the Hind Street Urban Garden Village Masterplan Area and are therefore the principal landowners. They therefore collectively commit to:</p> <p>Securing the allocation of the Hind Street Urban Garden Village within the adopted Wirral Local Plan 2021-2037;</p> <p>Delivering the Urban Garden Village with 1,400 residential units and complementary uses including Commercial, Business and Service uses (Use Class E), Local Community and Learning uses (Use Class F) and Hotels (Use Class C1) (to the north of Hind Street and Waterloo Place); and</p> <p>Facilitate the delivery of new Urban Garden Village and supporting necessary infrastructure to meet the needs of the new development as defined in policy RA 5 and supported by the Wirral Infrastructure Development Plan 2022 (Version 2).</p> <p>To deliver these objectives, ION and Wirral Council jointly agree to:</p> <p>Work together to support the Hind Street Urban Garden Village allocation within the Wirral Local Plan 2021-2037 Submission Draft (WLPSP), through consultation, submission, Examination and adoption;</p> <p>Work together on Plan promotion, the required Masterplan and Design Code (clause C. of draft policy RA 5) and planning permissions within the Urban Garden Village as appropriate;</p> <p>Seek to accelerate delivery of residential development within the Urban Garden Village within the Plan period;</p> <p>Facilitate the timely and appropriately phased delivery of necessary infrastructure in support of the Urban Garden Village and facilitate comprehensive development of the whole allocation; and</p> <p>Prepare and submit appropriate agreements to demonstrate joint working, for example, within a Statement of Common Ground or similar.</p> <p>Both parties are fully committed to working jointly and collaboratively with Wirral Council as Local Planning Authority in finalising and adopting the WLPSP and demonstrating the deliverability and viability of the Urban Garden Village through robust, evidence led infrastructure requirements and costs.</p>
<p><b>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).</b></p> <p>* Yes</p> <p>* No</p>	<p>Yes</p>



<b>Comment ID</b>	LPSD-666
<b>Person ID</b>	1324038
<b>Include files</b>	<a href="#">LPSD-666-EM-Teage-Form 7 of 13-250722 _Redacted.pdf</a> <a href="#">LPSD-660-672, 933-935-EM-Teage Attach 1 of 2 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Mr Steve Parry
<b>Position</b>	
<b>Company / Organisation</b>	ION Property Development Ltd
<b>Agent ID</b>	1323576
<b>Agent Name</b>	Andrew Teage
<b>Position</b>	
<b>Company / Organisation</b>	WSP
<b>Number</b>	Policy WS 5.4
<b>Title</b>	Ecological Networks
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability * Appraisal * Habitat * Regulations * Assessment	Policy
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	WS 5.4
<b>Please state which Site ID/Reference this</b>	

representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	Yes
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 Not Effective Not Consistent with National Policy
Please give details of why you consider the Local Plan is unsound. Please be	

<b>as precise as possible.</b>	
<b>omplies with the Duty to co-operate</b> * Yes * No	Yes
<b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b>	<p>Please refer to a separate representation report made by WSP on behalf of ION Property Developments and Wirral Council (as landowner) dated 25th July 2022.</p> <p>In summary, ION Property Developments Limited and Wirral Council (as landowner) is supportive of the objective and intentions of draft Policy RA 5, however, representations are made: within the context of paragraphs 16 d. and 16 e. of the NPPF that determine that policies should be clearly written and unambiguous and serve a clear purpose, to avoid unnecessary duplication of policies that apply to a particular area,</p> <p>to seek refinements and additions that will reinforce the delivery momentum that ION and the Council has achieved in order to strengthen the policy with a clearer mandate for effective delivery, and</p> <p>to provide flexibility to policies so that they can be interpreted and applied in a proportionate and appropriate way to respond to the specific nature and conditions of the Masterplan Area.</p> <p>As such, ION Property Developments Limited and Wirral Council (as landowner) representations do not challenge the overall soundness of the policy but seek to refine elements of the policy and explanatory text to ensure that these elements are 'positively prepared', 'justified', 'effective' and 'consistent with national policy'.</p> <p>Chapter 3 of the separate representation report produced by WSP on behalf of ION Property Developments and Wirral Council (as landowner) dated 25th July 2022, sets out the rationale for changes to the policy and explanatory text, followed by refinements and additions to the policy wording and explanatory text that will rectify the 'soundness' issues identified.</p> <p>4.3.13. The requirement within Clause M. of this policy for a minimum 20% biodiversity net gain (BNG) for development located on Council owned land is not justified, effective or consistent with national policy.</p>
<b>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.</b>	
<b>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.</b>	N/A
<b>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying</b>	N/A

<b>Habitats Regulations Assessment, please make them here.</b>	
<b>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.</b>	<p>4.3.17. The requirement for a minimum 20% biodiversity net gain (BNG) for development located on Council owned land should therefore be removed from policy WS 5.4.</p> <p>4.3.18. For this policy to be fully justified, effective, and consistent with national policy the following changes to the policy text must be made:</p> <p>4.3.19. M. Following the application of the biodiversity harm avoidance, mitigation and compensation hierarchy (set out in Policy WD 3 Biodiversity and Geodiversity), all development must deliver a minimum 10% biodiversity net gain calculated using the DEFRA metric. Where development is located on Council owned land it must deliver minimum 20% biodiversity net gain. If recent detrimental change or damage has occurred to the biodiversity value of the site then the most recent survey undertaken before the change, or an appropriate habitat typology will be applied as the baseline from which net gain will be calculated.</p>
<b>If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</b> * <b>No, I do not wish to participate in hearing session(s)</b>	<p>Yes, I wish to participate in hearing session(s)</p>

<p>* Yes, I wish to participate in hearing session(s)</p>	
<p><b>If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:</b></p>	<p>ION Property Developments (ION) and Wirral Council (as landowner) control and / or have an interest in 90% of the Hind Street Urban Garden Village Masterplan Area and are therefore the principal landowners. They therefore collectively commit to:</p> <ul style="list-style-type: none"> <li>Securing the allocation of the Hind Street Urban Garden Village within the adopted Wirral Local Plan 2021-2037;</li> <li>Delivering the Urban Garden Village with 1,400 residential units and complementary uses including Commercial, Business and Service uses (Use Class E), Local Community and Learning uses (Use Class F) and Hotels (Use Class C1) (to the north of Hind Street and Waterloo Place); and</li> <li>Facilitate the delivery of new Urban Garden Village and supporting necessary infrastructure to meet the needs of the new development as defined in policy RA 5 and supported by the Wirral Infrastructure Development Plan 2022 (Version 2).</li> </ul> <p>To deliver these objectives, ION and Wirral Council jointly agree to:</p> <ul style="list-style-type: none"> <li>Work together to support the Hind Street Urban Garden Village allocation within the Wirral Local Plan 2021-2037 Submission Draft (WLPSPD), through consultation, submission, Examination and adoption;</li> <li>Work together on Plan promotion, the required Masterplan and Design Code (clause C. of draft policy RA 5) and planning permissions within the Urban Garden Village as appropriate;</li> <li>Seek to accelerate delivery of residential development within the Urban Garden Village within the Plan period;</li> <li>Facilitate the timely and appropriately phased delivery of necessary infrastructure in support of the Urban Garden Village and facilitate comprehensive development of the whole allocation; and</li> <li>Prepare and submit appropriate agreements to demonstrate joint working, for example, within a Statement of Common Ground or similar.</li> </ul> <p>Both parties are fully committed to working jointly and collaboratively with Wirral Council as Local Planning Authority in finalising and adopting the WLPSPD and demonstrating the deliverability and viability of the Urban Garden Village through robust, evidence led infrastructure requirements and costs.</p>
<p><b>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).</b></p> <p>* Yes</p> <p>* No</p>	<p>Yes</p>

<b>Comment ID</b>	LPSD-667
<b>Person ID</b>	1324038
<b>Include files</b>	<a href="#">LPSD-660-672, 933-935-EM-Teage Attach 1 of 2 2507_Redacted.pdf</a> <a href="#">LPSD-667-EM-Teage-Form 8 of 13-250722 _Redacted.pdf</a>
<b>Consultee Name</b>	Mr Steve Parry
<b>Position</b>	
<b>Company / Organisation</b>	ION Property Development Ltd
<b>Agent ID</b>	1323576
<b>Agent Name</b>	Andrew Teage
<b>Position</b>	
<b>Company / Organisation</b>	WSP
<b>Number</b>	Policy WS 7.5
<b>Title</b>	Tall Buildings
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability * Appraisal * Habitat * Regulations * Assessment	Policy
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	WS 7.5
<b>Please state which Site ID/Reference this</b>	

representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	Yes
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 Not Consistent with National Policy
Please give details of why you consider the Local Plan is unsound. Please be	

<b>as precise as possible.</b>	
<b>omplies with the Duty to co-operate</b> * Yes * No	Yes
<b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b>	<p>Please refer to a separate representation report made by WSP on behalf of ION Property Developments and Wirral Council (as landowner) dated 25th July 2022.</p> <p>In summary, ION Property Developments Limited and Wirral Council (as landowner) is supportive of the objective and intentions of draft Policy RA 5, however, representations are made:</p> <ul style="list-style-type: none"> <li>within the context of paragraphs 16 d. and 16 e. of the NPPF that determine that policies should be clearly written and unambiguous and serve a clear purpose, to avoid unnecessary duplication of policies that apply to a particular area,</li> <li>to seek refinements and additions that will reinforce the delivery momentum that ION and the Council has achieved in order to strengthen the policy with a clearer mandate for effective delivery, and</li> <li>to provide flexibility to policies so that they can be interpreted and applied in a proportionate and appropriate way to respond to the specific nature and conditions of the Masterplan Area.</li> </ul> <p>As such, ION Property Developments Limited and Wirral Council (as landowner) representations do not challenge the overall soundness of the policy but seek to refine elements of the policy and explanatory text to ensure that these elements are 'positively prepared', 'justified', 'effective' and 'consistent with national policy'.</p> <p>Chapter 3 of the separate representation report produced by WSP on behalf of ION Property Developments and Wirral Council (as landowner) dated 25th July 2022, sets out the rationale for changes to the policy and explanatory text, followed by refinements and additions to the policy wording and explanatory text that will rectify the 'soundness' issues identified.</p> <p>4.4.1. In principle, ION supports the Council's objectives to allow tall buildings in areas such as central Birkenhead, Wallasey and the west (LeftBank) of the river Mersey, where regeneration and the repair of fragmented townscapes is of critical importance, reflecting that these areas already have higher densities, a tradition of larger structures, and a more metropolitan character.</p> <p>4.4.2. Notwithstanding the representations made earlier in this document in relation to policy RA 5 clause C3. and associated changes to this policy, ION suggest that the definition of a tall building is explicitly set out within policy WS 7.5 so that the policy is consistent with paragraph 16. d. of the NPPF. This could simply be a footnote or cross reference to paragraph 3.164 of the WLPSP where the final two sentences provide a clear definition, which is considered consistent with Historic England's policy note 'Tall Buildings Advice Note 4' where a tall building is classified in relation to its context.</p> <p>4.4.3. Whilst ION is also supportive of the Council's requirement for tall building proposals to be supported by the following (all of which they are committed to undertaking):</p> <ul style="list-style-type: none"> <li>a design code,</li> <li>basic environmental modelling to demonstrate potential impacts,</li> <li>studies that illustrate visual and heritage impacts and suggest proposed mitigation, including public benefits,</li> <li>evidence of pre-application discussions with the Council and Historic England,</li> <li>engagement with a Design Review Panel and</li> <li>the use of Wirral's 3D digital model</li> </ul> <p>They do not believe that the requirement to provide a strategy that deals with ventilation, mechanical and engineering works, servicing and parking for outline applications is commensurate or practical. It is also not clear what evidence the Council have used to justify this requirement, which means that as currently drafted this element of the policy is not justified. ION suggest that the wording of this element of the policy should be amended to be clear that for detailed applications there is a requirement for fully detailed proposals for; 'finish, servicing, ventilation, structure, car parking and other logistical matters', and that outline applications should set out clear strategies for these points within a Design and Access Statement or Design Code to illustrate buildable fully considered solutions that will set the framework for detailed designs to be included in reserved matter applications.</p>
<b>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.</b>	



<p><b>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.</b></p>	<p>N/A</p>
<p><b>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.</b></p>	<p>N/A</p>
<p><b>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.</b></p>	<p>4.4.4. For this policy to be fully justified and consistent with national policy the following changes to the policy and paragraph 3.164 must be made:</p> <p>F. Proposals for tall buildings must adhere to the following principles. I. Strategies that illustrate buildable and fully considered solutions for quality of finish, servicing, ventilation, structure, car parking and other logistical matters should be provided within Design and Access Statements or Design Codes as part of outline planning application proposals. Fully detailed proposals for; 'finish, servicing, ventilation, structure, car parking and other logistical matters' will be required for reserved matters applications and detailed applications.</p> <p>3.164 In the Wirral context, in areas with a largely 2-3 storey character then a structure of 3-4 storeys would be classified as mid rise whilst a structure of 8-10 storeys would be a tall building. A proposal for a building greater than 15 storeys (around 45 metres) in height will be considered as super-tall within the Wirral context, with the potential of having a significant impact on the area. In Regeneration Areas, where the context will be provided by a more variable urban character and structure, the definition of mid-rise, tall, and super tall will be confirmed within a Masterplan to be approved by the Council as required by policy WS 6.3.</p> <p>Add the following footnote to paragraph F: For the definition of a tall building please refer to paragraph 3.164.</p>

<p>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>If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</p> <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>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>ION Property Developments (ION) and Wirral Council (as landowner) control and / or have an interest in 90% of the Hind Street Urban Garden Village Masterplan Area and are therefore the principal landowners. They therefore collectively commit to:</p> <ul style="list-style-type: none"> <li>Securing the allocation of the Hind Street Urban Garden Village within the adopted Wirral Local Plan 2021-2037;</li> <li>Delivering the Urban Garden Village with 1,400 residential units and complementary uses including Commercial, Business and Service uses (Use Class E), Local Community and Learning uses (Use Class F) and Hotels (Use Class C1) (to the north of Hind Street and Waterloo Place); and</li> <li>Facilitate the delivery of new Urban Garden Village and supporting necessary infrastructure to meet the needs of the new development as defined in policy RA 5 and supported by the Wirral Infrastructure Development Plan 2022 (Version 2).</li> </ul> <p>To deliver these objectives, ION and Wirral Council jointly agree to:</p> <ul style="list-style-type: none"> <li>Work together to support the Hind Street Urban Garden Village allocation within the Wirral Local Plan 2021-2037 Submission Draft (WLPSP), through consultation, submission, Examination and adoption;</li> <li>Work together on Plan promotion, the required Masterplan and Design Code (clause C. of draft policy RA 5) and planning permissions within the Urban Garden Village as appropriate;</li> <li>Seek to accelerate delivery of residential development within the Urban Garden Village within the Plan period;</li> <li>Facilitate the timely and appropriately phased delivery of necessary infrastructure in support of the Urban Garden Village and facilitate comprehensive development of the whole allocation; and</li> <li>Prepare and submit appropriate agreements to demonstrate joint working, for example, within a Statement of Common Ground or similar.</li> </ul> <p>Both parties are fully committed to working jointly and collaboratively with Wirral Council as Local Planning Authority in finalising and adopting the WLPSP and demonstrating the deliverability and viability of the Urban Garden Village through robust, evidence led infrastructure requirements and costs.</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</p>	<p>Yes</p>

submission of the  
Plan for examination,  
publication of the  
Inspector's  
recommendations  
and adoption of the  
Plan).

