

**To:** [REDACTED]  
**Subject:** 'Wirral Local Plan – Consultation on Main Modifications'  
**Date:** 31 October 2024 12:09:07  
**Attachments:** [REDACTED]

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[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Andrew Fraser,

This is a somewhat unusual submission in that I am responding to responses made by [REDACTED] who are apparently making requests for the Local Plan to be modified to allow greenbelt land between Frankby Road and Grange Cross Lane to be included in the areas zoned for development.

I trust that you will be able to consider these points notwithstanding the difficulty in fitting the response to reply to your standard questions.

Regards,

[REDACTED]

# Wirral Local Plan – Main Modifications Response Form

## Part A

### 1. Personal details

(if an agent is appointed, please complete only the title, name and organisation in the boxes below but complete the full contact details of the agent in section 2 below)

<b>Title</b>	Mr
<b>First name</b>	Graham
<b>Last name</b>	Olsen
<b>Organisation (where relevant)</b>	
<b>Address</b>	[REDACTED]
<b>Postcode</b>	[REDACTED]
<b>Telephone number</b>	[REDACTED]
<b>Email address</b>	[REDACTED]
<b>Objective ID number (if known)</b>	

### 2. Agent's details (if applicable)

<b>Title</b>	
<b>First name</b>	
<b>Last name</b>	
<b>Job title (where relevant)</b>	
<b>Organisation (where relevant)</b>	
<b>Who are you representing?</b>	
<b>Address</b>	
<b>Postcode</b>	
<b>Telephone number</b>	
<b>Email address</b>	
<b>Objective ID number (if known)</b>	

# Wirral Local Plan – Main Modifications Response Form

## 3. Data Protection Notice

/	Please tick this box to confirm that you understand that your name and your response will be published, that your full name and details will be passed to the Planning Inspectors, and that you have read and understood the Council's privacy notice.
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Please note that all comments will be held by Wirral Council and made available in accordance with our privacy notice, which can be viewed at <https://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/forward-planning-privacy-notice> or obtained from one of the addresses below.

Please read all the information related to this consultation on the Council's webpage at <https://www.wirral.gov.uk/new-local-plan> or which has been placed in public libraries, and the Wirral Local Plan Modifications Response Form Background Note before you make your representations.

## 4. Completed Responses

Please submit your completed Response Form/s **to arrive at one of the addresses below no later than 5pm on Friday 8 November 2024.**

- by email to: [localplan@wirral.gov.uk](mailto:localplan@wirral.gov.uk), clearly marked as 'Wirral Local Plan – Consultation on Main Modifications'
- or
- by post to: Wirral Local Plan - Main Modifications, Wirral Council, PO Box 290, Wallasey CH27 9FQ

Please note that comments received after this deadline will not be accepted.

Please use a separate Response Form for each modification that you wish comment on.

If you require any further information, please contact the Council's Forward Planning Team by e-mail at [localplan@wirral.gov.uk](mailto:localplan@wirral.gov.uk) or by telephone on 0151 691 8235.

# Wirral Local Plan – Main Modifications Response Form

## Part B

1. **To which Modification does your representation relate?** (please insert as appropriate)

Main Modification Reference number: MM [9-10 ]

Policies Map Reference number: PM [ ]

Additional Modification Reference number: AM [ ]

2. **If your comment is on a Main Modification, do you consider that the Main Modification is:**

Legally Compliant – Yes / No (please delete as appropriate)

Sound – Yes / No (please delete as appropriate)

3. **Please explain why you consider a Main Modification does not assist in achieving legal compliance or soundness or provide any other comments on it in the box below. Please be as precise as possible.**

Please provide all the information and evidence necessary to support or justify your comment. If you wish to support the legal compliance or soundness of a Main Modification, please clearly state that you support it and set out your comments in this box.

Stantec, representing Jones Homes, have made various submissions and responses in respect of land at Newton between Frankby Road and Grange Cross Lane, currently in the greenbelt.

They claim that their client owns this land, and that it should have its greenbelt designation removed so that houses can be built on the land. In other words they wish this element of the Local Plan to be modified to include fields currently in the green belt.

States make various detailed criticisms of Wirral's Local Plan, including, for some reason, a failure (inconsequential) to digitise a habitat survey.

This land is part of the greenbelt proving a continuous green space from China Farm and Larton right through to Caldby. This space has high visibility from both adjacent green spaces and from Grange Cross Lane itself.

It is part of the land separating Newton and West Kirby from Greasby.

The land should be retained as part of the greenbelt and not considered for development.

## Wirral Local Plan – Main Modifications Response Form

4. Please set out in the box below the changes you consider necessary to make the Main Modification legally compliant and sound.

Please say why each change you consider necessary will make the Local Plan 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.

The Local Plan will remain legal as long as this greenbelt land is excluded.