\* Yes

\* No

<b>Comment ID</b>	LPSD-668
<b>Person ID</b>	1324038
<b>Include files</b>	<a href="#">LPSD-668-EM-Teage-Form 9 of 13-250722 _Redacted.pdf</a> <a href="#">LPSD-660-672, 933-935-EM-Teage Attach 1 of 2 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Mr Steve Parry
<b>Position</b>	
<b>Company / Organisation</b>	ION Property Development Ltd
<b>Agent ID</b>	1323576
<b>Agent Name</b>	Andrew Teage
<b>Position</b>	
<b>Company / Organisation</b>	WSP
<b>Number</b>	Policy WS 8.6
<b>Title</b>	Heat and Power Networks
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability * Appraisal * Habitat * Regulations * Assessment	Policy
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	WS 8.6
<b>Please state which Site ID/Reference this</b>	

representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	Yes
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 Effective Not Consistent with National Policy
Please give details of why you consider the Local Plan is unsound. Please be	

as precise as possible.	
omplies with the Duty to co-operate * Yes * No	Yes
Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.	<p>Please refer to a separate representation report made by WSP on behalf of ION Property Developments and Wirral Council (as landowner) dated 25th July 2022.</p> <p>In summary, ION Property Developments Limited and Wirral Council (as landowner) is supportive of the objective and intentions of draft Policy RA 5, however, representations are made: within the context of paragraphs 16 d. and 16 e. of the NPPF that determine that policies should be clearly written and unambiguous and serve a clear purpose, to avoid unnecessary duplication of policies that apply to a particular area,</p> <p>to seek refinements and additions that will reinforce the delivery momentum that ION and the Council has achieved in order to strengthen the policy with a clearer mandate for effective delivery, and</p> <p>to provide flexibility to policies so that they can be interpreted and applied in a proportionate and appropriate way to respond to the specific nature and conditions of the Masterplan Area.</p> <p>As such, ION Property Developments Limited and Wirral Council (as landowner) representations do not challenge the overall soundness of the policy but seek to refine elements of the policy and explanatory text to ensure that these elements are 'positively prepared', 'justified', 'effective' and 'consistent with national policy'.</p> <p>Chapter 3 of the separate representation report produced by WSP on behalf of ION Property Developments and Wirral Council (as landowner) dated 25th July 2022, sets out the rationale for changes to the policy and explanatory text, followed by refinements and additions to the policy wording and explanatory text that will rectify the 'soundness' issues identified.</p> <p>4.5.1. To make this policy consistent with paragraph 16. d. of the NPPF and to address ION's concerns about the policies contained within WA 8 set out above, clearer wording needs to be introduced in relation to flexibility for viability.</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.	
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.	N/A
If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying	N/A

<b>Habitats Regulations Assessment, please make them here.</b>	
<b>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.</b>	<p>4.5.2. For this policy to be fully effective and consistent with national policy the following changes to the policy: G. All development proposals in proximity of an existing or proposed district heat or power network, combined heat and power (CHP), combined cooling, heat and power (CCHP) station will be expected to:</p> <p>1. connect to the network unless it can be demonstrated that the scheme is not suitable or feasible for this form of energy provision <u>through the submission of an Energy and Climate Statement required by policy WS 8.8;</u></p>
<b>If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</b> * <b>No, I do not wish to participate in hearing session(s)</b>	<p>Yes, I wish to participate in hearing session(s)</p>

<p>* Yes, I wish to participate in hearing session(s)</p>	
<p><b>If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:</b></p>	<p>ION Property Developments (ION) and Wirral Council (as landowner) control and / or have an interest in 90% of the Hind Street Urban Garden Village Masterplan Area and are therefore the principal landowners. They therefore collectively commit to:</p> <ul style="list-style-type: none"> <li>Securing the allocation of the Hind Street Urban Garden Village within the adopted Wirral Local Plan 2021-2037;</li> <li>Delivering the Urban Garden Village with 1,400 residential units and complementary uses including Commercial, Business and Service uses (Use Class E), Local Community and Learning uses (Use Class F) and Hotels (Use Class C1) (to the north of Hind Street and Waterloo Place); and</li> <li>Facilitate the delivery of new Urban Garden Village and supporting necessary infrastructure to meet the needs of the new development as defined in policy RA 5 and supported by the Wirral Infrastructure Development Plan 2022 (Version 2).</li> </ul> <p>To deliver these objectives, ION and Wirral Council jointly agree to:</p> <ul style="list-style-type: none"> <li>Work together to support the Hind Street Urban Garden Village allocation within the Wirral Local Plan 2021-2037 Submission Draft (WLPSPD), through consultation, submission, Examination and adoption;</li> <li>Work together on Plan promotion, the required Masterplan and Design Code (clause C. of draft policy RA 5) and planning permissions within the Urban Garden Village as appropriate;</li> <li>Seek to accelerate delivery of residential development within the Urban Garden Village within the Plan period;</li> <li>Facilitate the timely and appropriately phased delivery of necessary infrastructure in support of the Urban Garden Village and facilitate comprehensive development of the whole allocation; and</li> <li>Prepare and submit appropriate agreements to demonstrate joint working, for example, within a Statement of Common Ground or similar.</li> </ul> <p>Both parties are fully committed to working jointly and collaboratively with Wirral Council as Local Planning Authority in finalising and adopting the WLPSPD and demonstrating the deliverability and viability of the Urban Garden Village through robust, evidence led infrastructure requirements and costs.</p>
<p><b>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).</b></p> <p>* Yes</p> <p>* No</p>	<p>Yes</p>



<b>Comment ID</b>	LPSD-669
<b>Person ID</b>	1324038
<b>Include files</b>	<a href="#">LPSD-660-672, 933-935-EM-Teage Attach 1 of 2 2507_Redacted.pdf</a> <a href="#">LPSD-669-EM-Teage-Form 10 of 13-250722 _Redacted.pdf</a>
<b>Consultee Name</b>	Mr Steve Parry
<b>Position</b>	
<b>Company / Organisation</b>	ION Property Development Ltd
<b>Agent ID</b>	1323576
<b>Agent Name</b>	Andrew Teage
<b>Position</b>	
<b>Company / Organisation</b>	WSP
<b>Number</b>	Policy WS 9.3
<b>Title</b>	Servicing Development
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability * Appraisal * Habitat * Regulations * Assessment	Policy
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	WS 9.3
<b>Please state which Site ID/Reference this</b>	

representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	Yes
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 Not Effective
Please give details of why you consider the Local Plan is unsound. Please be	

<b>as precise as possible.</b>	
<b>omplies with the Duty to co-operate</b> * Yes * No	Yes
<b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b>	<p>Please refer to a separate representation report made by WSP on behalf of ION Property Developments and Wirral Council (as landowner) dated 25th July 2022.</p> <p>In summary, ION Property Developments Limited and Wirral Council (as landowner) is supportive of the objective and intentions of draft Policy RA 5, however, representations are made: within the context of paragraphs 16 d. and 16 e. of the NPPF that determine that policies should be clearly written and unambiguous and serve a clear purpose, to avoid unnecessary duplication of policies that apply to a particular area,</p> <p>to seek refinements and additions that will reinforce the delivery momentum that ION and the Council has achieved in order to strengthen the policy with a clearer mandate for effective delivery, and</p> <p>to provide flexibility to policies so that they can be interpreted and applied in a proportionate and appropriate way to respond to the specific nature and conditions of the Masterplan Area.</p> <p>As such, ION Property Developments Limited and Wirral Council (as landowner) representations do not challenge the overall soundness of the policy but seek to refine elements of the policy and explanatory text to ensure that these elements are 'positively prepared', 'justified', 'effective' and 'consistent with national policy'.</p> <p>Chapter 3 of the separate representation report produced by WSP on behalf of ION Property Developments and Wirral Council (as landowner) dated 25th July 2022, sets out the rationale for changes to the policy and explanatory text, followed by refinements and additions to the policy wording and explanatory text that will rectify the 'soundness' issues identified.</p> <p>4.6.1. ION is committed to providing EV charging infrastructure where it positively contributes to the implementation of their vision for a highly accessible exemplar low carbon urban garden village, however, they require flexibility in delivering an EV charging infrastructure strategy. This is because Building Regulations 2010, Infrastructure for the charging of electric vehicles, Approved Document S, 2021 edition links EV charging points to car parking spaces, which presents a real challenge based on the proposed Concept Development masterplan car parking strategy that is summarised in Section 2.2 paragraph 2.2.15.</p>
<b>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.</b>	
<b>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.</b>	N/A
<b>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in</b>	N/A

<p>relation to the accompanying Habitats Regulations Assessment, please make them here.</p>	
<p><b>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.</b></p>	<p>4.6.5. For this policy to be fully justified and effective the following changes to the policy:</p> <p>F. Development proposals will be required to: 2. provide electric vehicle charging infrastructure in accordance with the Parking Standards in Appendix 8 – <u>flexibility within these standards will be considered by the Council for proposals in Regeneration Areas where they are justified and included within a Masterplan and Design Code as required by policy WS 6.3:</u></p>
<p><b>If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</b>  *       No, I do not wish to participate in</p>	<p>Yes, I wish to participate in hearing session(s)</p>

<p>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>ION Property Developments (ION) and Wirral Council (as landowner) control and / or have an interest in 90% of the Hind Street Urban Garden Village Masterplan Area and are therefore the principal landowners. They therefore collectively commit to:</p> <ul style="list-style-type: none"> <li>Securing the allocation of the Hind Street Urban Garden Village within the adopted Wirral Local Plan 2021-2037;</li> <li>Delivering the Urban Garden Village with 1,400 residential units and complementary uses including Commercial, Business and Service uses (Use Class E), Local Community and Learning uses (Use Class F) and Hotels (Use Class C1) (to the north of Hind Street and Waterloo Place); and</li> <li>Facilitate the delivery of new Urban Garden Village and supporting necessary infrastructure to meet the needs of the new development as defined in policy RA 5 and supported by the Wirral Infrastructure Development Plan 2022 (Version 2).</li> </ul> <p>To deliver these objectives, ION and Wirral Council jointly agree to:</p> <ul style="list-style-type: none"> <li>Work together to support the Hind Street Urban Garden Village allocation within the Wirral Local Plan 2021-2037 Submission Draft (WLPSPD), through consultation, submission, Examination and adoption;</li> <li>Work together on Plan promotion, the required Masterplan and Design Code (clause C. of draft policy RA 5) and planning permissions within the Urban Garden Village as appropriate;</li> <li>Seek to accelerate delivery of residential development within the Urban Garden Village within the Plan period;</li> <li>Facilitate the timely and appropriately phased delivery of necessary infrastructure in support of the Urban Garden Village and facilitate comprehensive development of the whole allocation; and</li> <li>Prepare and submit appropriate agreements to demonstrate joint working, for example, within a Statement of Common Ground or similar.</li> </ul> <p>Both parties are fully committed to working jointly and collaboratively with Wirral Council as Local Planning Authority in finalising and adopting the WLPSPD and demonstrating the deliverability and viability of the Urban Garden Village through robust, evidence led infrastructure requirements and costs.</p>
<p><b>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).</b></p> <p>* Yes</p> <p>* No</p>	<p>Yes</p>

LPSD-670

<b>Comment ID</b>	LPSD-670
<b>Person ID</b>	1324038
<b>Include files</b>	<a href="#">LPSD-670-EM-Teage-Form 11 of 13-250722 _Redacted.pdf</a> <a href="#">LPSD-660-672, 933-935-EM-Teage Attach 1 of 2 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Mr Steve Parry
<b>Position</b>	
<b>Company / Organisation</b>	ION Property Development Ltd
<b>Agent ID</b>	1323576
<b>Agent Name</b>	Andrew Teage
<b>Position</b>	
<b>Company / Organisation</b>	WSP
<b>Number</b>	Appendix 8
<b>Title</b>	Parking Standards, Transport Assessment and Travel Plan Thresholds
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability * Appraisal * Habitat * Regulations * Assessment	Policy
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	Para 8.6 - Appendix 8
<b>Please state which Site ID/Reference this</b>	

representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	Yes
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 Not Effective
Please give details of why you consider the Local Plan is unsound. Please be	

<b>as precise as possible.</b>	
<b>omplies with the Duty to co-operate</b> * Yes * No	Yes
<b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b>	<p>Please refer to a separate representation report made by WSP on behalf of ION Property Developments and Wirral Council (as landowner) dated 25th July 2022.</p> <p>In summary, ION Property Developments Limited and Wirral Council (as landowner) is supportive of the objective and intentions of draft Policy RA 5, however, representations are made:</p> <ul style="list-style-type: none"> <li>within the context of paragraphs 16 d. and 16 e. of the NPPF that determine that policies should be clearly written and unambiguous and serve a clear purpose, to avoid unnecessary duplication of policies that apply to a particular area,</li> <li>to seek refinements and additions that will reinforce the delivery momentum that ION and the Council has achieved in order to strengthen the policy with a clearer mandate for effective delivery, and</li> <li>to provide flexibility to policies so that they can be interpreted and applied in a proportionate and appropriate way to respond to the specific nature and conditions of the Masterplan Area.</li> </ul> <p>As such, ION Property Developments Limited and Wirral Council (as landowner) representations do not challenge the overall soundness of the policy but seek to refine elements of the policy and explanatory text to ensure that these elements are 'positively prepared', 'justified', 'effective' and 'consistent with national policy'.</p> <p>Chapter 3 of the separate representation report produced by WSP on behalf of ION Property Developments and Wirral Council (as landowner) dated 25th July 2022, sets out the rationale for changes to the policy and explanatory text, followed by refinements and additions to the policy wording and explanatory text that will rectify the 'soundness' issues identified.</p> <p>4.8.1. ION endorses the Council's position on car parking standards within Regeneration Areas whereby the Council will support flexible and innovative approaches to car parking where supported by investment in sustainable transport, parking beat survey evidence, management mechanisms and robust travel planning. This clearly aligns with their own Concept Development masterplan car parking strategy that summarised in Section 2.2 paragraph 2.2.15. This strategy reinforces its highly sustainable location with easy access to the town centre by walking and cycling and the proximity of rail and bus access nodes (Birkenhead Central and Green Lane stations; bus stops close to and/or within the site).</p>
<b>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.</b>	
<b>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.</b>	N/A
<b>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in</b>	N/A



<p>relation to the accompanying Habitats Regulations Assessment, please make them here.</p>	
<p><b>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.</b></p>	<p>4.8.2. Changes to the wording of paragraph 8.6 should be made to reflect and be consistent with the requested changes to policy WS 9.3 in respect of EV charging infrastructure, as follows: 8.6 Electric vehicle charging will be provided in line with Government requirements set out in the Building Regulations i.e. Building Regulations 2010, Infrastructure for the charging of electric vehicles, Approved Document S, 2021 edition and any successor, <u>or within an alternative strategy set out within a Masterplan and Design Code for the Masterplan Areas as required by policy WS 6.3.</u></p> <p>Add the following footnote to paragraph 8.6: <u>10 This document outlines electric charging provision for new residential, mixed use and other buildings as well as for material changes of use and major renovations. It also provides standards for electric vehicle charge points and cable routes.</u></p> <p>-</p>
<p><b>If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</b></p> <p>* No, I do not wish to participate in</p>	<p>Yes, I wish to participate in hearing session(s)</p>

<p>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>ION Property Developments (ION) and Wirral Council (as landowner) control and / or have an interest in 90% of the Hind Street Urban Garden Village Masterplan Area and are therefore the principal landowners. They therefore collectively commit to:</p> <ul style="list-style-type: none"> <li>Securing the allocation of the Hind Street Urban Garden Village within the adopted Wirral Local Plan 2021-2037;</li> <li>Delivering the Urban Garden Village with 1,400 residential units and complementary uses including Commercial, Business and Service uses (Use Class E), Local Community and Learning uses (Use Class F) and Hotels (Use Class C1) (to the north of Hind Street and Waterloo Place); and</li> <li>Facilitate the delivery of new Urban Garden Village and supporting necessary infrastructure to meet the needs of the new development as defined in policy RA 5 and supported by the Wirral Infrastructure Development Plan 2022 (Version 2).</li> </ul> <p>To deliver these objectives, ION and Wirral Council jointly agree to:</p> <ul style="list-style-type: none"> <li>Work together to support the Hind Street Urban Garden Village allocation within the Wirral Local Plan 2021-2037 Submission Draft (WLPSPD), through consultation, submission, Examination and adoption;</li> <li>Work together on Plan promotion, the required Masterplan and Design Code (clause C. of draft policy RA 5) and planning permissions within the Urban Garden Village as appropriate;</li> <li>Seek to accelerate delivery of residential development within the Urban Garden Village within the Plan period;</li> <li>Facilitate the timely and appropriately phased delivery of necessary infrastructure in support of the Urban Garden Village and facilitate comprehensive development of the whole allocation; and</li> <li>Prepare and submit appropriate agreements to demonstrate joint working, for example, within a Statement of Common Ground or similar.</li> </ul> <p>Both parties are fully committed to working jointly and collaboratively with Wirral Council as Local Planning Authority in finalising and adopting the WLPSPD and demonstrating the deliverability and viability of the Urban Garden Village through robust, evidence led infrastructure requirements and costs.</p>
<p><b>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).</b></p> <p>* Yes</p> <p>* No</p>	<p>Yes</p>

<b>Comment ID</b>	LPSD-671
<b>Person ID</b>	1324038
<b>Include files</b>	<a href="#">LPSD-660-672, 933-935-EM-Teage Attach 1 of 2 2507_Redacted.pdf</a> <a href="#">LPSD-671-EM-Teage-Form 12 of 13-250722 _Redacted.pdf</a>
<b>Consultee Name</b>	Mr Steve Parry
<b>Position</b>	
<b>Company / Organisation</b>	ION Property Development Ltd
<b>Agent ID</b>	1323576
<b>Agent Name</b>	Andrew Teage
<b>Position</b>	
<b>Company / Organisation</b>	WSP
<b>Number</b>	Appendix 10
<b>Title</b>	Developer Contributions
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability * Appraisal * Habitat * Regulations * Assessment	Policy
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	Para 10.57 - Appendix 10.8
<b>Please state which Site ID/Reference this</b>	

representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	Yes
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 Not Effective Not Consistent with National Policy
Please give details of why you consider the Local Plan is unsound. Please be	

<b>as precise as possible.</b>	
<b>omplies with the Duty to co-operate</b> * Yes * No	Yes
<b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b>	<p>Please refer to a separate representation report made by WSP on behalf of ION Property Developments and Wirral Council (as landowner) dated 25th July 2022.</p> <p>In summary, ION Property Developments Limited and Wirral Council (as landowner) is supportive of the objective and intentions of draft Policy RA 5, however, representations are made: within the context of paragraphs 16 d. and 16 e. of the NPPF that determine that policies should be clearly written and unambiguous and serve a clear purpose, to avoid unnecessary duplication of policies that apply to a particular area,</p> <p>to seek refinements and additions that will reinforce the delivery momentum that ION and the Council has achieved in order to strengthen the policy with a clearer mandate for effective delivery, and</p> <p>to provide flexibility to policies so that they can be interpreted and applied in a proportionate and appropriate way to respond to the specific nature and conditions of the Masterplan Area.</p> <p>As such, ION Property Developments Limited and Wirral Council (as landowner) representations do not challenge the overall soundness of the policy but seek to refine elements of the policy and explanatory text to ensure that these elements are 'positively prepared', 'justified', 'effective' and 'consistent with national policy'.</p> <p>Chapter 3 of the separate representation report produced by WSP on behalf of ION Property Developments and Wirral Council (as landowner) dated 25th July 2022, sets out the rationale for changes to the policy and explanatory text, followed by refinements and additions to the policy wording and explanatory text that will rectify the 'soundness' issues identified.</p>
<b>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.</b>	
<b>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.</b>	N/A
<b>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</b>	N/A

<p><b>Assessment, please make them here.</b></p>	
<p><b>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.</b></p>	<p>4.8.3. Changes to the wording of paragraph 10.57 should be made to reflect and be consistent with the requested changes to policy WS 5.4 Ecological Networks, as follows: Appendix 10.8 Biodiversity Net Gain</p> <p>10.57 All development shall deliver a net gain in biodiversity value. All major development shall deliver at least a 10% net gain in biodiversity value</p>
<p><b>If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</b></p> <p>* No, I do not wish to participate in hearing session(s)</p> <p>* Yes, I wish to participate in</p>	<p>Yes, I wish to participate in hearing session(s)</p>

hearing session(s)	
<p><b>If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:</b></p>	<p>ION Property Developments (ION) and Wirral Council (as landowner) control and / or have an interest in 90% of the Hind Street Urban Garden Village Masterplan Area and are therefore the principal landowners. They therefore collectively commit to:</p> <ul style="list-style-type: none"> <li>Securing the allocation of the Hind Street Urban Garden Village within the adopted Wirral Local Plan 2021-2037;</li> <li>Delivering the Urban Garden Village with 1,400 residential units and complementary uses including Commercial, Business and Service uses (Use Class E), Local Community and Learning uses (Use Class F) and Hotels (Use Class C1) (to the north of Hind Street and Waterloo Place); and</li> <li>Facilitate the delivery of new Urban Garden Village and supporting necessary infrastructure to meet the needs of the new development as defined in policy RA 5 and supported by the Wirral Infrastructure Development Plan 2022 (Version 2).</li> </ul> <p>To deliver these objectives, ION and Wirral Council jointly agree to:</p> <ul style="list-style-type: none"> <li>Work together to support the Hind Street Urban Garden Village allocation within the Wirral Local Plan 2021-2037 Submission Draft (WLPSPD), through consultation, submission, Examination and adoption;</li> <li>Work together on Plan promotion, the required Masterplan and Design Code (clause C. of draft policy RA 5) and planning permissions within the Urban Garden Village as appropriate;</li> <li>Seek to accelerate delivery of residential development within the Urban Garden Village within the Plan period;</li> <li>Facilitate the timely and appropriately phased delivery of necessary infrastructure in support of the Urban Garden Village and facilitate comprehensive development of the whole allocation; and</li> <li>Prepare and submit appropriate agreements to demonstrate joint working, for example, within a Statement of Common Ground or similar.</li> </ul> <p>Both parties are fully committed to working jointly and collaboratively with Wirral Council as Local Planning Authority in finalising and adopting the WLPSPD and demonstrating the deliverability and viability of the Urban Garden Village through robust, evidence led infrastructure requirements and costs.</p>
<p><b>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).</b></p> <p>* Yes</p> <p>* No</p>	<p>Yes</p>

<b>Comment ID</b>	LPSD-672
<b>Person ID</b>	1324038
<b>Include files</b>	<a href="#">LPSD-672-EM-Teage-Form 13 of 13-250722 _Redacted.pdf</a> <a href="#">LPSD-660-672, 933-935-EM-Teage Attach 1 of 2 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Mr Steve Parry
<b>Position</b>	
<b>Company / Organisation</b>	ION Property Development Ltd
<b>Agent ID</b>	1323576
<b>Agent Name</b>	Andrew Teage
<b>Position</b>	
<b>Company / Organisation</b>	WSP
<b>Number</b>	Policy WS 1
<b>Title</b>	The Development and Regeneration Strategy for Wirral 2021 - 2037
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability * Appraisal * Habitat * Regulations * Assessment	Policy
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	Housing Delivery Strategy (2022 Vers2) App 3
<b>Please state which Site ID/Reference this</b>	



representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	Yes
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 Not Consistent with National Policy
Please give details of why you consider the Local Plan is unsound. Please be	

as precise as possible.	
<b>omplies with the Duty to co-operate</b> * Yes * No	Yes
<b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b>	<p>Please refer to a separate representation report made by WSP on behalf of ION Property Developments and Wirral Council (as landowner) dated 25th July 2022.</p> <p>In summary, ION Property Developments Limited and Wirral Council (as landowner) is supportive of the objective and intentions of draft Policy RA 5, however, representations are made: within the context of paragraphs 16 d. and 16 e. of the NPPF that determine that policies should be clearly written and unambiguous and serve a clear purpose, to avoid unnecessary duplication of policies that apply to a particular area,</p> <p>to seek refinements and additions that will reinforce the delivery momentum that ION and the Council has achieved in order to strengthen the policy with a clearer mandate for effective delivery, and</p> <p>to provide flexibility to policies so that they can be interpreted and applied in a proportionate and appropriate way to respond to the specific nature and conditions of the Masterplan Area.</p> <p>As such, ION Property Developments Limited and Wirral Council (as landowner) representations do not challenge the overall soundness of the policy but seek to refine elements of the policy and explanatory text to ensure that these elements are 'positively prepared', 'justified', 'effective' and 'consistent with national policy'.</p> <p>Chapter 3 of the separate representation report produced by WSP on behalf of ION Property Developments and Wirral Council (as landowner) dated 25th July 2022, sets out the rationale for changes to the policy and explanatory text, followed by refinements and additions to the policy wording and explanatory text that will rectify the 'soundness' issues identified.</p> <p>Further detail design linked to the Traffic Management Plan for highway infrastructure that will facilitate the stopping up order to remove the flyovers has led to the need to revised the indicative development phasing plan that is included in the Council's Housing Delivery Strategy. This has resulted in the need to reverse Phases A and B, so that Phase A will now include the main two development parcels to the south of Hind Street rather than the smaller land parcels to the very south of the Urban Garden Village. This change is reflected in figure 9 and will lead to the ability to accelerate the delivery of more homes in the first phase of development than was first anticipated when the Council prepared its Housing Delivery Strategy (2022 Version 2).</p>
<b>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.</b>	
<b>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.</b>	N/A
<b>If you wish to make a separate representation, relating to legal compliance, soundness or the</b>	N/A

<p>duty to cooperate in relation to the accompanying Habitats Regulations Assessment, please make them here.</p>	
<p><b>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.</b></p>	<p>The revised housing trajectory set out on the following page of these representations should be included in an update to the Council's Housing Delivery Strategy (2022 Version 2).</p>
<p><b>If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</b>          * No, I do not wish to participate in</p>	<p>Yes, I wish to participate in hearing session(s)</p>

<p>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>ION Property Developments (ION) and Wirral Council (as landowner) control and / or have an interest in 90% of the Hind Street Urban Garden Village Masterplan Area and are therefore the principal landowners. They therefore collectively commit to:</p> <ul style="list-style-type: none"> <li>Securing the allocation of the Hind Street Urban Garden Village within the adopted Wirral Local Plan 2021-2037;</li> <li>Delivering the Urban Garden Village with 1,400 residential units and complementary uses including Commercial, Business and Service uses (Use Class E), Local Community and Learning uses (Use Class F) and Hotels (Use Class C1) (to the north of Hind Street and Waterloo Place); and</li> <li>Facilitate the delivery of new Urban Garden Village and supporting necessary infrastructure to meet the needs of the new development as defined in policy RA 5 and supported by the Wirral Infrastructure Development Plan 2022 (Version 2).</li> </ul> <p>To deliver these objectives, ION and Wirral Council jointly agree to:</p> <ul style="list-style-type: none"> <li>Work together to support the Hind Street Urban Garden Village allocation within the Wirral Local Plan 2021-2037 Submission Draft (WLPSPD), through consultation, submission, Examination and adoption;</li> <li>Work together on Plan promotion, the required Masterplan and Design Code (clause C. of draft policy RA 5) and planning permissions within the Urban Garden Village as appropriate;</li> <li>Seek to accelerate delivery of residential development within the Urban Garden Village within the Plan period;</li> <li>Facilitate the timely and appropriately phased delivery of necessary infrastructure in support of the Urban Garden Village and facilitate comprehensive development of the whole allocation; and</li> <li>Prepare and submit appropriate agreements to demonstrate joint working, for example, within a Statement of Common Ground or similar.</li> </ul> <p>Both parties are fully committed to working jointly and collaboratively with Wirral Council as Local Planning Authority in finalising and adopting the WLPSPD and demonstrating the deliverability and viability of the Urban Garden Village through robust, evidence led infrastructure requirements and costs.</p>
<p><b>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).</b></p> <p>* Yes</p> <p>* No</p>	<p>Yes</p>

LPSP-673

<b>Comment ID</b>	LPSP-673
<b>Person ID</b>	1247777
<b>Include files</b>	<a href="#">LPSP-673-EM-Smedley Form 2507_Redacted.pdf</a> <a href="#">LPSP-673,1230,1256, 1258-1260-EM-Smedley-Attachment 1 of 2_ 2507_Redacted</a> <a href="#">LPSP-673,1230,1256, 1258-1260-EM-Smedley Attachment 2 of 2 2507_Redacted.pdf</a>
<b>Consultee Name</b>	D Morgan Plc
<b>Position</b>	
<b>Company / Organisation</b>	
<b>Agent ID</b>	1324074
<b>Agent Name</b>	Ms Sarah Smedley
<b>Position</b>	Senior Planner
<b>Company / Organisation</b>	Peacock + Smith
<b>Number</b>	Policy WS 1
<b>Title</b>	The Development and Regeneration Strategy for Wirral 2021 - 2037
<b>To which part of the Local Plan does this representation relate?</b>	Policy
* Paragraph(s) * Policy * Site * Policies Map * Sustainability * Appraisal * Habitat * Regulations * Assessment	
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	WS 1
<b>Please state which Site ID/Reference this</b>	

representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	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 attachments. The Density Study should not exclude areas of the district that are shown as falling within a Flood Risk Area. It is not the role of the Study to determine where, or where not, development should be located. As recently as 2020, 257 houses were consented in the Flood Risk Area at the former Burton Biscuits site (planning application ref: DLS/19/01305).

as precise as possible.

- ‘Transit Orientated Development (TOD)’ around existing or proposed stations whether or not in the Green Belt should be the priority in Transit Zones for sustainable development wherever that transport infrastructure exists.
- A lack of outdoor space has been a “detractor” of developments in the past and such a scenario should be avoided with new development, “the goal is to achieve 60sq.m of external space as a minimum for family homes, and in apartments a minimum of 15sq.m of shared space per unit”. The Strategic Housing Market Area 2021 Update which found that the underlying need is for “3-bedroom (40%) and four or more bedroom 20%” (60% family housing with a minimum of “60sq.m of external space”). Para 3.17 states: “The use of detached homes is unlikely to be used extensively if the densities are to be achieved and this may have a greater implication for the viability of larger sites delivered by volume housebuilders”.
- There are documented viability issues with the Council’s strategy, which focusses development “around Birkenhead” and on the “LeftBank’ of the River Mersey”. A high-rise, high-density strategy will not allow higher-value family homes to be delivered, restricting developers ability to not only develop the sites to start with, but in delivering much needed affordable housing.
- The pressures to significantly increase densities and to restrict the supply of family homes (60% with gardens) only arises as a consequence of the Council’s decision not to release Green Belt land in the most sustainable locations for “Transit Orientated Development (TOD)” in the Green Belt.
- The Density Study should not be used as a document to direct development to remote parts of the borough. As we have demonstrated above, the Borderlands Bidston-Wrexham service into North Wales is not at all comparable to the Merseyrail network with its £500m investment, and development in the south-western part of the borough in the absence of the Merseyrail network cannot be considered to be ‘well-served’ by public transport as per NPPF Para 142.
- By comparison with the Borderlands line, the Merseyrail line is well-served by public transport and this distinction between the Borderlands line should be made clear in the Local Plan.

We do not accept that the Council (with its step-change) has identified a suitable Development AND Regeneration Strategy to meet the required housing numbers and mix/type elsewhere in the borough in sustainable locations with “Transport Orientated Development (TOD)” which promote walking, cycling, prioritizing access to Merseyrail stations within the 400m Transit Zones. Much needed family housing will also not be delivered, as evidenced at Para 3.17 of the Density Study.

The Strategy is focused on regeneration for a specific brownfield land area comprising urban intensification (high-rise, high-density apartments) “around Birkenhead” and “LeftBank’ of the River Mersey stretching from New Brighton to Bromborough”.

IT EXCLUDES development of higher value family housing (60% with gardens) elsewhere on the Wirral peninsula in sustainable locations IN TRANSIT ZONES.

It does NOT provide for the 60% required mix of family house types with gardens of 60sq.m.

It does NOT maximise or encourage use of the “frequent and high quality Wirral Line commuter service”, both existing and proposed railway stations, because it has NOT identified sites within a short walking distance of these Merseyrail stations (existing or proposed), accessing employment, shopping, leisure services and facilities whether or not in the Green Belt.

It is clear that the Council CANNOT achieve the housing numbers or mix/type of higher-value housing with gardens (upward of £200,000) elsewhere in the borough because the release of Green Belt land is necessary, which the Council is resisting with its step-change approach.