# Wirral Local Plan – Main Modifications Response Form

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5. Do you have any comments on the Sustainability Appraisal or to the Habitats Regulations Assessment in respect of this particular Main Modification? Please provide them in the box below.

Please state the document to which you refer, with the relevant paragraph, page and table number. Please be as concise as possible.

Stantec submission headed

'Wirral Local Plan Examination Statement, on behalf of Jones Homes

Matter 10: Other Detailed Policies, Monitoring and the Policies Map'

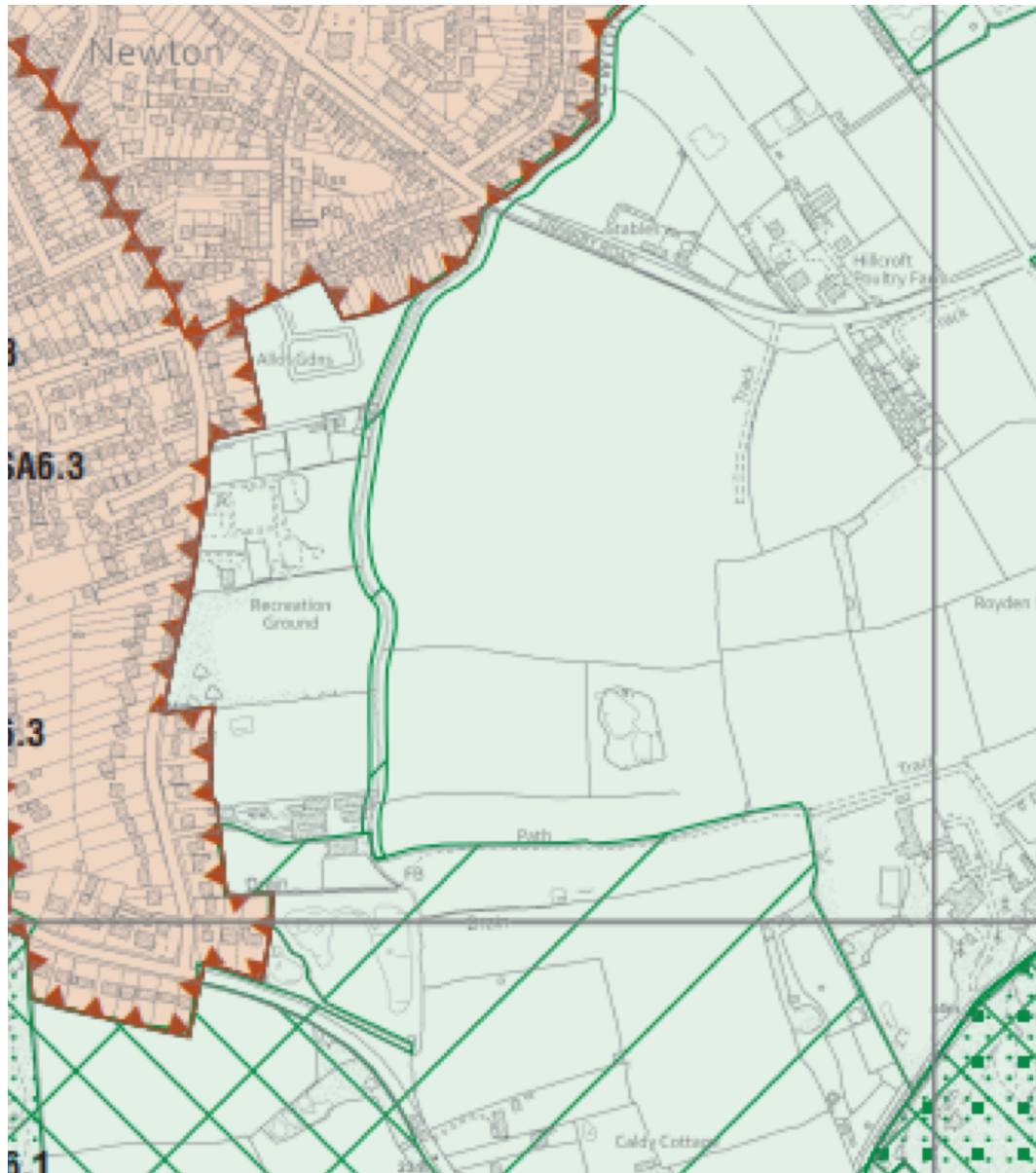
And all associated Stantec submissions on behalf of Jones Homes concerning greenbelt land between Frankby Road and Grange Cross Lane under Matter headings 1-10 etc.

Stantec have claimed that the undigitised habitat survey is out of date. This is not relevant.

## Wirral Local Plan – Main Modifications Response Form

Please state the proposed change to which you refer (in the format 'PMxx'). Please state as concisely as possible how you think the Policies Map should be changed. Please include or attach a map showing your proposed change, if you are able to do so.