There is no evidence or justification why the Council has done a hasty about-turn (after our FOI request, 25 March 2022) and why it thinks in recent weeks the evidence has fundamentally changed and all of the negatives have suddenly become positives. We say that nothing has changed and the positive spin that the Council is now seeking to promote in support of its decision not to support the release of Green Belt land is entirely superficial and without justification not supported by evidence and the Council’s step-change to prevent family housing (Density Study para 3.17) being built would have a far reaching negative impact on the character of property on Wirral and the type of housing available to Wirral residents, conflicting with NPPF Para 68 which requires planning policies to be able to identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.

Given the above, D Morgan PLC also has concerns that the “supply of ‘deliverable’ or ‘developable’ sites within the urban area and on existing brownfield sites” has not been thoroughly examined since our 25 March 2022 FOI request before making decisions “regarding the need to take land out of the existing Green Belt” and we say the 2018/2019 evidence base remains justified and credible. This evidence requires land to be taken out of the Green Belt “there may not be enough specific ‘deliverable’ or ‘developable’ site” in urban area, and the Density Study even now at Para 3.17 recognises that Green Belt release is needed in order to deliver lower-density family homes:

The size and nature of the identified urban brownfield regeneration and intensification sites requiring remediation means that development will be particularly dense / high-rise and it cannot be assumed that these sites have access to Merseyrail infrastructure stations within a 400m4 Transit Zone. The sites that do not have public transport access to a railway station will limit access to employment, shopping, leisure, services and facilities placing instead a high-dependency on the private motorcar which does not address or mitigate climate change which does not assist people who cannot drive or who choose not to drive. For example, at Wirral Waters, there is no Merseyrail infrastructure and consequently no railway

omplies with the Duty to co-operate

Yes

* 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.	N/A
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.	N/A
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	Allocate Green Belt sites for transit oriented development.



<p>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><b>If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</b></p> <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>Yes, I wish to participate in hearing session(s)</p>
<p><b>If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:</b></p>	<p>Our client is a significant landholder on the Wirral and has submitted sites via the Call for Sites process for consideration in the Local Plan. Participation in the hearing sessions would allow us to take part in discussions surrounding the Council's Strategy, which, in its current form, we consider to be flawed. Presence at the hearings would also allow us to provide additional detail in relation to our client's omission sites and convey the considerable benefits they can offer.</p>
<p><b>Notification of Next Stages in Wirral's</b></p>	<p>Yes</p>

**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**

LPSP-674

<b>Comment ID</b>	LPSP-674
<b>Person ID</b>	1248466
<b>Include files</b>	<a href="#">LPSP-674-EM-Gascoigne Form 1 of 14 2507_Redacted.pdf</a> <a href="#">LPSP-674-676, 678-687-EM-Gascoigne Attach 1 of 3 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Greenfield Estate Trustees
<b>Position</b>	
<b>Company / Organisation</b>	
<b>Agent ID</b>	1324076
<b>Agent Name</b>	Mr Rawdon Gascoigne
<b>Position</b>	
<b>Company / Organisation</b>	Emery Planning
<b>Number</b>	Policy WS 8.2
<b>Title</b>	Sustainable Construction – Energy Efficiency, Overheating and Cooling, and Water Usage
<b>To which part of the Local Plan does this representation relate?</b>	Policy
* Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal * Habitat Regulations Assessment	
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	WS 8.2
<b>Please state which Site ID/Reference this</b>	

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 Representation Statement.

as precise as possible.	
<p>omplies with the Duty to co-operate</p> <p>* Yes</p> <p>* 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.	
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.	N/A
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.	N/A
Please set out the modification(s) you consider necessary to make the Local	(para 8.19) The Wirral Local Plan CIL & Viability Assessment 2022 is clear that 'zero carbon ready' is not a viable option and it represents an aspiration rather than what should be a policy requirement. It should therefore be deleted. The reference to Passivehaus or equivalent for all new buildings and energy use intensities are aspirations and should be deleted from the Draft LP as policy requirements

<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.</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> <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>Yes, I wish to participate in hearing session(s)</p>
<p>If you wish to participate in the hearing session(s), please outline why</p>	<p>We wish to attend the hearings to make oral submission, respond to the Inspector's questions and respond to the Council's case. The issues are complex and there is a need for detailed examination of the evidence.</p>

you consider this to be necessary:	
<p><b>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).</b></p> <p>*      <b>Yes</b></p> <p>*      <b>No</b></p>	<p>Yes</p>

LPSP-675

<b>Comment ID</b>	LPSP-675
<b>Person ID</b>	1248466
<b>Include files</b>	<a href="#">LPSP-674-676, 678-687-EM-Gascoigne Attach 1 of 3 2507_Redacted.pdf</a> <a href="#">LPSP-675-EM-Gascoigne Form 2 of 14 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Greenfield Estate Trustees
<b>Position</b>	
<b>Company / Organisation</b>	
<b>Agent ID</b>	1324076
<b>Agent Name</b>	Mr Rawdon Gascoigne
<b>Position</b>	
<b>Company / Organisation</b>	Emery Planning
<b>Number</b>	Policy WS 8.6
<b>Title</b>	Heat and Power Networks
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal * Habitat Regulations Assessment	Policy
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	WS 8.6
<b>Please state which Site ID/Reference this</b>	



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 Representation Statement (Para 8.20) It is not clear how it is intended that developers should interpret this requirement and how it would work in practice. We are not aware of anything within the evidence base clarifying how this policy is intended to work and what is meant by the requirement to connect to decentralised energy systems.

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.	N/A
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.	N/A
Please set out the modification(s) you consider necessary to make the Local	We would suggest that this element of the policy is removed. The policy goes on to say to set a target for energy and carbon emissions, although flexibility should be incorporated into the policy to allow for circumstances where this requirement cannot feasibly and practically be met on-site.

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)

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

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

We wish to attend the hearings to make oral submission, respond to the Inspector's questions and respond to the Council's case. The issues are complex and there is a need for detailed examination of the evidence.

you consider this to be necessary:	
<p><b>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).</b></p> <p>*      <b>Yes</b></p> <p>*      <b>No</b></p>	<p>Yes</p>

LPSD-676

<b>Comment ID</b>	LPSD-676
<b>Person ID</b>	1248466
<b>Include files</b>	<a href="#">LPSD-676-EM-Gascoigne Form 3 of 14 2507_Redacted.pdf</a> <a href="#">LPSD-674-676, 678-687-EM-Gascoigne Attach 1 of 3 2507_Redacted.pdf</a> <a href="#">LPSD-676-EM-Gascoigne Attach 3 of 3 2507_Redacted.pdf</a> <a href="#">LPSD-676-EM-Gascoigne Attach 2 of 3 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Greenfield Estate Trustees
<b>Position</b>	
<b>Company / Organisation</b>	
<b>Agent ID</b>	1324076
<b>Agent Name</b>	Mr Rawdon Gascoigne
<b>Position</b>	
<b>Company / Organisation</b>	Emery Planning
<b>Number</b>	Policy WP 6
<b>Title</b>	Policy for West Kirby and Hoylake
<b>To which part of the Local Plan does this representation relate?</b>	Site
* Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal * Habitat Regulations Assessment	
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	

<b>Please state which Site ID/Reference this representation relates to.</b>	Site 3095
<b>Please state which Policies Map (Inset Map number(s)) this representation relates to.</b>	
<b>Legally compliant</b> * Yes * No	
<b>Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.</b>	
<b>Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.</b>	
<b>Sound</b> * Yes * No	No
<b>Please give details of why you consider the Local Plan is sound. Please be as precise as possible.</b>	
<b>If you consider that the Local Plan is not sound, please indicate the reason(s) why:</b> * Not Positively Prepared * Not Justified * Not Effective * Not Consistent with National Policy	Not Justified
<b>Please give details of why you consider the Local Plan is</b>	Please refer to Representation Statement (Para 7.3) The site at EP1 was identified as a housing allocation for circa. 50 dwellings through the Local Plan Issues and Options in 2020. This was a clear acknowledgement by the Council that the site was deliverable, suitable and achievable for residential development. There are no constraints that could prevent this site coming forward for residential development

<b>unsound. Please be as precise as possible.</b>	within the short-term. However, the Council has applied an unjustified and unsubstantiated blanket policy restriction to our client's site to try and prevent it coming forward over the plan-period as discussed further above
<b>omplies with the Duty to co-operate</b> * Yes * No	
<b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b>	
<b>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.</b>	
<b>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.</b>	N/A
<b>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.</b>	N/A

<p><b>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.</b></p>	<p>(Para 7.24) We support the reinstatement of our client's site for housing development further to the identification of the site for up to 50 no. dwellings through the Local Plan Issues and Options 2020.</p> <p>We would suggest that a site-specific allocation of our client's site through the local plan that could be worded such that it requires the following:</p> <ul style="list-style-type: none"> <li>• The provision of up to 40 no. new homes comprising an appropriate mix of sizes and tenures.</li> <li>• The delivery of an element of 30% affordable housing in accordance with planning policy requirements.</li> <li>• Appropriate access for vehicular traffic and pedestrians and the submission of a Transport Statement.</li> <li>• Provision of a comprehensive landscaping plan for the retention and enhancement of existing trees, woodland and boundary walls through long-term management arrangements.</li> <li>• Provision of well-designed public open space through the proposed development.</li> <li>• Contributions to local infrastructure where appropriate and in accordance with planning policy requirements.</li> </ul>
<p><b>If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</b></p> <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>Yes, I wish to participate in hearing session(s)</p>



<p><b>If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:</b></p>	<p>We wish to attend the hearings to make oral submission, respond to the Inspector's questions and respond to the Council's case. The issues are complex and there is a need for detailed examination of the evidence.</p>
<p><b>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).</b></p> <p>*      <b>Yes</b></p> <p>*      <b>No</b></p>	<p>Yes</p>

LPSP-677

<b>Comment ID</b>	LPSP-677
<b>Person ID</b>	1248466
<b>Include files</b>	<a href="#">LPSP-674-676, 678-687-EM-Gascoigne Attach 1 of 3 2507_Redacted.pdf</a> <a href="#">LPSP-677-EM-Gascoigne Form 4 of 14 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Greenfield Estate Trustees
<b>Position</b>	
<b>Company / Organisation</b>	
<b>Agent ID</b>	1324076
<b>Agent Name</b>	Mr Rawdon Gascoigne
<b>Position</b>	
<b>Company / Organisation</b>	Emery Planning
<b>Number</b>	Policy WS 1
<b>Title</b>	The Development and Regeneration Strategy for Wirral 2021 - 2037
<b>To which part of the Local Plan does this representation relate?</b>	Sustainability Appraisal
<ul style="list-style-type: none"> <li>* Paragraph(s)</li> <li>* Policy</li> <li>* Site</li> <li>* Policies Map</li> <li>* Sustainability Appraisal</li> <li>* Habitat Regulations Assessment</li> </ul>	
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	
<b>Please state which Site ID/Reference this</b>	

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 Not Effective
Please give details of why you consider the Local Plan is unsound. Please be	Please refer to Representation Statement (section 6) In terms of strategic options, the SA rationale is not easily understood. For instance, Section 4 of the SA, which relates to Issues & Options, noted that there was uncertainty over the significant positive effect awarded to 'housing' for the urban intensification option for strategic development. This is because the SA says there is uncertainty over the deliverability of such sites. Nevertheless, it was awarded a significant positive effect, and this is the same weighting as afforded to the other spatial options that have no such deliverability reservations noted

<p><b>as precise as possible.</b></p>	<p>through the SA. Section 5 then goes on to assess Option A (Urban Intensification) and Option B (Urban Intensification and Green Belt release). In terms of housing, page 74 says that a significant positive effect is awarded to against both options although there is a question mark in the relevant table.</p> <p>As discussed elsewhere within these representations, there is acknowledged viability concerns about the deliverability of sites within the urban areas as per the viability appraisal. The deliverability of a substantial number of residential units is uncertain, and it is unlikely that affordable housing will be provided and infrastructure (e.g. education contributions, open space contributions, highways contributions) is unlikely to be viable in many cases as a result of the spatial option pursued by the Council. It also unclear therefore how 'population and communities' could have scored better for Option A when compared to Option B given the acknowledged uncertainties about affordable housing and the ability of sites to contribute towards infrastructure requirements.</p> <p>There is a disconnect between the conclusions reached through the viability appraisal for the local plan, which we have discussed elsewhere within these representations, and the findings of the SA. The uncertainty about deliverability of sites, affordable housing provision and infrastructure delivery should be reflected in the scoring for the SA process. There are alternative options as highlighted through these representations whereby viable sites can come forward and make full contributions towards affordable housing and infrastructure requirements whilst delivering within the early part of the plan-period.</p> <p>It should also be noted that the Sustainability Appraisal (SA) process is a numerical exercise which fulfils a legal requirement to assess reasonable alternatives. It cannot replicate (nor is it intended to do so) a planning balance exercise, which involves the weighing of numerous quantitative and qualitative planning considerations, and should not be used as the sole or main methodology for the selection of policies or site allocations in the emerging plan. In this regard we note that the Council has correctly only used the Sustainability Appraisal as one tool to assess environmental impacts and reasonable alternatives. Assessing matters such as accessibility to services or impact on a listed building require a far more considered appraisal than a simple scoring based upon proximity to certain features</p>
<p><b>omplies with the Duty to co-operate</b>  * Yes  * No</p>	
<p><b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b></p>	
<p><b>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.</b></p>	
<p><b>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.</b></p>	N/A
<p><b>If you wish to make a separate</b></p>	N/A

representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Habitats Regulations Assessment, please make them here.	
<p><b>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.</b></p>	<p>Please refer to Representation Statement</p> <p>(Para 6.3) The uncertainty about deliverability of sites, affordable housing provision and infrastructure delivery should be reflected in the scoring for the SA process. There are alternative options as highlighted through these representations whereby viable sites can come forward and make full contributions towards affordable housing and infrastructure requirements whilst delivering within the early part of the plan-period.</p> <p>(Para 6.5) It is not known whether the assessment undertaken through the SA reflects the actual boundaries of the Grange Hill Farm allocation or the boundary of the SHLAA ref: 916. This must be clarified by the Council.</p>
<p><b>If your representation is seeking a modification to the plan, do you consider it necessary to participate in</b></p>	<p>Yes, I wish to participate in hearing session(s)</p>

<p><b>examination hearing session(s)?</b></p> <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><b>If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:</b></p>	<p>We wish to attend the hearings to make oral submission, respond to the Inspector's questions and respond to the Council's case. The issues are complex and there is a need for detailed examination of the evidence.</p>
<p><b>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).</b></p> <p>* Yes</p> <p>* No</p>	<p>Yes</p>

LPSP-678

<b>Comment ID</b>	LPSP-678
<b>Person ID</b>	1248466
<b>Include files</b>	<a href="#">LPSP-678-EM-Gascoigne Form 5 of 14 2507_Redacted.pdf</a> <a href="#">LPSP-674-676, 678-687-EM-Gascoigne Attach 1 of 3 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Greenfield Estate Trustees
<b>Position</b>	
<b>Company / Organisation</b>	
<b>Agent ID</b>	1324076
<b>Agent Name</b>	Mr Rawdon Gascoigne
<b>Position</b>	
<b>Company / Organisation</b>	Emery Planning
<b>Number</b>	Policy WS 1.1
<b>Title</b>	Homes
<b>To which part of the Local Plan does this representation relate?</b>	Policy
* Paragraph(s) * Policy * Site * Policies Map * Sustainability * Appraisal * Habitat * Regulations * Assessment	
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	WS 1.1
<b>Please state which Site ID/Reference this</b>	

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 Not Consistent with National Policy
Please give details of why you consider the Local Plan is unsound. Please be	Please refer to Representation Statement The Council's housing land supply has been grossly inflated. There is a significant shortfall in the supply of housing over the plan period to even meet the Council's grossly underestimated requirement (para 2.62)



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.	N/A
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.	N/A
Please set out the modification(s) you consider necessary to make the Local	<ul style="list-style-type: none"> <li>• he plan period should be extended to 2039 as a minimum in order to be considered sound. (para 2.8)</li> <li>• Removal of SHLAA sites from the five years supply (para 2.52)</li> <li>• SHLAA - to avoid double counting it is necessary to exclude the windfall allowance for the first three years of the 5 years period (para 2.59)</li> <li>• Plan should identify more small and medium-sized housing allocations to ensure that a rolling five year supply can be maintained across the plan period (para 2.51)</li> </ul>

<p><b>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.</b></p>	<ul style="list-style-type: none"> <li>• Housing figure should be uplifted (para 2.13)</li> <li>• 1,149 C2 units are in addition to standard method (para 2.26)</li> <li>• Additional land is required (2.62)</li> </ul>
<p><b>If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</b></p> <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>Yes, I wish to participate in hearing session(s)</p>
<p><b>If you wish to participate in the hearing session(s), please outline why</b></p>	<p>We wish to attend the hearings to make oral submission, respond to the Inspector's questions and respond to the Council's case. The issues are complex and there is a need for detailed examination of the evidence.</p>

you consider this to be necessary:	
<p><b>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).</b></p> <p>*      <b>Yes</b></p> <p>*      <b>No</b></p>	<p>Yes</p>

LPSP-679

<b>Comment ID</b>	LPSP-679
<b>Person ID</b>	1248466
<b>Include files</b>	<a href="#">LPSP-674-676, 678-687-EM-Gascoigne Attach 1 of 3 2507_Redacted.pdf</a> <a href="#">LPSP-679-EM-Gascoigne Form 6 of 14 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Greenfield Estate Trustees
<b>Position</b>	
<b>Company / Organisation</b>	
<b>Agent ID</b>	1324076
<b>Agent Name</b>	Mr Rawdon Gascoigne
<b>Position</b>	
<b>Company / Organisation</b>	Emery Planning
<b>Number</b>	Policy WS 3.1
<b>Title</b>	Housing Design Standards
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal * Habitat Regulations Assessment	Policy
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	WS 3.1
<b>Please state which Site ID/Reference this</b>	

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 Representation Statement (para 8.1 - 8.8) This draft policy requires all dwellings to be compliant with the Nationally Described Space Standard (NDSS). Again, NDSS is an optional standard. If the Government intended to this to be mandatory, then it would have made it mandatory rather than optional. The PPG advises that local planning authorities should provide justification for requiring internal space policies. No such evidence underpins this policy requirement, and it should therefore be deleted.