No change. Continue to exclude the greenbelt land. (For some reason Stantec appear to confuse the Newton Brook with the River Birket in their text.)



**6. Do you have any comments on a Proposed Change to the Policies Map? Please provide them in the box below.**

# Wirral Local Plan – Main Modifications Response Form

## **Part C**

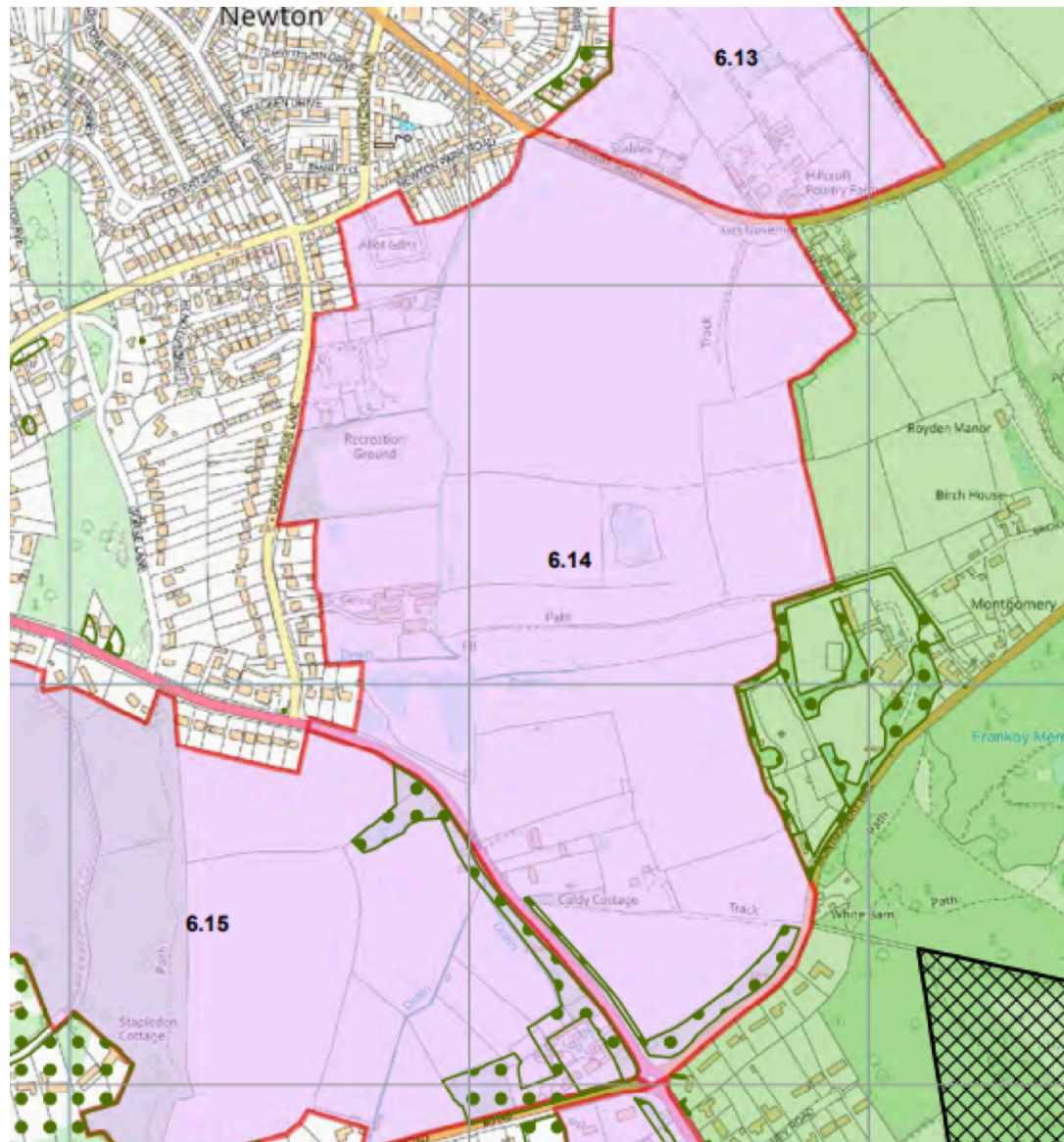
**Do you have any comments on one of the Councils Additional Modifications? Please provide them in the box below.**

## Wirral Local Plan – Main Modifications Response Form

Please state the additional modification to which you refer (in the format 'AMxx') and provide your comments as concisely as possible

Map used in Stantec submission re Q 7

Parcel 6.14 must be retained as greenbelt and not included in the. Local Plan, as requested by Stantec representing Jones Homes, with the adjoining developed area adjacent to Grange Cross Lane.



## Wirral Local Plan – Main Modifications Response Form

Thank you for completing this form.

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