<b>as precise as possible.</b>	<p>In terms of water efficiency standards, building regulations already require certain standards to be met. The PPG advises that tighter requirements must only be made through a local plan where there is a clear need and it will be for the local planning authority to establish this clear need based on existing evidence, consultations with agencies and the potential impact on viability and housing supply. No such evidence underpins this policy requirement, and it should therefore be deleted.</p> <p>Turning to energy requirements, the Wirral Local Plan CIL &amp; Viability Assessment 2022 is clear that 'zero carbon ready' is not a viable option and it represents an aspiration rather than what should be a policy requirement. It should therefore be deleted.</p> <p>Part M4(1) of the building regulations requires new dwellings to be 'visitable' and reasonable provision should be made for people to gain access to and use the dwelling and its facilities. This is a mandatory requirement for new homes.</p> <p>Part M4(2) and M4(3) are optional standards. The Government has not mandated that such standards should apply to all new dwellings. The PPG states that local planning authorities should have a clear understanding of housing needs in their area, including those for people with specific housing needs. It is for local planning authorities to set out their intended approach to optional standards demonstrating need and a wide range of factors can be taken into account. The PPG goes on to say that site-specific factors such as topography should be considered.</p> <p>This draft policy requires all new dwellings to be M4(2) compliant. The Wirral SHMA does not substantiate this and there is no evidence specific to the Borough to all new housing to meet this standard. There must be something specific to Wirral to justify the Council's approach given that the Government has not mandated M4(2) compliance. There is also no assessment within the evidence base as to what proportion of needs can be met through M4(1) housing, and what proportions of the existing stock can be converted to M4(1) or M4(2) housing.</p> <p>This policy also requires a proportion of new dwellings to meet building regulation Standard M4(3)(2a) where schemes exceed 17 no. dwellings. It is not clear why a threshold of 17 no. dwellings has been identified. The PPG states that local plan policies cannot be applied to wheelchair accessible homes where the local planning authority is responsible for allocating or nominating a person to live in that dwelling. Again, the Wirral SHMA does not provide 'clear evidence' in terms of the optional M4(3) standard. The only information provided relates to an extrapolation of UK-wide data, which is acknowledged through the Local Housing Needs Assessment as having shortcomings in terms of its validity, and reference to a household survey although the terms and methodology of such a survey is not made clear</p>
<b>omplies with the Duty to co-operate</b> * Yes * No	
<b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b>	
<b>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.</b>	
<b>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.</b>	N/A

<p><b>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.</b></p>	<p>N/A</p>
<p><b>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.</b></p>	<p>Please refer to Representation Statement</p> <p>(para 8.1) No such evidence underpins this policy requirement [NDSS], and it should therefore be deleted.</p> <p>(para 8.2) No such evidence underpins this policy requirement [water efficiency standards], and it should therefore be deleted</p> <p>(para 8.3) zero carbon ready requirement should be deleted</p> <p>(para 8.8) A fuller range of evidence, specific to Wirral, could have been considered in accordance with paragraph 56-002 of the PPG with regard to M4(2) and M4(3). We would suggest that the requirements for all new homes to be M4(2) and a proportion of new homes to be M4(3) should be removed, or otherwise further information is provided as to its inclusion within the emerging local plan.</p>
<p><b>If your representation is seeking a modification to the plan, do you consider it necessary to</b></p>	<p>Yes, I wish to participate in hearing session(s)</p>

<p>participate in examination hearing session(s)?</p> <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>We wish to attend the hearings to make oral submission, respond to the Inspector's questions and respond to the Council's case. The issues are complex and there is a need for detailed examination of the evidence.</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>	<p>Yes</p>



LPSP-680

<b>Comment ID</b>	LPSP-680
<b>Person ID</b>	1248466
<b>Include files</b>	<a href="#">LPSP-680-EM-Gascoigne Form 7 of 14 2507_Redacted.pdf</a> <a href="#">LPSP-674-676, 678-687-EM-Gascoigne Attach 1 of 3 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Greenfield Estate Trustees
<b>Position</b>	
<b>Company / Organisation</b>	
<b>Agent ID</b>	1324076
<b>Agent Name</b>	Mr Rawdon Gascoigne
<b>Position</b>	
<b>Company / Organisation</b>	Emery Planning
<b>Number</b>	Policy WS 3.2
<b>Title</b>	Housing Density
<b>To which part of the Local Plan does this representation relate?</b>	Policy
* Paragraph(s) * Policy * Site * Policies Map * Sustainability * Appraisal * Habitat * Regulations * Assessment	
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	WS 3.2
<b>Please state which Site ID/Reference this</b>	

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 Representation Statement (para 8.9) It is not considered necessary for the local plan to dictate a blanket density as this is something that can be best considered at planning application stage in light of relevant considerations such as design factors and market demand, as demonstrated by the evolution of the scheme at our client's site which has changed in density to reflect site specific constraints.

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.	N/A
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.	N/A
Please set out the modification(s) you consider necessary to make the Local	Please refer to Representation Statement Remove blanket density from LP

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

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

We wish to attend the hearings to make oral submission, respond to the Inspector's questions and respond to the Council's case. The issues are complex and there is a need for detailed examination of the evidence.

you consider this to be necessary:	
<p><b>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).</b></p> <p>*      <b>Yes</b></p> <p>*      <b>No</b></p>	<p>Yes</p>

LPSP-681

<b>Comment ID</b>	LPSP-681
<b>Person ID</b>	1248466
<b>Include files</b>	<a href="#">LPSP-674-676, 678-687-EM-Gascoigne Attach 1 of 3 2507_Redacted.pdf</a> <a href="#">LPSP-681-EM-Gascoigne Form 8 of 14 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Greenfield Estate Trustees
<b>Position</b>	
<b>Company / Organisation</b>	
<b>Agent ID</b>	1324076
<b>Agent Name</b>	Mr Rawdon Gascoigne
<b>Position</b>	
<b>Company / Organisation</b>	Emery Planning
<b>Number</b>	Policy WS 3.3
<b>Title</b>	Affordable Housing Requirements
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal * Habitat Regulations Assessment	Policy
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	WS 3.3
<b>Please state which Site ID/Reference this</b>	

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 Not Effective
Please give details of why you consider the Local Plan is unsound. Please be	Please refer to Representation Statement (Section 3) The Council's approach to affordable housing is fundamentally flawed as it is led by an approach of seeking to minimize general housing provision across the Borough a whole but in particular, the sub areas which would be best placed to assist in the delivery of affordable housing. It will exacerbate the affordable housing crisis across the Borough and will lead to worsening market signals and affordable housing need remaining unmet.

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.	N/A
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.	N/A
Please set out the modification(s) you consider necessary to make the Local	Please refer to Representation Statement (para 3.16) There is a way in which to help address the identified needs set out through the SHMA. This is to increase the overall housing requirement and also identify viable housing sites whereby a meaningful contribution towards affordable housing can be made, and this will involve the identification of more housing allocations in the Hoylake and West Kirby area



<p><b>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.</b></p>	<p>of the Borough. Our client's site, identified as a draft housing allocation through the Local Plan Issues and Options 2020 and located in a highly sustainable location, can deliver circa. 10 no. affordable units in the early part of the plan-period; this would exceed the number of affordable units to be delivered over the whole plan-period in the Hoylake and West Kirby area.</p>
<p><b>If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</b></p> <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>Yes, I wish to participate in hearing session(s)</p>
<p><b>If you wish to participate in the hearing session(s), please outline why</b></p>	<p>We wish to attend the hearings to make oral submission, respond to the Inspector's questions and respond to the Council's case. The issues are complex and there is a need for detailed examination of the evidence.</p>

you consider this to be necessary:	
<p><b>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).</b></p> <p>*      <b>Yes</b></p> <p>*      <b>No</b></p>	<p>Yes</p>

<b>Comment ID</b>	LPSD-682
<b>Person ID</b>	1248466
<b>Include files</b>	<a href="#">LPSD-682-EM-Gascoigne Form 9 of 14 2507_Redacted.pdf</a> <a href="#">LPSD-674-676, 678-687-EM-Gascoigne Attach 1 of 3 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Greenfield Estate Trustees
<b>Position</b>	
<b>Company / Organisation</b>	
<b>Agent ID</b>	1324076
<b>Agent Name</b>	Mr Rawdon Gascoigne
<b>Position</b>	
<b>Company / Organisation</b>	Emery Planning
<b>Number</b>	Policy WS 5.2
<b>Title</b>	Open Space Provision
<b>To which part of the Local Plan does this representation relate?</b>	Policy
* Paragraph(s) * Policy * Site * Policies Map * Sustainability * Appraisal * Habitat * Regulations * Assessment	
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	WS 5.2
<b>Please state which Site ID/Reference this</b>	

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 Representation Statement (para 8.10 - 8.11) This draft policy requires all new residential development to provide public open space and a proportion of equipped childrens play It is clearly not practicable, desirable or viable for all new housing schemes to provide public open space and childrens play regardless of the scale of development and the nature of individual sites.

<b>as precise as possible.</b>	<p>This also applies to the expectation that an off-site financial contribution may be required for open space provision regardless of the scale of development.</p> <p>It is also not clear why all new dwellings must be within a certain distance of a publicly access open space or equipped childrens play. There is no justification or rationale provided behind these requirements</p>
<b>omplies with the Duty to co-operate</b> *        Yes *        No	
<b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b>	
<b>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.</b>	
<b>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.</b>	N/A
<b>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.</b>	N/A
<b>Please set out the modification(s) you consider necessary</b>	<p>Please refer to Representation Statement</p> <p>A threshold of a certain number of houses should be identified to justify such an approach.</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),**

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

We wish to attend the hearings to make oral submission, respond to the Inspector's questions and respond to the Council's case. The issues are complex and there is a need for detailed examination of the evidence.

<p>please outline why you consider this to be necessary:</p>	
<p><b>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).</b></p> <p>*      Yes</p> <p>*      No</p>	<p>Yes</p>

<b>Comment ID</b>	LPSD-683
<b>Person ID</b>	1248466
<b>Include files</b>	<a href="#">LPSD-674-676, 678-687-EM-Gascoigne Attach 1 of 3 2507_Redacted.pdf</a> <a href="#">LPSD-683-EM-Gascoigne Form 10 of 14 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Greenfield Estate Trustees
<b>Position</b>	
<b>Company / Organisation</b>	
<b>Agent ID</b>	1324076
<b>Agent Name</b>	Mr Rawdon Gascoigne
<b>Position</b>	
<b>Company / Organisation</b>	Emery Planning
<b>Number</b>	Policy WS 5.4
<b>Title</b>	Ecological Networks
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal * Habitat Regulations Assessment	Policy
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	WS 5.4
<b>Please state which Site ID/Reference this</b>	



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 Not Consistent with National Policy
Please give details of why you consider the Local Plan is unsound. Please be	Please refer to Representation Statement (8.12 - 8.18) (8.12) The policy requires a measurable biodiversity net gain of 10% to be demonstrated through the use of the Defra Metric and provided for all development parcels that come forward for planning approval. This appears to be a requirement on all site allocations. It is not clear why this is not addressed through an overarching policy that applies to all development.

<b>as precise as possible.</b>	(8.18) It is also not clear whether the Wirral Local Plan CIL & Viability Assessment 2022 has considered a requirement for a net gain, or a specific 10% net gain. It would appear that the former has been pursued and a requirement for 10% net gain not tested.
<b>omplies with the Duty to co-operate</b> * Yes * No	
<b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b>	
<b>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.</b>	
<b>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.</b>	N/A
<b>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.</b>	N/A
<b>Please set out the modification(s) you consider necessary to make the Local</b>	<p>Please refer to Representation Statement</p> <p>We consider that this policy should be amended to reflect national planning policy guidance. The policy should seek to encourage biodiversity net gain to be incorporated into the overall design concept but any mandatory requirement for a net gain to be achieved via the metric calculator should be deleted.</p>

<p><b>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.</b></p>	<p>It may be that the provisions of the Environment Act 2021 will come into force in due course and require a specific level of biodiversity net gain. If and when that happens, that will be a statutory requirement that does not need to be duplicated in local planning policy</p>
<p><b>If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</b></p> <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>Yes, I wish to participate in hearing session(s)</p>
<p><b>If you wish to participate in the hearing session(s), please outline why</b></p>	<p>We wish to attend the hearings to make oral submission, respond to the Inspector's questions and respond to the Council's case. The issues are complex and there is a need for detailed examination of the evidence.</p>

you consider this to be necessary:	
<p><b>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).</b></p> <p>*      <b>Yes</b></p> <p>*      <b>No</b></p>	<p>Yes</p>

LPSP-684

<b>Comment ID</b>	LPSP-684
<b>Person ID</b>	1248466
<b>Include files</b>	<a href="#">LPSP-684-EM-Gascoigne Form 11 of 14 2507_Redacted.pdf</a> <a href="#">LPSP-674-676, 678-687-EM-Gascoigne Attach 1 of 3 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Greenfield Estate Trustees
<b>Position</b>	
<b>Company / Organisation</b>	
<b>Agent ID</b>	1324076
<b>Agent Name</b>	Mr Rawdon Gascoigne
<b>Position</b>	
<b>Company / Organisation</b>	Emery Planning
<b>Number</b>	Policy WS 6.3
<b>Title</b>	Masterplan Areas
<b>To which part of the Local Plan does this representation relate?</b>	Site
* Paragraph(s) * Policy * Site * Policies Map * Sustainability * Appraisal * Habitat * Regulations * Assessment	
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	
<b>Please state which Site ID/Reference this</b>	RES-SA6.4

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 Representation Statement (Section 4) There is significant uncertainty in terms of the Grange Hill Farm allocation (RES-SA6.4) as to heritage, biodiversity, means of access and the boundaries of assessment carried out by the Council through the site-selection process. It is unclear why the Council has chosen to pursue this site as a housing allocation in preference to other sites put forward through the emerging local plan process.

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.	N/A
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.	N/A
Please set out the modification(s) you consider necessary to make the Local	<p>Please refer to Representation Statement</p> <p>The identification of further site allocations capable of making a meaningful contribution towards affordable housing in the Hoylake and West Kirby area is necessary to respond to the findings of the Wirral SHMA in respect of affordable housing. Our client's site, identified as a draft housing allocation through the Local Plan Issues and Options 2020 and located in a</p>

<p><b>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.</b></p>	<p>highly sustainable location, can deliver circa. 10 no. affordable units in the early part of the plan-period; this would exceed the number of affordable units to be delivered over the whole plan-period in the Hoylelake and West Kirby area.</p>
<p><b>If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</b></p> <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>Yes, I wish to participate in hearing session(s)</p>
<p><b>If you wish to participate in the hearing session(s), please outline why</b></p>	<p>We wish to attend the hearings to make oral submission, respond to the Inspector's questions and respond to the Council's case. The issues are complex and there is a need for detailed examination of the evidence.</p>



you consider this to be necessary:	
<p><b>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).</b></p> <p>*      <b>Yes</b></p> <p>*      <b>No</b></p>	<p>Yes</p>

LPSP-685

<b>Comment ID</b>	LPSP-685
<b>Person ID</b>	1248466
<b>Include files</b>	<a href="#">LPSP-674-676, 678-687-EM-Gascoigne Attach 1 of 3 2507_Redacted.pdf</a> <a href="#">LPSP-685-EM-Gascoigne Form 12 of 14 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Greenfield Estate Trustees
<b>Position</b>	
<b>Company / Organisation</b>	
<b>Agent ID</b>	1324076
<b>Agent Name</b>	Mr Rawdon Gascoigne
<b>Position</b>	
<b>Company / Organisation</b>	Emery Planning
<b>Number</b>	Policy WS 10
<b>Title</b>	Infrastructure Delivery
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal * Habitat Regulations Assessment	Policy
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	WS 10
<b>Please state which Site ID/Reference this</b>	

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 Representation Statement (para 8.21) It is not clear how these policies could be expected to work in practice given that the Wirral Local Plan CIL & Viability Assessment 2022 is clear that infrastructure contributions will not represent a viable prospect in the case of a substantial proportion of housing developments over the plan-period. As discussed earlier, the Wirral Local Plan CIL & Viability Assessment 2022 concludes that there is scope for a minimum £250 per sqm CIL contribution in Viability Zone 4 locations although the Council has failed to identify meaningful housing allocations in this part of the Borough.

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.	N/A
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.	N/A
Please set out the modification(s) you consider necessary to make the Local	Please refer to Representation Statement Allocate sites in this part of the Borough

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

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

We wish to attend the hearings to make oral submission, respond to the Inspector's questions and respond to the Council's case. The issues are complex and there is a need for detailed examination of the evidence.

you consider this to be necessary:	
<p><b>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).</b></p> <p>*      <b>Yes</b></p> <p>*      <b>No</b></p>	<p>Yes</p>

LPSP-686

<b>Comment ID</b>	LPSP-686
<b>Person ID</b>	1248466
<b>Include files</b>	<a href="#">LPSP-686-EM-Gascoigne Form 13 of 14 2507_Redacted.pdf</a> <a href="#">LPSP-674-676, 678-687-EM-Gascoigne Attach 1 of 3 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Greenfield Estate Trustees
<b>Position</b>	
<b>Company / Organisation</b>	
<b>Agent ID</b>	1324076
<b>Agent Name</b>	Mr Rawdon Gascoigne
<b>Position</b>	
<b>Company / Organisation</b>	Emery Planning
<b>Number</b>	Policy WS 10.4
<b>Title</b>	Facilities for Education, Health and Emergency Services
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal * Habitat Regulations Assessment	Policy
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	WS 10.4
<b>Please state which Site ID/Reference this</b>	

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 Representation Statement (para 8.21) It is not clear how these policies could be expected to work in practice given that the Wirral Local Plan CIL & Viability Assessment 2022 is clear that infrastructure contributions will not represent a viable prospect in the case of a substantial proportion of housing developments over the plan-period. As discussed earlier, the Wirral Local Plan CIL & Viability Assessment 2022 concludes that there is scope for a minimum £250 per sqm CIL contribution in Viability Zone 4 locations although the Council has failed to identify meaningful housing allocations in this part of the Borough.



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.	N/A
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.	N/A
Please set out the modification(s) you consider necessary to make the Local	Please refer to Representation Statement Allocate sites in this part of the Borough

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

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

We wish to attend the hearings to make oral submission, respond to the Inspector's questions and respond to the Council's case. The issues are complex and there is a need for detailed examination of the evidence.

you consider this to be necessary:	
<p><b>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).</b></p> <p>*      <b>Yes</b></p> <p>*      <b>No</b></p>	Yes

<b>Comment ID</b>	LPSD-687
<b>Person ID</b>	1248466
<b>Include files</b>	<a href="#">LPSD-674-676, 678-687-EM-Gascoigne Attach 1 of 3 2507_Redacted.pdf</a> <a href="#">LPSD-687-EM-Gascoigne Form 14 of 14 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Greenfield Estate Trustees
<b>Position</b>	
<b>Company / Organisation</b>	
<b>Agent ID</b>	1324076
<b>Agent Name</b>	Mr Rawdon Gascoigne
<b>Position</b>	
<b>Company / Organisation</b>	Emery Planning
<b>Number</b>	Policy WS 10.6
<b>Title</b>	Open Space
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal * Habitat Regulations Assessment	Policy
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	WS 10.6
<b>Please state which Site ID/Reference this</b>	

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 Not Effective Not Consistent with National Policy
Please give details of why you consider the Local Plan is unsound. Please be	Please refer to Representation Statement • The threshold for satisfying the criteria for LGS is 'demonstrably special' and this is a very high bar indeed. It is purposefully so given the policy consequences of identifying land as such. It is not sufficient for land to be important to the community; the demonstrably special test is a much higher threshold. • A robust and comprehensive evidence base is required to substantiate LGS.

<p><b>as precise as possible.</b></p>	<ul style="list-style-type: none"> <li>• The Council's approach is essentially a 'call for sites' exercise and the evidence falls very far short of what is required to justify the inclusion of our client's site as LGS.</li> <li>• The evidence base is a simple 'yes' or 'no' list and there is no site-specific assessment or commentary, and it is difficult to reconcile the red and green lights with the reality on the-ground. There is no site-specific assessment carried out.</li> <li>• There is no indication that the Council has responded to the recommendations made by LUC as to further assessment work prior to identification of LGS. In particular, the Council has failed to follow the steps set out through the Framework and the PPG, and there is no evidence of an assessment of the implications for sustainable plan-making and ensuring sufficient land for new homes.</li> <li>• There are adverse impacts that would arise from the identification of our client's site as LGS and the Council has failed to carry out a balancing exercise as to the merits of the LGS:  It would no longer be possible for our client's site to provide much-needed market and affordable housing in a highly sustainable location within easy walking distance of West Kirby Town Centre over the plan-period (a site that the local planning authority has acknowledged in the past as being a suitable site for housing development and there are substantial unmet affordable housing needs across the Borough and the Hoylake and West Kirby area in particular).  Sterilising the land for development would mean that it would remain the case that no public access is allowed across the site. It would also continue the current arrangements whereby there are no obligations on the landowners to maintain the land in any particular way. The land is likely to become overgrown, unkempt and may fall into long-term disrepair in this scenario thereby undermining any perceived benefit of identifying the land as LGS in the first instance.  There is no realistic scenario whereby a residential development scheme does not include a beneficial long-term management plan for the maintenance of the existing trees and woodland and the attractive stone boundary walls. There will also be a requirement for new areas of public open space and members of the community will be able to pass through the site as a result of a well-designed residential scheme.  The sterilising of our client's site for development will only lead to adverse economic, social and environmental consequences.  We refer to Counsel's Opinion (Ms Thea Osmund-Smith of No. 5 Chambers) and this concludes that the evidence base is inadequate, fundamentally flawed, lacking in justification and reasoning, and does not appear to have been assessed by the local authority as the Review itself requires.</li> </ul>
<p><b>omplies with the Duty to co-operate</b>  * Yes  * No</p>	
<p><b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b></p>	
<p><b>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.</b></p>	
<p><b>If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Sustainability</b></p>	<p>N/A</p>

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.	N/A
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>Please refer to Representation Statement</p> <p>The LGS should be removed from our client's site and the land allocated instead for housing development as per the Issues and Options Plan 2020.</p>
If your representation is seeking a	Yes, I wish to participate in hearing session(s)

<p>modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</p> <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>We wish to attend the hearings to make oral submission, respond to the Inspector's questions and respond to the Council's case. The issues are complex and there is a need for detailed examination of the evidence.</p>
<p><b>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).</b></p> <p>* Yes</p> <p>* No</p>	<p>Yes</p>



<b>Comment ID</b>	LPSD-688
<b>Person ID</b>	1243700
<b>Include files</b>	<a href="#">LPSD-266, 688-692-Lowsby1807_Redacted.pdf</a>
<b>Consultee Name</b>	Mr Graham Lowsby
<b>Position</b>	
<b>Company / Organisation</b>	
<b>Agent ID</b>	
<b>Agent Name</b>	
<b>Position</b>	
<b>Company / Organisation</b>	
<b>Number</b>	Policy WD 13
<b>Title</b>	Telecommunications Development
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal * Habitat Regulations Assessment	Policy
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	WD 13
<b>Please state which Site ID/Reference this representation relates to.</b>	

<b>Please state which Policies Map (Inset Map number(s)) this representation relates to.</b>	
<b>Legally compliant</b> * Yes * No	Yes
<b>Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.</b>	No reason to think otherwise
<b>Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.</b>	
<b>Sound</b> * Yes * No	No
<b>Please give details of why you consider the Local Plan is sound. Please be as precise as possible.</b>	
<b>If you consider that the Local Plan is not sound, please indicate the reason(s) why:</b> * Not Positively Prepared * Not Justified * Not Effective * Not Consistent with National Policy	Not Positively Prepared Not Justified Not Effective Not Consistent with National Policy
<b>Please give details of why you consider the Local Plan is unsound. Please be as precise as possible.</b>	I consider the plan unsound for the reasons given in my representation [doesn't comply with NPPF 20 (b), lack an overall plan for telecommunications]

<b>omplies with the Duty to co-operate</b> * Yes * No	No
<b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b>	
<b>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.</b>	Wirral shares a peninsula border with Cheshire West and Chester. (CW&C) The CW&C local plan was adopted prior to the duty to co-operate instruction became effective. Neither Wirral or CW&C have examined the consequences that the total new dwellings of both Council's in the peninsula will have on the overall infrastructure to support the projected population increase of the land mass surrounded by the Irish Sea and two major rivers.
<b>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.</b>	
<b>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.</b>	
<b>Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound,in respect of</b>	a plan for telecommunications is required, acknowledge Code of Best Practice, include strategic policy in plan

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:

<p><b>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).</b></p> <p>*      <b>Yes</b></p> <p>*      <b>No</b></p>	<p>Yes</p>
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<b>Comment ID</b>	LPSD-689
<b>Person ID</b>	1243700
<b>Include files</b>	<a href="#">LPSD-266, 688-692-Lowsby1807_Redacted.pdf</a> <a href="#">LPSD-689-PDF-Lowsby-1807-Redacted.pdf</a>
<b>Consultee Name</b>	Mr Graham Lowsby
<b>Position</b>	
<b>Company / Organisation</b>	
<b>Agent ID</b>	
<b>Agent Name</b>	
<b>Position</b>	
<b>Company / Organisation</b>	
<b>Number</b>	Policy WP 8.1
<b>Title</b>	Green Belt
<b>To which part of the Local Plan does this representation relate?</b>	Policy
* Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal * Habitat Regulations Assessment	
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	WP 8.1
<b>Please state which Site ID/Reference this</b>	

<b>representation relates to.</b>	
<b>Please state which Policies Map (Inset Map number(s)) this representation relates to.</b>	
<b>Legally compliant</b> *     Yes *     No	Yes
<b>Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.</b>	No reason to think otherwise
<b>Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.</b>	
<b>Sound</b> *     Yes *     No	No
<b>Please give details of why you consider the Local Plan is sound. Please be as precise as possible.</b>	
<b>If you consider that the Local Plan is not sound, please indicate the reason(s) why:</b> *     Not Positively Prepared *     Not Justified *     Not Effective *     Not Consistent with National Policy	Not Positively Prepared Not Justified Not Effective Not Consistent with National Policy
<b>Please give details of why you consider the Local Plan is unsound. Please be</b>	I consider the plan unsound for the reasons given in my representation [doesn't meet NPPF para 20 (d) no strategic Green Belt policy in the plan, should make clear boundaries only altered through Local Plan]

as precise as possible.	
omplies with the Duty to co-operate * Yes * No	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.	Wirral shares a peninsula border with Cheshire West and Chester. (CW&C) The CW&C local plan was adopted prior to the duty to co-operate instruction became effective. Neither Wirral or CW&C have examined the consequences that the total new dwellings of both Council's in the peninsula will have on the overall infrastructure to support the projected population increase of the land mass surrounded by the Irish Sea and two major rivers.
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	include a strategic policy for Green Belt, add to national policy, clarify that GB boundaries are shown on proposals map and will only be altered through a review of the Local Plan.



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:	
<p><b>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).</b></p> <p>*      <b>Yes</b></p> <p>*      <b>No</b></p>	<p>Yes</p>

<b>Comment ID</b>	LPSD-690
<b>Person ID</b>	1243700
<b>Include files</b>	<a href="#">LPSD-690-PDF-Lowsby-1807-Redacted.pdf</a> <a href="#">LPSD-266, 688-692-Lowsby1807_Redacted.pdf</a>
<b>Consultee Name</b>	Mr Graham Lowsby
<b>Position</b>	
<b>Company / Organisation</b>	
<b>Agent ID</b>	
<b>Agent Name</b>	
<b>Position</b>	
<b>Company / Organisation</b>	
<b>Number</b>	Policy WS 3
<b>Title</b>	Strategy for Housing
<b>To which part of the Local Plan does this representation relate?</b>	Policy
* Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal * Habitat Regulations Assessment	
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	WS 3
<b>Please state which Site ID/Reference this</b>	

representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	Yes
Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.	No reason to think otherwise
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	I consider the plan unsound for the reasons given in my representation [housing need not assessed using up to date information, exceptional circumstances exist to use an alternative to the standard method]

as precise as possible.	
omplies with the Duty to co-operate * Yes * No	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.	Wirral shares a peninsula border with Cheshire West and Chester. (CW&C) The CW&C local plan was adopted prior to the duty to co-operate instruction became effective. Neither Wirral or CW&C have examined the consequences that the total new dwellings of both Council's in the peninsula will have on the overall infrastructure to support the projected population increase of the land mass surrounded by the Irish Sea and two major rivers.
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	alternative method to standard method for housing need assessment

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:	
<p><b>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).</b></p> <p>*      <b>Yes</b></p> <p>*      <b>No</b></p>	Yes

<b>Comment ID</b>	LPSD-691
<b>Person ID</b>	1243700
<b>Include files</b>	<a href="#">LPSD-266, 688-692-Lowsby1807_Redacted.pdf</a>
<b>Consultee Name</b>	Mr Graham Lowsby
<b>Position</b>	
<b>Company / Organisation</b>	
<b>Agent ID</b>	
<b>Agent Name</b>	
<b>Position</b>	
<b>Company / Organisation</b>	
<b>Number</b>	Policy WS 1.3
<b>Title</b>	Infrastructure
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal * Habitat Regulations Assessment	Policy
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	WS 1.3
<b>Please state which Site ID/Reference this representation relates to.</b>	



<b>Please state which Policies Map (Inset Map number(s)) this representation relates to.</b>	
<b>Legally compliant</b> * Yes * No	Yes
<b>Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.</b>	No reason to think otherwise
<b>Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.</b>	
<b>Sound</b> * Yes * No	No
<b>Please give details of why you consider the Local Plan is sound. Please be as precise as possible.</b>	
<b>If you consider that the Local Plan is not sound, please indicate the reason(s) why:</b> * Not Positively Prepared * Not Justified * Not Effective * Not Consistent with National Policy	Not Positively Prepared Not Justified Not Effective Not Consistent with National Policy
<b>Please give details of why you consider the Local Plan is unsound. Please be as precise as possible.</b>	I consider the plan unsound for the reasons given in my representation [in brief the Infrastructure Delivery Plan is out of date, does not account for the additional traffic growth from CWAC, cycling provision is inadequate, as is gas network, water supply, health and well being provision, education, leisure facilities, and police.]

<b>omplies with the Duty to co-operate</b> * Yes * No	No
<b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b>	
<b>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.</b>	<p>Wirral shares a peninsula border with Cheshire West and Chester. (CW&amp;C)</p> <p>The CW&amp;C local plan was adopted prior to the duty to co-operate instruction became effective. Neither Wirral or CW&amp;C have examined the consequences that the total new dwellings of both Council's in the peninsula will have on the overall infrastructure to support the projected population increase of the land mass surrounded by the Irish Sea and two major rivers.</p>
<b>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.</b>	
<b>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.</b>	
<b>Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound,in respect of</b>	

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:

<p><b>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).</b></p> <p>*      <b>Yes</b></p> <p>*      <b>No</b></p>	<p>Yes</p>
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<b>Comment ID</b>	LPSD-692
<b>Person ID</b>	1243700
<b>Include files</b>	<a href="#">LPSD-266, 688-692-Lowsby1807_Redacted.pdf</a>
<b>Consultee Name</b>	Mr Graham Lowsby
<b>Position</b>	
<b>Company / Organisation</b>	
<b>Agent ID</b>	
<b>Agent Name</b>	
<b>Position</b>	
<b>Company / Organisation</b>	
<b>Number</b>	Policy WS 7.5
<b>Title</b>	Tall Buildings
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal * Habitat Regulations Assessment	Policy
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	WS 7.5
<b>Please state which Site ID/Reference this representation relates to.</b>	

<b>Please state which Policies Map (Inset Map number(s)) this representation relates to.</b>	
<b>Legally compliant</b> * Yes * No	Yes
<b>Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.</b>	No reason to think otherwise
<b>Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.</b>	
<b>Sound</b> * Yes * No	No
<b>Please give details of why you consider the Local Plan is sound. Please be as precise as possible.</b>	
<b>If you consider that the Local Plan is not sound, please indicate the reason(s) why:</b> * Not Positively Prepared * Not Justified * Not Effective * Not Consistent with National Policy	Not Positively Prepared Not Justified Not Effective Not Consistent with National Policy
<b>Please give details of why you consider the Local Plan is unsound. Please be as precise as possible.</b>	I consider the plan unsound for the reasons given in my representation [tall building not defined]

<b>omplies with the Duty to co-operate</b> * Yes * No	No
<b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b>	
<b>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.</b>	Wirral shares a peninsula border with Cheshire West and Chester. (CW&C) The CW&C local plan was adopted prior to the duty to co-operate instruction became effective. Neither Wirral or CW&C have examined the consequences that the total new dwellings of both Council's in the peninsula will have on the overall infrastructure to support the projected population increase of the land mass surrounded by the Irish Sea and two major rivers.
<b>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.</b>	
<b>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.</b>	
<b>Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound,in respect of</b>	define tall building, and context of when a building can be considered tall.

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:



<p><b>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).</b></p> <p>*      <b>Yes</b></p> <p>*      <b>No</b></p>	<p>Yes</p>
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<b>Comment ID</b>	LPSD-693
<b>Person ID</b>	1324094
<b>Include files</b>	<a href="#">LPSD-693-EM-Jones Form 1 of 6 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Mr Paul White
<b>Position</b>	
<b>Company / Organisation</b>	Typhoo Tea Limited
<b>Agent ID</b>	1324093
<b>Agent Name</b>	Mr Keith Jones
<b>Position</b>	Associate
<b>Company / Organisation</b>	Jones Lang LaSalle
<b>Number</b>	Part 2
<b>Title</b>	The Places and Our Vision
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability * Appraisal * Habitat * Regulations * Assessment	Paragraph(s)
<b>Please state which paragraph number(s) this representation relates to.</b>	3.28 Vision
<b>Please state which Policy Number this representation relates to.</b>	
<b>Please state which Site ID/Reference this</b>	

representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	Yes
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 Effective Not Consistent with National Policy
Please give details of why you consider the Local Plan is unsound. Please be	Typhoo Tea generally support the aims and objectives for the Wirral over the plan period set out in the Local Plan Vision 2037. However, Typhoo Tea consider that Part I, should be amended to accord with other parts of the Plan and recognise the wider sustainable development opportunities that older employment areas, which may be at the end of their economic life, can offer. Part I states that: "Old employment areas are revitalised and improved with modern facilities replacing older unsustainable buildings."

<b>as precise as possible.</b>	<p>Typhoo consider this is an important part of the vision for Wirral's employment strategy; modern sustainable facilities should be the cornerstone of all employment areas and redevelopment and renewal should be supported wherever it is appropriate and possible. However, the vision should also recognise the potential for sustainable development of uses beyond employment.</p> <p>In this regard, it is noted that Policy WS 1.1 (Part b.1.ii) highlights the important role that the reuse of previously used or allocated employment land can have in helping deliver the housing strategy over the plan period. This is also recognised at paragraph 3.98 of the WLP and within Policy WS 4.1.</p>
<b>omplies with the Duty to co-operate</b> * Yes * No	Yes
<b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b>	
<b>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.</b>	
<b>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.</b>	N/A
<b>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.</b>	N/A
<b>Please set out the modification(s) you</b>	<p>Part I of the Local Plan Vision 2037 should be amended to recognise the wider sustainable redevelopment potential of old employment areas, in line with other areas of the plan and read as follows:</p>

<p>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><i>"Old employment areas are redeveloped, revitalised and improved to deliver new, sustainable forms of development."</i></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> <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>Yes, I wish to participate in hearing session(s)</p>
<p>If you wish to participate in the</p>	<p>The issue is too complex to deal with fully in written representations.</p>

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

<b>Comment ID</b>	LPSD-694
<b>Person ID</b>	1324094
<b>Include files</b>	<a href="#">LPSD-694-EM-Jones Form 2 of 6 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Mr Paul White
<b>Position</b>	
<b>Company / Organisation</b>	Typhoo Tea Limited
<b>Agent ID</b>	1324093
<b>Agent Name</b>	Mr Keith Jones
<b>Position</b>	Associate
<b>Company / Organisation</b>	Jones Lang LaSalle
<b>Number</b>	Part 3
<b>Title</b>	Strategic Policies
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability * Appraisal * Habitat * Regulations * Assessment	Policy
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	WS 1 et al
<b>Please state which Site ID/Reference this</b>	

representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	Yes
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 Effective Not Consistent with National Policy
Please give details of why you consider the Local Plan is unsound. Please be	<p>Typhoo's concern with the part 3 Strategic Policies relate to the identification of regeneration areas. Typhoo does not query any of the identified regeneration areas but consider that an additional regeneration area should be identified in northern Moreton to cover the area around the Typhoo site.</p> <p>As set out in Section 2 of this Statement, the area around the Typhoo site is and is planned to undergo significant change over the plan period. The area, shown on the plan at Appendix 1 of the Representations Statement, extends 28.4 hectares, the vast majority of which (18.1 hectares) will be redeveloped or is a proposed allocation within the plan. These areas are set out below:</p>



<b>as precise as possible.</b>	<ul style="list-style-type: none"> <li>• 9.7 ha – being redeveloped for housing under permission ref: OUT/14/00022</li> <li>• 5.01 ha – proposed housing allocation RES-SA5.3</li> <li>• 3.39 ha – proposed employment allocations EMP-SA5.2 &amp; EMP-SA5.3</li> </ul> <p>In addition to this, the 6-hectare site occupied by Typhoo will likely become vacant and available for redevelopment. Taking this into account, over 24ha of the total 28.4ha will, or is likely to be redeveloped over the plan period.</p> <p>With this in mind, Typhoo consider that the area should be identified as a regeneration area within the WLP. Such an allocation would help avoid piecemeal development and would provide the best opportunity to deliver coherent, sustainable redevelopment of the area to maximise the benefits to the local population and economy.</p>
<b>omplies with the Duty to co-operate</b> * Yes * No	Yes
<b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b>	
<b>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.</b>	
<b>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.</b>	N/A
<b>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</b>	N/A

<p><b>Assessment, please make them here.</b></p>	
<p><b>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.</b></p>	<p>The modifications required to fully address this within the WLP are potential wide ranging and go beyond Part 3 Strategic Policies. However, the key amendments required are considered to be are:</p> <ul style="list-style-type: none"> <li>• Designate a new Regeneration area within the Moreton Settlement Area.</li> <li>• Figure 3.3 Boundaries of settlement areas and regeneration areas and the Key Diagram: these figures should be updated to show the proposed regeneration area within the Moreton Settlement Area</li> <li>• Policies WS 1.1 and WS 1.2 should be updated, particularly the tables at parts C and G which show the distribution of housing and employment allocations.</li> <li>• Part 4 Regen policies should be updated include the additional regeneration area.</li> <li>• Leasowe, Moreton, Upton, Greasby and Woodchurch - Settlement Area 5 (Mid-Wirral), Figure 5.6 Map of Key Designations and Allocations in Leasowe, Moreton, Upton, Greasby and Woodchurch Settlement Area as well as Policy WP5.1 should be updated to reflect the proposed regeneration area.</li> </ul>
<p><b>If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</b></p> <p>* No, I do not wish to participate in hearing session(s)</p> <p>* Yes, I wish to participate in</p>	<p>Yes, I wish to participate in hearing session(s)</p>

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>The issue is too complex to deal with fully in written representations.</p>
<p><b>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).</b></p> <p>* Yes</p> <p>* No</p>	<p>Yes</p>

<b>Comment ID</b>	LPSD-695
<b>Person ID</b>	1324094
<b>Include files</b>	<a href="#">LPSD-695-EM-Jones Form 3 of 6 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Mr Paul White
<b>Position</b>	
<b>Company / Organisation</b>	Typhoo Tea Limited
<b>Agent ID</b>	1324093
<b>Agent Name</b>	Mr Keith Jones
<b>Position</b>	Associate
<b>Company / Organisation</b>	Jones Lang LaSalle
<b>Number</b>	Policy WS 1.1
<b>Title</b>	Homes
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability * Appraisal * Habitat * Regulations * Assessment	Policy
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	WS 1.1
<b>Please state which Site ID/Reference this</b>	

<b>representation relates to.</b>	
<b>Please state which Policies Map (Inset Map number(s)) this representation relates to.</b>	
<b>Legally compliant</b> *      Yes *      No	Yes
<b>Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.</b>	Typhoo support Policy WS 1.1, particularly the recognition of the important role that the reuse of previously used or allocated employment land (Part b.1.ii) and suitable sites within Settlement Areas (Part B.2) can have in helping deliver the housing strategy over the plan period. Such sites, where appropriate and consistent with other plan policies, can provide important sustainable development on previously developed land.
<b>Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.</b>	
<b>Sound</b> *      Yes *      No	Yes
<b>Please give details of why you consider the Local Plan is sound. Please be as precise as possible.</b>	Typhoo support Policy WS 1.1, particularly the recognition of the important role that the reuse of previously used or allocated employment land (Part b.1.ii) and suitable sites within Settlement Areas (Part B.2) can have in helping deliver the housing strategy over the plan period. Such sites, where appropriate and consistent with other plan policies, can provide important sustainable development on previously developed land.
<b>If you consider that the Local Plan is not sound, please indicate the reason(s) why:</b> *      Not Positively Prepared *      Not Justified *      Not Effective *      Not Consistent with National Policy	
<b>Please give details of why you consider the Local Plan is unsound. Please be</b>	

as precise as possible.	
<b>omplies with the Duty to co-operate</b> * Yes * No	Yes
<b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b>	Typhoo support Policy WS 1.1, particularly the recognition of the important role that the reuse of previously used or allocated employment land (Part b.1.ii) and suitable sites within Settlement Areas (Part B.2) can have in helping deliver the housing strategy over the plan period. Such sites, where appropriate and consistent with other plan policies, can provide important sustainable development on previously developed land.
<b>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.</b>	
<b>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.</b>	N/A
<b>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.</b>	N/A
<b>Please set out the modification(s) you consider necessary to make the Local</b>	N/A

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

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

The issue is too complex to deal with fully in written representations.

you consider this to be necessary:	
<p><b>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).</b></p> <p>*      <b>Yes</b></p> <p>*      <b>No</b></p>	<p>Yes</p>



<b>Comment ID</b>	LPSD-696
<b>Person ID</b>	1324094
<b>Include files</b>	<a href="#">LPSD-696-EM-Jones Form 4 of 6 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Mr Paul White
<b>Position</b>	
<b>Company / Organisation</b>	Typhoo Tea Limited
<b>Agent ID</b>	1324093
<b>Agent Name</b>	Mr Keith Jones
<b>Position</b>	Associate
<b>Company / Organisation</b>	Jones Lang LaSalle
<b>Number</b>	Policy WS 1.2
<b>Title</b>	Employment
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability * Appraisal * Habitat * Regulations * Assessment	Policy
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	WS 1.2
<b>Please state which Site ID/Reference this</b>	

representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	Yes
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 Effective
Please give details of why you consider the Local Plan is unsound. Please be	We consider that as worded, the policy is unsound as it is not fully consistent with the Local Plan Vision 2037. Policy WS 1.2 is the key policy setting out the role and strategy for employment within the Development and Regeneration Strategy for Wirral 2021 – 2037. However, the policy does not currently recognise that old employment facilities should be redeveloped, improved and revitalised with modern, sustainable development.

as precise as possible.	
<b>omplies with the Duty to co-operate</b> *      Yes *      No	Yes
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.	N/A
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.	N/A
Please set out the modification(s) you consider necessary to make the Local	Part H of Policy WS 1.2 should be amended to include an additional point 6: <i>"Support the redevelopment, improvement and revitalisation of old employment areas and facilities to deliver new, sustainable development."</i>

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

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

The issue is too complex to deal with fully in written representations.

you consider this to be necessary:	
<p><b>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).</b></p> <p>*      <b>Yes</b></p> <p>*      <b>No</b></p>	<p>Yes</p>

<b>Comment ID</b>	LPSD-697
<b>Person ID</b>	1324094
<b>Include files</b>	<a href="#">LPSD-697-EM-Jones Form 5 of 6 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Mr Paul White
<b>Position</b>	
<b>Company / Organisation</b>	Typhoo Tea Limited
<b>Agent ID</b>	1324093
<b>Agent Name</b>	Mr Keith Jones
<b>Position</b>	Associate
<b>Company / Organisation</b>	Jones Lang LaSalle
<b>Number</b>	Policy WS 4.1
<b>Title</b>	Meeting the Strategy
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability * Appraisal * Habitat * Regulations * Assessment	Paragraph(s)
<b>Please state which paragraph number(s) this representation relates to.</b>	Para 3.98
<b>Please state which Policy Number this representation relates to.</b>	
<b>Please state which Site ID/Reference this</b>	

representation relates to.	
Please state which Policies Map (Inset Map number(s)) this representation relates to.	
Legally compliant * Yes * No	Yes
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 Effective
Please give details of why you consider the Local Plan is unsound. Please be	Paragraph 3.98 of the reasoned justification for Policy WS 4 identifies that: "A proportion of the existing stock of premises is reaching the end of its life, and is of poor quality. It is expected that over the Local Plan period much of this will be redeveloped and Policy WS 4 allows for this eventuality"

<b>as precise as possible.</b>	<p>This appears to refer to the statement within the Local Plan Vision 2037 that old employment areas are revitalised and improved, replacing older unsustainable buildings and Part b.1.ii of Policy WS 1.1 which recognises the role that reuse of older employment can have in delivering a sustainable supply of housing development on previously developed land.</p> <p>However, we consider that this cross-reference should be made explicit within the text of the reasoned justification to provide greater clarity and understanding of the wider policy strategy in relation to the reuse of employment land stock at the end of its commercial life.</p> <p>Paragraph 3.98 states that the provision for reuse is allowed for within Policy WS4. However, policy WS 4.1 does not include any such recognition and even appears to prevent such reuse. In this regard it is noted that Part 3 requires the retention and enhancement of Primarily Employment Areas (PEAs) and make no recognition of the potential for reuse for other purposes. This is inconsistent with the Local Plan Vision, Policy WS 1.1 and Policy WS 4.2 which provides test criteria for redevelopment of PEAs where alternative uses are proposed.</p>
<b>omplies with the Duty to co-operate</b> * Yes * No	Yes
<b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b>	N/A
<b>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.</b>	
<b>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.</b>	N/A
<b>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</b>	N/A



<p><b>Assessment, please make them here.</b></p>	
<p><b>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.</b></p>	<p>Paragraph 3.98 should be amended to make explicit the links to the Local Plan Vision and Policy WS 1.1 in relation to the reuse of employment land.</p> <p>Part 3 of Policy WS 4.1 should be amended to say:</p> <p><i>“the retention and enhancement of the Primarily Employment Areas shown on the Policies Map, for their existing uses or for wider employment generating uses, allowing for reuse for alternative use where the requirements of Policy WS 4.2 are met.”</i></p>
<p><b>If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</b></p> <p>* No, I do not wish to participate in hearing session(s)</p> <p>* Yes, I wish to participate in</p>	<p>Yes, I wish to participate in hearing session(s)</p>

hearing session(s)	
<p><b>If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:</b></p>	<p>The issue is too complex to deal with fully in written representations.</p>
<p><b>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).</b></p> <p>*      Yes</p> <p>*      No</p>	<p>Yes</p>

<b>Comment ID</b>	LPSD-698
<b>Person ID</b>	1324094
<b>Include files</b>	<a href="#">LPSD-698-EM-Jones Form 6 of 6 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Mr Paul White
<b>Position</b>	
<b>Company / Organisation</b>	Typhoo Tea Limited
<b>Agent ID</b>	1324093
<b>Agent Name</b>	Mr Keith Jones
<b>Position</b>	Associate
<b>Company / Organisation</b>	Jones Lang LaSalle
<b>Number</b>	Policy WS 4.2
<b>Title</b>	Designated Employment Areas
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability * Appraisal * Habitat * Regulations * Assessment	Policy
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	WS 4.2
<b>Please state which Site ID/Reference this</b>	

<b>representation relates to.</b>	
<b>Please state which Policies Map (Inset Map number(s)) this representation relates to.</b>	
<b>Legally compliant</b> *      Yes *      No	Yes
<b>Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.</b>	Typhoo support the approach toward designated employment areas, specifically Part C which sets out the clear approach to assessing proposals for alternative uses. Part C clearly relates back to the statement within the Local Plan Vision 2037 that old employment areas are revitalised and improved, replacing older unsustainable buildings and Part b.1.ii of Policy WS 1.1 which recognises the role that reuse of older employment can have in delivering a sustainable supply of housing development on previously developed land. Typhoo welcome the guidance on the implementation of this policy requirement set out within the Implementation guidance set out paragraph 3.103 and consider that the marketing and evidence requirements are reasonable.
<b>Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.</b>	
<b>Sound</b> *      Yes *      No	Yes
<b>Please give details of why you consider the Local Plan is sound. Please be as precise as possible.</b>	Typhoo support the approach toward designated employment areas, specifically Part C which sets out the clear approach to assessing proposals for alternative uses. Part C clearly relates back to the statement within the Local Plan Vision 2037 that old employment areas are revitalised and improved, replacing older unsustainable buildings and Part b.1.ii of Policy WS 1.1 which recognises the role that reuse of older employment can have in delivering a sustainable supply of housing development on previously developed land. Typhoo welcome the guidance on the implementation of this policy requirement set out within the Implementation guidance set out paragraph 3.103 and consider that the marketing and evidence requirements are reasonable.
<b>If you consider that the Local Plan is not sound, please indicate the reason(s) why:</b> *      Not Positively Prepared *      Not Justified *      Not Effective *      Not Consistent with National Policy	
<b>Please give details of why you consider the Local Plan is unsound. Please be</b>	

as precise as possible.	
<b>omplies with the Duty to co-operate</b> * Yes * No	Yes
<b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b>	<p>Typhoo support the approach toward designated employment areas, specifically Part C which sets out the clear approach to assessing proposals for alternative uses. Part C clearly relates back to the statement within the Local Plan Vision 2037 that old employment areas are revitalised and improved, replacing older unsustainable buildings and Part b.1.ii of Policy WS 1.1 which recognises the role that reuse of older employment can have in delivering a sustainable supply of housing development on previously developed land.</p> <p>Typhoo welcome the guidance on the implementation of this policy requirement set out within the Implementation guidance set out paragraph 3.103 and consider that the marketing and evidence requirements are reasonable.</p>
<b>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.</b>	
<b>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.</b>	N/A
<b>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.</b>	N/A
<b>Please set out the modification(s) you consider necessary to make the Local</b>	N/A

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

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

The issue is too complex to deal with fully in written representations.

you consider this to be necessary:	
<p><b>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).</b></p> <p>*      <b>Yes</b></p> <p>*      <b>No</b></p>	<p>Yes</p>

<b>Comment ID</b>	LPSD-699
<b>Person ID</b>	1242155
<b>Include files</b>	<a href="#">LPSD-699-EM-Clark Form 1 of 2 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Anthony Clark
<b>Position</b>	
<b>Company / Organisation</b>	
<b>Agent ID</b>	
<b>Agent Name</b>	
<b>Position</b>	
<b>Company / Organisation</b>	
<b>Number</b>	Policy WS 5.8
<b>Title</b>	Landscape Character
<b>To which part of the Local Plan does this representation relate?</b>	Site
<ul style="list-style-type: none"> <li>* Paragraph(s)</li> <li>* Policy</li> <li>* Site</li> <li>* Policies Map</li> <li>* Sustainability Appraisal</li> <li>* Habitat Regulations Assessment</li> </ul>	
<b>Please state which paragraph number(s) this representation relates to.</b>	
<b>Please state which Policy Number this representation relates to.</b>	
<b>Please state which Site ID/Reference this representation relates to.</b>	SHLAA 3055 and 3056



<b>Please state which Policies Map (Inset Map number(s)) this representation relates to.</b>	
<b>Legally compliant</b> *     Yes *     No	
<b>Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.</b>	
<b>Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.</b>	
<b>Sound</b> *     Yes *     No	No
<b>Please give details of why you consider the Local Plan is sound. Please be as precise as possible.</b>	
<b>If you consider that the Local Plan is not sound, please indicate the reason(s) why:</b> *     Not Positively Prepared *     Not Justified *     Not Effective *     Not Consistent with National Policy	Not Justified
<b>Please give details of why you consider the Local Plan is unsound. Please be as precise as possible.</b>	<p>The inclusion of land to the East of Croft Drive Caldy (ref SHLAA 3055 and 3056) within a proposed area of Special Landscape Value is unjustified and there is insufficient evidence for its inclusion.</p> <p>With reference to ECC15 - Wirral Local Landscape Designations Review 2020 any future designation / re-designation should exclude the land to the north of the track linking Croft Drive East and Telegraph Road, and gardens to the rear of existing residential properties at Croft Drive. This area includes SHLAA sites 3055 and 3056.</p> <p>There is insufficient justification or evidence for their inclusion in a Local Landscape Designation (LLD).</p> <p>With reference to para 2.2 of the report:</p>

	<p>"2.2 There is no current generally accepted methodology for reviewing or updating LLD in England. Natural England recommended 'Approach to Landscape Character Assessment' (2014) includes a definition of 'Landscape Value' in Annex 1, stated as:</p> <p>The relative value or importance attached to a landscape... which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wildness, cultural associations or other conservation issues".</p> <p>Whilst it is accepted there is no generally accepted methodology, it could not be argued under any methodology that an area including a floodlit sports facility, fenced astro turf pitch, turf sports pitches, flood lighting, car parking, changing rooms, unmade tracks and long established horse pastures should be considered to be a landscape warranting Local Landscape Designation.</p> <p>In addition nor does the area demonstrate sufficient attributes for inclusion listed at para 2.3 as per the current Landscape Institute/ IEMA Guidelines for Landscape and Visual Impact Assessment (third edition, 2013).</p> <p>Furthermore the report does not acknowledge the significant changes and impact of development to this area of land since its original designation in 1980 (some 40 years ago) and more recently in 2000, namely the development of the Glasspool sports facility and intensified horse pasture / grazing.</p> <p>It the absence of further justification and evidence this area of land should clearly be excluded from the designation. It clearly could not warrant inclusion within "the landscapes of the highest quality and most value in the Borough that could potentially merit local designation in line with current best practice".</p>
<b>omplies with the Duty to co-operate</b> *        Yes *        No	
<b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b>	
<b>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.</b>	
<b>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.</b>	
<b>If you wish to make a separate representation, relating to legal</b>	

<p>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>Land to the East of Croft Drive Caldby (ref SHLAA 3055 and 3056) should not be included with the area allocated as an area of Special Landscape Value.</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>	<p>No, I do not wish to participate in hearing session(s)</p>

<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>	<p>Yes</p>

LPSD-700

<b>Comment ID</b>	LPSD-700
<b>Person ID</b>	1242155
<b>Include files</b>	<a href="#">LPSD-700-EM-Clark Form 2 of 2 2507_Redacted.pdf</a>
<b>Consultee Name</b>	Anthony Clark
<b>Position</b>	
<b>Company / Organisation</b>	
<b>Agent ID</b>	
<b>Agent Name</b>	
<b>Position</b>	
<b>Company / Organisation</b>	
<b>Number</b>	
<b>Title</b>	The Strategic Objectives of the Local Plan
<b>To which part of the Local Plan does this representation relate?</b> * Paragraph(s) * Policy * Site * Policies Map * Sustainability Appraisal * Habitat Regulations Assessment	Paragraph(s)
<b>Please state which paragraph number(s) this representation relates to.</b>	SO7 and para 3.36
<b>Please state which Policy Number this representation relates to.</b>	
<b>Please state which Site ID/Reference this representation relates to.</b>	

<b>Please state which Policies Map (Inset Map number(s)) this representation relates to.</b>	
<b>Legally compliant</b> * Yes * No	
<b>Please give details of why you consider the Local Plan is legally compliant. Please be as precise as possible.</b>	
<b>Please give details of why you consider the Local Plan is not legally compliant. Please be as precise as possible.</b>	
<b>Sound</b> * Yes * No	No
<b>Please give details of why you consider the Local Plan is sound. Please be as precise as possible.</b>	
<b>If you consider that the Local Plan is not sound, please indicate the reason(s) why:</b> * Not Positively Prepared * Not Justified * Not Effective * Not Consistent with National Policy	Not Positively Prepared
<b>Please give details of why you consider the Local Plan is unsound. Please be as precise as possible.</b>	<p>The draft submission Local Plan is unsound as it has not been positively prepared and will fail to meet identified local housing needs (Strategic Objective 7) and will not support the building of more homes to sufficiently meet our economic ambitions (para 3.36) throughout the Borough.</p> <p>Whilst the plan provisions for the delivery of 16,322 homes within the plan period, only a mere 58 homes are anticipated to be delivered in West Wirral (West Wirral being the combination of Settlement Area 6 (Hoylake and West Kirby) and Settlement Area 7 (Irby, Thingwall, Pensby, Heswall and Gayton).</p> <p>Focussing on Settlement Area 6 (Hoylake and West Kirby), it has a population of 25,287 (mid 2017) which equates to 17% of the Wirral population and has 11,648 residential properties (April 2017) which equates to 8% of Wirral stock. The draft submission local plan anticipates delivery of only 35 new homes which equates to 0.21% of the total forecast new homes over</p>

	<p>the plan period to be delivered in this Settlement Area. This is woefully inadequate to meet locally identified housing needs and will fail to enable any social or economic prosperity to be delivered to this area over the plan period.</p> <p>Whilst Hoylake and West Kirby may be described as a more affluent area, the local plan evidence documents clearly identify local needs (particularly for family housing and older persons). Under the current draft plan these will not be met. The draft plan also fails to enable delivery of high quality and viable housing in this location that would support housing mix across the Borough and deliver the wider social and economic objectives.</p> <p>The Wirral Local Plan Equality Impact Assessment states "Those excluded from new homes due to cost or availability could experience growing disparity in deprivation and exclusion from Opportunities". This statement is strongly supported and the supply of only 35 new homes over the Local Plan period in Settlement Area 6 (likewise Settlement Area 7 and Rural) highlights high risk of exclusion from new homes for the significant population in this area.</p> <p>The current draft Local Plan is clearly a very politically attractive option to appease residents concerns (and opposition) around development and it is clearly unsound. The presentation of the Local Plan in its current draft format is simply further delaying difficult and challenging decisions that need to be made to support the creation of much needed new homes and employment opportunities throughout our diverse Borough. In addition significant 'catching up' on the lack of delivery of homes needs to be made as a result of many years of under delivery. The approach to constrain development outside areas of Regeneration for decades has clearly not worked and has constrained economic growth of the Borough for decades.</p> <p>The first release of Census 2021 data is a damning insight into the lack of population growth for Wirral. Over the period 2011 to 2021 the population of Wirral has grown only 0.19% against a backdrop of overall City Region growth at 3.00%. The current draft Local Plan will do little to redress this.</p> <p>Population 2011 Population 2021 Growth Percentage Growth</p> <p>Halton 125,700 128,200 2,500 1.99%</p> <p>Knowsley 145,800 154,500 8,700 5.97%</p> <p>Liverpool 466,300 486,100 19,800 4.25%</p> <p>Sefton 273,700 279,300 5,600 2.05%</p> <p>St Helens 175,200 183,200 8,000 4.57%</p> <p>Wirral 319,600 320,200 600 0.19%</p> <p>Liverpool City Region Total 1,506,300 1,551,500 45,200 3.00%</p>
<p><b>omplies with the Duty to co-operate</b></p> <p>* Yes</p> <p>* No</p>	
<p><b>Please give details of why you consider the Local Plan complies with the duty to co-operate. Please be as precise as possible.</b></p>	
<p><b>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.</b></p>	
<p><b>If you wish to make a separate representation, relating to legal compliance,</b></p>	

<p>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><b>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</b></p>	<p>The SHLAA process needs to be revisited to objectively assess all sites (including greenbelt release) on broader and more balanced sustainability objectives including social and economic outcomes across the whole Borough.</p> <p>A review of potential Green Belt release sites (more diverse, greater dispersal and of smaller scale) should be undertaken with the aim of providing a more reasoned distribution of development throughout the Borough to share both the impacts and benefits. The Borough desperately needs new homes and a Local Plan that simply encourages 'Town Cramming' and threatens already limited formal / informal open spaces in our towns should not be supported.</p> <p>The Local Plan should give consideration to a further preferred option to include a larger number of smaller sites over a more dispersed area. The current options, in particular Option 1A, will fail to meet the overall housing needs of the Borough by limiting supply that only meets a component of local housing need. Supply restricted to within existing urban areas and brownfield land will not deliver housing to meet the needs of West Wirral. It will result in failure to deliver any significant housing numbers to meet viable demand in across large swathes of the Borough.</p> <p>It should not be assumed that greenbelt release automatically results in significant negative impacts on landscape and environmental assets. Nor should it be assumed that it would undermine regeneration. This is a short sighted and factually incorrect view. New housing of all types dispersed throughout the Borough will help economic growth and regeneration by driving footfall, attracting and retaining talent and wealth and providing homes for the economically mobile who may not choose new housing on brownfield urban land and hence leave the Borough.</p> <p>Whilst the current Local Plan claims to take a 'brownfield first' approach to identifying housing delivery, it could be argued it is actually an 'employment land' first approach to identifying housing delivery. A large quantum of housing sites proposed in the draft Local Plan will use land for much needed employment opportunities, particularly in the East of the Borough. This is not a sustainable approach in social or economic terms.</p> <p>By example SHLAA sites such as 3055 and 3056 should be given further objective review as sustainable residential development sites with the scope to drive much needed economic benefits to the Borough. These sites have the potential to provide homes to meet local housing need along side aspirational homes that will attract and retain talent in the Borough.</p>



or text. Please be as precise as possible.	
<p>If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?</p> <p>* No, I do not wish to participate in hearing session(s)</p> <p>* Yes, I wish to participate in hearing session(s)</p>	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>	To provide local resident perspective.
<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>	Yes